

**AUGUST LATE ITEM**

**URBAN PLANNING**

**ATTACHMENT DETAILS**

<b><u>Attachment No</u></b>	<b><u>Details</u></b>
<b>Attachment 1 – Item refers</b>	

Voting Requirement : Simple Majority  
 Subject Index : DB027B  
 Location / Property Index : 12 The Esplanade, Peppermint Grove  
 Application Index : DA2019/00016  
 LPS No 4 Zoning : Residential – R10  
 Land Use : Residential  
 Lot Area : 1597m<sup>2</sup>  
 Disclosure of any Interest : Nil.  
 Previous Items : Item considered at July Council meeting deferred pending assessment of revised plans.  
 Applicant : Griffiths Architects  
 Owner : Theresa Lynn Smith  
 Responsible Officer : Mr. Ross Montgomery – Manager of Development Services

**COUNCIL ROLE**

- Advocacy** *When Council advocates on its own behalf or on behalf of its community to another level of government / body / agency.*
- Executive** *The substantial direction setting and oversight role of the Council eg. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative** *Includes adopting local laws, town planning schemes & policies.*
- Review** *When Council reviews decisions made by Officers.*
- Quasi-Judicial** *When Council determines an application / matter that directly affect a person’s right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include town planning applications, building licences, applications for other permits / licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*

## **PURPOSE OF REPORT**

Council is requested to consider the revised plans for 'Additions and Conservation Works' at 12 The Esplanade, Peppermint Grove.

## **SUMMARY AND KEY ISSUES**

- Following pre-lodgement discussion with applicant, formal application lodged on June 13<sup>th</sup> 2019.
- Councillors had raised concerns about elements of the proposal (the proposed garage and second driveway) due to the impact on the streetscape and aspect to the heritage house. Some design revision occurred however the concerns remained and this advice was relayed to the applicant by private briefing following the July Agenda Briefing.
- A revised set of plans was submitted on July 19 after the agenda had closed. These revised plans were tabled by applicant at the July 23 Council Meeting. The applicant made a statement to the Council.
- Council deferred the item until officers could assess and report on the design revisions.
- The revised plans have redesigned the front wall, garage entrance, forecourt and second crossover. (Those elements of concern to Council)
- The proposed work to the house itself is unchanged in the plans and setbacks of the extension to the main house are consistent with the original submission.
- Previous assessment was that the development sought multiple variations to the Scheme and R Codes development standards and so whilst the proposal could not be assessed as 'deemed to comply'; a merit-based design principles assessment is required. That report examined the proposal as a total design solution.
- Areas requiring variation include the proposed garage which is mostly within the street setback (minimum 9 m LPS4) and is therefore non-compliant with Scheme. A second crossover is a matter not covered by the Scheme but is a matter at Council's discretion. The recently revised plan shows a second driveway of reduced width and as trafficable turf with left in/out access to the Esplanade.
- The redesign removes the 'brow' over the garage entry from the street to reduce street impact and lowers the front edge of the wall, replaced by open view railing.
- The revised design improves site lines to the house when viewed from the street.
- Officer recommendation for previous design was approval subject to conditions.
- This report describes the revisions in terms of the previous design and in terms of the issues raised by Council concerning streetscape and visual impacts.

## **LOCATION**

12 The Esplanade, Peppermint Grove

## **BACKGROUND**

The applicant has previously presented to Council Concept meeting on two occasions (08/03/2019 and 09/04/2019) with sketch drawings of the proposed works and justification for the changes proposed.

Councillors raised concern about the proposed works in the front setback area and the proposal for a second crossover. The applicant amended the design to respond to some of this advice prior to the lodgement of a formal planning application on June 13<sup>th</sup> 2019.

A report was prepared by the Shire which assessed on design principles and recommended approval and this was presented to the Agenda Briefing on July 9<sup>th</sup>. Councillors provided feedback which confirmed that whilst much of the proposal was considered acceptable several concerns remained about the development within the front setback area and the second crossover and driveway and impact on the streetscape.

Plans were further revised and submitted on July 19<sup>th</sup> and tabled by the applicant at the Ordinary Council Meeting on July 23. Council noted the revision of the plans and resolved to defer the application to allow sufficient time for officers to assess and report on the revised plans. The matter would be re-presented to the Council in August.

## **CONSULTATION**

Adjoining property owners were advised on the 11<sup>th</sup> June 2019 and invited to view and comment on the plans. This consultation period closed on the 25<sup>th</sup> of June 2019 and no formal comment on the proposed development was received from those contacted. Revised plans do not give rise to additional impacts and so do not require further referral.

## **STRATEGIC IMPLICATIONS**

There are no Strategic Plan implications evident at this time.

## **POLICY IMPLICATIONS**

12 The Esplanade is included in the Shire Heritage List. The Municipal Heritage Inventory database records the property as a management category 1.

The proposal alters the built fabric the house and therefore, due regard needs to be given to Local Planning Policy **LPP3**, Heritage Places.

This provides that Council should be satisfied that:

- *Significant heritage fabric is retained;*
- *Original front elevations and features are retained and/or restored;*
- *Intrusive finishes or elements that negatively impact on the heritage significance of the building are removed; and*
- *Work is either reversible in the future or does not compromise the heritage significance of the building.*

In addition it proposes development within a reduced street setback and in this respect **LPP2** addresses Carports, Garages and Minor Structures in the Street setback.

Specifically the policy states that :

*"...Carports and garages should be sensitively located on lots so as to not hinder views to Heritage Listed properties. Council is able to refuse inappropriately sited carports and garages under Clause 67 (m) & (n) of the Deemed Provisions of the Planning and Development (Local Planning Scheme) Regulations 2017".*

## **STATUTORY IMPLICATIONS**

### **Local Planning Scheme No.4**

The proposal complies with relevant Scheme provisions, Residential Design Codes and Scheme Policies with the exception of those outlined in the table below.

<b>RESIDENTIAL DESIGN CODES</b>
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<b>Acceptable Development/Performance Criteria</b>		<b>Assessment/Comment</b>
<b>1.</b>	Front setback – 9m (Modified by Local Planning Scheme 4)	The proposed addition to the house protrudes into the front setback of the property by 1.5m so that the front setback is 7.5m. This creates 7.3m <sup>2</sup> of floor area within the front setback area.
<b>2.</b>	Northern boundary setback – 1.8m for a 4m wall with major openings (Table 2b R-Codes).	Existing building is setback 1.43m from the property boundary and does not meet the deem-to-comply provisions of the R-Codes. The proposed plans intend to extend the building at the current setback distance in both directions creating one 10.6m wall and another 24m wall at the same setback distance as the original building.
<b>3.</b>	Garage access built up to lot boundary within 9m front setback area	The LPS 4 street setback is 9 metres. The garage is partly underground but nevertheless is almost entirely within the setback. Current set of garages is located at the rear of the property accessed by a long driveway.

### **FINANCIAL IMPLICATIONS**

There are no financial implications evident at this time.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications at this time.

### **SOCIAL IMPLICATIONS**

There are no social implications at this time.

### **OFFICER COMMENT**

The previous report is attached. This additional comment may be considered additive to earlier assessment of the proposal in respect to the house and internal modifications.

This report addresses those elements of the redesign related to development within the front setback and street verge to assess their comparative merit against the previous design.

### **Assessment of the revised plans.**

The revised plans were submitted in response to critique of the previous design in relation to the garage, the front garage wall and car-stand forecourt all located within the front setback.

These concerns were raised by Council at the July 9<sup>th</sup> Agenda Briefing Meeting. The applicant has revised the plans to make design improvements which address and improve upon the design to the extent possible whilst retaining a garage and forecourt within the front setback.

## Design Revisions and assessment comment:-

1. The entrance to the garage and the roof has now been setback from the property boundary by 2.4m, although this is still well within the 9m front setback area. The design revision to the garage roof-edge now sits lower to reduce the visual impact of when viewed from the Esplanade.

Further recess of the door from the line of the front boundary combines with a larger arc return of the retaining wall from the street. The redesign softens the south eastern edge to reduce the overall bulk of the garage when viewed the street. That edge is less obtrusive of the aspect and visual dialogue between the house and the street.

A perception of height is reduced by removing the bulk of the garage brow well back from the footpath. The redesign responds to the Council concern and is more sympathetic to the street aspect of the heritage building from the south east.

This revision is assessed to be a design improvement from the previous plans.

2. A revised second driveway crossover has raised the concern of Council. The concern was that this paved area would visually disrupt the expanse of the turf verge in what is a prominent and pleasant aspect to the Esplanade streetscape.

Although a second crossover remains in the revised design, the width has been decreased and now provides left in/out access only to the Esplanade. In addition the surface proposed for paving the crossover is trafficable turf which is a design gesture to visually continue a green appearance in respect to the current green aspect of the verge tot the Esplanade.

This revision goes some of the way towards addressing Council's concerns, both on visual impact although it will still possibly impact traffic management devices. A condition is recommended to seek traffic advice to inform the final design.

The narrowing of the crossover and restriction to left in/out is a further concession towards the concerns outlined to the applicant from Council.

The revision is considered to be a design improvement from the previous plan.

3. The front wall edge is now lower and has a revised profile which includes an open view aspect using iron railings.

This revision seeks to address the concerns about visual aspect between the façade of the heritage house and the street. The railing combined with the proposed pillow-cut limestone dressing to match the adjacent street boundary wall at 14 The Esplanade, would reduce the sheer height and starkness of a contemporary retaining wall. Planting beds are proposed along the top of the wall to reduce the sheer height of the plane adjacent to the footpath. There is already a limestone wall of equivalent height along much of the street boundary; this revision recognises and makes concession to the concerns expressed by Council. The manner of stone dressing, the reduction in stone height, introduction of planting and replacement with an iron railing as an open-view element are a reasonable and preferable finish for the boundary wall – one which will improve the street aspect from the previous set of plans.

This revision is considered to be a design improvement from the previous plan.

4. The trafficable roof/forecourt of the garage remains in the revised plans, but has been reduced in scale and changed in layout to locate vehicles back from the edge. Planting areas are proposed in the edge of the wall to soften the street appearance. Although it is likely that any vehicles left parked in the front setback area will be visible from the street, and that may interrupt view to the house façade; neither the Policy LPP2 or the Scheme (LPS4) provide that vehicles cannot be parked in the front



setback area. There are numerous heritage listed houses within the Shire where residents park within the front setback on driveways or forecourts. This principle should be applied consistently in this instance, and given the concessions made by the redesign to introduce landscaping the revision is assessed to be a superior design solution to the previous design.

This revision is considered to be a design improvement from the previous plan.

The revised plans offer Council a superior design outcome to previous plans and in response to their communicated concerns about development between the house and the street.

Notwithstanding the intentions on LPP2 and LPP3 the applicant has on balance made a sound case for relaxation of the front setback of 9 m to approve this design.

Because the revised design is superior to the previous design; the previous recommendation for Approval subject to Conditions is restated.

Although the introduction of a second crossover is not optimal in terms of impact on the verge streetscape of the Esplanade; it is considered to be a necessary concession to practicality; one warranted only through consideration of the restricted access posed by the topography, the traffic and street parking restriction at this location.

The redesign, if executed with care and attention to detailing of materials and finishes, will provide an acceptable and satisfactory streetscape, an important reinvestment in the refurbishment of a heritage listed house and an example of practical and sympathetic modern design to address heritage and streetscape issues.

Council is recommended to grant approval to this redesign subject to conditions.

#### **OFFICER RECOMMENDATION/S – ITEM NO**

**Council approves the “Additions and Conservation Works” at 12 The Esplanade, Peppermint Grove, in accordance with revised Plans lodged on July 19 and tabled in Council on July 23 and subject to the following conditions:**

- 1. Prior to the lodgement of a Building Permit application for the works, the applicant is to obtain an assessment of the interior modifications by a heritage interiors architect and to provide this assessment to the Shire of Peppermint Grove for information and further advice regarding issue of the Permit.**
- 2. Prior to the commencement of works, the applicant shall submit for approval and thereafter implement to the satisfaction of the Shire of Peppermint Grove, a construction management plan detailing:**
  - a. How materials and equipment will be delivered and removed from the site;**
  - b. How materials and equipment will be stored on the site;**
  - c. Parking arrangements for contractors;**
  - d. Construction Waste disposal strategy and location of waste disposal bins;**
  - e. Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;**
  - f. How risks of wind and/or water born erosion and sedimentation will be minimised during works;**
  - g. Other matters likely to impact on surrounding properties.**

3. The development plans, as dated marked and stamped "Approved", together with any requirements and annotations detailed thereon by the Shire of Peppermint Grove, are the "Approved Plans" as part of this application and shall form part of the development approval issued.
4. The development, the subject of this approval shall be substantially commenced within two years of the date of issue of the consent forms and be completed before the conclusion of the third year, whereby all works are to be completed and conditions met.
5. All works are to be subsequent to the issue of a Building Permit and shall not be carried out, other than in accordance with this this Planning Approval and consistent with Building Permit certified/approved plans.
6. Prior to the issue of a Building Permit, the applicant is to enter into an Agreement with the Shire to undertake to meet all costs associated with the review, redesign and modification of the Esplanade, including traffic control devices, kerbing, landscaping should this additional crossover be approved.
7. The proposed second crossover as designed and constructed shall be finished as specified to meet the Shire requirements for traffic and pedestrian safety to the satisfaction of the Shire.

**Advice Note:-**

1. With regard to Conditions which require approval to the satisfaction of the Shire this shall be to a standard as determined by the Chief Executive Officer of the Shire of Peppermint Grove.
2. Conditions 6 & 7 will require the applicant to meet the cost of an independent traffic consultants report as well as any costs required to modify road surfaces and traffic devices.



## ATTACHMENTS

Revised Plans . 19.7.2019

DRAWING SCHEDULE

ARCHITECTURAL

- A0.00 - COVER PAGE
  - A0.01 - SITE PLAN (DEMOLITION)
  - A0.02 - SITE PLAN (PROPOSED)
  - A0.03 - FRONT VERGE PLAN
  - A1.01 - LOWER GROUND FLOOR PLAN
  - A1.02 - GROUND FLOOR PLAN
  - A1.03 - ROOF PLAN
  - A2.01 - ELEVATIONS
  - A2.02 - ELEVATIONS
  - A2.03 - VERANDAH DETAILS AND EXTERIOR FINISHES
  - A3.01 - SECTIONS
  - A3.02 - SECTIONS
  - A4.01 - PERSPECTIVE IMAGES
  - A4.02 - PERSPECTIVE IMAGES
  - A5.01 - OVERSHADOWING DIAGRAMS
- SURVEY DRAWINGS**
- PLAN 8901-01 - SURVEY DRAWINGS

DEVELOPMENT APPROVAL

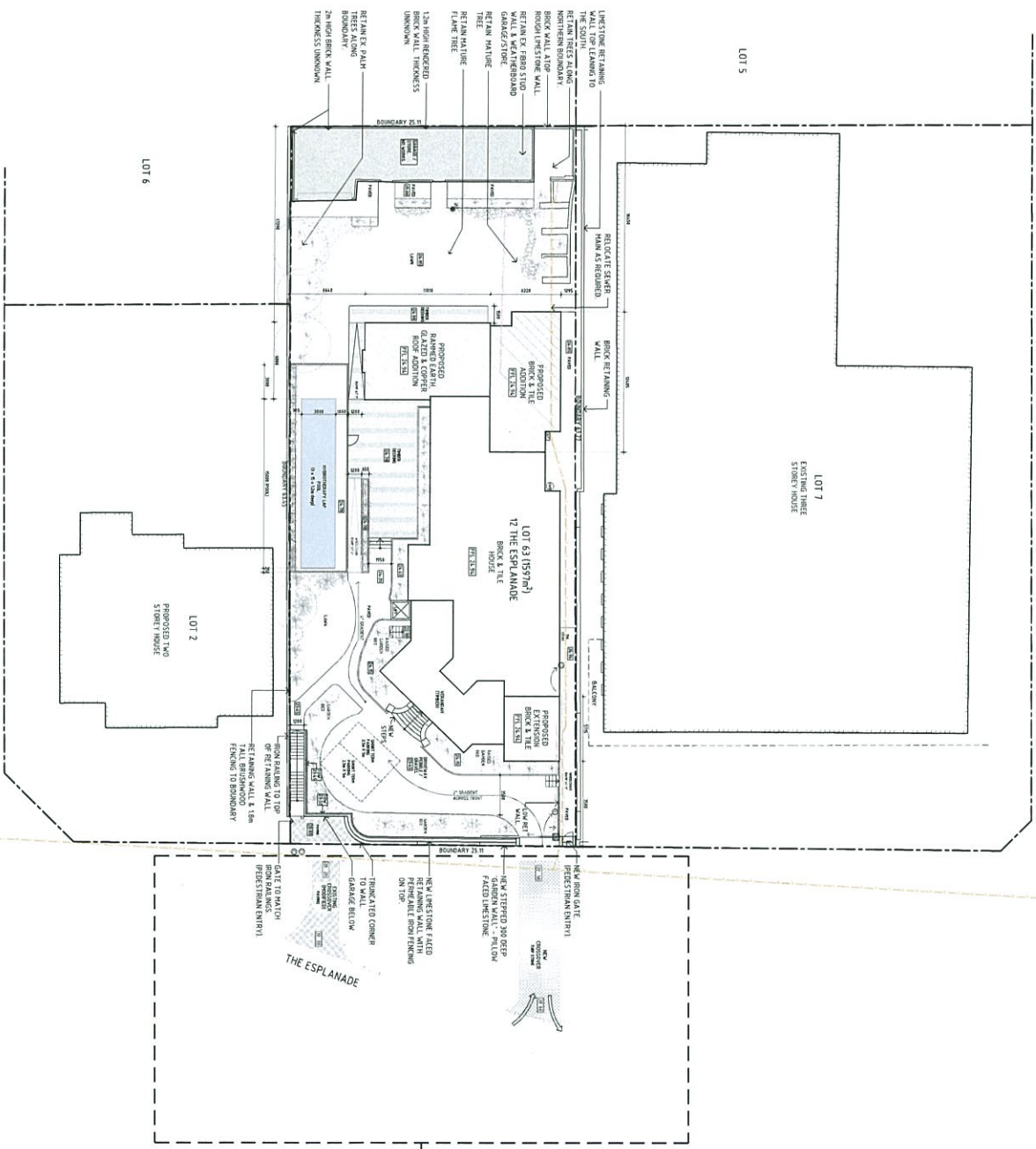
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PROJECT TYPE	RESIDENTIAL	DATE	19.07.2019
PROJECT LOCATION	LAKEVIEW - RURAL DEVELOPMENT APPROVAL	DATE	19.07.2019
PROJECT STATUS	APPROVED	DATE	19.07.2019
PROJECT OWNER	LAKEVIEW - RURAL DEVELOPMENT APPROVAL	DATE	19.07.2019
PROJECT CONTACT	LAKEVIEW - RURAL DEVELOPMENT APPROVAL	DATE	19.07.2019
PROJECT APPROVAL	LAKEVIEW - RURAL DEVELOPMENT APPROVAL	DATE	19.07.2019

Griffiths Architects  
 12 THE ESPYLADE, PEPPERBENT GROVE  
 ADDITIONS AND CONSERVATION WORKS  
 2017 100% COMPLETE

LAKEVIEW  
 12 THE ESPYLADE, PEPPERBENT GROVE  
 ADDITIONS AND CONSERVATION WORKS  
 2017 100% COMPLETE



PINDARI PLACE



FORREST STREET

- GENERAL NOTES**
- EXISTING DIMENSIONS SHOWN FOR LOCATION PURPOSES ONLY. ALL DIMENSIONS TO BE CARRIED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
  - FOR FURTHER SITE INFORMATION INCLUDING THE LOCATION OF SERVICES, REFER TO THE SURVEY DRAWINGS.
- DEMOLITION NOTES**
- REMOVE ALL EXISTING SHOWN IN DASHED
  - REMOVE ALL SUSPECTED ASBESTOS CONTAINING MATERIALS FROM THE SITE

- LEGEND**
- LOT BOUNDARY
  - NEW CONCRETE DRIVE
  - PA PLAIN TREE
  - CT CIRIUS TREE
  - FT FLAME TREE
- SERVICES**
- GAS METER
  - ELECTRICAL DOME
  - CONCRETE FIT
  - WATER REGULATION ROBE
  - WATER METER
  - SEWER MAIN
  - ELECTRICAL UNDERGROUND CABLE
  - GAS UNDERGROUND

FOR WORKS TO FRONT FROM VERGE PLAN

**DEVELOPMENT APPROVAL**

P1	PRELIMINARY - REVISED DEVELOPMENT APPROVAL	16-01-2018
P2	PRELIMINARY - DEVELOPMENT APPROVAL	26-05-2018
P3	PRELIMINARY - DEVELOPMENT APPROVAL	

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Griffiths Architects

**LAKESIDE**

12 THE ESPRANADE PEPPERHUNT GROVE

ADDITIONS AND ALTERATIONS

SITE PLAN (PROPOSED)

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	16-01-2018	GR
2	PRELIMINARY	26-05-2018	GR
3	PRELIMINARY		GR

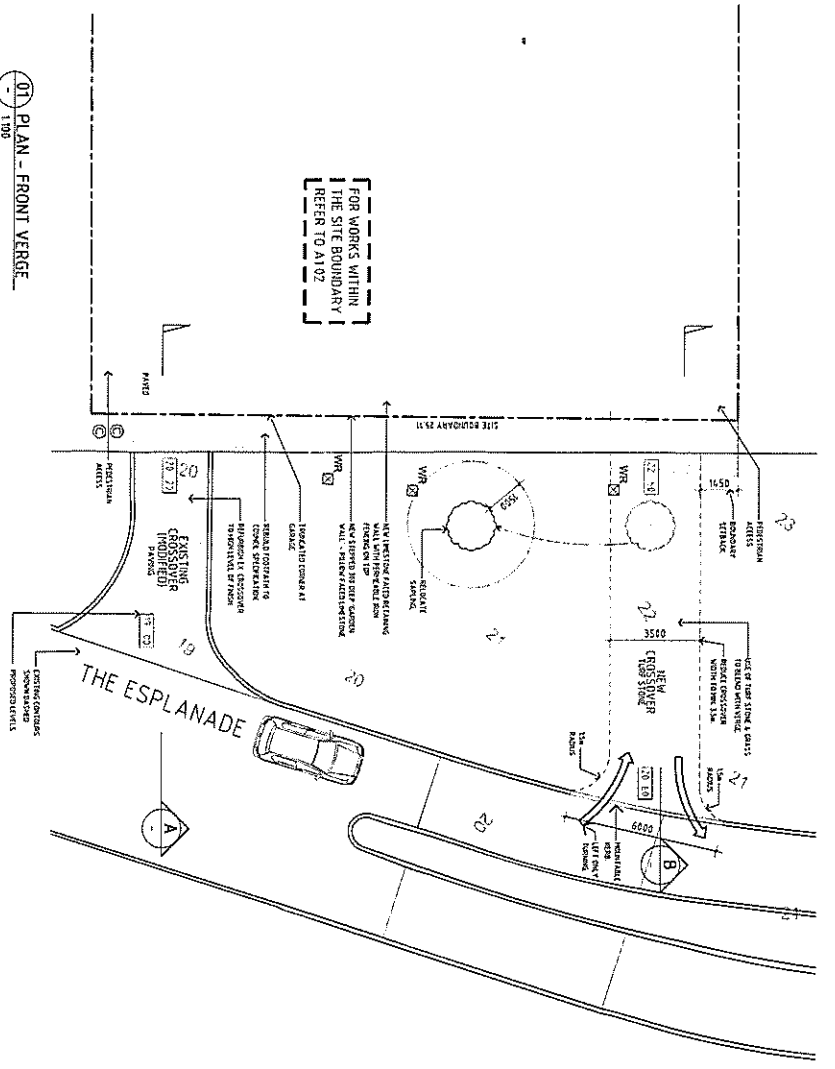
Project No: 1524/18

Client: LAKESIDE

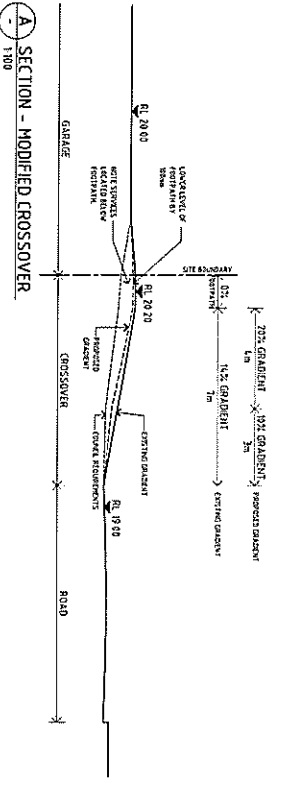
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Scale: A0.02

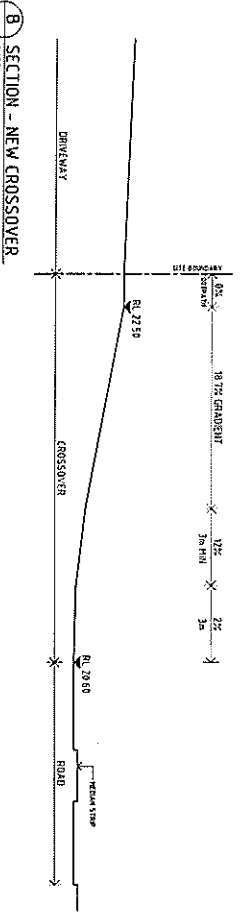
North Arrow



**01 PLAN - FRONT VERGE**  
1/100



**A SECTION - MODIFIED CROSSOVER**  
1/100



**B SECTION - NEW CROSSOVER**  
1/100

- GENERAL NOTES**
1. REFER TO DRAWINGS FOR DEMOLITION AREAS
  2. ONLY ALL DIMENSIONS TO BE CONSIDERED FOR THE WORKS
  3. REFER TO DRAWING A102 FOR DEMOLITION LOCUS, THE LOCATION OF SERVICES REFER TO THE SERVICE DRAWINGS
- DEMOLITION NOTES**
1. REMOVE ALL EXISTING SHOWN IN DRAWING
  2. REMOVE ALL EXISTING TO BE MAINTAINED
  3. EXISTING MATERIALS FROM THE SITE

- LEGEND**
- LOT BOUNDARY
  - LOT BOUNDARY
  - PA PAVEMENT
  - CF CURBS INLET
  - FL FLAME INLET
- SERVICES**
- ⊙ GAS METER
  - ⊙ ELECTRICAL DOME
  - ⊙ GROUND
  - ⊙ WATER RETENTION DRAIN
  - ⊙ WATER METER
  - ⊙ RETICULATION BOX
  - ⊙ WATER MAIN
  - ⊙ ELECTRICAL UNDERGROUND CABLE
  - ⊙ GAS UNDERGROUND

**DEVELOPMENT APPROVAL**

PROJECT NO.	1100	DATE	14/04/2018
CLIENT	GRIFTHS ARCHITECTS	DESIGNER	GRIFTHS ARCHITECTS
PROJECT NAME	LAKESIDE	DATE	14/04/2018
PROJECT ADDRESS	THE ESPLANADE	DATE	14/04/2018
PROJECT CITY	WINDERMERE	DATE	14/04/2018
PROJECT STATE	NSW	DATE	14/04/2018
PROJECT POSTCODE	2315	DATE	14/04/2018
PROJECT PROJECT NO.	1100	DATE	14/04/2018

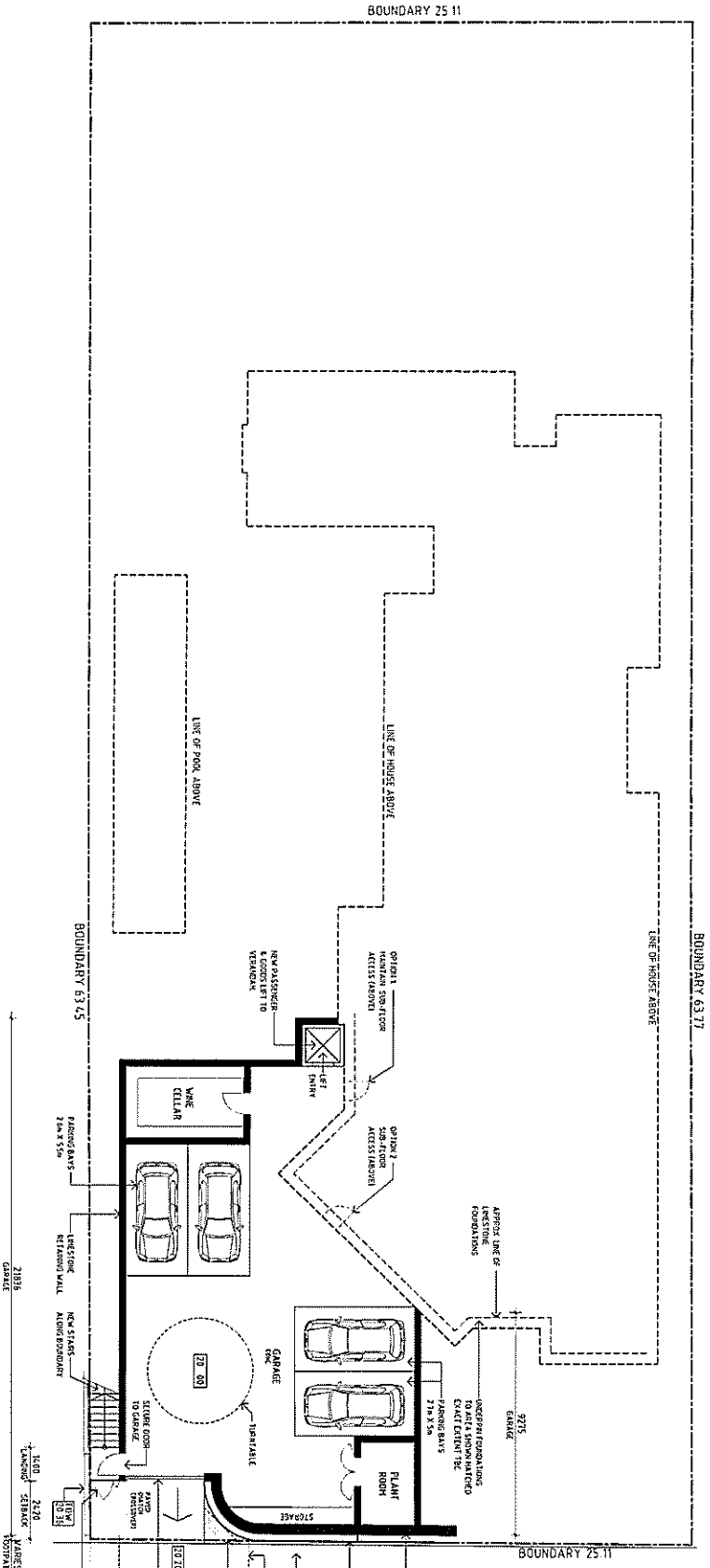
**Griffiths Architects**

**LAKESIDE**  
2 THE ESPLANADE DEPPERHUNT GROVE  
ADDITIONS AND ALTERATIONS  
FRONT VERGE PLAN

DATE	14/04/2018	SCALE	AS SHOWN
BY	GRIFTHS ARCHITECTS	DATE	14/04/2018
CHECKED BY	GRIFTHS ARCHITECTS	DATE	14/04/2018
APPROVED BY	GRIFTHS ARCHITECTS	DATE	14/04/2018
PROJECT NO.	1100	DATE	14/04/2018
PROJECT NAME	LAKESIDE	DATE	14/04/2018
PROJECT ADDRESS	THE ESPLANADE	DATE	14/04/2018
PROJECT CITY	WINDERMERE	DATE	14/04/2018
PROJECT STATE	NSW	DATE	14/04/2018
PROJECT POSTCODE	2315	DATE	14/04/2018
PROJECT PROJECT NO.	1100	DATE	14/04/2018



01 PROPOSED LOWER GROUND FLOOR PLAN



**GENERAL NOTES**

1. EXISTING DIMENSIONS PROVIDED FOR REFERENCE ONLY. ALL DIMENSIONS TO BE CONSIDERED FOR THE PROPOSED WORK UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO BE CONSIDERED FOR THE WORK UNLESS OTHERWISE NOTED.

**LEGEND**

- DO: DOWNPIPE
- FC: FINISH CONCRETE
- CE: CONCRETE
- CL: CLADDING
- LV: LEVEL
- AC: AIR CONDITIONER
- ME: MECHANICAL
- NE: NEW EXTERNAL DOOR
- OE: OVERFLOW
- RI: RAINFALL
- TR: TOP OF WALL
- TP: TOP OF PILLAR
- VA: VAPOR BARRIER
- UD: UNDERGROUND
- MS: MASONRY
- HT: HEIGHT

**DEVELOPER APPROVAL**

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

PROJECT: LAKEVIEW APARTMENTS

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

PROJECT: LAKEVIEW APARTMENTS

**LAKEVIEW APARTMENTS**

LAKEVIEW APARTMENTS

LAKEVIEW APARTMENTS

LAKEVIEW APARTMENTS

**Griffiths Architects**

Griffiths Architects

Griffiths Architects

Griffiths Architects

**LAKEVIEW APARTMENTS**

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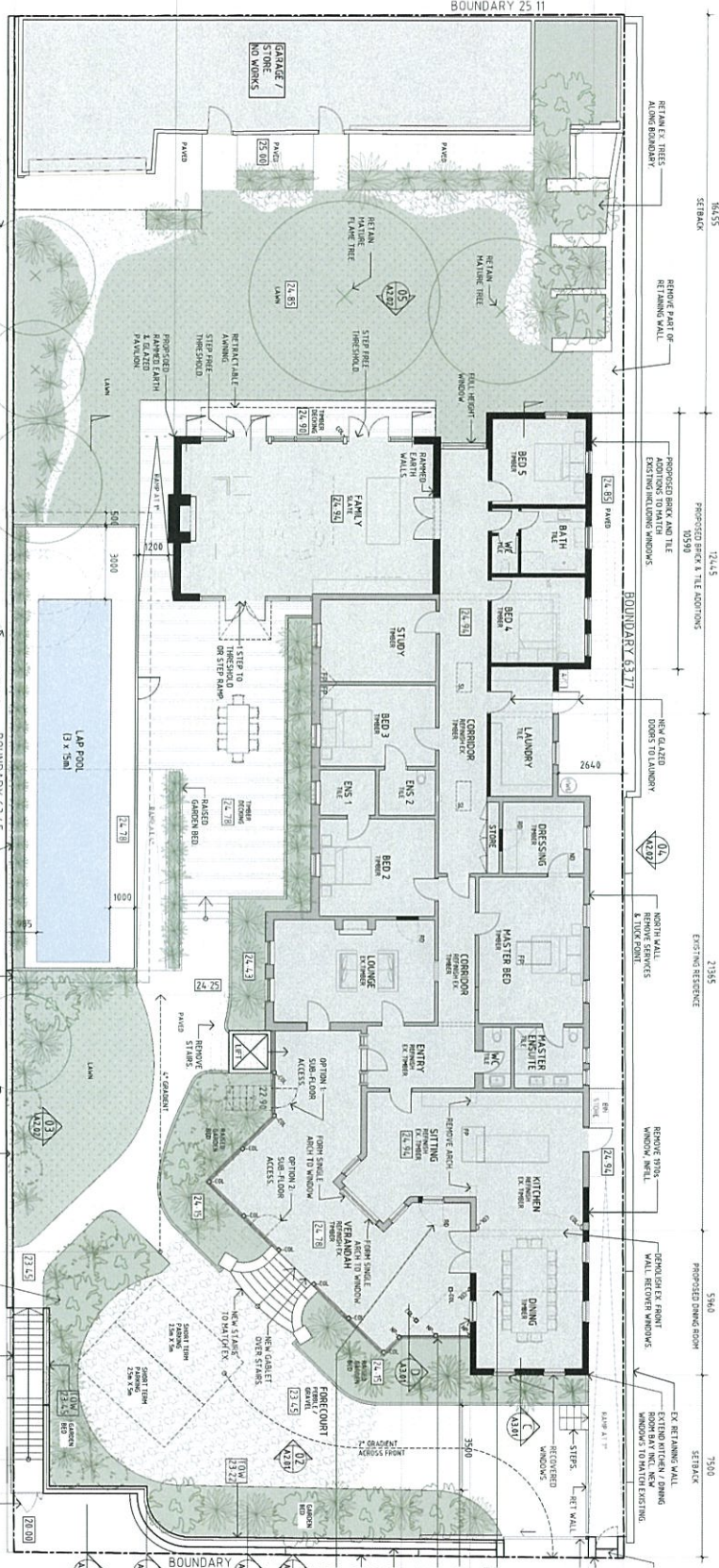
LAKEVIEW APARTMENTS

**GENERAL NOTES**

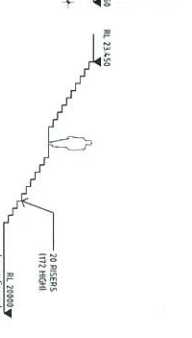
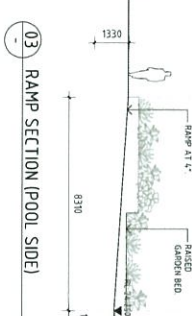
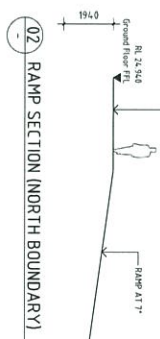
1. EXISTING DIMENSIONS SHOWN FOR LOCATION PURPOSES ONLY. ALL DIMENSIONS TO BE COMPARED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.

**LEGEND**

- K/C AS-BUILT/CONCRETE
- CON CONCRETE
- GL GLASS/ALUMINUM
- DP DOORFRAME
- HWU HOT WATER UNIT
- MC METAL CEILING
- MC METAL POST
- OV OVERHEAD C/W
- RET RETENING WALL
- SL SKYLIGHT
- TP TOP OF FINISH
- VA VASERBINE VALVE
- WH WOODHOLLOW FRAME
- WH SWITCH BOARD
- WH SWIRL PRACTICE
- TR TREE



**01 PROPOSED GROUND FLOOR PLAN**



**DEVELOPMENT APPROVAL**

**Griffiths Architects**

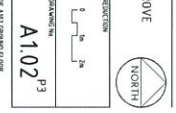
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 1/21/2019 11:58 AM

1/21/2019 11:58 AM  
 1/21/2019 11:58 AM  
 1/21/2019 11:58 AM

**LAKESIDE**

2 THE ESPRANAE PEPPERBENT GROVE  
 ADDITIONS AND ALTERATIONS  
 GROUND FLOOR PLAN

NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	1
2	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	2
3	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	3
4	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	4
5	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	5
6	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	6
7	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	7
8	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	8
9	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	9
10	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	10
11	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	11
12	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	12
13	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	13
14	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	14
15	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	15
16	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	16
17	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	17
18	ISSUED FOR DEVELOPMENT APPROVAL	1/21/2019	GR	18
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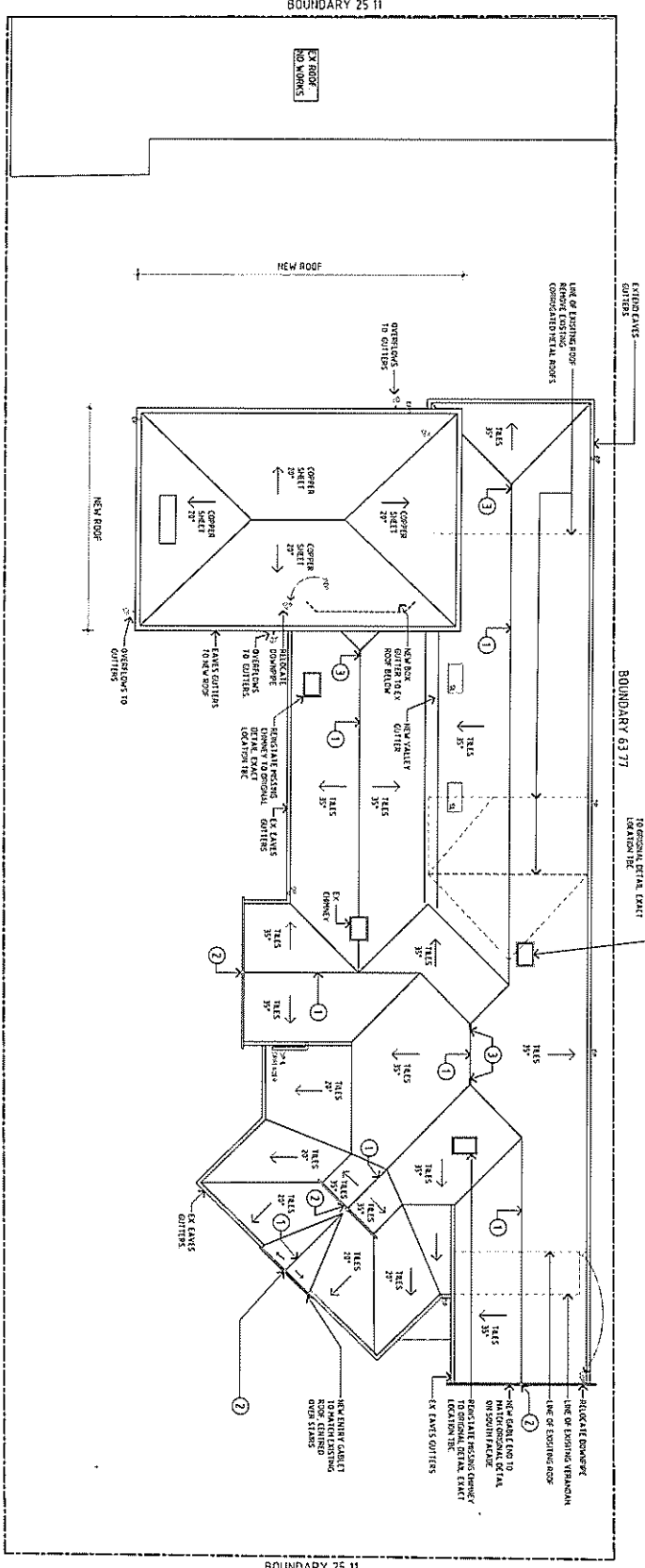


### GENERAL NOTES

- EXISTING DIMENSIONS SHOWN UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF WALL UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF DOOR UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF ROOF UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF CHIMNEY UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF VENT UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF GUTTER UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF DOWNSPOUT UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF FLASHING UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF EAVE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF RIDGE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF VALLEY UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF HIPP UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF GABLE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF DORMER UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF PORCH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF DECK UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF PATIO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF DRIVE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF WALKWAY UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF STAIR UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF RAMP UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF BALCONY UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF TERRACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF PORCH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF DECK UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF PATIO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF DRIVE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF WALKWAY UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF STAIR UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF RAMP UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF BALCONY UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE OF TERRACE UNLESS OTHERWISE NOTED.

### LEGEND

- 1 REINSTATE TERRACOTTA PERGED RIDGE CAPPING TO ALL HORIZONTAL TIED ROOF RIDGES
- 2 REINSTATE BALL TOP FINALS TO GABLE ENDS
- 3 REINSTATE TERRACOTTA BAMS-NORM FINALS TO ALL HP ROOF ENDS
- 4 EXTEND ROOF TO MATCH EXISTING INCLUDING MATCHING MOLE BLEND IN RECLAIMED TILES FOR SEAMLESS TRANSITION



### PROPOSED ROOF PLAN

### ROOF WORKS

- REINSTATE TERRACOTTA PERGED RIDGE CAPPING TO ALL HORIZONTAL TIED ROOF RIDGES
- REINSTATE BALL TOP FINALS TO GABLE ENDS
- REINSTATE TERRACOTTA BAMS-NORM FINALS TO ALL HP ROOF ENDS
- EXTEND ROOF TO MATCH EXISTING INCLUDING MATCHING MOLE BLEND IN RECLAIMED TILES FOR SEAMLESS TRANSITION

### DEVELOPMENT APPROVAL

DATE: 04/18/2018  
 TIME: 10:00 AM  
 PROJECT: LAKEVIEW DRIVE DEVELOPMENT  
 SHEET: 103 OF 103  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Signature]

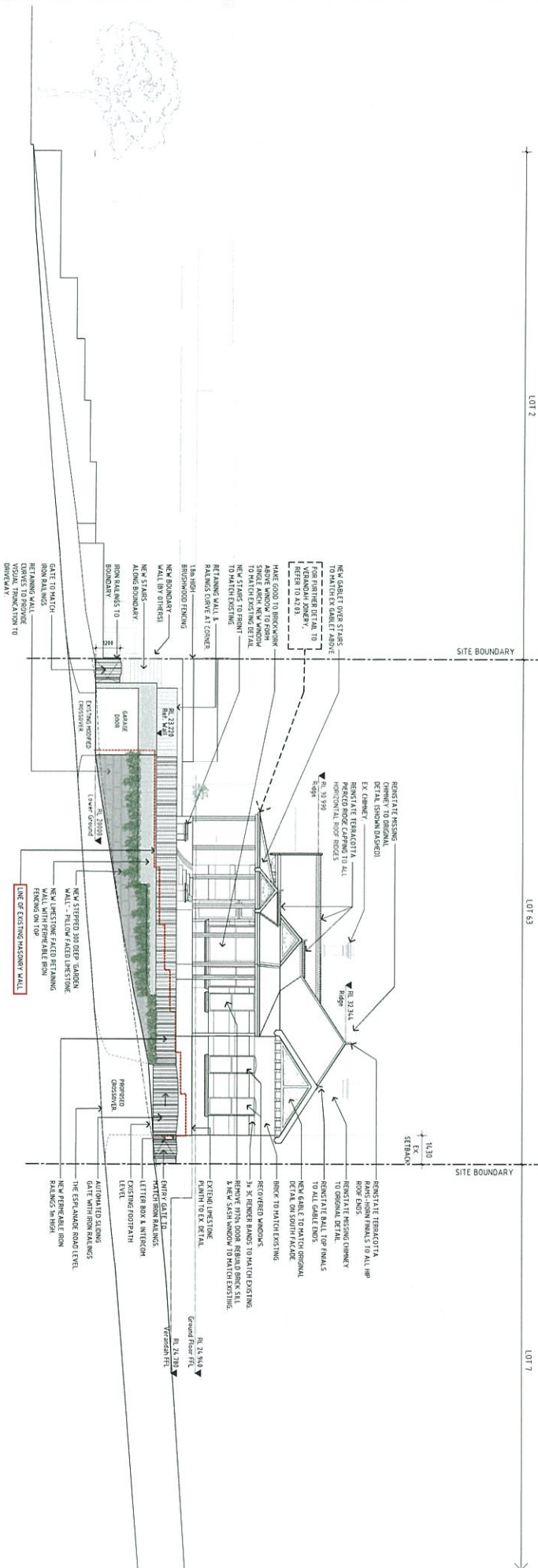
### Griffiths Architects

### LAKEVIEW DRIVE DEVELOPMENT MAKE DEVELOPMENT GROVE ADDITIONS AND ALTERATIONS ROOF PLAN

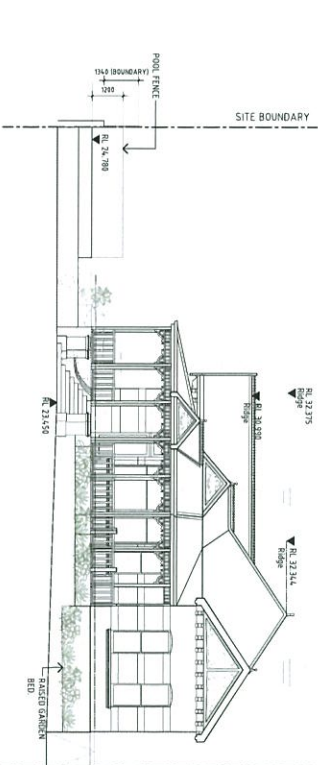
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03	REVISION	04/18/2018	[Name]	[Name]
04	REVISION	04/18/2018	[Name]	[Name]
05	REVISION	04/18/2018	[Name]	[Name]

PROJECT: LAKEVIEW DRIVE DEVELOPMENT  
 SHEET: 103 OF 103  
 DATE: 04/18/2018  
 TIME: 10:00 AM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Signature]

**01 EAST (STREET) ELEVATION**  
**A102 1:100**



**02 EAST ELEVATION**  
**A103 1:100**



**DEVELOPMENT APPROVAL**

NO.	DESCRIPTION	DATE
01	PRELIMINARY - DEVELOPMENT APPROVAL	14-01-2019
02	PRELIMINARY - DEVELOPMENT APPROVAL	20-01-2019
03	PRELIMINARY - DEVELOPMENT APPROVAL	14-05-2019

1st Floor Elevation  
 1st Floor Elevation  
 1st Floor Elevation  
 1st Floor Elevation

**Griffiths Architects**  
 1st Floor Elevation  
 1st Floor Elevation

ROLE	NAME	DATE	REVISION
DESIGNED BY			
DRAWN BY			
CHECKED BY			
APPROVED BY			
DATE	APRIL 2019		
PROJECT NO.	1-05041 / 1-200433		
FILE NO.			

**A2.01**







01 EXTERIOR MATERIAL PALETTE  
NTS



NEW BRICKWORK - EXTERIOR  
TUCKPOINTED BRICK AND  
RENDERED BANOS TO MATCH  
EXISTING



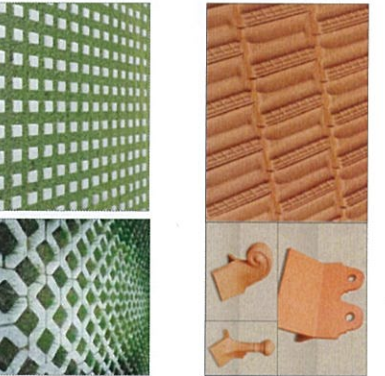
NEW FRONT BOUNDARY  
RETAINING WALL - LIMESTONE  
NEW STEPPED GABLE  
NEW LIMESTONE FACED  
LIMESTONE



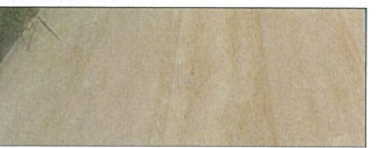
PERMEABLE FENCING &  
GATES - IRON RAILINGS IN  
DARK CHARCOAL COLOUR



ALL TIMBERWORK - WHITE TO  
MATCH EXISTING



TERACOTTA TILES, FINALS  
AND CLADDING RECYCLED TO  
MATCH ORIGINAL FINISH  
NEW CROSSOVER - TURF  
STONE



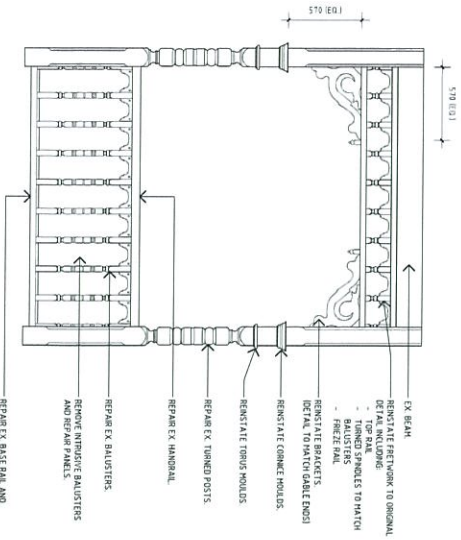
NEW REAR PAVILION WALLS -  
RAMMED LIMESTONE EARTH



NEW REAR PAVILION  
WINDOWS & DOORS  
PAINTED DOUBLE GLAZED



NEW REAR PAVILION ROOF &  
FLASHING - SANDSTONE / SLATE  
SANDOR GUTTER SHEETING



02 TYPICAL VERANDAH ELEVATION  
1/20



03 PHOTOGRAPH - EXISTING VERANDAH  
NTS

DEVELOPMENT APPROVAL

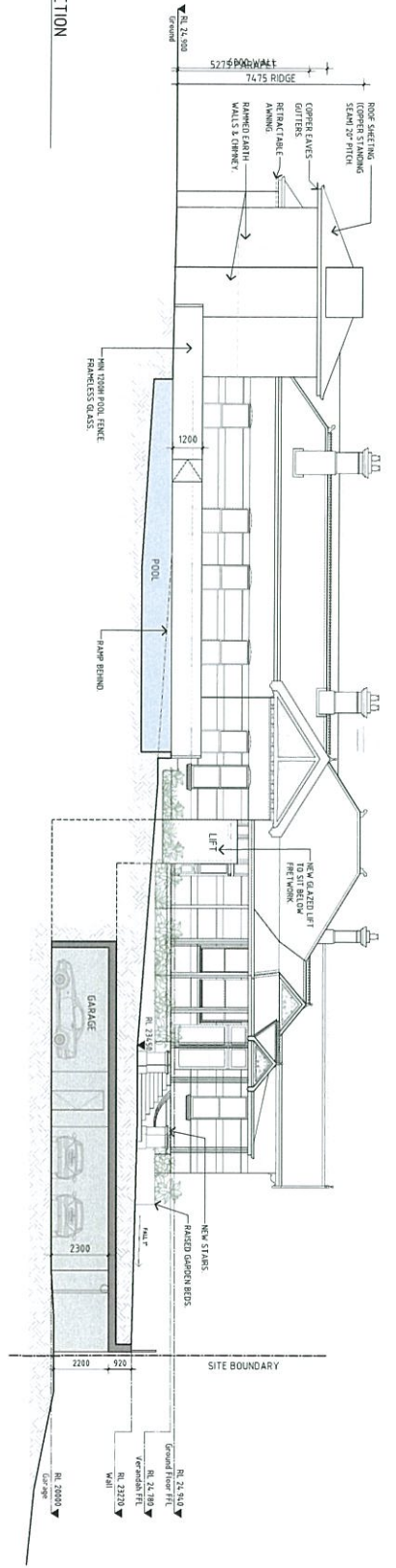
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100	PERMITTING - DEVELOPMENT APPROVAL	24-04-2027

Griffiths Architects

LAKESIDE			
MADE PEPPERHART GROVE			
ADDITIONS AND ALTERATIONS			
VERANDAH DETAILS & EXTERIOR FINISHES			
DATE	ISSUED	BY	FOR
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21-07-2024	67	AS	AS
21-08-2024	68	AS	AS
21-09-2024	69	AS	AS
21-10-2024	70	AS	AS
21-11-2024	71	AS	AS
21-12-2024	72	AS	AS
22-01-2025	73	AS	AS
22-02-2025	74	AS	AS
22-03-2025	75	AS	AS
22-04-2025	76	AS	AS
22-05-2025	77	AS	AS
22-06-2025	78	AS	AS
22-07-2025	79	AS	AS
22-08-2025	80	AS	AS
22-09-2025	81	AS	AS
22-10-2025	82	AS	AS
22-11-2025	83	AS	AS
22-12-2025	84	AS	AS
23-01-2026	85	AS	AS
23-02-2026	86	AS	AS
23-03-2026	87	AS	AS
23-04-2026	88	AS	AS
23-05-2026	89	AS	AS
23-06-2026	90	AS	AS
23-07-2026	91	AS	AS
23-08-2026	92	AS	AS
23-09-2026	93	AS	AS
23-10-2026	94	AS	AS
23-11-2026	95	AS	AS
23-12-2026	96	AS	AS
24-01-2027	97	AS	AS
24-02-2027	98	AS	AS
24-03-2027	99	AS	AS
24-04-2027	100	AS	AS



G SECTION  
A107



**GENERAL NOTES**  
 1. UNLESS OTHERWISE SPECIFIED FOR LOCATION PURPOSES ONLY, ALL DIMENSIONS TO BE GIVEN ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.  
**LEGEND**  
 AC AIR CONDITIONER  
 CC CONC. CONCRETE  
 CL COLUMN  
 CR CORRUGATED IRON ROOFING  
 DP DOWNPIPE  
 HW HOT WATER UNIT  
 NI NICKEL PLAST  
 OF OVERFLOW  
 OR ORIENTED STRAND BOARD  
 RE RETURNING  
 SK SKYLIGHT  
 TP TOP OF PLUMB  
 WR WASHBONE  
 WY WOODWORK  
 BR BRICKWORK  
 BF BRICK  
 MB MAIN SWITCH BOARD  
 ME MEASUREMENT  
 TR TREE

**DEVELOPMENT APPROVAL**

P1	PRELIMINARY - DESIGN DEVELOPMENT APPROVAL	19.01.2019
P2	PRELIMINARY - DESIGN DEVELOPMENT APPROVAL	19.04.2019
P3	PRELIMINARY - DESIGN DEVELOPMENT APPROVAL	24.05.2019
<b>DATE</b>		
P1	PRELIMINARY - DESIGN DEVELOPMENT APPROVAL	19.01.2019
P2	PRELIMINARY - DESIGN DEVELOPMENT APPROVAL	19.04.2019
P3	PRELIMINARY - DESIGN DEVELOPMENT APPROVAL	24.05.2019

**Griffiths Architects**

**LAKESIDE**  
 12 THE ESPRANADE PERPERINT GROVE  
 ADDITIONS AND ALTERATIONS  
 SECTIONS

DESIGNED BY	PG	SECTION
DRAWN BY	PG	SECTION
CHECKED BY	PG	SECTION
SCALE	1:500 (A4)/1:200 (A3)	SECTION
DATE	APRIL 2019	SECTION
PROJECT NO.	1916	SECTION
DATE	24.05.2019	SECTION

12 THE ESPRANADE PERPERINT GROVE  
 ADDITIONS AND ALTERATIONS  
 DATE: 24.05.2019









PERSPECTIVE PHOTOMONTAGE FROM THE ESPLANADE

**DEVELOPMENT APPROVAL**

P1	PRELIMINARY - ARCHITECTURAL APPROVAL	18-01-2018
P2	PRELIMINARY - DEVELOPMENT APPROVAL	18-05-2018
P3	PRELIMINARY	20-05-2018
P4	CONSTRUCTION	
P5	FINAL	

THIS DOCUMENT IS TO BE KEPT IN CONSULTATION WITH ALL RELEVANT COMPETENT AUTHORITIES AND GOVERNMENT AGENCIES. CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB SITE. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF GRIFTHS ARCHITECTS.

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**Grifths Architects**

**LAKESIDE**  
 12 THE ESPLANADE, PEPPERMINT GROVE  
 ADDITIONS AND ALTERATIONS  
 PERSPECTIVE IMAGES

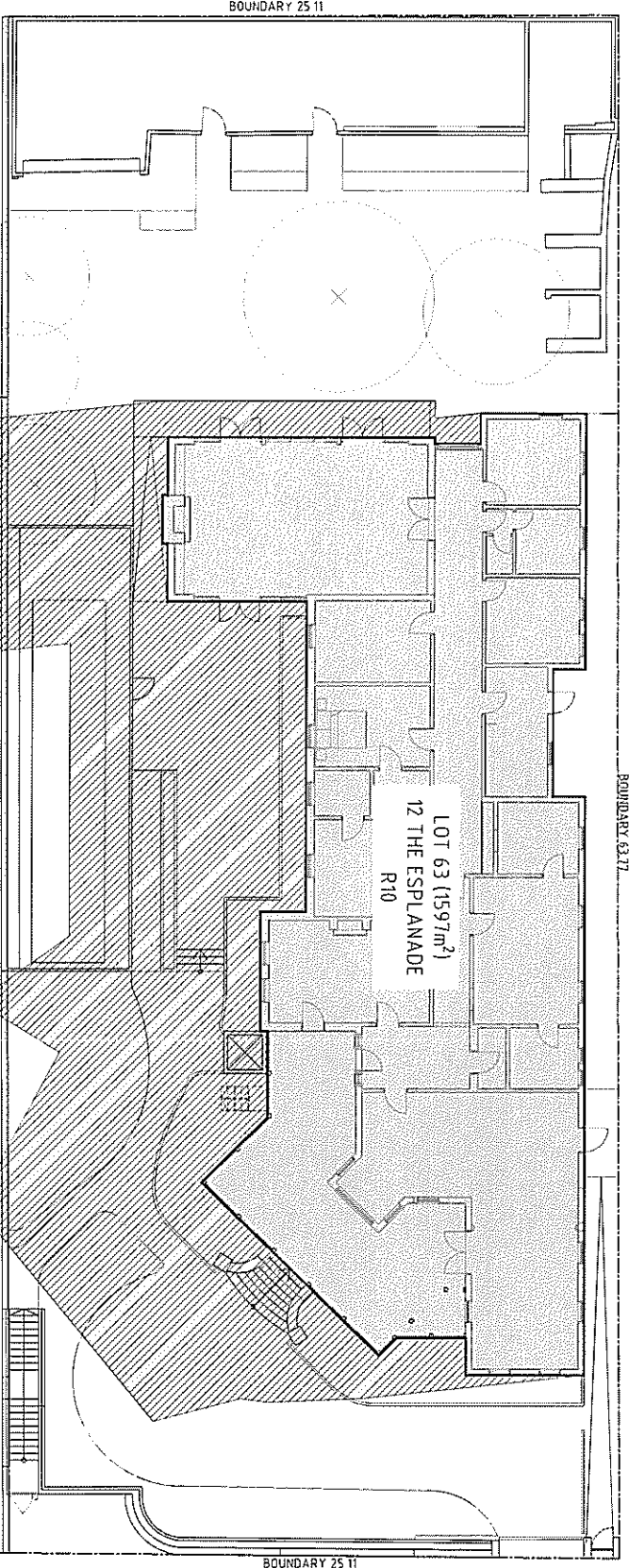
SECTION	RD	SECTION	PG	SECTION	
DETAILS	PG	GENERAL	PG	SECTION	9 - 15m <sup>2</sup>
TYPING	PG	SCALE	1:100 (A3)	DATE	APRIL 2018
PROJECT	1-100 (A3)	FILE NO.		DATE	
PROJECT	1-100 (A3)	FILE NO.		DATE	

DATE: 18-05-2018  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 PROJECT: 1-100 (A3)  
 FILE NO.: [Blank]  
 DATE: APRIL 2018  
 SCALE: 1:100 (A3)  
 GENERAL: PG  
 DETAILS: PG  
 TYPING: PG  
 SECTION: 9 - 15m<sup>2</sup>  
 DATE: APRIL 2018

**A4.02**

P3





LOT 2 (1179m<sup>2</sup>)  
14 THE ESPLANADE  
R10

LOT 63 (1597m<sup>2</sup>)  
12 THE ESPLANADE  
R10

**LEGEND**  
AREA OF SHADOW ON JUNE 21  
AT NOON

**OVERSHADOWING**  
PERCENTAGE OF OVERSHADOWING  
SITE OVERSHADOWED ON JUNE  
21 AT NOON = 21%

**DEVELOPMENT APPROVAL**

Lot 2 (1179m <sup>2</sup> )	14 THE ESPLANADE	R10
Lot 63 (1597m <sup>2</sup> )	12 THE ESPLANADE	R10
DEVELOPMENT APPROVAL: 12 THE ESPLANADE (LOT 63) AND 14 THE ESPLANADE (LOT 2) AT 14 THE ESPLANADE, SYDNEY NSW 2000		

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**LAKESIDE**  
 12 THE ESPLANADE, PEPPERCORN GROVE  
 ADDITIONS AND ALTERATIONS  
 OVERSHADOWING DIAGRAM

PROJECT	DATE	SCALE	DESCRIPTION
LAKESIDE	APRIL 2019	AS SHOWN	OVERSHADOWING DIAGRAM
PROJECT AREA		AS SHOWN	
TOTAL AREA		AS SHOWN	
TOTAL PERMITS		AS SHOWN	
TOTAL COST		AS SHOWN	

DATE: 17/12/2019  
 DRAWN BY: J.W.  
 CHECKED BY: J.W.  
 APPROVED BY: J.W.