








|  DEVELOPMENT ASSESSMENT PANEL REPORT | |
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| Application No. | MOD/2024/0443 |
| Address | 4/151-153 Edgeware Road ENMORE NSW 2042 |
| Proposal | Section 4.55(2) Modification to DA/2023/0994 dated 19/03/2024. Modification involves construction of a pergola within the rear setback and enclosing the approved carport. |
| Date of Lodgement | 18 December 2024 |
| Applicant | Sago Design |
| Owner | Mr Panu MN Nevalainen Mrs Pei L Lee |
| Number of Submissions | One (1) submission |
| Cost of works | \$300,000.00 |
| Reason for determination at Planning Panel | <ul style="list-style-type: none"> Section 4.4 – Floor Space Ratio (FSR) variation exceeds 10% (further variation from what was previously approved under DA/2023/0994) |
| Main Issues | <ul style="list-style-type: none"> Further Section 4.4 – FSR variation from what was previously approved under DA/2023/0994 Matters raised in submissions |
| Recommendation | Approved with Conditions |
| Attachment A | Recommended Conditions of Consent |
| Attachment B | Plans of Proposed Development |
|  | |
| LOCALITY MAP | |
| Subject Site |  |
| Notified Area |  |
| Objectors |  |
| Supporters |  |
| |  N |

1. Executive Summary

This report is an assessment of the application submitted to Council under Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, to modify DA/2023/0994 dated 19/03/2024. The modification involves the construction of a pergola within the rear setback and enclosure of the carport at No. 4/151-153 Edgeware Road ENMORE.

The application was notified to surrounding properties and one (1) submission of objection was received in response to the notification.

The main issues that have arisen from the application include:

- Further Section 4.4 – FSR variation from what was previously approved under DA/2023/0994
- Matters raised in submissions

Despite the issues noted above, it is considered that the proposed development is capable of generally complying with the aims, objectives, and design parameters contained in the relevant State Environmental Planning Policies, *Inner West Local Environmental Plan 2022*, and the Marrickville Development Control Plan 2011, subject to compliance with the conditions imposed under the original consent granted.

The potential impacts to the surrounding environment have been considered as part of the assessment process and given the context of the site and the desired future character of the precinct, these are considered acceptable.

Considering the above, subject to the imposition of appropriate terms and conditions, the application is considered suitable for approval.

2. Proposal

The proposal seeks consent to construct a pergola within the rear setback of the dwelling and enclose the existing carport of the approved development (which was for alterations to the existing terrace including attic conversion and carport roof alteration.. The modified proposal includes the following works:

- Installation of an operable pergola to the ground floor rear alfresco area;
- Increase extent of landscaping to the rear yard by demolishing the existing shed and timber decking; and
- Enclose the existing carport to create a garage.

3. Site Description

The subject site is located on the western side of Edgeware Road, between Llewellyn Street and Lynch Avenue. The site consists of one (1) allotment and is rectangular shaped with a total area of area 178.3sqm.

The site has a frontage to Edgeware Road of 4.875m and a secondary frontage of 4.875m to Lynch Lane. The dwelling is one of ten (10) dwellings within an attached terrace development that was completed under DA201100193. The site is affected by the following easements:

- A 0.05m easement for support on the south-eastern side of the terrace affecting the Lot;
- A 0.15m easement for support on the north-western side of the terrace affecting the Lot; and
- A 0.15m easement for support on the south-eastern and north-western sides of the terrace that is appurtenant to the Lot.

The site is currently under construction for the works approved as part of DA/2023/0994. The adjoining properties are also residential uses and consist of similar structures to the rear of the properties.

The subject site is not listed as a Heritage Item; however, the property is located within the Enmore House Estate Heritage Conservation Area (HCA). The subject site is also situated adjacent to the Llewellyn Estate HCA at the rear of the site.

Moreover, the following trees are located within the vicinity of the subject site:

- *Elaeocarpus reticulatus* (Blueberry Ash) Tree – located within the rear yard of No. 5/151-153 Edgeware Road, adjacent to the existing shed on-site.

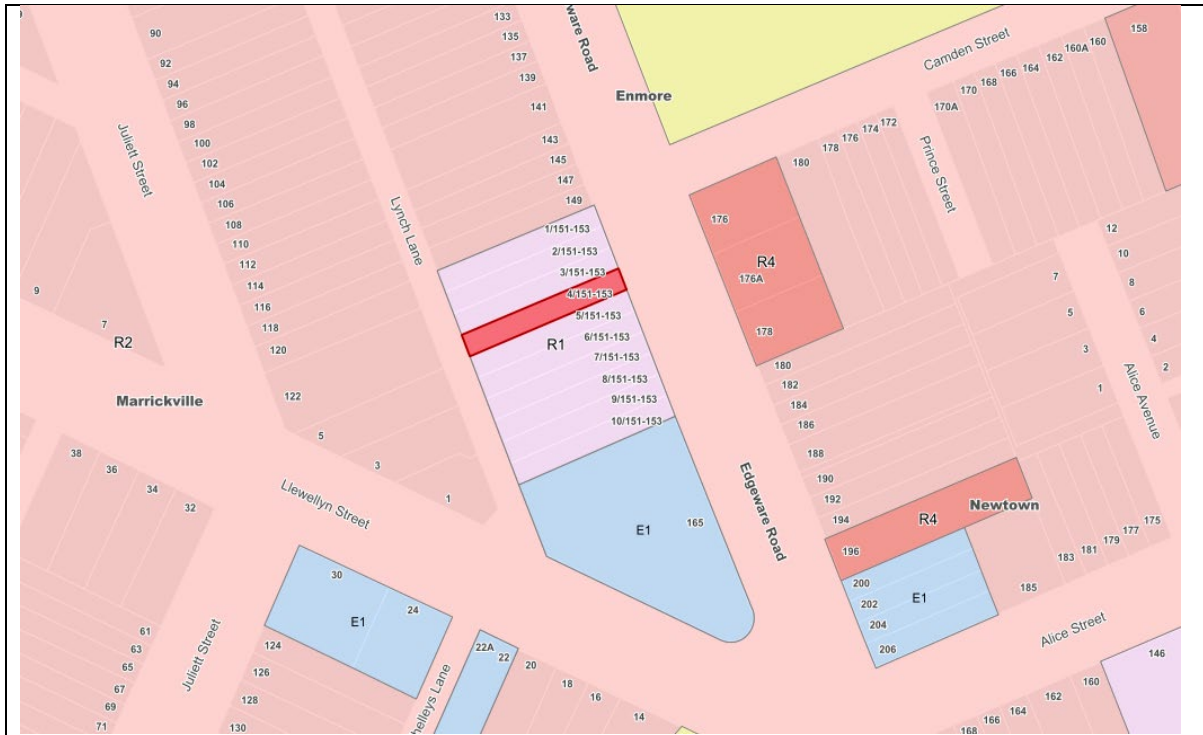


Figure 1: Zoning Map

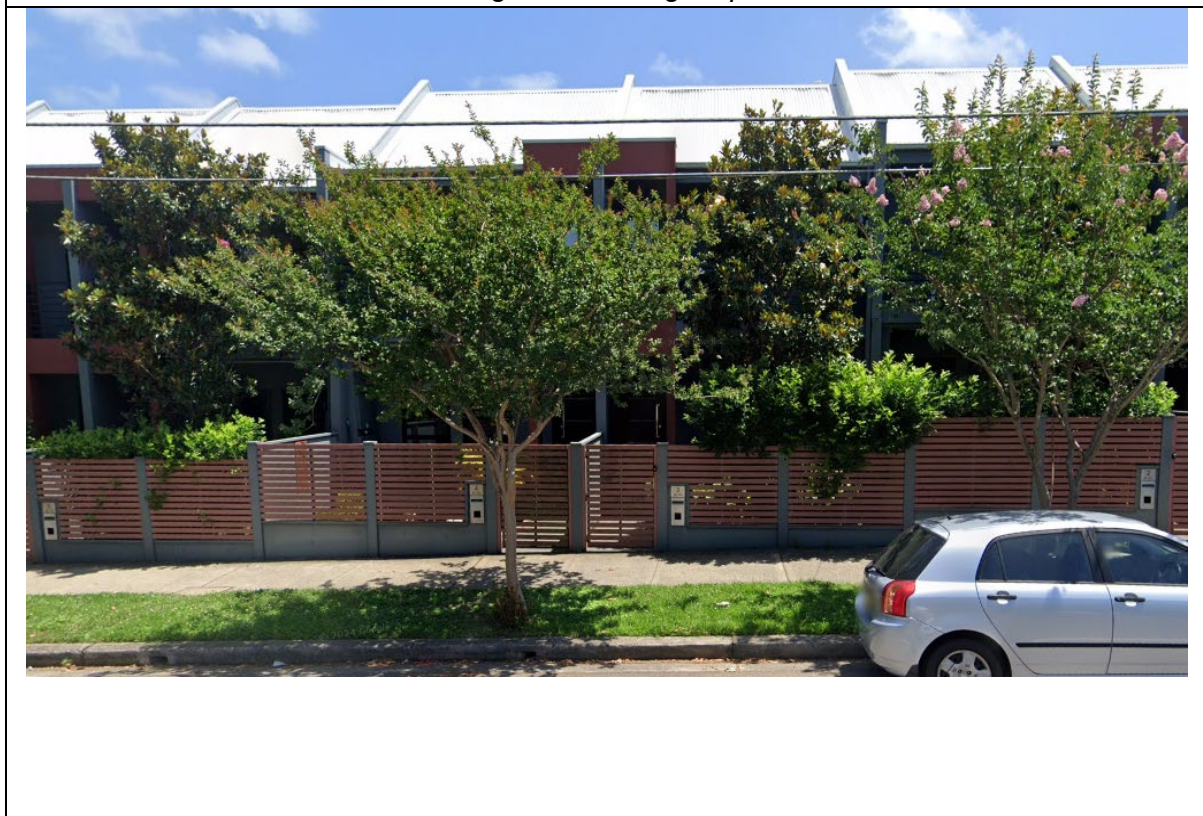




Figure 2: Site Photos

4. Background

Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

| Application | Proposal | Decision & Date |
|---------------|---|---------------------------|
| DA201100193 | To demolish the existing improvements, subdivide the land into ten allotments and erect a two-storey dwelling house with carport at the rear on each allotment. | Approved, 03/08/2011 |
| PDA/2023/0154 | Partial demolition, alterations to the internal layout and addition of a second storey to the existing dwelling house and addition of a first-floor storage room above the existing garage. | Advice Issued, 04/08/2023 |

| | | |
|--------------|---|---|
| DA/2023/0994 | Alterations to existing terrace including attic conversion and carport roof alteration. | Approved – Local Planning Panel, 19/03/2024 |
|--------------|---|---|

Application history

The following table outlines the relevant history of the subject application.

| Date | Discussion / Letter / Additional Information |
|-----------------------------|--|
| 10/12/2024 | Application Lodged. |
| 24/12/2024 to 24/01/2025 | Notification period. |
| 14/01/2025 | Site inspection. |

5. Section 4.55 Modification of Consent

The following is a summary of the assessment of the application in accordance with Section 4.55 of the *Environmental Planning and Assessment Act 1979 (EP and A Act 1979)*.

Section 4.55(2)

Section 4.55(2) of the *EP & A Act 1979* allows a consent authority to modify a development consent granted by it, if:

- (a) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (b) *it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*
- (c) *it has notified the application in accordance with—*
 - (i) *the regulations, if the regulations so require, or*
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) *it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.*

In considering the above:

- The essence of the development as modified is substantially the same as the original consent;

- Does not require concurrence or General Term of Agreement from any approval body;
- The application was notified in accordance with the Community Engagement Strategy 2022-2024; and
- Submissions received have been considered.

Section 4.55(3)

In consideration of Section 4.55(3) of the *EP & A Act 1979* the consent authority has taken into account the following reasons given by the determination authority for the granting of the original consent:

- The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Marrickville Development Control Plan 2011*; and
- The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

It is considered that the modified proposal has taken into account the aforementioned reasons that the original development consent was granted.

6. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP & A Act 1979)*.

A. Environmental Planning Instruments

The application has been assessed and the following provides a summary of the relevant applicable Environmental Planning Instruments for the modification.

Inner West Local Environmental Plan 2022

The application was assessed against the following relevant sections of the *Inner West Local Environmental Plan 2022 (IWLEP 2022)*.

Part 1 – Preliminary

| Section | Proposed | Compliance |
|-----------------------------|--|------------|
| Section 1.2 Aims of Plan | The proposal satisfies this Section as follows: <ul style="list-style-type: none"> • The proposal conserves and maintains the natural, built and cultural heritage of the Inner West; | Yes |

Part 2 – Permitted or prohibited development

| Section | Proposed | Compliance |
|---|--|--|
| Section 2.3 Zone objectives and Land Use Table <i>R1 – General Residential</i> | <ul style="list-style-type: none"> The application proposes to construct a pergola within the rear setback and enclose the existing carport to a dwelling house which is permissible with consent in the R1 – General Residential zone. Dwelling houses are permissible with consent in the R1 zone; and The modified proposal is consistent with the relevant objectives of the zone, as the proposal seeks to enhance the existing dwelling that satisfies the needs of its occupants. | Yes |
| Section 2.7 Demolition requires development consent | <p>The proposal satisfies this Section as follows:</p> <ul style="list-style-type: none"> Demolition works are proposed, which are permissible with consent; and Standard conditions are recommended to manage impacts which may arise during demolition. | Yes, as conditioned under the original consent |

Part 4 – Principal development standards

| Control | Proposed | Compliance |
|---|--|----------------------|
| Section 4.3 Height of buildings | Maximum | 9.5m |
| | Proposed | 2.8m |
| Section 4.4 Floor space ratio | Maximum | 0.7:1 or 124.81sqm |
| | Existing | 0.92:1 or 163.6sqm |
| | Approved | 0.97:1 or 172.75sqm |
| | Approved Variation | 38.41% or 47.94sqm |
| | Proposed | 1:1 or 178.77sqm |
| | Proposed Variation | 43.23% or 53.96sqm |
| | Variation Increase from Approved FSR | 4.82% or 6.02sqm |
| Section 4.5 Calculation of floor space ratio and site area | The site area and floor space ratio for the proposal has been calculated in accordance with the section. | Yes |
| Section 4.6 Exceptions to development standards | <p>The applicant submitted a variation request with the original application that varied the FSR Development Standard in accordance with Section 4.6 of the <i>IWLEP 2022</i>. The proposal is substantially the same development under Section 4.55(2) of the <i>Environmental Planning and Assessment Act 1979</i> as discussed above and as such the variation to the FSR Development Standard is considered acceptable.</p> <p>Pursuant to <i>Gann & Anor v Sutherland Shire Council</i> [2008] NSWLEC 157, the Land and Environment Court has held that there is power to modify a development application where the modification would result in a breach, or further breach, of Development Standards</p> | Acceptable, on merit |

| Control | Proposed | Compliance |
|---------|---|------------|
| | <p>without the need to lodge variation requests (in this case under Section 4.6 of the <i>IWLEP 2022</i>).</p> <p>Notwithstanding, the assessment principles and considerations set out in Section 4.6 of the <i>IWLEP 2022</i> are applied as guidance. As discussed throughout this report, the proposed additions, and thus, the further variation to the FSR Development Standard will have an improved outcome for solar access and overshadowing, tree management, and landscaping and private open space and the modified development will be of a height, bulk and scale that is compatible with other laneway development along Edgeware Road.</p> <p>It is acknowledged that the additional GFA is attributed to the enclosure of the carport creating a garage and its extension into the rear yard. The enclosure of the existing area has no material impact on surrounding development as the structure itself has already been approved, and no new bulk (other than the enclosing walls) is created as a result of the amendment. The additional pop-out into the rear yard is small and unlikely to have any impact on neighbouring properties, and has adopted a lower floor to ceiling height to mitigate any potential impacts.</p> <p>Considering the above, the proposed variation (which results in an additional 6sqm from that originally approved to the FSR Development Standard is acceptable in this instance.</p> | |

Part 5 – Miscellaneous provisions

| Section | Proposed | Compliance |
|---|---|------------|
| <p>Section 5.10 Heritage conservation</p> | <p>The subject property at No. 4/151-153 Edgeware Road, Enmore is located within the Enmore House Estate HCA (C13 in Schedule 5 of the <i>IWLEP 2022</i>). The property is also situated across its rear access lane, Lynch Lane, from the Llewellyn Estate HCA. Unit No. 4 is within a group of modern, attached, terrace-form dwellings which comprise the property, their design referencing traditional attached town-housing.</p> <p>The modified proposal does not seek to alter compliance with this Section of the <i>IWLEP 2022</i> given that the proposed works are contained within the rear yard of the subject site and will not be visible from the public domain. As such, it is considered that the proposal preserves the environmental heritage of the Inner West.</p> | <p>Yes</p> |

Part 6 – Additional local provisions

| Section | Proposed | Compliance |
|--------------------------------------|---|--|
| Section 6.1 Acid sulfate soils | <ul style="list-style-type: none"> The site is identified as containing Class 5 acid sulfate soils. The proposal is considered to adequately satisfy this section as the application does not propose any works that would result in any significant adverse impacts to the watertable. | Yes |
| Section 6.2 Earthworks | <ul style="list-style-type: none"> The proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability. | Yes |
| Section 6.3 Stormwater Management | <ul style="list-style-type: none"> The modified proposal will remain satisfactory with respect to the provisions of this Section of the <i>IWLEP 2022</i> subject to conditions as imposed on the original consent, and these conditions will remain in force as part of any future consent granted. | Yes, as conditioned under the original consent |

B. Development Control Plans

Summary

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011 (MDCP 2011).

| MDCP 2011 | Compliance |
|--|--|
| Part 2.1 – Urban Design | Yes |
| Part 2.3 – Site and Context Analysis | Yes |
| Part 2.6 – Acoustic and Visual Privacy | Yes – see discussion |
| Part 2.7 – Solar Access and Overshadowing | Acceptable, on merit – see discussion |
| Part 2.9 – Community Safety | Yes |
| Part 2.10 – Parking | Yes, as conditioned – see discussion |
| Part 2.18 – Landscaping and Open Space | Acceptable, on merit – see discussion |
| Part 2.20 – Tree Management | Yes, as conditioned – see discussion |
| Part 2.21 – Site Facilities and Waste Management | Yes, as conditioned under the original consent |
| Part 2.25 – Stormwater Management | Yes, as conditioned under the original consent |
| Part 4.1 – Low Density Residential Development | Yes – see discussion |
| Part 8 – Heritage | Yes |
| Part 9 – Strategic Context | Yes |

The following provides discussion of the relevant issues:

Part 2 – Generic Provisions

| Control | Assessment | Compliance |
|---|---|----------------------|
| Part 2.6 Acoustic and Visual Privacy | <p>The modified proposal will have a satisfactory impact on visual and acoustic levels of the surrounds as follows:</p> <ul style="list-style-type: none"> • The modified proposal seeks to enclose the existing carport, and as a result the garage will be enclosed by a glazed surface along the western elevation of the garage. The windows in question will have minimal privacy implications as they overlook the subject site’s private open space and any direct view corridors into neighbouring properties will be obscured by the existing boundary fencing which is a satisfactory outcome; and • The acoustic impacts derived from the garage will be an improvement to the existing open carport given that it will be enclosed, and the acoustic impacts will be better contained. | Yes |
| Part 2.7 Solar Access and Overshadowing | <p>The modified proposal will have a satisfactory impact in terms of solar access and overshadowing on the surrounds as follows:</p> <p><i>Overshadowing</i></p> <ul style="list-style-type: none"> • The development will not result in adverse amenity impacts as a result of overshadowing; and • The proposed additions will result in additional overshadowing to No. 5/151-153 Edgeware Road’s private open space from 1pm to 2pm on June 21. In addition to overshadowing, the Shadow Diagrams indicate the extent of additional solar access gained to No. 5/151-153 Edgeware Road’s private open space due to the demolition of the existing shed. The extent of additional shadows cast is less than the extent of additional solar access gained; however, the extent of the improvement will still not result in compliance with C2 of this Part of the MDCP 2011. Nevertheless, the modified proposal will result in an improvement in solar access to No. 5/151-153 Edgeware Road’s private open space during mid-winter which is a satisfactory outcome in terms of meeting the Objectives of this Part. <p><i>Solar Access</i></p> <ul style="list-style-type: none"> • The shadows cast from the proposed garage extension will fall within the existing shadows cast and the proposed pergola will be a vergola which is able to let sunlight through the gaps and into the alfresco area of the subject site which is a satisfactory outcome. Considering the above, the modified proposal does not seek to alter compliance with C8 of this Part of the MDCP 2011. | Acceptable, on merit |
| Part 2.10 Parking | The modified development satisfies the relevant provisions of this Part as follows: | Yes, as conditioned |

| Control | Assessment | Compliance |
|---|--|-----------------------------|
| | <ul style="list-style-type: none"> • One (1) car parking space is maintained as a result of this modified proposal, and standard conditions were imposed as part of the original consent granted to ensure compliance with the design requirements contained within this Part. These conditions remain; and • Moreover, it appears that the location of the attic stairs shown on Section B of the Architectural Plans is not consistent with the location of the stairs shown on the Floor Plan. As such, to ensure consistency across all Plans, a condition is recommended to be imposed to modify Section B to be consistent with the Floor Plan. | |
| <p>Part 2.18 Landscaping and Open Spaces</p> <p><u>Private Open Space (POS)</u> Min: 45sqm</p> <p><u>Pervious Landscaping</u> Min: 50% of POS</p> | <p>The modified development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • The entire front setback is to consist of pervious landscaping with the exception of the pathway; • The Landscape Plan identifies that a minimum of 37.9sqm with no dimension being less than 3m is to be retained as private open space. Although this varies the minimum 45sqm required on-site, the area provided is an improvement from existing by 0.3sqm (than currently approved) due to the proposed demolition of the existing shed and storage area in the rear yard. As such, the modified proposal will result in an improved useable private open space area; and • In excess of 50% of the private open space is to be maintained as pervious landscaping. | <p>Acceptable, on merit</p> |
| <p>Part 2.20 Tree Management</p> | <p>The modified development, as conditioned, satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> • Concerns were raised in the submissions regarding the health and vitality of the neighbouring <i>Elaeocarpus reticulatus</i> (Blueberry Ash) Tree at No. 5/151-153 Edgeware Road during and post demolition of the existing shed and associated concrete slab. Given that the root system of the tree in question has most likely grown away from the concrete slab due to restricted growth capacity, it can be expected that there will be minimal damage to the structural roots of the tree during demolition. Nevertheless, to ensure the tree's protection during the demolition of the shed, a condition is recommended to be imposed as part of this consent granted to manually demolish the shed and associated concrete slab; • In addition to the above, given that the proposal seeks to remove the existing shed and to convert this area into pervious landscaping, it is considered that this will be an improvement for the growing capacity, health and vitality of the neighbouring tree which is a satisfactory outcome; and • According to the Survey Diagram provided as part of the original application (DA/2023/0994), a site inspection of the subject site and an assessment of the Architectural Plans, it appears that the proposed works to the garage will be located outside of the Tree Protection Zone of the <i>Elaeocarpus reticulatus</i> (Blueberry Ash) Tree. As such, it is considered | <p>Yes, as conditioned</p> |

| Control | Assessment | Compliance |
|---------|--|------------|
| | that there will be minimal impacts to the tree in question as a result of the proposed garage extension. | |

Part 4 – Low Density Residential Development

| Control | Assessment | Compliance |
|--|--|------------|
| Part 4.1.4 Good Urban Design Practice | The modified development satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> The height, bulk and scale of the development complement existing developments in the street and the architectural style of the garage and pergola is in keeping with the character of the area. | Yes |
| Part 4.1.6 Built form and character <u>Front setback</u> <ul style="list-style-type: none"> Consistent with adjoining developments <u>Side setbacks</u> <ul style="list-style-type: none"> Lot width <8m – On merit <u>Rear setback</u> <ul style="list-style-type: none"> On merit <u>Site coverage</u> <ul style="list-style-type: none"> On merit (0-300sqm lots) | The modified development satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> Refer to <i>Part 4 – Principal Development Standards</i> of this report for a detailed assessment of the proposed Height of Building and Floor Space Ratio; The existing front, rear and side setbacks of the dwelling remain unchanged as part of this subject proposal; The modified proposal seeks to further extend the existing carport to create an enclosed garage. The proposed building footprint of the garage is in keeping with the established pattern of development along Edgeware Road, including Nos. 99, 101, 103, 111, 131 and 143 Edgeware Road and will not create adverse impacts on adjoining properties in terms of visual bulk, overshadowing or privacy; and The proposal seeks to increase the existing site coverage by a minor amount. The overall site coverage of the development is considered acceptable, as it is consistent with the pattern development of the street and will have an acceptable impact on adjoining properties. | Yes |
| Part 4.1.7 Car Parking | The modified development satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> Subject to conditions imposed under the original consent granted, the garage and car parking space comply with the design requirements and minimum dimension for car parking within Part 2.10 of the MDCP 2011; The garage is located to the rear of the site and is safely and conveniently located for use; The design of the garage is appropriate to the dwelling house and the presentation of the garage to the laneway is consistent in height and form with other approved development in the laneway; and The location of the driveway will be the same as existing, and therefore, will continue to be suitable within the laneway and will not impact traffic or parking. | Yes |

C. The Likely Impacts

These matters have been considered as part of the assessment of the development application. It is considered that the proposed development will not have significant adverse environmental, social or economic impacts upon the locality.

D. The Suitability of the Site for the Development

The proposal is of a nature in keeping with the overall function of the site. The premises are in a residential surrounding and amongst similar uses to that proposed.

E. Submissions

The application was required to be notified in accordance with Council’s Community Engagement Strategy between 24 December 2024 to 24 January 2025.

One (1) submission was received during the notification period.

The following matters were raised in the submissions and have been discussed elsewhere in this report:

- Tree Management
- Solar Access and Overshadowing

Further issues raised in the submissions received are discussed below:

| Concern | Comment |
|------------------|---|
| Visual Impact | <p>Concerns were raised regarding the visual impact of the proposed pergola structure. It is considered that the proposed pergola will have minimal visual bulk and scale implications on the adjoining properties given that it has been setback 900mm from each side boundary, is a lightweight structure with open sides, and is a vergola to increase light and outlook to the sky from the subject site and neighbouring properties. Considering the above reasons, it is considered that the pergola in question will have minimal impact in terms of outlook and associated bulk and scale.</p> <p>Similarly, the proposed carport extension consists of a skillion roof form that pitches downwards towards the dwelling house, will be of a height (2.4m) that is mostly obscured by the existing boundary fencing, and has been offset from the side boundaries in order to mitigate any visual bulk and scale implications when viewed from neighbouring main living room glazing and private open space areas. Considering that the additions have been designed in a way to protect the visual amenity of the subject site and neighbouring properties, the extent of the additions and the associated height and scale is considered appropriate.</p> |
| Solar Access and | Concerns were raised regarding the extent of shadows cast if the |

| | |
|---|--|
| Overshadowing | adjoining property – No. 5/151-153 Edgeware Road constructed a trellis and vine on the fence line to mitigate views of the proposed development. This is not a matter of consideration given that this is not an existing situation on-site, and therefore, the assessment and the Shadow Diagrams are to only illustrate what is currently on-site, and not future / potential proposals. |
| Lack of details of Neighbouring Tree in Architectural Plans | It is considered sufficient detail and information have been submitted with the subject application and the original application to allow for a complete assessment. As detailed in this report, an independent assessment against the relevant planning controls / policies was carried out on the merits of the proposal. In summary, the proposal is considered to satisfy the relevant provisions. |

F. The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

This has been achieved in this instance.

7. Section 7.11 / 7.12 Contributions

The proposed modifications would not trigger any changes to the contributions as they appear on the current consent.

8. Referrals

The following internal referrals were made, and their comments have been considered as part of the above assessment:

- Development Engineer.

9. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Marrickville Development Control Plan 2011*.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

10. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.55(2) of the *Environmental Planning and Assessment Act 1979*, grant consent to modify DA/2023/0994 dated 19 March 2024, for the construction of a pergola within the rear setback and enclosing the carport at No. 4/151-153 Edgeware Road, ENMORE subject to the conditions and amended conditions listed in Attachment A below.

Attachment A – Recommended Conditions of Consent

A. Amend the following Condition/s to read as follows:

1. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

| Plan, Revision and Issue No. | Plan Name | Date Issued | Prepared by |
|--|--|--|--------------------|
| DA04, Rev A, Issue DA Modification | Existing + Demolished Site + Roof Plan | 14/11/2023 18/11/2024 | SAGO Design |
| DA05, Rev A, Issue DA Modification | Existing + Demolished Ground Floor Plan | 14/11/2023 18/11/2024 | SAGO Design |
| DA06, Rev A, Issue DA Modification | Existing + Demolished First Floor Plan | 14/11/2023 18/11/2024 | SAGO Design |
| DA07, Rev A, Issue DA Modification | Existing + Demolished Attic Plan | 14/11/2023 18/11/2024 | SAGO Design |
| DA08, Rev A, Issue DA Modification | Proposed Ground Floor Plan | 14/11/2023 18/11/2024 | SAGO Design |
| DA09, Rev A, Issue DA Modification | Proposed First Floor Plan | 14/11/2023 18/11/2024 | SAGO Design |
| DA10, Rev A, Issue DA Modification | Proposed Attic Floor Plan | 14/11/2023 18/11/2024 | SAGO Design |
| DA11, Rev A, Issue DA Modification | Proposed Site + Roof Plan | 14/11/2023 18/11/2024 | SAGO Design |
| DA12, Rev A, Issue DA Modification | Proposed East Elevation | 14/11/2023 18/11/2024 | SAGO Design |
| DA13, Rev A, Issue DA Modification | Proposed North Elevation | 14/11/2023 18/11/2024 | SAGO Design |
| DA14, Rev A, Issue DA Modification | Proposed West Elevation | 14/11/2023 18/11/2024 | SAGO Design |
| DA15, Rev A, Issue DA Modification | Proposed West Elevation (Lane) | 14/11/2023 18/11/2024 | SAGO Design |
| DA16, Rev A, Issue DA Modification | Proposed Section A | 14/11/2023 18/11/2024 | SAGO Design |

| | | | |
|--|--|--|--------------------|
| DA17, Rev A, Issue DA Modification | Proposed Section B | 14/11/2023 18/11/2024 | SAGO Design |
| DA19, Rev A, Issue DA Modification | Proposed Material Palette | 14/11/2023 18/11/2024 | SAGO Design |
| A500747 | BASIX Certificate | 27/09/2023 | SAGO Design |
| DA15.1, Rev A, Issue Drawing Added Re Council RFI | Proposed East Elevation (Garage from Rear Garden) | 13/02/2025 | SAGO Design |

As amended by the conditions of consent.

(Condition Amended – MOD/2024/0443 – 11 March 2025)

2. Design Change

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:

- a. The works to the front fence and the associated gate are to be deleted from the development and the existing front fence and gate is to be maintained;
- b. The carport roof form is to be amended to be a symmetrical pitched roof with storage space; and

Note: The location of the attic ladder can be relocated in order to accommodate this condition.

- c. The internal floor-to-ceiling height of the carport attic space is to be no higher than 1.4m. As such, the maximum ridge height of the carport is to be RL 16.02.
- d. **The location of the attic ladder on DA17, Rev A, Issue DA Modification, Proposed | Section B, dated 18/11/2024 by SAGO Design is to be amended to be consistent with DA08, Rev A, Issue DA Modification, Proposed | Ground Floor Plan, dated 18/11/2024 by SAGO Design.**

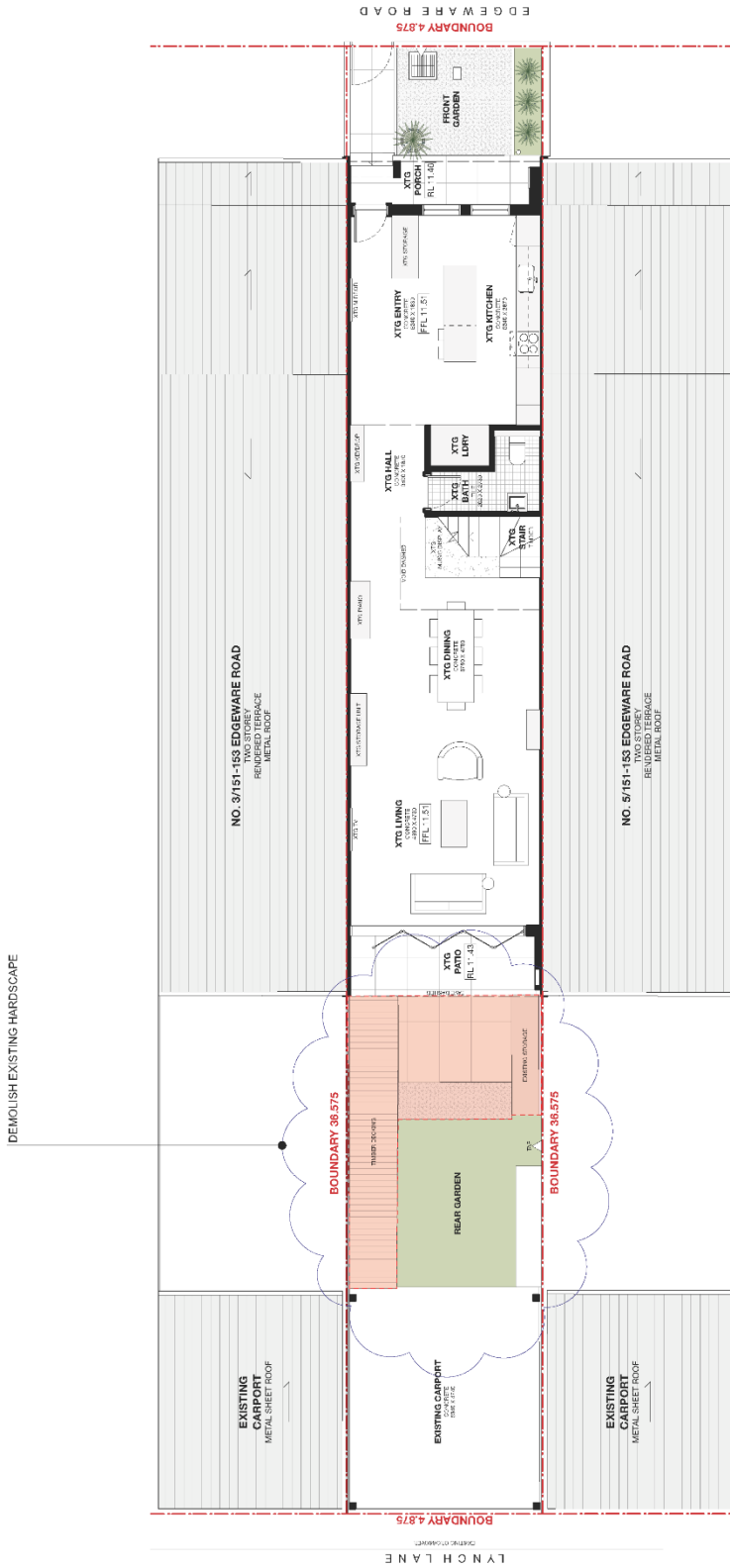
(Condition Amended – MOD/2024/0443 – 11 March 2025)

B. Add the following Condition/s to read as follows:

20A. Demolition of the Shed

In order to minimise potential impacts to the neighbouring *Elaeocarpus reticulatus* (Blueberry Ash) Tree at No. 5/151-153 Edgware Road, the demolition of the shed and the associated slab is to be undertaken manually.

(Condition Added – MOD/2024/0443 – 11 March 2025)



DEMOLISHED **PROPOSED** **APPROVED UNDER DA/2023/0994**

SAGO DESIGN

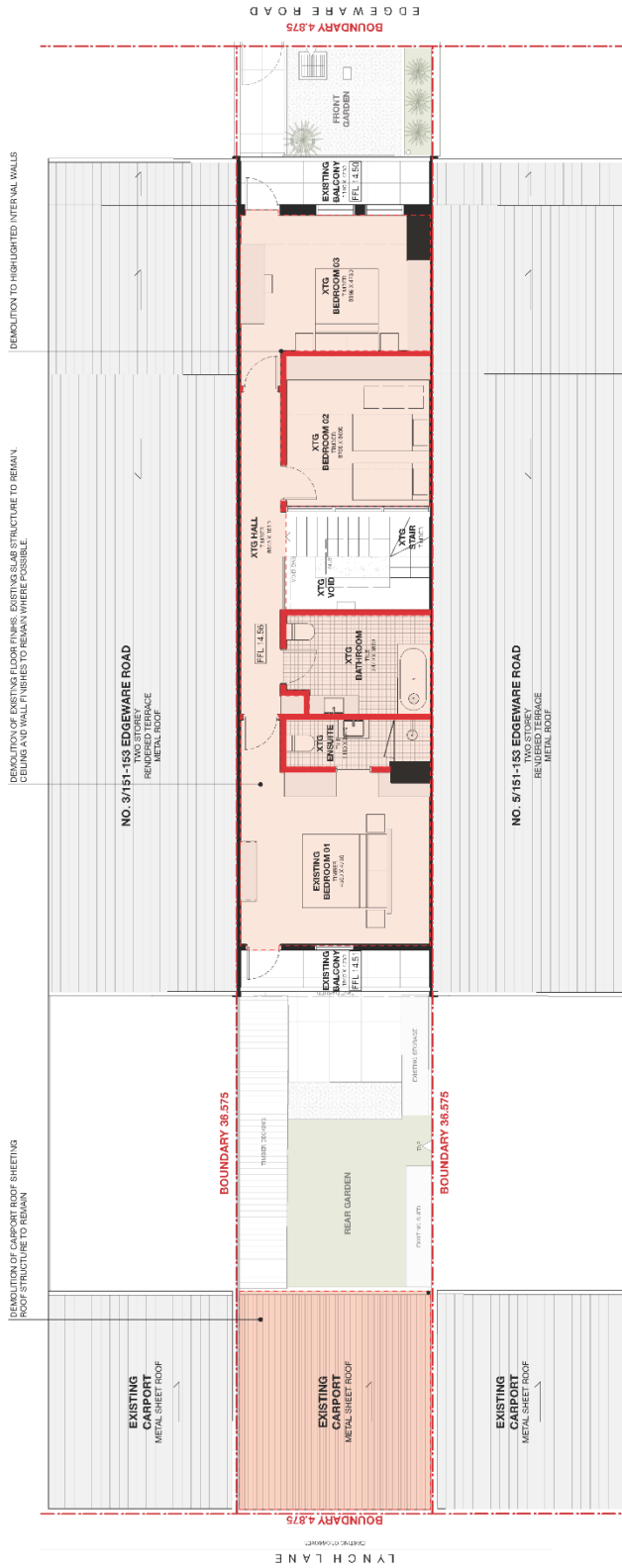
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EXISTING - DEMOLISHED GROUND FLOOR PLAN
PROJECT SCALE @ A3
PROJECT SCALE @ A4
DATE 23/09/2023
SCALE 1:100

DA 05
A

4/151-155 EDGEWARE ROAD, DIMORE

NO CHANGES PROPOSED AS PART OF THE DA MODIFICATION



APPROVED UNDER DA/2023/0994

PROPOSED

DEMOLISHED

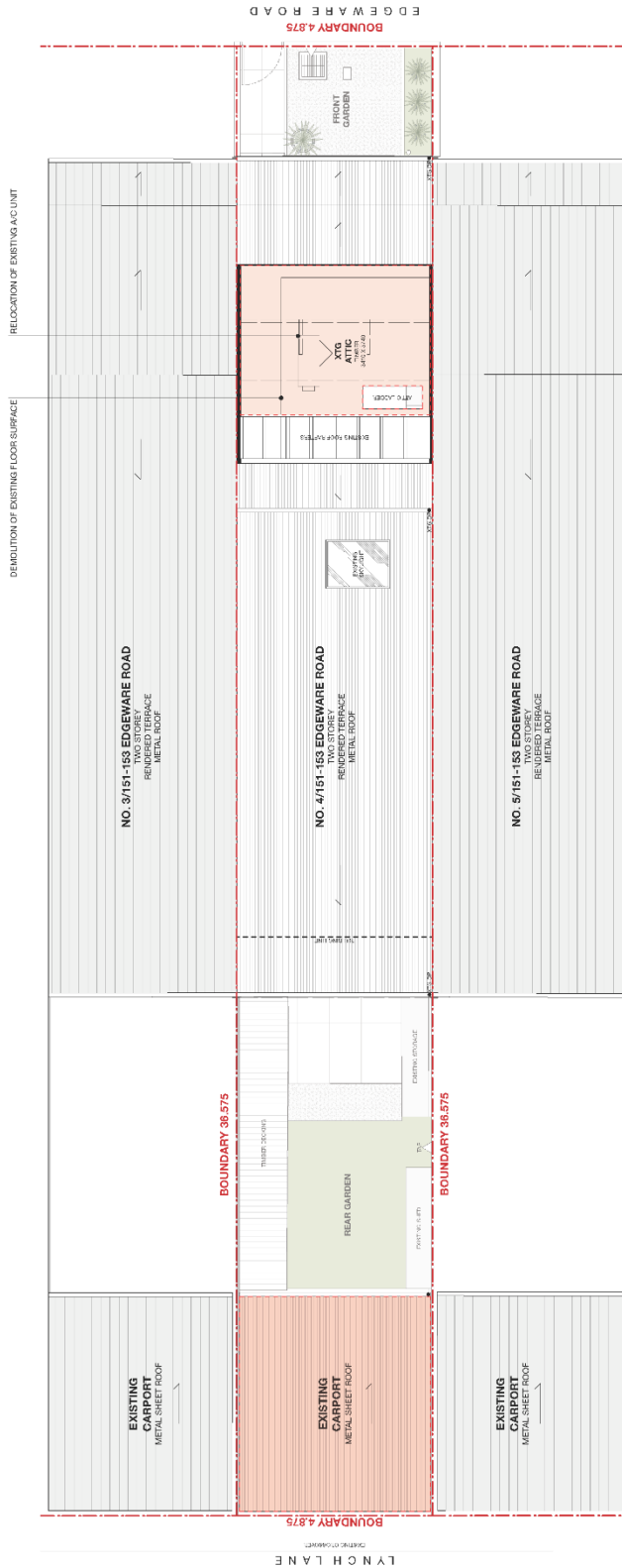
SAGO DESIGN

12. PREPARED BY: SAGO DESIGN
 13. DATE: 18/11/24
 14. PROJECT NO: DA/2023/0994
 15. SHEET NO: 06
 16. SHEET TITLE: EXISTING - DEMOLISHED / FIRST FLOOR PLAN
 17. SCALE: 1:100
 18. PROJECT SITE: 4/151-155 EDGWARE ROAD, DIMMORE
 19. PROJECT DATE: 2024

ISSUE: DA MODIFICATION
 DATE: 18/11/24
 REVISION: A

DA 06
 A
 SCALE: 1:100
 PROJECT: 4/151-155 EDGWARE ROAD, DIMMORE

NO CHANGES PROPOSED AS PART OF THE DA MODIFICATION



DEMOLISHED

PROPOSED

APPROVED UNDER DA/2023/0994

SAGO DESIGN

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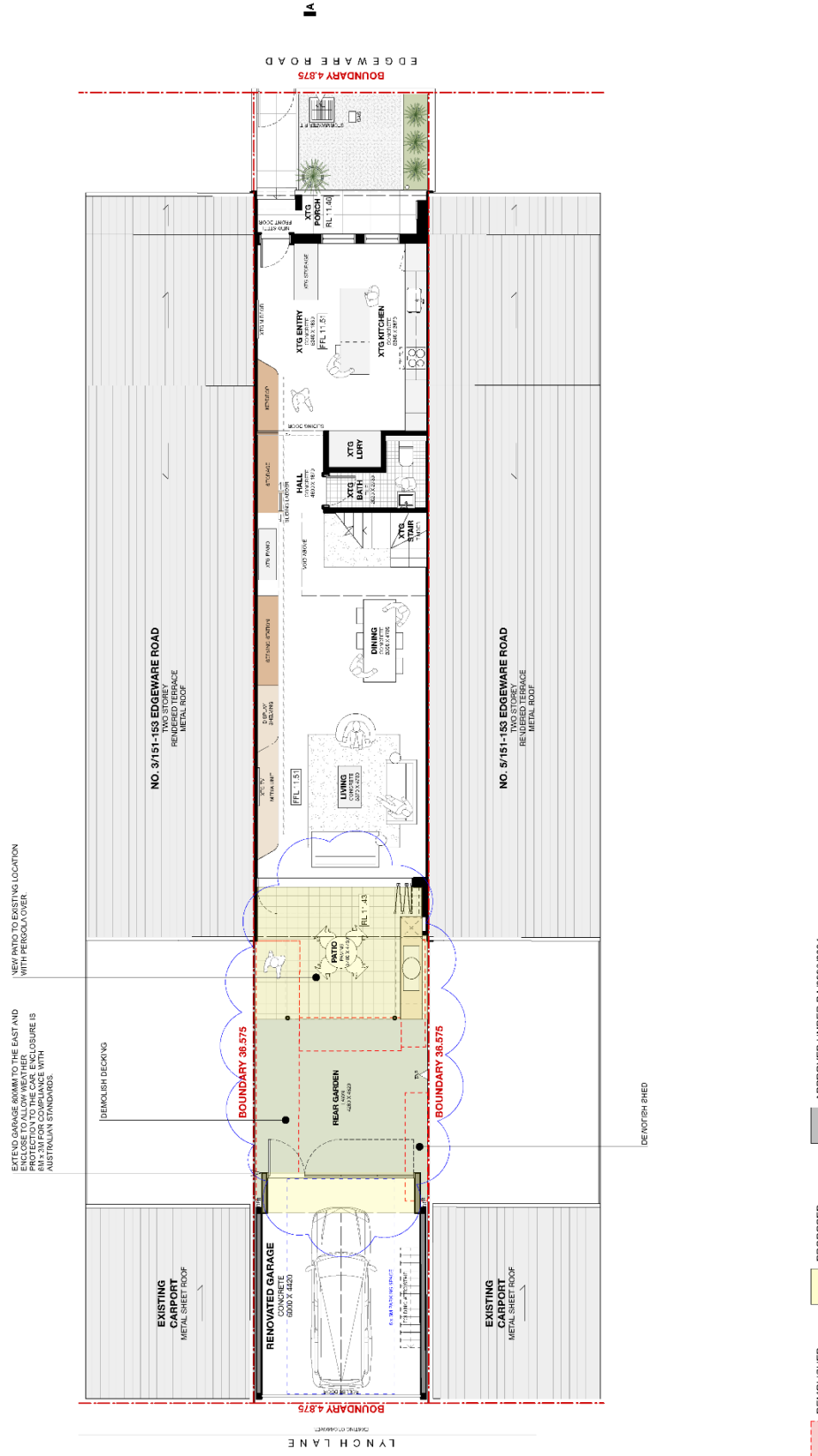
EXISTING - DEMOLISHED/ATTIC PLAN

4/151-153 EDGEWARE ROAD, DIMORE

SCALE @ A3

PROJEC DATE 2308

DA 07



DA 08

A

PROPOSED GROUND FLOOR PLAN
PROJECT SCALE: 1:150
DATE: 2008

4/151-153 EDGEWARE ROAD, DIMMORE

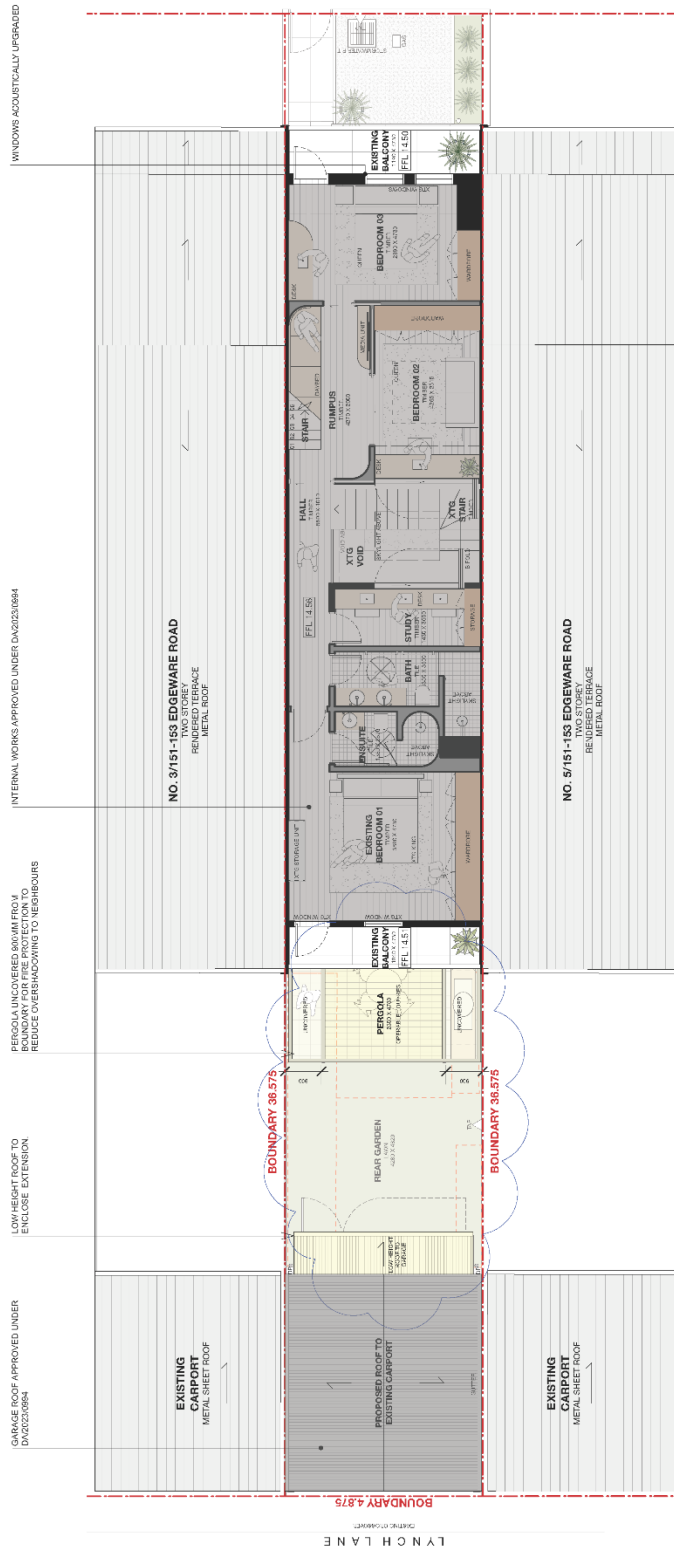
ISSUE: DA MODIFICATION
DATE: 18/11/24
REVISION: A

APPROVED UNDER DA12023/0994

PROPOSED

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SAGO DESIGN



SAGO DESIGN

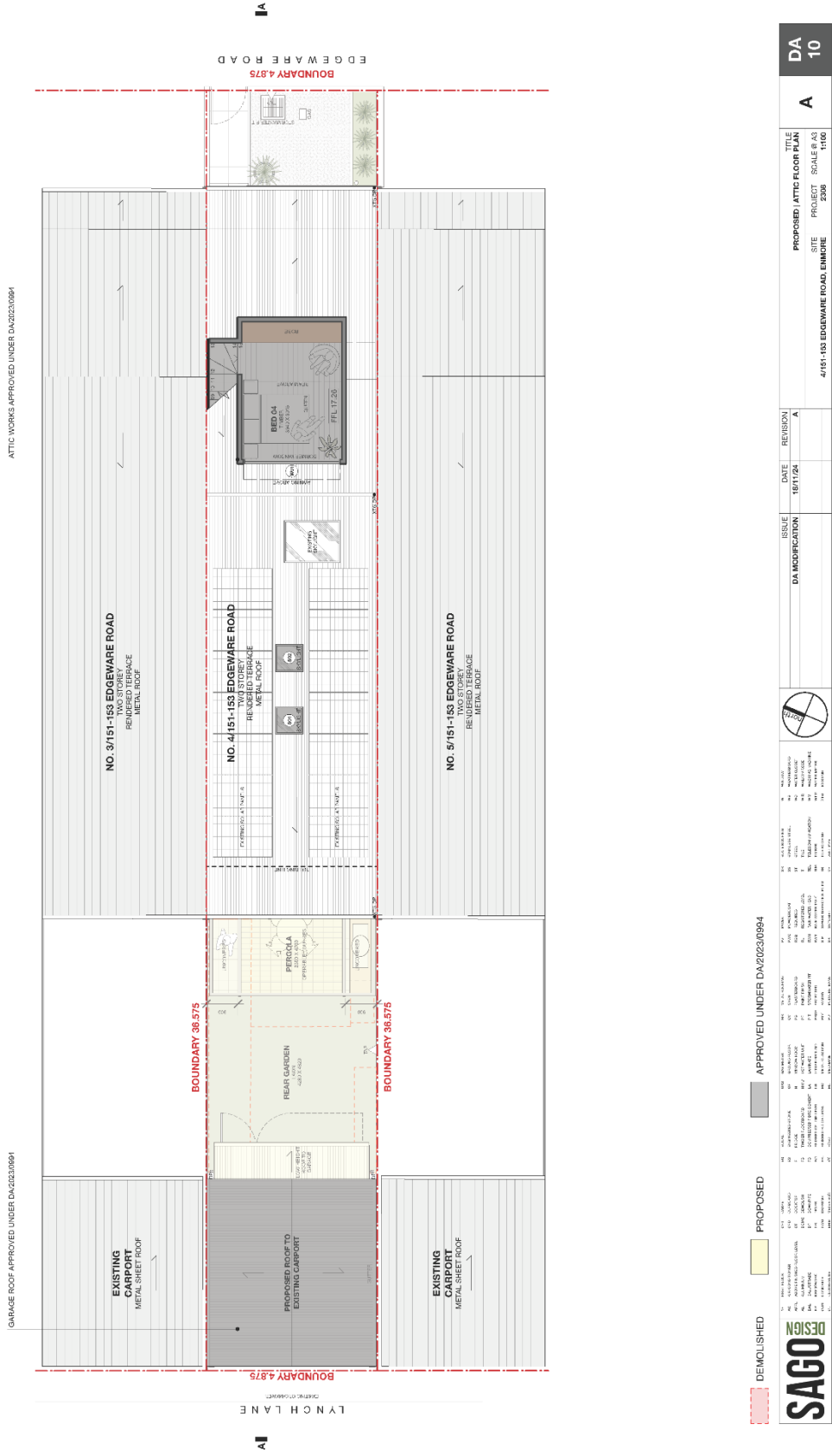
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ISSUE: DA MODIFICATION
DATE: 18/11/24
REVISION: A

PROPOSED/ FIRST FLOOR PLAN
DATE: 23/08/24
SCALE: 1:100
PROJECT: 4/151-153 EDGEWARE ROAD, DIMIRRE

DA 09
A

NO CHANGES PROPOSED AS PART OF THE DA MODIFICATION

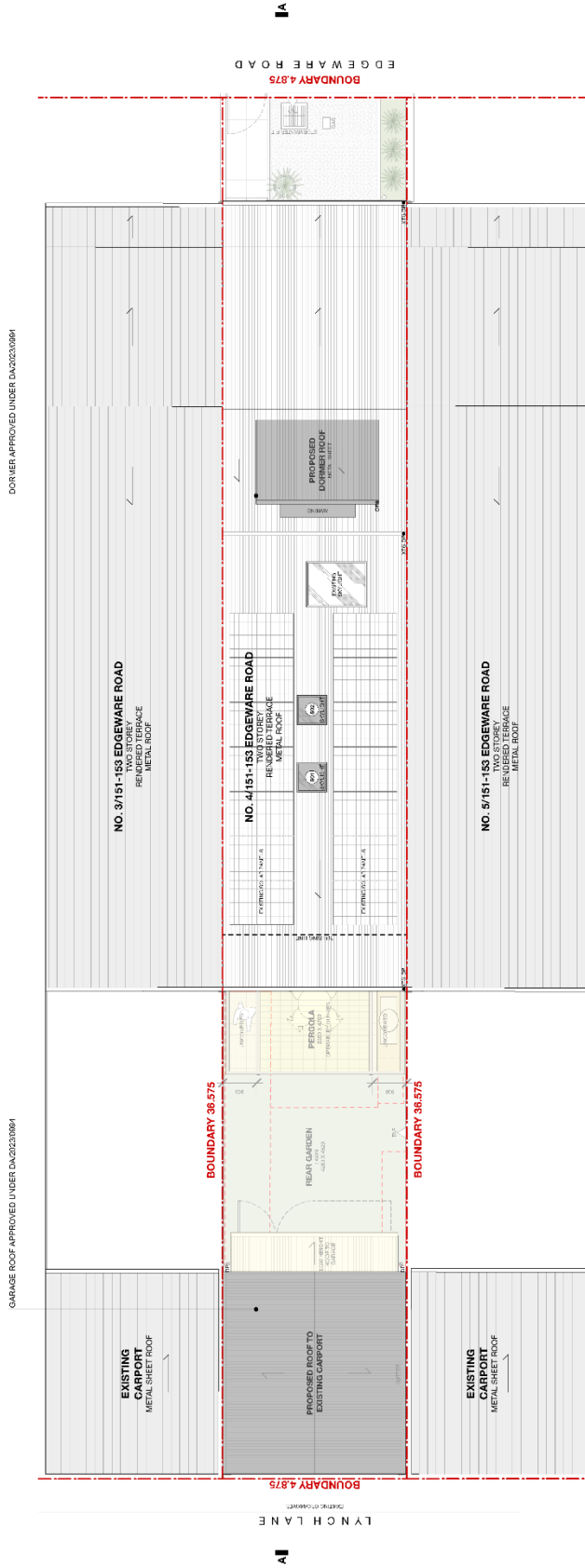


DEMOLISHED PROPOSED APPROVED UNDER DA20230994



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| SCALE 1:100 | |
| DATE 2/9/23 | |
| PROJECT 4/151-153 EDGWARE ROAD, DIMORE | |

NO CHANGES PROPOSED AS PART OF THE DA MODIFICATION



DORMER APPROVED UNDER DA/2023/0994

GARAGE ROOF APPROVED UNDER DA/2023/0994

APPROVED UNDER DA/2023/0994

PROPOSED

DEMOLISHED

SAGO
DESIGN

DA 11

PROPOSED SITE & ROOF PLAN

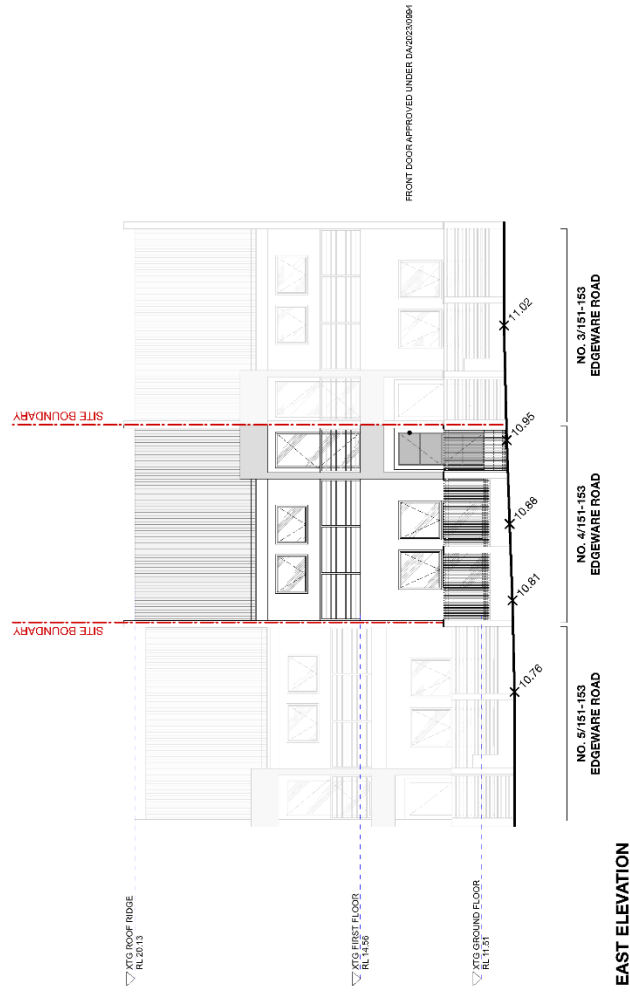
SCALE 1:150

DATE 18/11/24

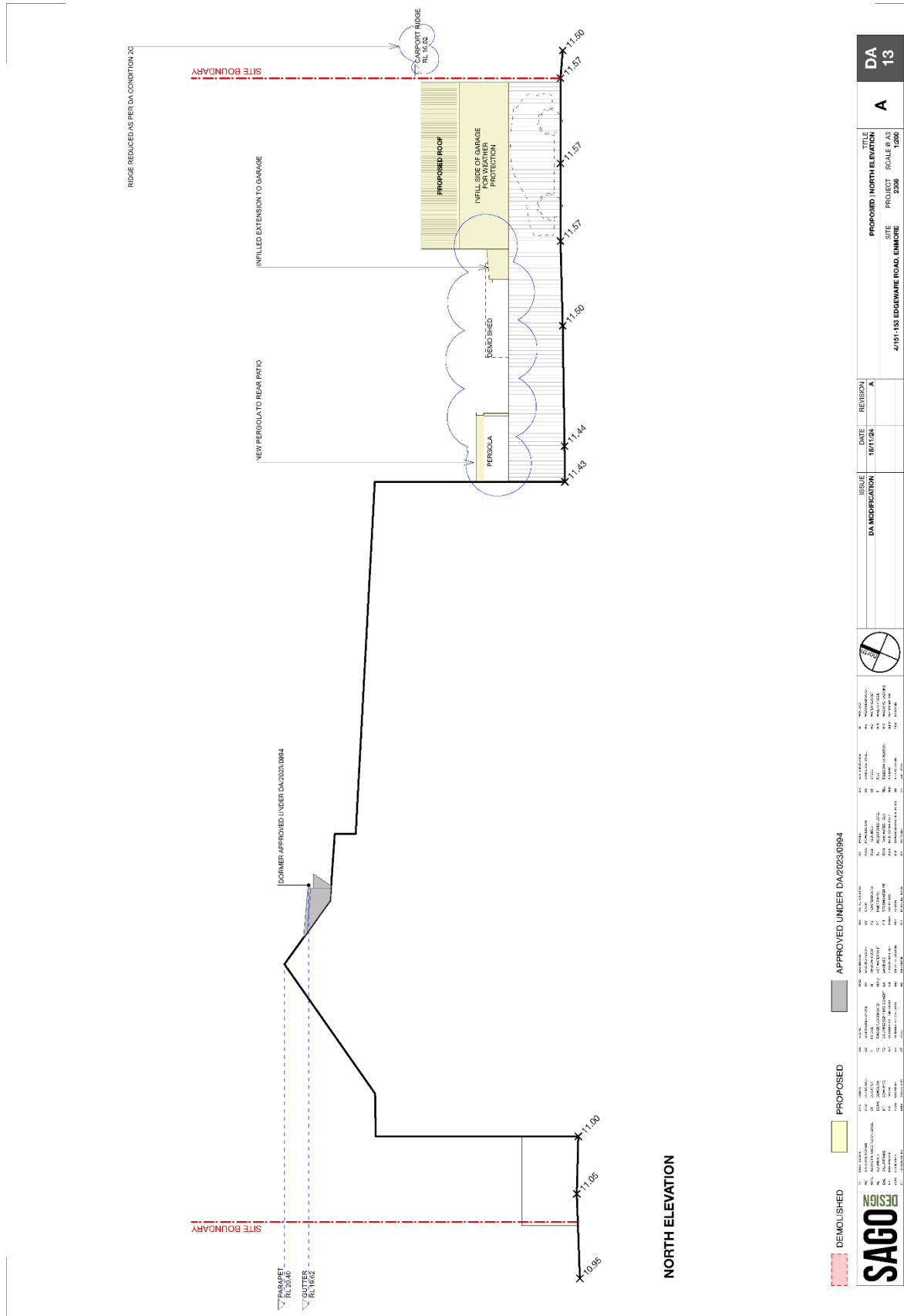
PROJECT 4/151-153 EDGEWARE ROAD, DORMER

| NO. | DESCRIPTION | DATE | REVISION |
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| 1 | ISSUE | 18/11/24 | A |
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NO CHANGES TO FRONT ELEVATION PROPOSED AS PART OF THE DA MODIFICATION



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| | SAGO DESIGN 1/151-153 EDGEWARE ROAD, EIMORE | | | NO. 5/151-153 EDGEWARE ROAD | NO. 4/151-153 EDGEWARE ROAD | NO. 3/151-153 EDGEWARE ROAD | EAST ELEVATION | |



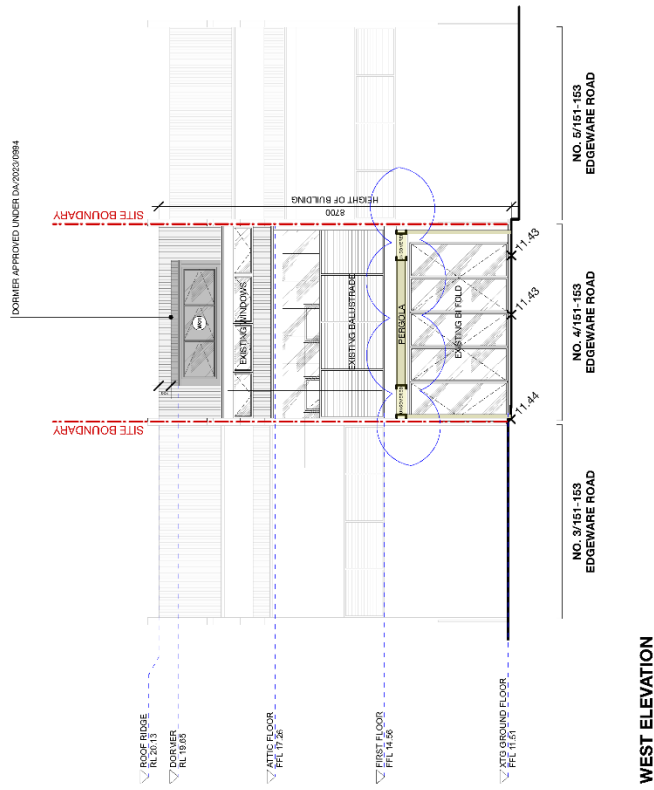
NORTH ELEVATION

APPROVED UNDER DA 2020.0894

PROPOSED

DEMOLISHED

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| | | ISSUE DA MODIFICATION | | DATE 18/11/24 | REVISION A | TITLE PROPOSED NORTH ELEVATION | SHEET A | DA 13 |
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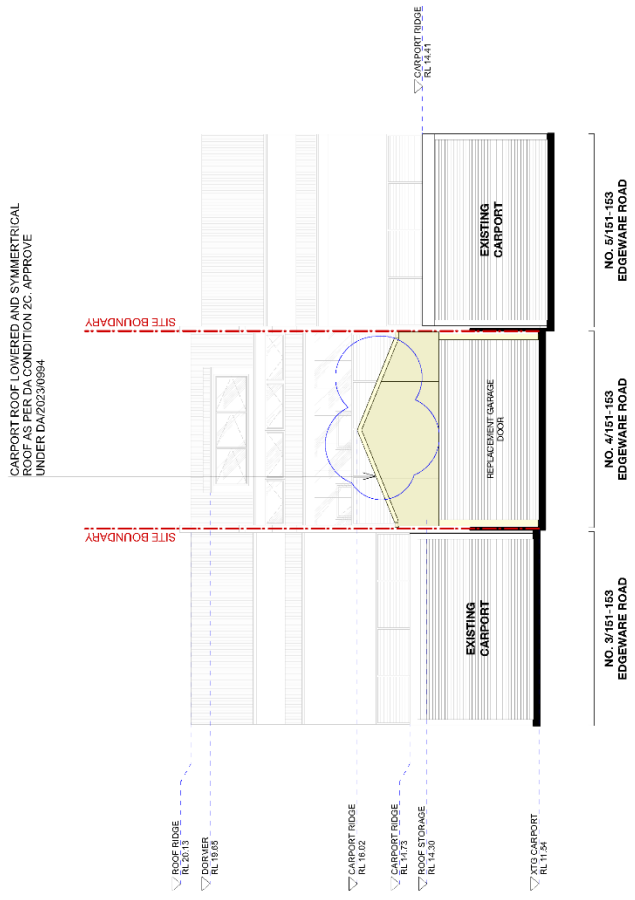
WEST ELEVATION

APPROVED UNDER DA/2023/0984

PROPOSED

DEMOLISHED

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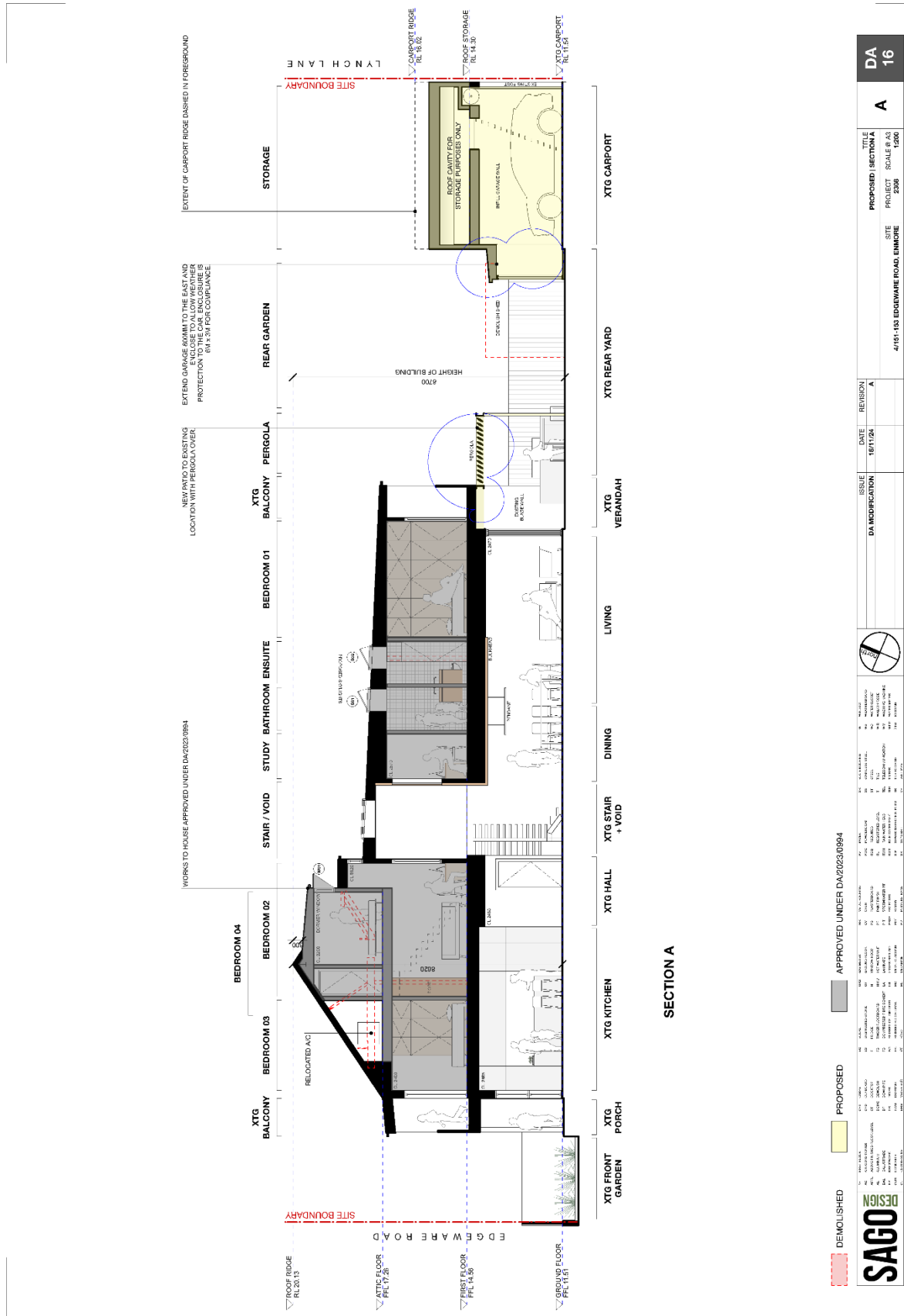


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| 1 | 18/11/24 | DA MODIFICATION | 18/11/24 | A |

DA 15

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PROPOSED WEST ELEVATION (LANE)
 PROJECT SCALE: 1:50
 DATE: 18/11/24
 PROJECT: 4/151-153 EDGEWARE ROAD, DIMORE

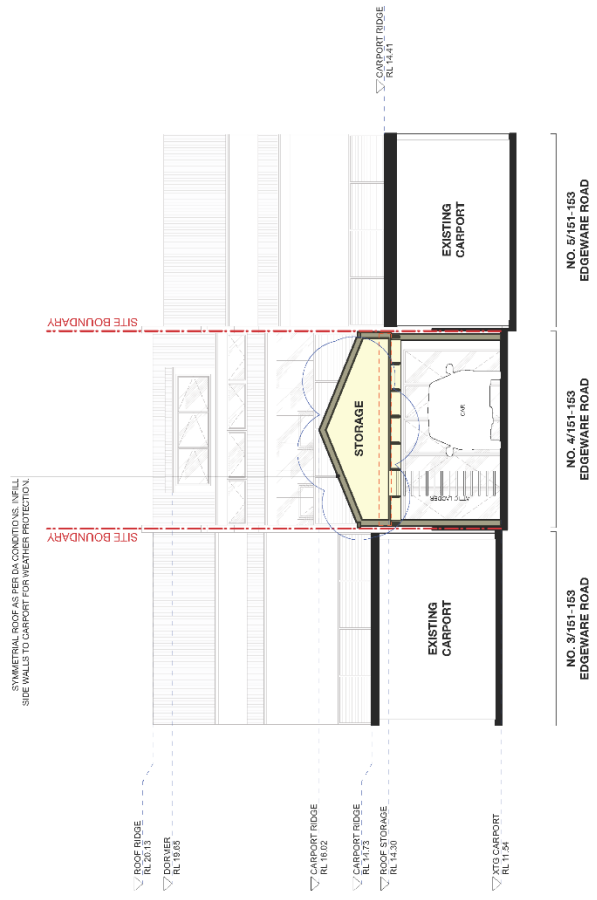


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| NO. | DESCRIPTION | DATE | BY | CHKD | APPD | SCALE | DATE |
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SECTION B

APPROVED UNDER DA120230994

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SAGO DESIGN

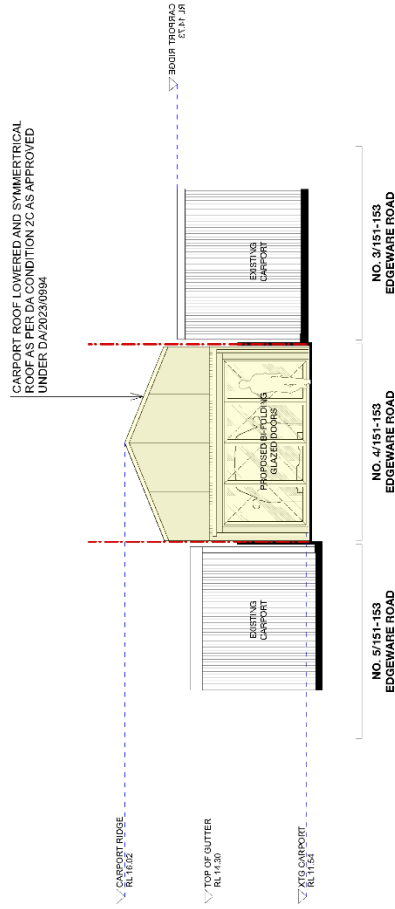
12 FRED STREET, SYDNEY NSW 1588
 14/151-153 EDGEWARE ROAD, SYDNEY NSW 1588
 TEL: (02) 9550 1234 FAX: (02) 9550 1234
 WWW.SAGODESIGN.COM.AU

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| 1 | 18/11/24 | DA MODIFICATION | 18/11/24 | A |

PROPOSED | SECTION 16
 PROJECT SCALE @ A3
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DATE
 4/151-153 EDGEWARE ROAD, SYDNEY

DA
 17



EAST ELEVATION (GARAGE VIEWED FROM REAR GARDEN)

APPROVED UNDER DA2023/0894

PROPOSED

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| ISSUE | DATE | REVISION | SCALE |
| DRAWING ADDED RE COUNCIL BRI | 13/2/25 | A | 2/00 |
| PROPOSED EAST ELEVATION (GARAGE FROM REAR GARDEN) | | | 1/100 |
| PROJECT NAME | 4/151-153 EDGEWARE ROAD, ENMORE | | 1/100 |
| PROJECT SCALE | | | 1/100 |

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| DA | 15.1 |
| A | |



ROOFING
COLORBOND SHALE GREY



CLADDING (DORMER + GARAGE)
COMPRESSED FIBER CEMENT

| | | | | | | | | |
|--|--|----------|----------|-----------------|----------|---|--|----------|
| | 17 NEWCASTLE ST SYDNEY NSW 1585 PH: (02) 9390 6000 FAX: (02) 9390 6001 WWW.SAGO.COM.AU | 18/11/24 | 18/11/24 | DA MODIFICATION | 18/11/24 | A | PROPOSED MATERIAL PALETTE SITE 4/151-153 EDGEWARE ROAD, ENMORE PROJ. NO. 2209 | DA 19 |
| | | | | | | | | |