

ATTACHMENT 1



ALBYN RD

MALVERN CRES

WOODSIDE A

MCDONALD CRES

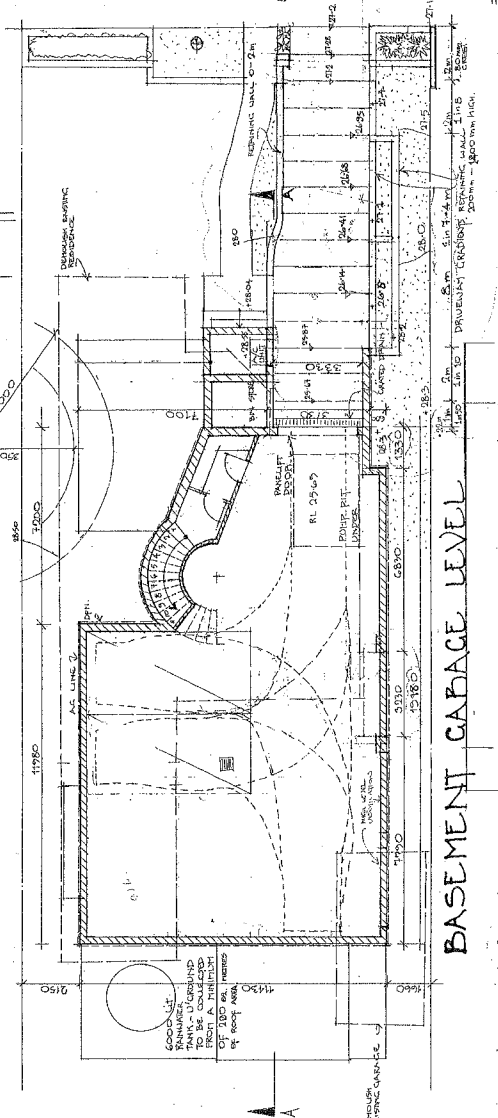
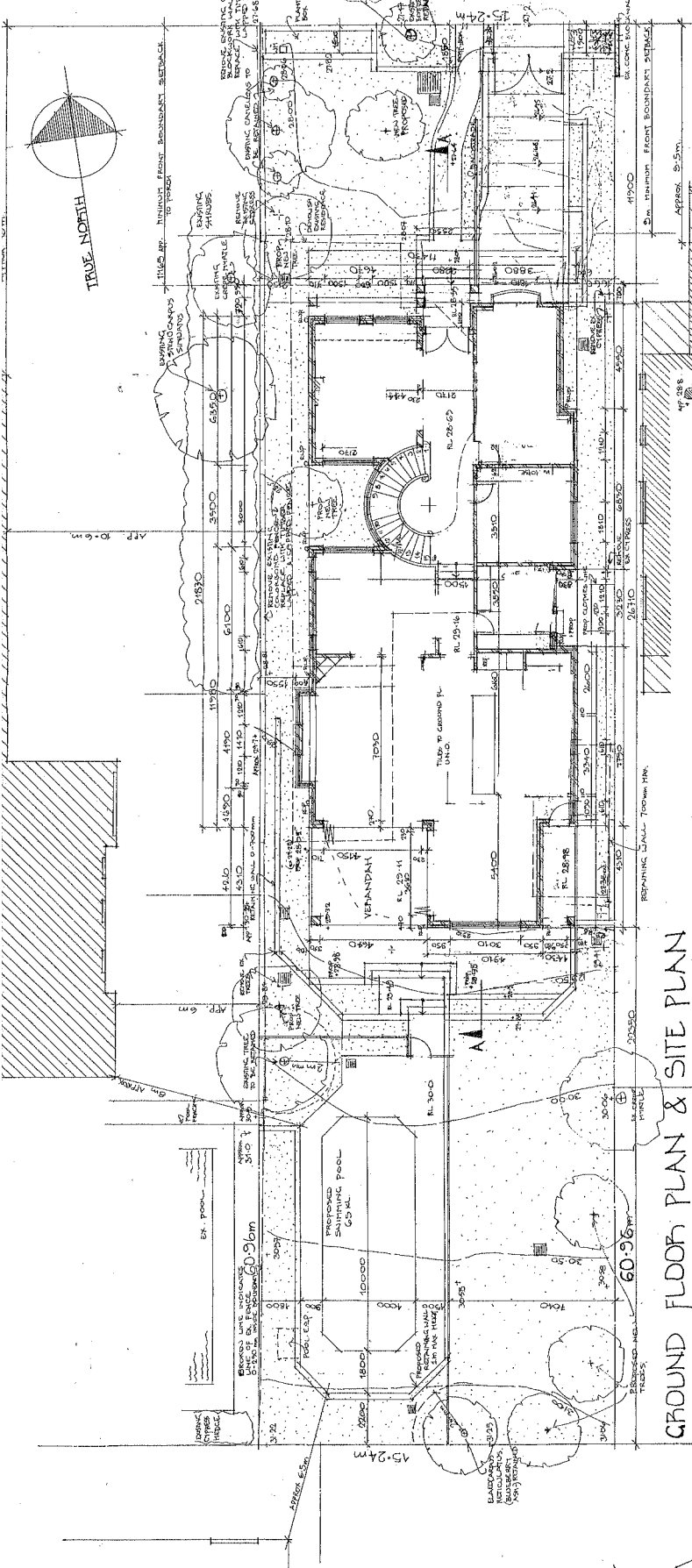
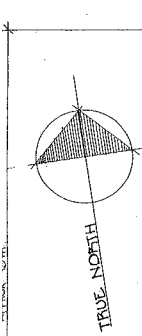
RD



ATTACHMENT 2

AMENDED PLAN

STRAATHFIELD MUNICIPAL COUNCIL
 7 JULY 2009
2009/045



GROUND FLOOR PLAN & SITE PLAN

BASEMENT GARAGE LEVEL



Assessor's 2010	
Compliance 11/11/07	Standard 14/04/09
Thermal Performance Specifications	
This plan has been prepared in accordance with the provisions of the Building Act 2003 and the Building Regulations 2006. The assessor's role is to ensure that the plan complies with the relevant requirements of the Act and Regulations.	
Assessor's Name	Michael J. [unreadable]
Assessor's No.	14474569
Assessor's Date	2009-05-15
Assessor's Signature	[Signature]
Project Name	[unreadable]
Project No.	[unreadable]
Client Name	[unreadable]
Client No.	[unreadable]
Address	[unreadable]
City	[unreadable]
State	[unreadable]
Postcode	[unreadable]
Drawn By	[unreadable]
Checked By	[unreadable]
Scale	[unreadable]
Date	[unreadable]

CALCULATIONS:
 SITE AREA = 10,214.20 m² = 0.93 ha
 BASEMENT LEVEL (Less than 2m) = 1,025.35 m² = 0.10 ha
 GROUND FLOOR LEVEL - HABITABLE = 2,820 m²
 VERANDAS - 228 m²
 FIRST FLOOR LEVEL - TOTAL = 2,115 m²
 HABITABLE = 2,115 m²
 BALCONY = 0 m²
 TOTAL F.S.A. = (2,820 + 2,115 + 504) m² = 5,439 m² = 0.54 ha (± 1). LESS THAN 0.54 ha (± 1) - 0.09

PERMITTED: 4.2 m
 PERMITTED: 1.4 m
 PERMITTED: 1.4 m
 LANDSCAPED AREA: 4,033 m²
 EARLY SIDE PAVEMENT: 228 m²
 REAR PAVING: 58 m²
 FOOTPRINT OF HOUSE: 2,820 m²
 SITE COVERAGE: 4,033 m² = 4.03 ha
 LANDSCAPED AREA: 4,033 m² = 4.03 ha
 CREATES 10% M² = 4.03 ha

PROPOSED NEW RESIDENCE LOCATED AT
N° 6 ALBYN ROAD STRAATHFIELD, 2155.

MR LE & MRS NGUYEN
 LOT 1 D.P. 341917

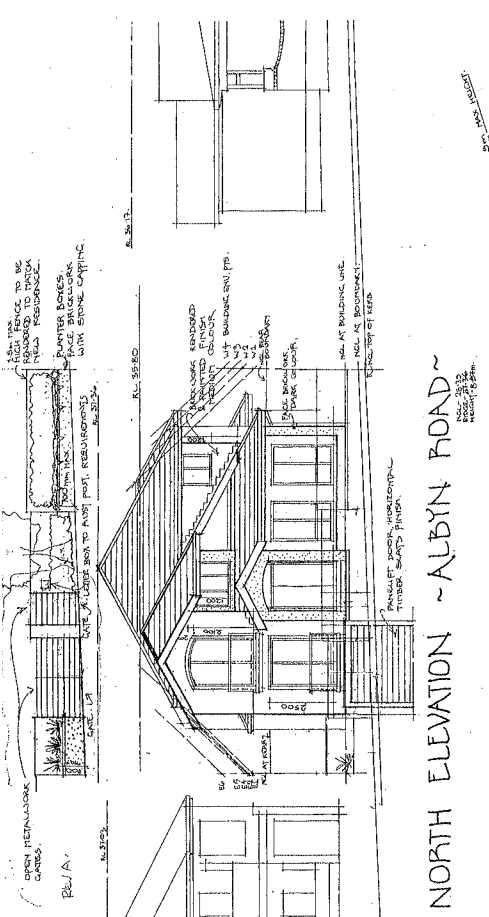
DATE: NOVEMBER 2008
 SCALE: 1:1000

ARCHITECT: ABSA
 110 BRIDGE STREET
 SYDNEY NSW 1585
 PH: (61) 2 9390 1100
 FAX: (61) 2 9390 1101
 WWW.ABSA.COM.AU

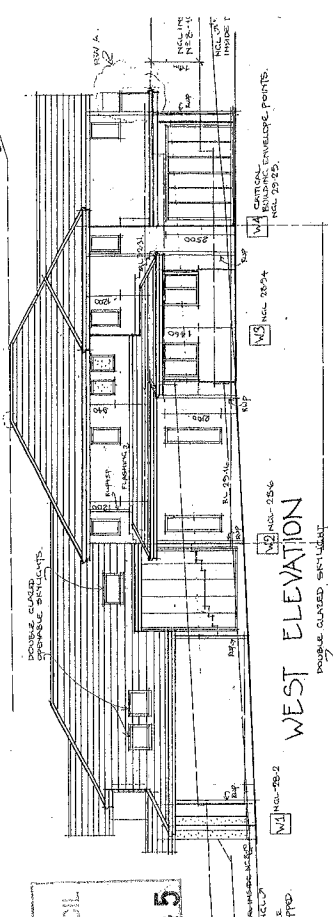
DATE: NOVEMBER 2008 11:00

1 2 3 4 5 6 7 8 9

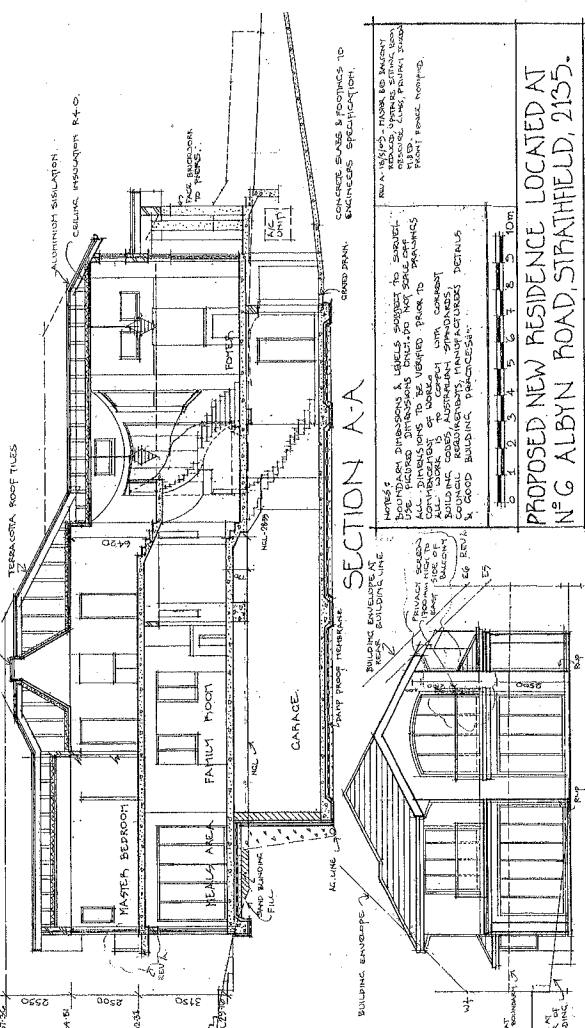
AMENDED PLAN



NORTH ELEVATION - ALBYN ROAD



WEST ELEVATION



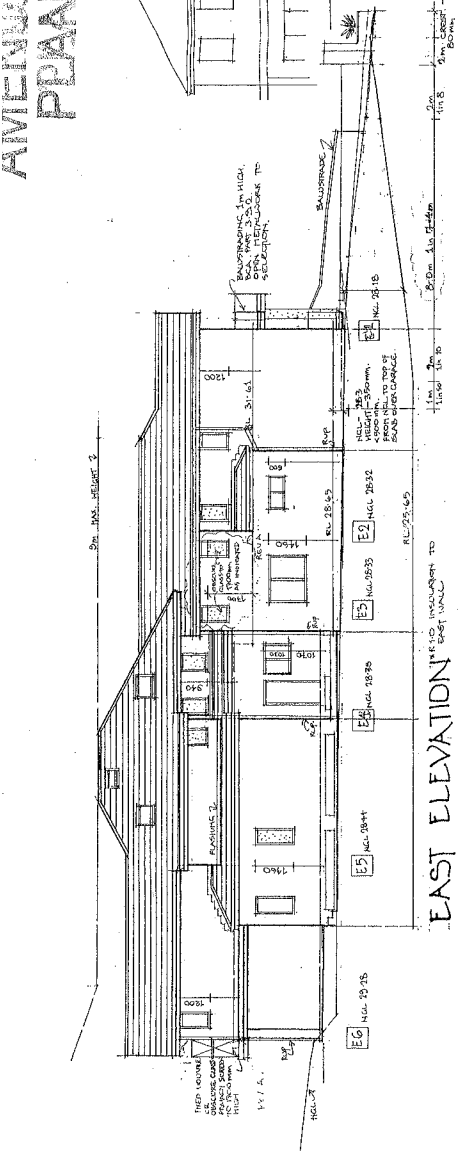
SECTION A-A

MR. LE & MRS NGUYEN
 LOT 1, D.P. 541214

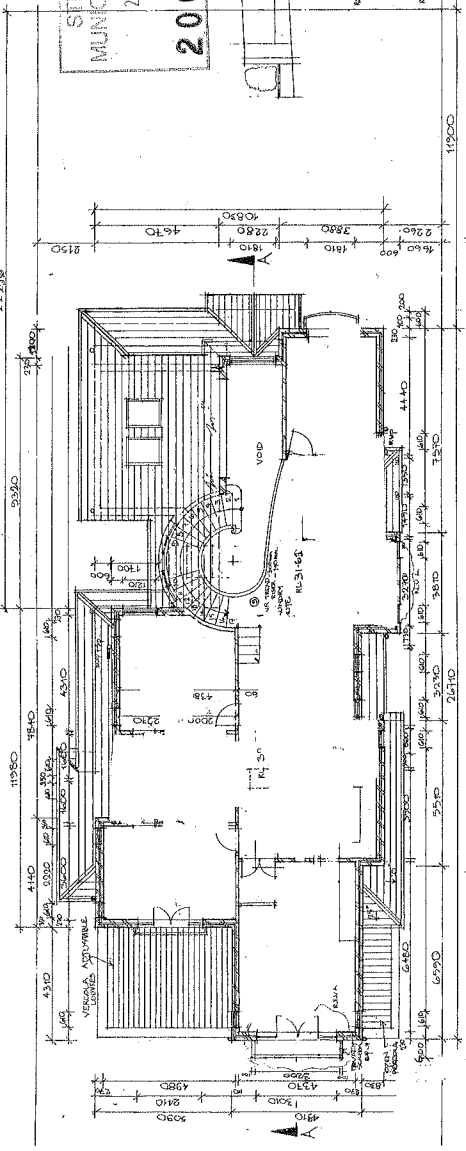
DATE:	NOVEMBER, 2008	SCALE:	AS SHOWN
DRAWN BY:	LE & NGUYEN	CHECKED BY:	LE & NGUYEN
PROJECT NO.:	2009/045	DATE:	NOVEMBER, 2008

PROPOSED NEW RESIDENCE LOCATED AT
 N°G ALBYN ROAD, STRATHFIELD, 2135.

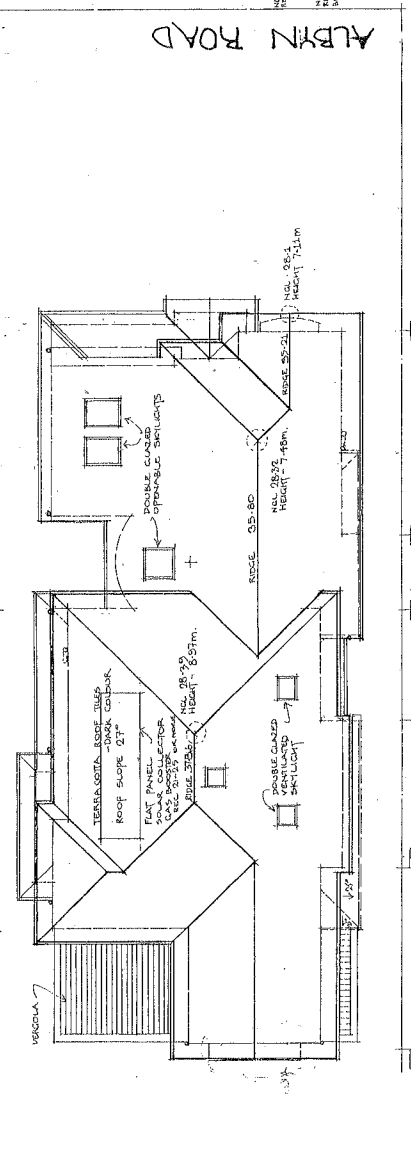
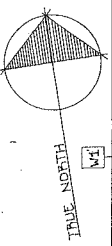
STRATHFIELD MUNICIPAL COUNCIL
 20 MAY 2009
 2009/045



EAST ELEVATION



FIRST FLOOR PLAN @ SHORE ALBYN



ROOF PLAN

ATTACHMENT 3

Mr & Mrs P Previte
8 Albyn Road
STRATHFIELD NSW 2135
1 April 2009

The General Manager
Strathfield Council
PO Box 120
STRATHFIELD NSW 2135

also by facsimile 9764 1034

Dear Sir,

Re :Property :6 Albyn Road Strathfield
DA :2009/045

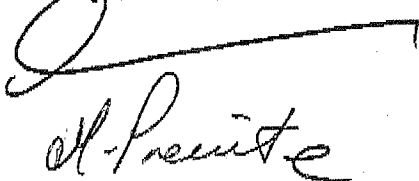
We are the owners of 8 Albyn Road Strathfield and we make the following submission with regards to DA 2009/45:

Our property 8 Albyn Rd Strathfield a heritage item.

The eastern pier or column for our front fence for 8 Albyn Road and which is part of the heritage item is on the common boundary of 6 Albyn Road and 8 Albyn Road.

Please ensure when considering the DA 2009/45 that you ensure preservation pf the said front pier and that it is in no way touched or tampered with.

Yours Faithfully
Philip & Melina Previte



REGISTERED IN DATAWORKS
DOCUMENT NUMBER 271046

From: cnathan@zipworld.com.au
Sent: Wednesday, 1 April 2009 4:34:37 PM
To: Council
Subject: Development Application No. 2009/045

STRATHFIELD MUNICIPAL
COUNCIL

02 APR 2009

The General Manager
STRATHFIELD COUNCIL

Re: 6 Albyn Rd Strathfield, Development Application No. 2009/045

Att: Mr Cameron Byrne

Thank you for the notice informing us of the above Development Application. We ask that Council consider the following two concerns that impact on our use of the adjoining land, we reside at no. 4 Albyn Rd and are on the eastern side of this proposed development;

Firstly, regarding privacy, there is a side window to the first floor Master Bedroom, directly in line and overlooking our rear courtyard. We ask that this window is either eliminated, be a fixed window with "privacy glazing", be with a fixed external screen or a high-lite window with a 1. metre sill height. We regularly use this area and an overlooking window would impose an unacceptable level of discomfort, it would also have direct sight into our dining and living areas. Similarly, with the proposed two windows to the first floor Sitting Room, they are directly across our existing bedrooms and ask that the same consideration in screening be applied. We would be happy to withdraw our submission to this item should the Applicant provide an amicable alternative and would be available, should the Applicant wish to discuss this with us.

Secondly, as a matter of safety, a large number of larger basements are being constructed in Strathfield, and we are in favour of this, however we have noticed that the construction of the same has not been conditioned by the Development Consents for the purposes of safety, consequently far too many of these basements have been constructed by "open excavations" resulting in the collapse of the sides and the loss of adjoining fences and driveways. As this basement is some 3.5 metres in depth and as such would pose an obvious safety concern, we ask that Council stipulate in any development consent that"the structural design engineer is to detail the proposed method of supporting and shoring the basement excavation, prior to the issue of a Construction Certificate".

We would be happy to make time should Council or the Applicant wish to discuss these concerns.

Chris and Anna Nathan
4 Albyn Road, Strathfield
Tel- 96422984
Mob- 0418 237 334

REGISTERED IN DATAWORKS
DOCUMENT NUMBER 271285

From: David Doust [daviddoust@optusnet.com.au]
Sent: Thursday, 2 April 2009 2:29:05 PM
To: David Backhouse
CC: Council
Subject: da objection 2009045.pdf

STRATHFIELD MUNICIPAL
COUNCIL
02 APR 2009

Objection attached

David Doust
daviddoust@optusnet.com.au

1 Malvern Cres Strathfield 2135
0418 605685

02 APR 2009

To the General Manager of Strathfield Council

65 Homebush Road Strathfield 2135

Thursday, 2 April 2009

From Mr&Mrs Ds Doust

1 Malvern Cres Strathfield 2135

Re Development Application 2009/045 6 Albyn Road Strathfield.

Dear Sir

Thankyou for the opportunity to comment on this application as it adjoins our property to the north.

We have a number of concerns relating to the design and the impact on our property of the proposed works.

1. On the southern boundary it is indicated on the plan to retain a Blueberry Ash tree which is only a small tree at this stage, we would prefer that this tree is removed on the basis that it is too close to the boundary and will cause problems in the future with alignment of future boundary fences as has happened further down our property with other trees. The other reason for the removal of this tree is that it is within 1M of the sewer main running along the back fence of our property, we have had substantial blockages already with this main and as this tree grows we can expect it will contribute to the problems we are already experiencing. We would suggest that this tree is removed and new plantings of a substantial nature are set back from the boundary by at least 2-3M. We expect that there will be no change to RL within 2M of our fence or that the boundary fence will not be interfered with in any way we would like the council to note our boundary fence is only 5 years old and does not need replacement. We insist the current down hill flow of overland storm water is to be maintained.
2. On the South elevation of the house it is indicated on the first floor to have substantial glazed windows with balconies off, we object strongly to these windows and balconies as they will over look our property as well as our neighbour's properties. If these windows are attached to bedrooms they offer little privacy for the bedroom and will place on display to surrounding residents the contents of the rooms for all to see and if they are living spaces it strengthens the argument of privacy to adjoining neighbours. The other problem with large glazed area is at certain times the sun will reflect from these windows and cause nuisance to adjoining neighbours.
3. On the south elevation again we object to the use of a gable roofing element as it adds to the overall bulk of the building facing our property the use of a hip roof as has been used almost every where in the roof structure would minimise this unnecessary bulk to the building.

02 APR 2009

4. We object to the use of any roofing material that reflects light such as black or dark grey we ask the council to take special care of this issue as adjoining building have highlighted this problem to us. Materials such as unglazed terracotta in mid colours do not posed a similar problem.
5. We are concerned that the designer has not taken into account the amenities of the surrounding neighbours in relation to privacy and visual bulk of the new building in compared to the building they are replacing reduction of roof pitch and moving the house towards Albyn Road are additional options the designers can consider. As I understand the current setback as required by the Strathfield DCP is 9M in this case, why has the designer opted to set the house back on the block the additional distance which has increased the impact of the building to the adjoining neighbours.
6. We ask the council to insure that the construction process of this house does not impact on the existing environment of the of the neighbours, therefore we ask the council to ensure that there is minimum noise from the site and no work on the site prior to 7AM including preparation works such as noisy truck deliveries or builders coming on site setting up and disturbing the neighbours. We also ask the council to prohibit the use of guard dog or animals for security during site work. As you are aware, Malvern Crescent is part of a school zone and therefore has young children using the street on a regular basis. As well, Albyn Road is regularly parked out by commuters which will limit parking outside this property during working hours. We ask the council to insure the residents of Malvern Cres and the parents of the children that are no trucks, diggers, work vehicles will park or stand in our school zone area.

Kind Regards

David and Joanne Doust

I am the owner of lot the Boulevard
I am ~~objecting~~ ^{objecting} to the Rear of the House including the Balcony
and the side windows facing my property if that could be
changed. I don't want any windows facing into my property for
privacy including the Rear Balcony

REGISTERED IN DATAWORKS
DOCUMENT NUMBER 271616

Omar Yassine

~~0~~

STRATHFIELD MUNICIPAL
COUNCIL
3 APR 2009

0410 486385

Proposed new residence located A N-6 ALBYN Road
Strathfield 2135

lot 1 V.P. 391217

STRATHFIELD MUNICIPAL
COUNCIL
03 APR 2009