HORNSBY
SHIRE COUNCIL

ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Wednesday 27 June 2018
at 6:30pm

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LOCAL PLANNING PANEL

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ITEM 1

ATTACHMENT/S

REPORT NO. LPP12/18

ITEM 1

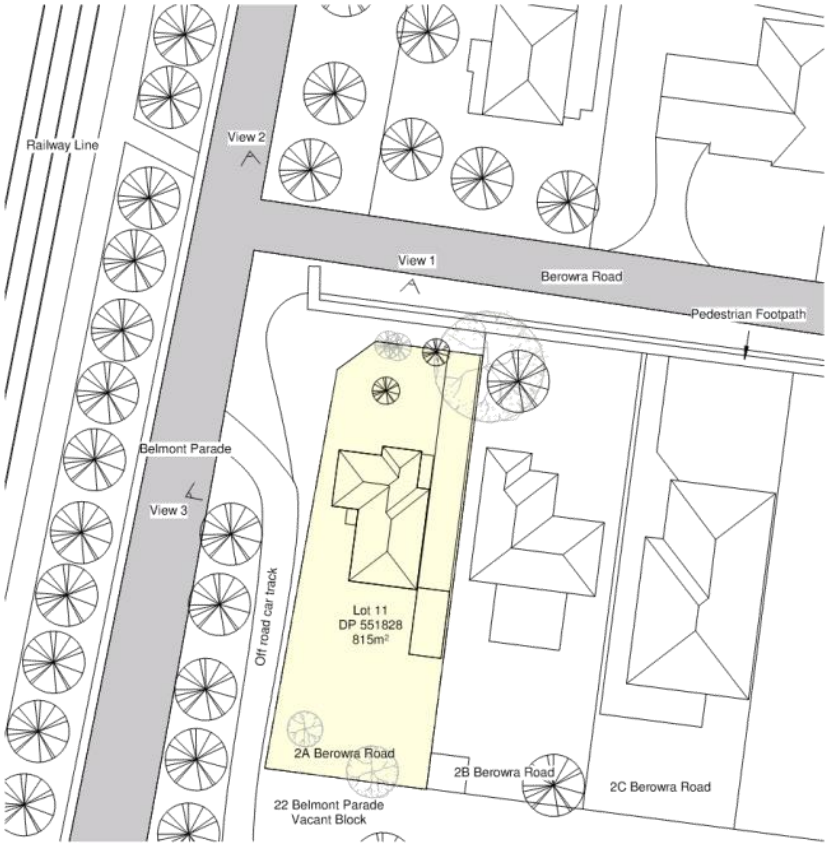
1. LOCALITY MAP
2. SITE ANALYSIS
3. FLOOR PLANS
4. SECTIONS AND ELEVATIONS
5. LANDSCAPE PLANS
6. SITE ACCESS AND DROP OFF

ATTACHMENT 1 - ITEM 1

LOCALITY PLAN

DA/712/2017

Lot 11 DP 551828, No. 2A Berowra Road, Mount Colah



Development Application

COMPANY:

265-273 Illawarra Road
Marrickville, NSW 2204
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www.PlaceStudio.com.au

ABN: 611 292 187
Alexander Hatziplis pty ltd

PLACE STUDIO

LEGEND:

- Existing Building
- Proposed Demolition
- Proposed Works
- Timber
- Metal
- Glass & Glass Bricks
- Tiles
- Fibre Cement Sheets
- Concrete
- Paving/Stone/Tiles
- Brick
- Existing Shadow

DP Down pipe
EM Electrical Meter
FW Floor Waste
HW Hot Water
GM Gass Meter
SP Sump
SV Sewer Vent Pipe
WT Water Meter
RR Roof Ridge
TG Top of Gutter

REVISION:

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REV 5	22.08.17	REVISED FACADE	SM
REV 6	17.05.18	REVISED DA	WC
REV 7	12.06.18	REVISED DA	WC

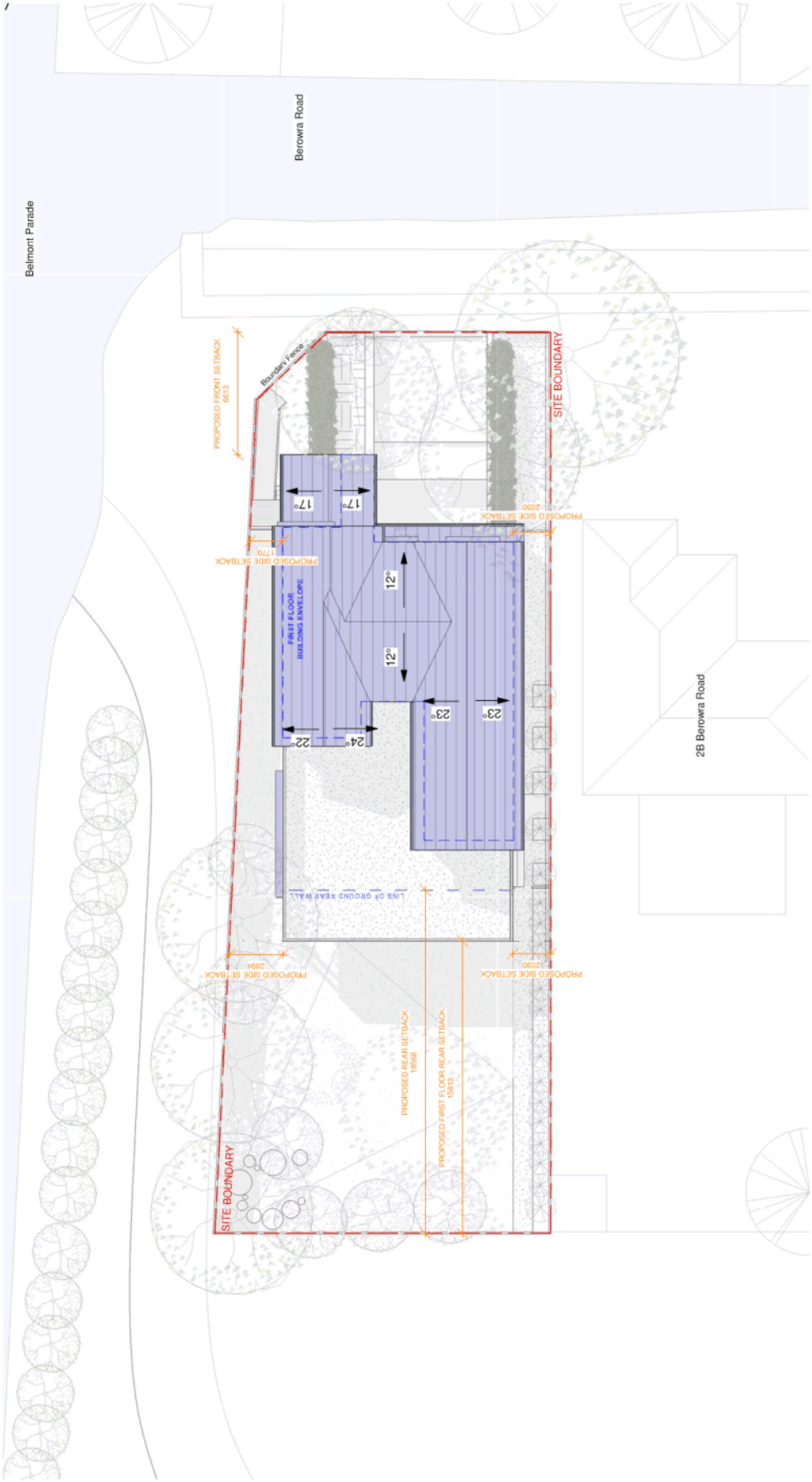
PROJECT INFORMATION:

2A Berowra Road

Site Analysis
DA - 102

12.06.2018
1 : 500
WC

ATTACHMENT 2 - ITEM 1



Development Application

PROJECT INFORMATION:

2A Berowra Road

Proposed Site Analysis
DA - 103

12.06.2018
1 : 200
WC

REVISION:

Rev	Date	Des.	Issued By
REV 1	13.06.17	REVISED DA	SM
REV 2	22.06.17	REVISED DA BASED ON TRAFFIC REPORT	SM
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REV 6	17.05.18	REVISED DA	WC
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LEGEND:

Existing Building
Proposed Demolition
Proposed Works
Timber
Metal
Glass & Glass Bricks

Tiles
Fibre Cement Sheets
Concrete
Paving/Stone/Tiles
Brick
Existing Shadow

DP Down pipe
EM Electrical Meter
FW Fire Water
HW Hot Water
GM Gass Meter

SP Sump
SV Sewer Vent Pipe
WM Water Meter
RR Roof Ridge
TG Top of Gutter

N

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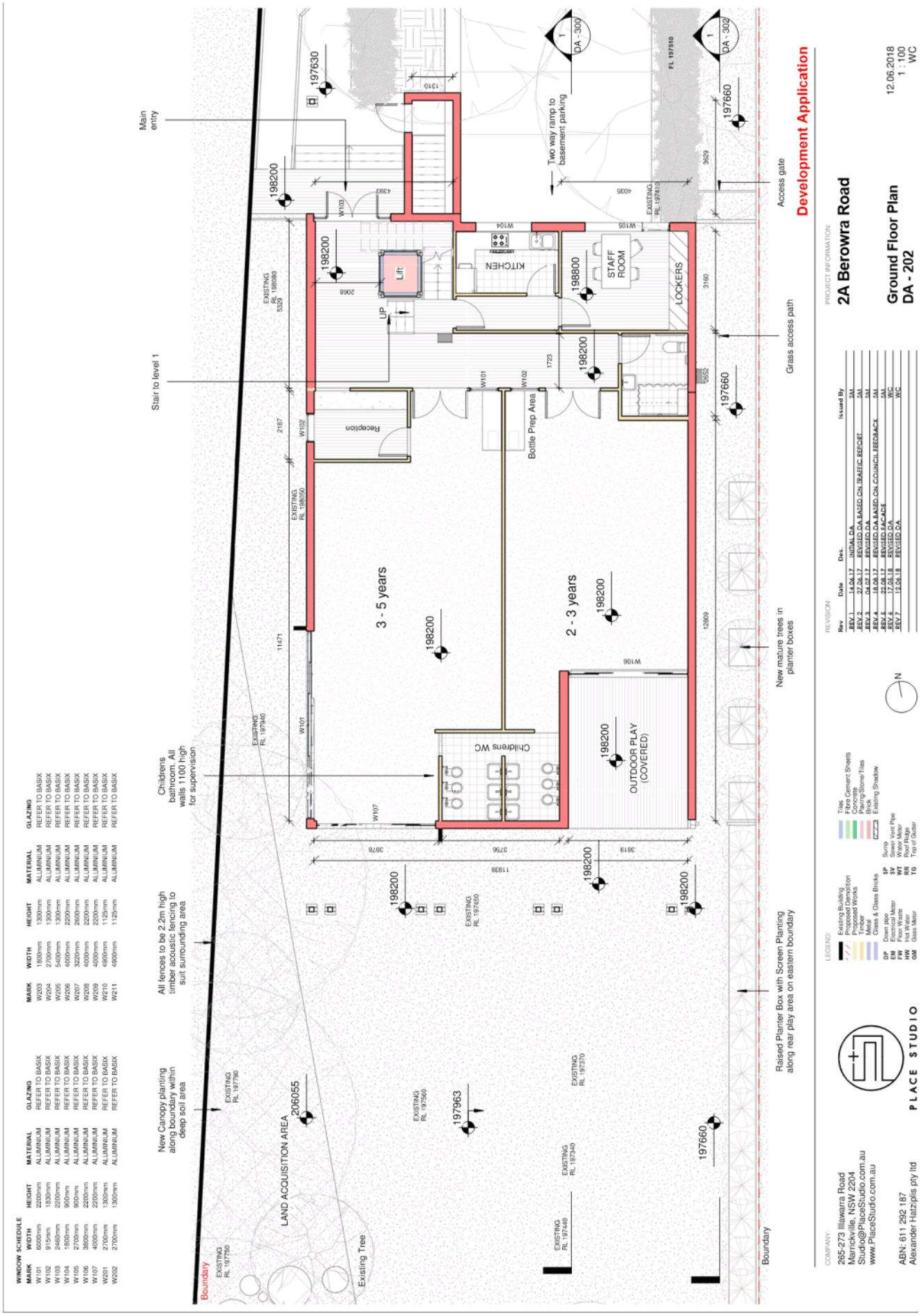
ATTACHMENT 2 - ITEM 1


WINDOW SCHEDULE
MARK WIDTH HEIGHT MATERIAL GLAZING
W101 6000mm 2200mm ALUMINIUM REFER TO BASIX
W102 915mm 1830mm ALUMINIUM REFER TO BASIX
W103 2450mm 2200mm ALUMINIUM REFER TO BASIX
W104 1800mm 900mm ALUMINIUM REFER TO BASIX
W105 2700mm 900mm ALUMINIUM REFER TO BASIX
W106 3850mm 2200mm ALUMINIUM REFER TO BASIX
W107 4000mm 2200mm ALUMINIUM REFER TO BASIX
W201 2700mm 1300mm ALUMINIUM REFER TO BASIX
W202 2700mm 1300mm ALUMINIUM REFER TO BASIX
MARK WIDTH HEIGHT MATERIAL GLAZING
W203 1800mm 1300mm ALUMINIUM REFER TO BASIX
W204 2700mm 1300mm ALUMINIUM REFER TO BASIX
W205 5400mm 1300mm ALUMINIUM REFER TO BASIX
W206 4000mm 2200mm ALUMINIUM REFER TO BASIX
W207 3220mm 2600mm ALUMINIUM REFER TO BASIX
W208 4000mm 2200mm ALUMINIUM REFER TO BASIX
W209 4000mm 2200mm ALUMINIUM REFER TO BASIX
W210 4900mm 1125mm ALUMINIUM REFER TO BASIX
W211 4900mm 1125mm ALUMINIUM REFER TO BASIX
Main entry
Stair to level 1
Childrens bathroom. All walls 1100 high for supervision
All fences to be 2.2m high timber acoustic fencing to suit surrounding area
New Canopy planting along boundary within deep soil area
Boundary
LAND ACQUISITION AREA
Existing Tree
Reception
Lift
UP
KITCHEN
STAFF ROOM
LOCKERS
Bottle Prep Area
Childrens WC
3 - 5 years
2 - 3 years
OUTDOOR PLAY (COVERED)
Two way ramp to basement parking
DA - 301
DA - 302
Access gate
Grass access path
New mature trees in planter boxes
Raised Planter Box with Screen Planting along rear play area on eastern boundary
Boundary
Development Application
PROJECT INFORMATION:
2A Berowra Road
Ground Floor Plan
DA - 202
12.06.2018
1 : 100
WC
REVISION:
Rev Date Des Issued By
REV 1 14.04.17 INITIAL DA SM
REV 2 27.04.17 REVISED DA BASED ON TRAFFIC REPORT SM
REV 3 04.07.17 REVISED DA SM
REV 4 18.09.17 REVISED DA BASED ON COUNCIL FEEDBACK SM
REV 5 22.09.17 REVISED FACADE SM
REV 6 17.05.18 REVISED DA WC
REV 7 12.06.18 REVISED DA WC
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Existing Building
Proposed Demolition
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Timber
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Glass & Glass Bricks
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Fibre Cement Sheets
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EM Electrical Meter
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Alexander Haitzlipis pty ltd
ATTACHMENT 3 - ITEM 1

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	GLAZING
W101	6000mm	2200mm	ALUMINIUM	REFER TO BASIX
W102	915mm	1830mm	ALUMINIUM	REFER TO BASIX
W103	2460mm	2200mm	ALUMINIUM	REFER TO BASIX
W104	1800mm	900mm	ALUMINIUM	REFER TO BASIX
W105	2700mm	900mm	ALUMINIUM	REFER TO BASIX
W106	3800mm	2200mm	ALUMINIUM	REFER TO BASIX
W107	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W201	2700mm	1300mm	ALUMINIUM	REFER TO BASIX
W202	2700mm	1300mm	ALUMINIUM	REFER TO BASIX

MARK	WIDTH	HEIGHT	MATERIAL	GLAZING
W203	1800mm	1300mm	ALUMINIUM	REFER TO BASIX
W204	2700mm	1300mm	ALUMINIUM	REFER TO BASIX
W205	5400mm	1300mm	ALUMINIUM	REFER TO BASIX
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W208	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
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W210	4900mm	1125mm	ALUMINIUM	REFER TO BASIX
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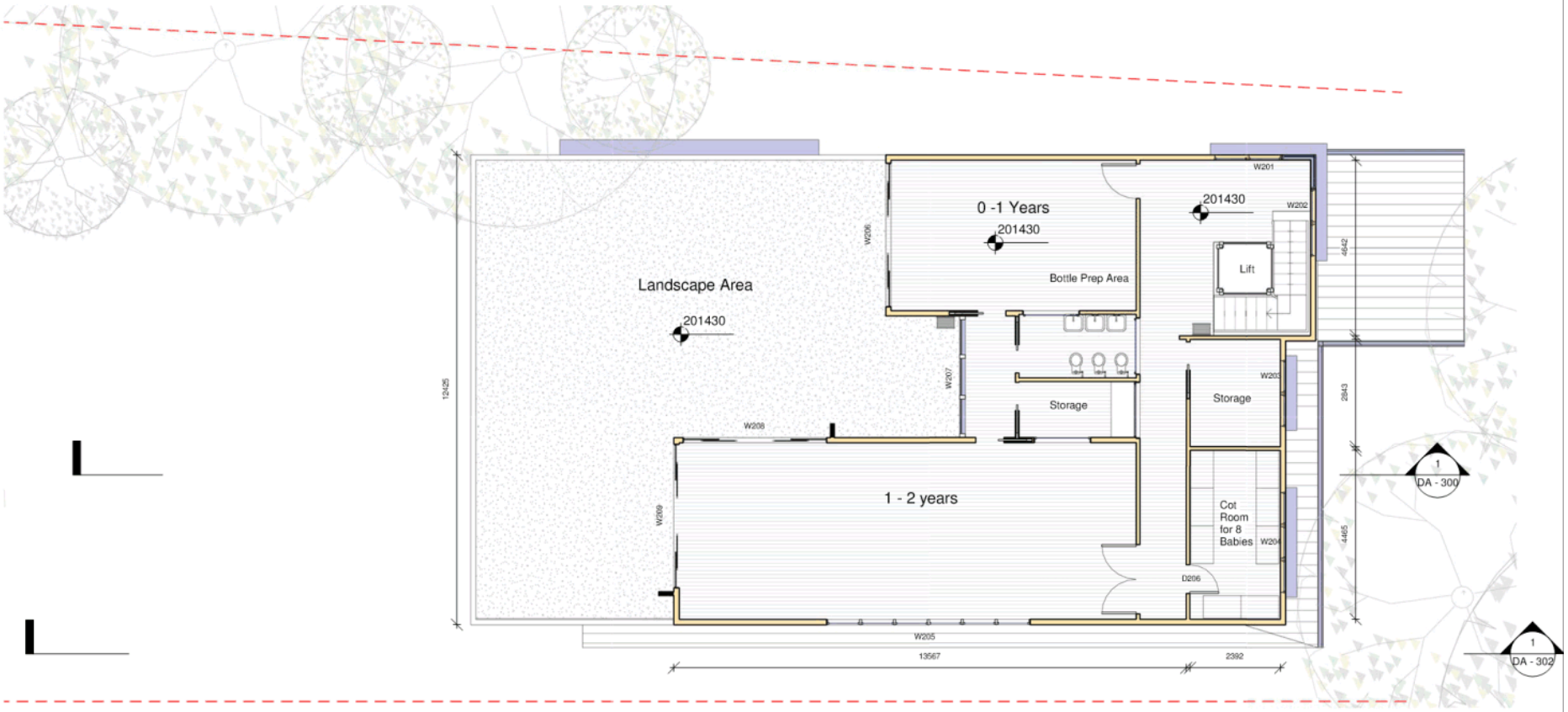

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PLACE STUDIO

LEGEND:

Existing Building
Proposed Demolition
Proposed Works
Timber
Metal
Glass & Glass Bricks
Tiles
Fibre Cement Sheets
Concrete
Paving/Stone/Tiles
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REV 6	17.05.18	REVISED DA	WC
REV 7	12.06.18	REVISED DA	WC

PROJECT INFORMATION:

2A Berowra Road

First Floor Plan
DA - 203

12.06.2018
1 : 100
WC

ATTACHMENT 3 - ITEM 1

Service Areas
50m² Upstairs
80m² Downstairs
130m² Total

Children Aged 2-3
16 Children Total
52m²
4 Staff required ratio of 1:5

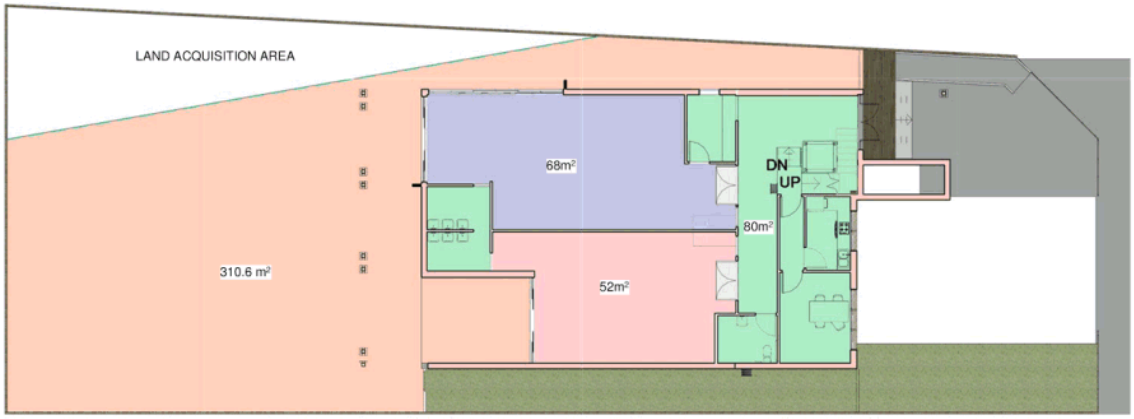
Children Aged 0-2
8 Children Total
26 m²
2 Staff required ratio 1:4

Children Aged 3-5
20 Children total
68m²
2 Staff required ratio of 1:10

Children Aged 1-2
16 Children Total
55m²
4 Staff Required ratio of 1:4

Overall
60 Children Internally
60 Children Externally
60 Children Parking
12 Staff Members

External Areas
111m² Upstairs
310.6m² Downstairs
421.6m² Total
60 Children



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PLACE STUDIO

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Existing Building
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REV 6	17.05.18	REVISED DA	WC
REV 7	12.06.18	REVISED DA	WC

PROJECT INFORMATION:
2A Berowra Road

Space Configurations
DA - 207

12.06.2018
1 : 200
WC

ATTACHMENT 3 - ITEM 1

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	GLAZING
W101	6000mm	2200mm	ALUMINIUM	REFER TO BASIX
W102	915mm	1830mm	ALUMINIUM	REFER TO BASIX
W103	2460mm	2200mm	ALUMINIUM	REFER TO BASIX
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W106	3800mm	2200mm	ALUMINIUM	REFER TO BASIX
W107	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W201	2700mm	1300mm	ALUMINIUM	REFER TO BASIX
W202	2700mm	1300mm	ALUMINIUM	REFER TO BASIX
W203	1800mm	1300mm	ALUMINIUM	REFER TO BASIX
W204	2700mm	1300mm	ALUMINIUM	REFER TO BASIX
W205	5400mm	1300mm	ALUMINIUM	REFER TO BASIX
W206	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W207	3220mm	2600mm	ALUMINIUM	REFER TO BASIX
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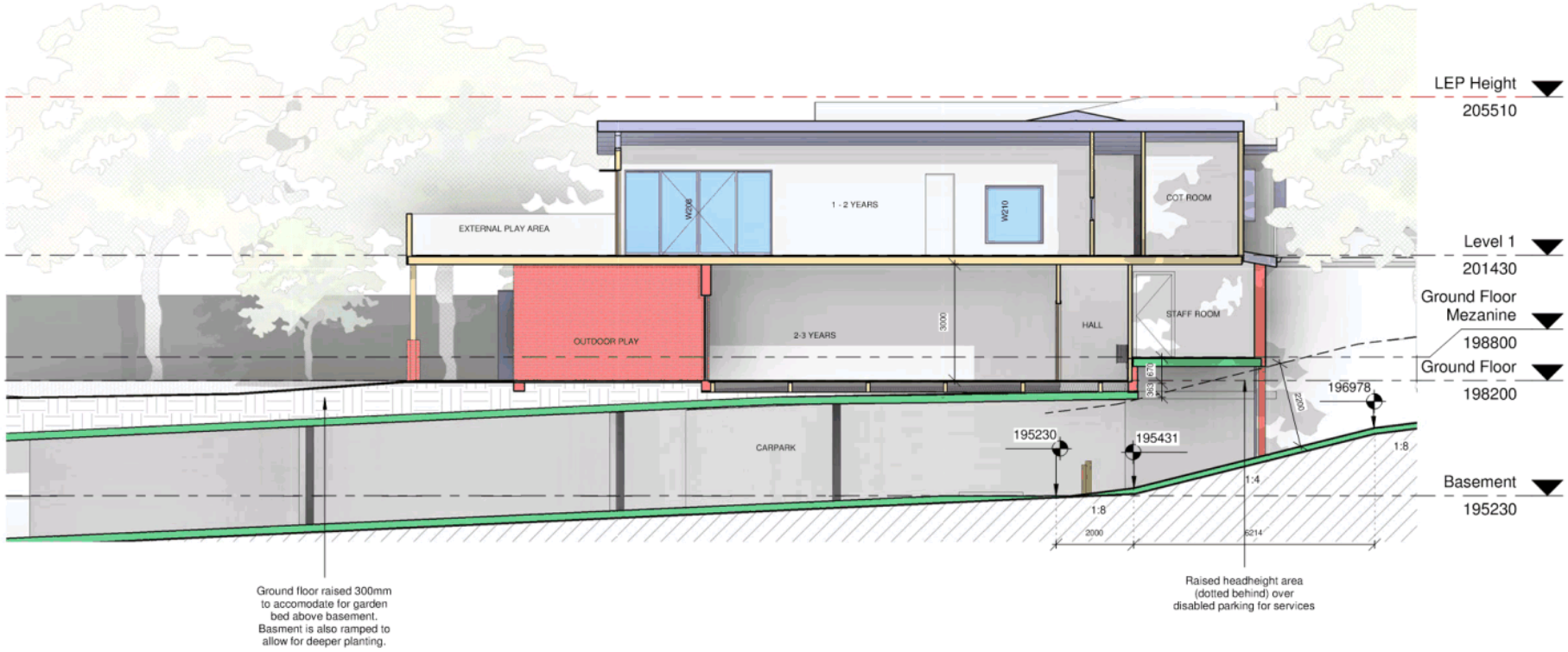

Development Application

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PLACE STUDIO

LEGEND:

- Existing Building
- Proposed Demolition
- Proposed Works
- Timber
- Metal
- Glass & Glass Bricks
- Tiles
- Fibre Cement Sheets
- Concrete
- Paving/Stone/Tiles
- Brick
- Existing Shadow

DP Down pipe
EM Electrical Meter
FW Floor Waste
HW Hot Water
GM Gass Meter
SP Sump
SV Sewer Vent Pipe
WT Water Meter
RR Roof Ridge
TG Top of Gutter

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REV 5	22.08.17	REVISED FACADE	SM
REV 6	17.05.18	REVISED DA	WC
REV 7	12.06.18	REVISED DA	WC

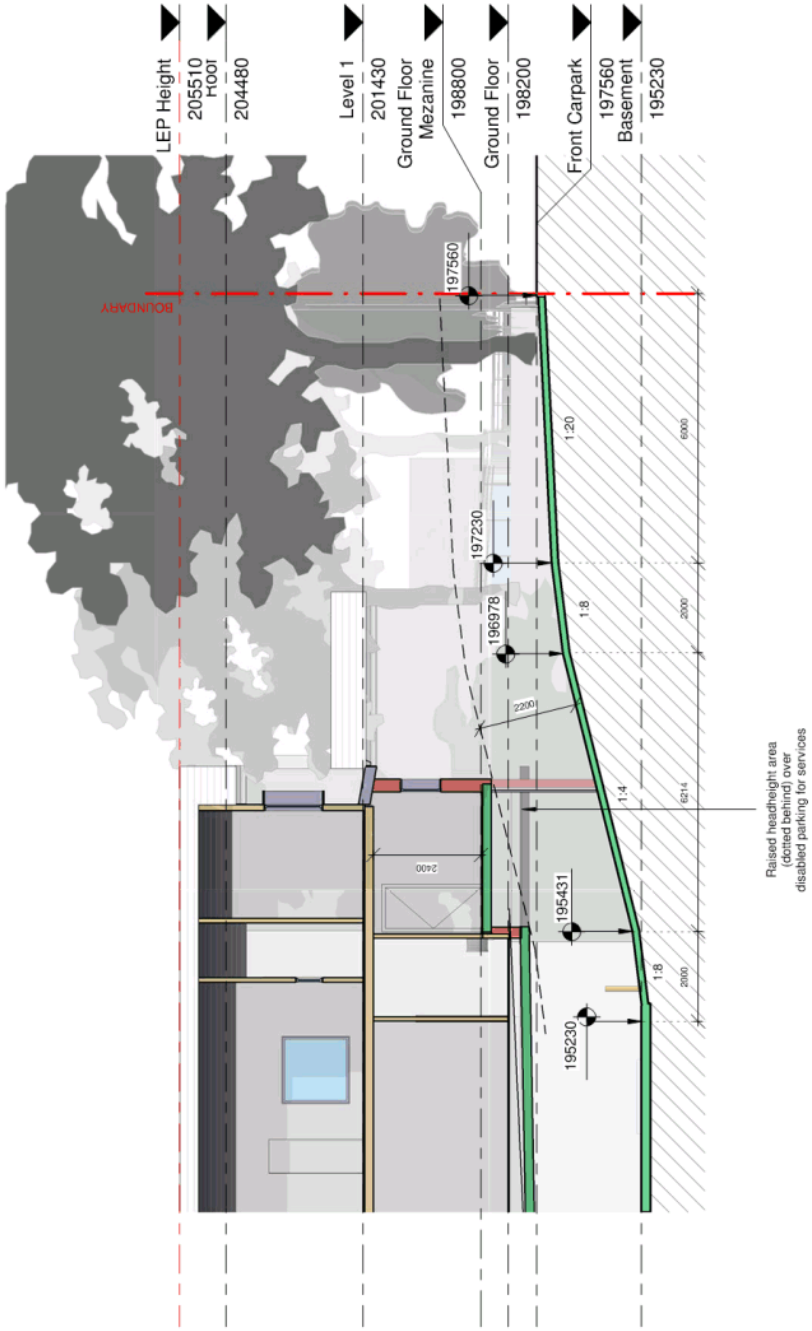
PROJECT INFORMATION:

2A Berowra Road

Section 1
DA - 300

12.06.2018
1 : 100
WC

ATTACHMENT 4 - ITEM 1



Development Application

PROJECT INFORMATION:

2A Berowra Road

Ramp Section
DA - 301

12.06.2018
1 : 100
WC

REVISION:

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REV 5	22.08.17	REVISED FACADE	SM
REV 6	17.05.18	REVISED DA	WC
REV 7	12.06.18	REVISED DA	WC

LEGEND:

Existing Building
Proposed Demolition
Proposed Works
Timber
Metal
Glass & Glass Bricks

Tiles
Fibre Cement Sheets
Concrete
Paving/Stone/Tiles
Brick
Existing Shadow

DP Down pipe
EM Electrical Meter
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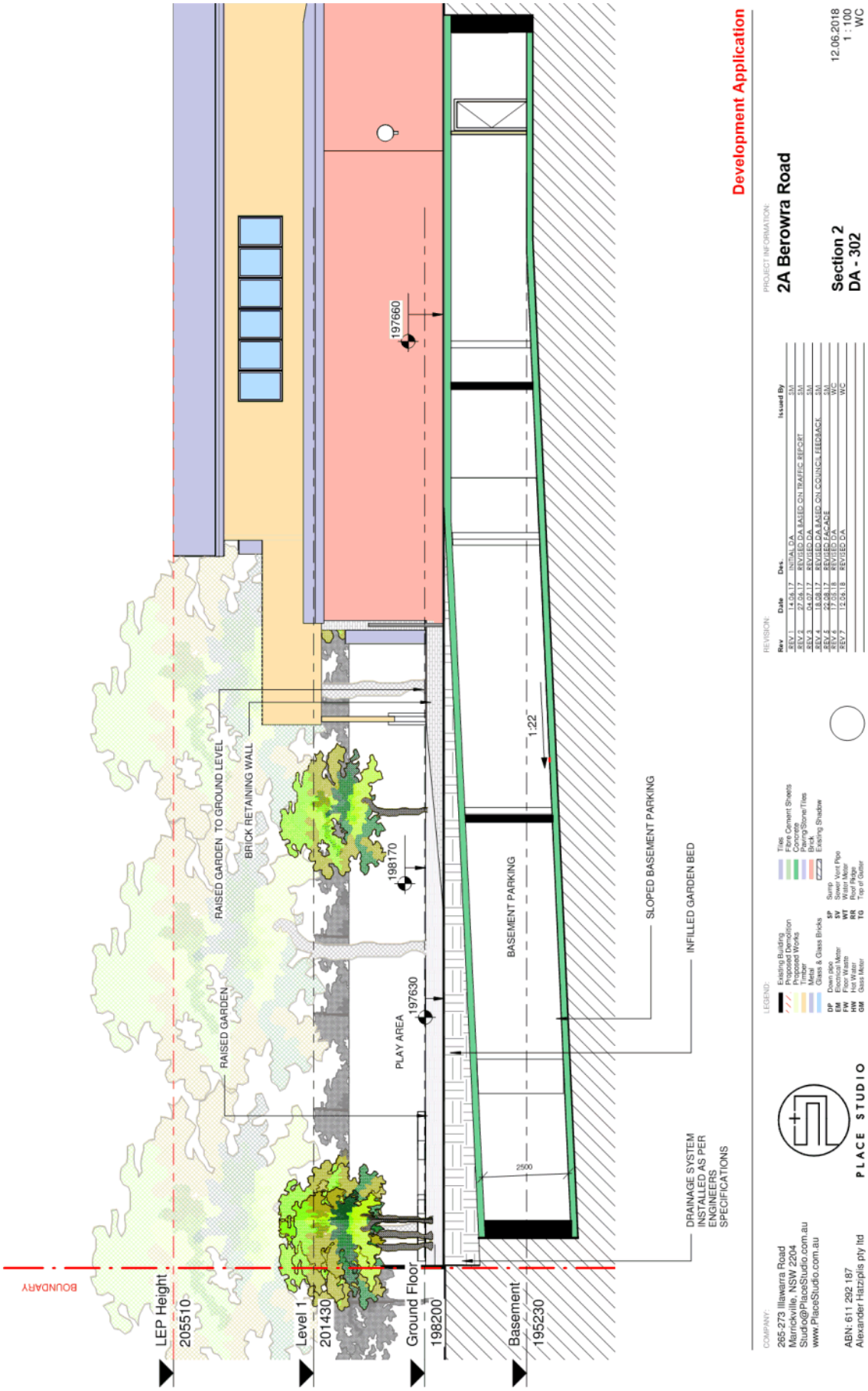
PLACE STUDIO

ATTACHMENT 4 - ITEM 1



ATTACHMENT 4 - ITEM 1

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	GLAZING
W101	6000mm	2200mm	ALUMINIUM	REFER TO BASIX
W102	915mm	1830mm	ALUMINIUM	REFER TO BASIX
W103	2460mm	2200mm	ALUMINIUM	REFER TO BASIX
W104	1800mm	900mm	ALUMINIUM	REFER TO BASIX
W105	2700mm	900mm	ALUMINIUM	REFER TO BASIX
W106	3800mm	2200mm	ALUMINIUM	REFER TO BASIX
W107	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W201	2700mm	1300mm	ALUMINIUM	REFER TO BASIX
W202	2700mm	1300mm	ALUMINIUM	REFER TO BASIX

MARK	WIDTH	HEIGHT	MATERIAL	GLAZING
W203	1800mm	1300mm	ALUMINIUM	REFER TO BASIX
W204	2700mm	1300mm	ALUMINIUM	REFER TO BASIX
W205	5400mm	1300mm	ALUMINIUM	REFER TO BASIX
W206	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W207	3220mm	2600mm	ALUMINIUM	REFER TO BASIX
W208	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W209	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W210	4900mm	1125mm	ALUMINIUM	REFER TO BASIX
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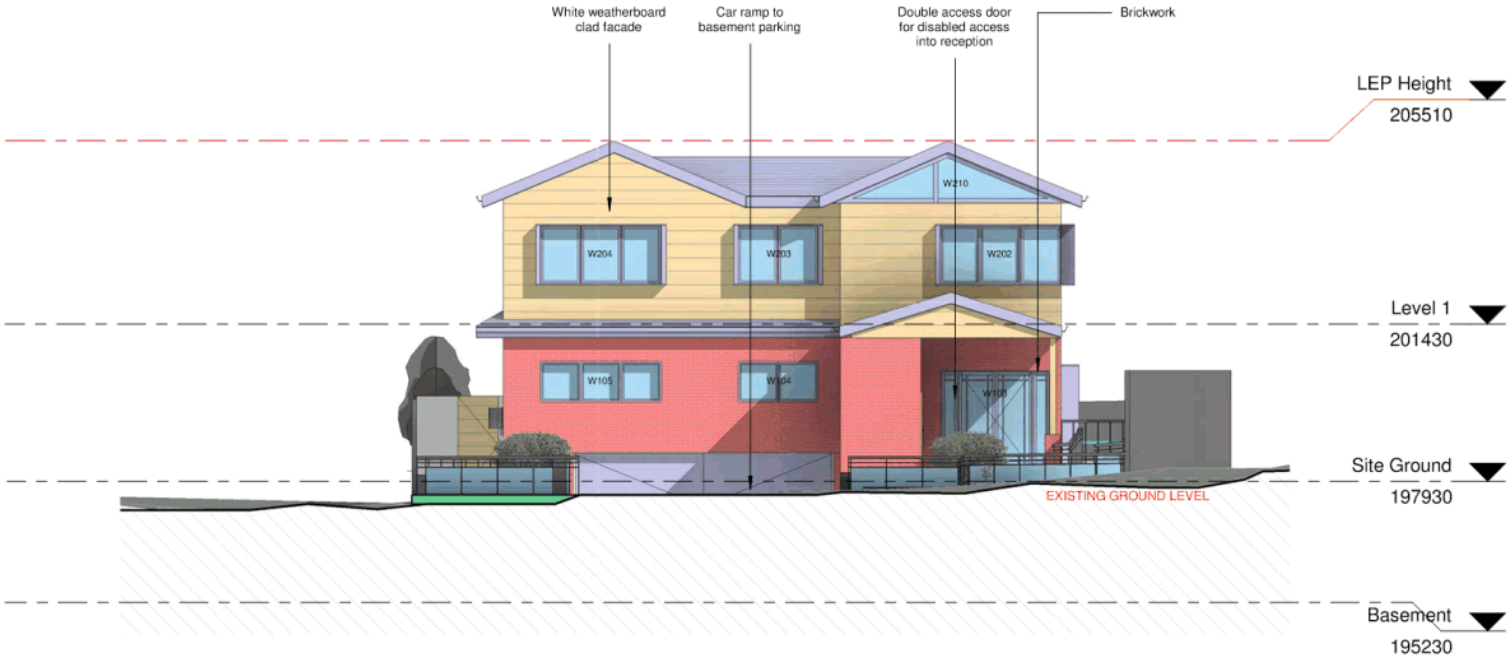

Development Application

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PLACE STUDIO

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REV 7	12.06.18	REVISED DA	WC

PROJECT INFORMATION:

2A Berowra Road

Front Elevation
DA - 400

12.06.2018
1 : 100
WC

ATTACHMENT 4 - ITEM 1

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	GLAZING
W101	6000mm	2200mm	ALUMINIUM	REFER TO BASIX
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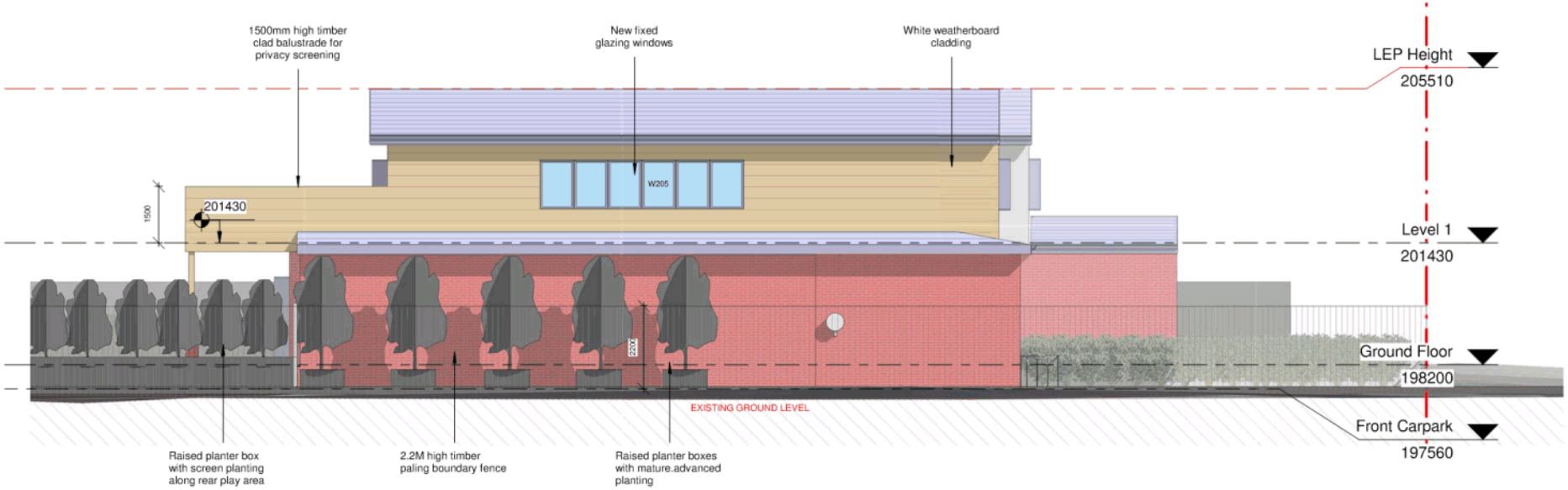


Development Application

COMPANY:

265-273 Illawarra Road
Marrickville, NSW 2204
Studio@PlaceStudio.com.au
www.PlaceStudio.com.au

ABN: 611 292 187
Alexander Hatziplis pty ltd

PLACE STUDIO

LEGEND:

Existing Building
Proposed Demolition
Proposed Works
Timber
Metal
Glass & Glass Bricks
Tiles
Fibre Cement Sheets
Concrete
Paving/Stone/Tiles
Brick
Existing Shadow

DP Down pipe
EM Electrical Meter
FW Floor Waste
HW Hot Water
GM Gass Meter
SP Sump
SV Sewer Vent Pipe
WT Water Meter
RR Roof Ridge
TG Top of Gutter

REVISION:

Rev	Date	Des.	Issued By
REV 1	14.06.17	INITIAL DA	SM
REV 2	27.06.17	REVISED DA BASED ON TRAFFIC REPORT	SM
REV 3	04.07.17	REVISED DA	SM
REV 4	18.08.17	REVISED DA BASED ON COUNCIL FEEDBACK	SM
REV 5	22.08.17	REVISED FACADE	SM
REV 6	17.05.18	REVISED DA	WC
REV 7	12.06.18	REVISED DA	WC

PROJECT INFORMATION:

2A Berowra Road

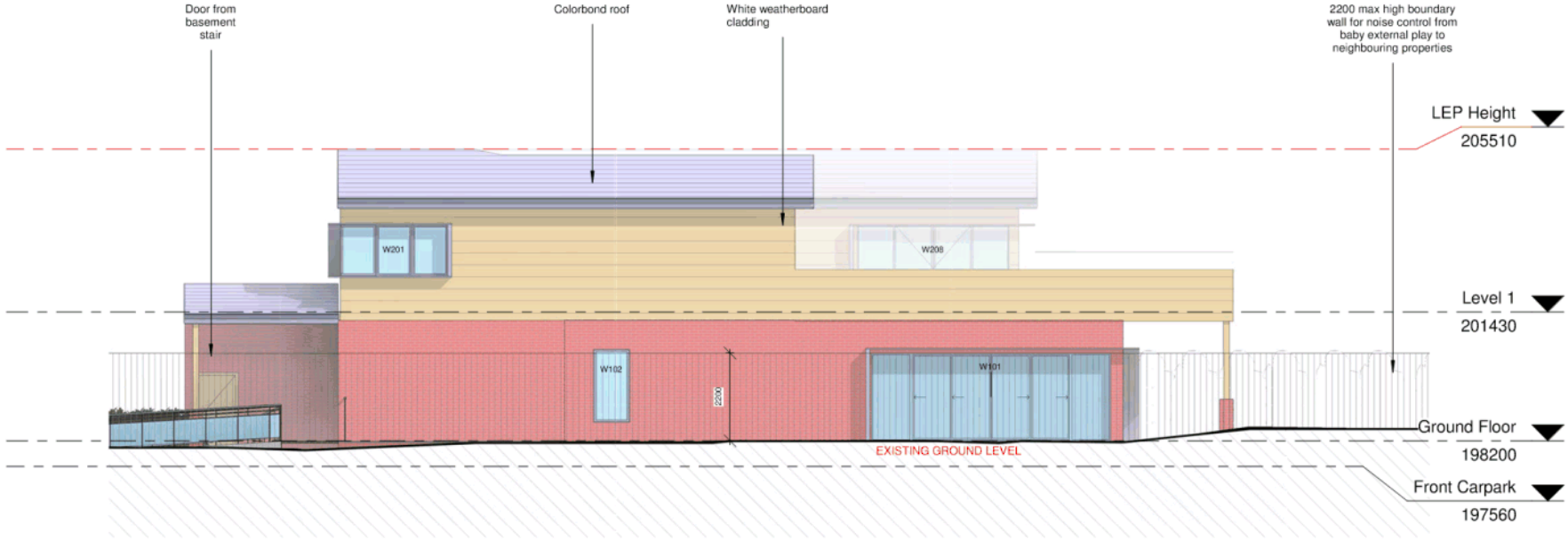
Left Elevation
DA - 401

12.06.2018
1 : 100
WC

ATTACHMENT 4 - ITEM 1

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	GLAZING
W101	6000mm	2200mm	ALUMINIUM	REFER TO BASIX
W102	915mm	1830mm	ALUMINIUM	REFER TO BASIX
W103	2460mm	2200mm	ALUMINIUM	REFER TO BASIX
W104	1800mm	900mm	ALUMINIUM	REFER TO BASIX
W105	2700mm	900mm	ALUMINIUM	REFER TO BASIX
W106	3800mm	2200mm	ALUMINIUM	REFER TO BASIX
W107	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W201	2700mm	1300mm	ALUMINIUM	REFER TO BASIX
W202	2700mm	1300mm	ALUMINIUM	REFER TO BASIX
W203	1800mm	1300mm	ALUMINIUM	REFER TO BASIX
W204	2700mm	1300mm	ALUMINIUM	REFER TO BASIX
W205	5400mm	1300mm	ALUMINIUM	REFER TO BASIX
W206	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W207	3220mm	2600mm	ALUMINIUM	REFER TO BASIX
W208	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W209	4000mm	2200mm	ALUMINIUM	REFER TO BASIX
W210	4900mm	1125mm	ALUMINIUM	REFER TO BASIX
W211	4900mm	1125mm	ALUMINIUM	REFER TO BASIX



Development Application

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REV 6	17.05.18	REVISED DA	WC
REV 7	12.06.18	REVISED DA	WC

PROJECT INFORMATION:

2A Berowra Road

Right Elevation
DA - 402

12.06.2018
1 : 100
WC

ATTACHMENT 4 - ITEM 1

WINDOW SCHEDULE

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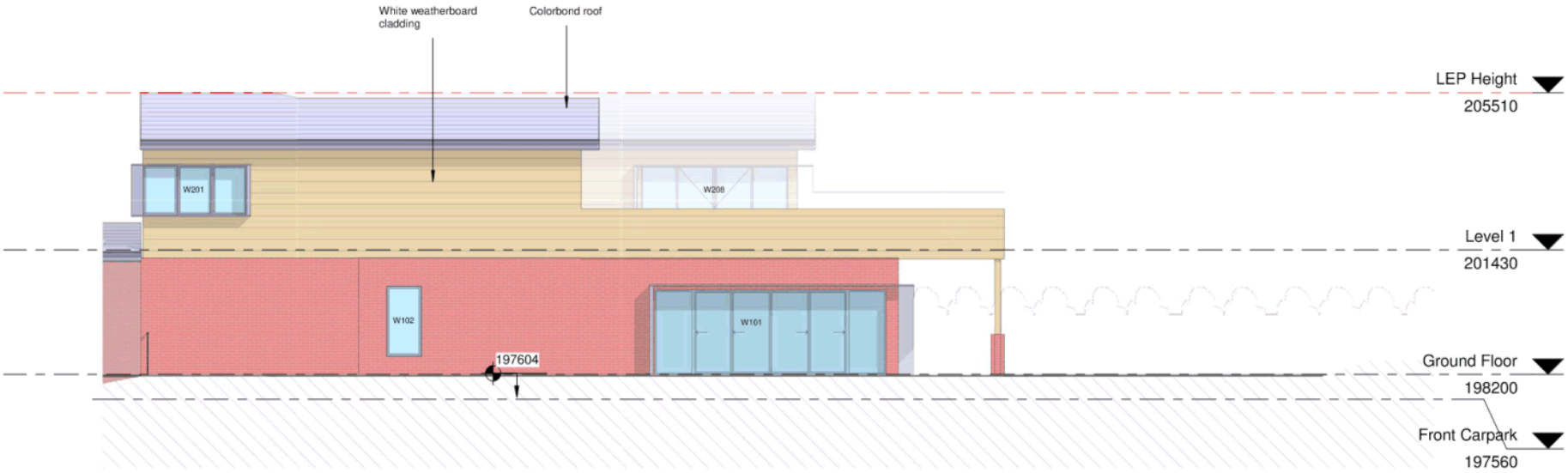

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PROJECT INFORMATION:
2A Berowra Road

Right Elevation (No Fence)
DA - 403

12.06.2018
1 : 100
WC

ATTACHMENT 4 - ITEM 1

WINDOW SCHEDULE

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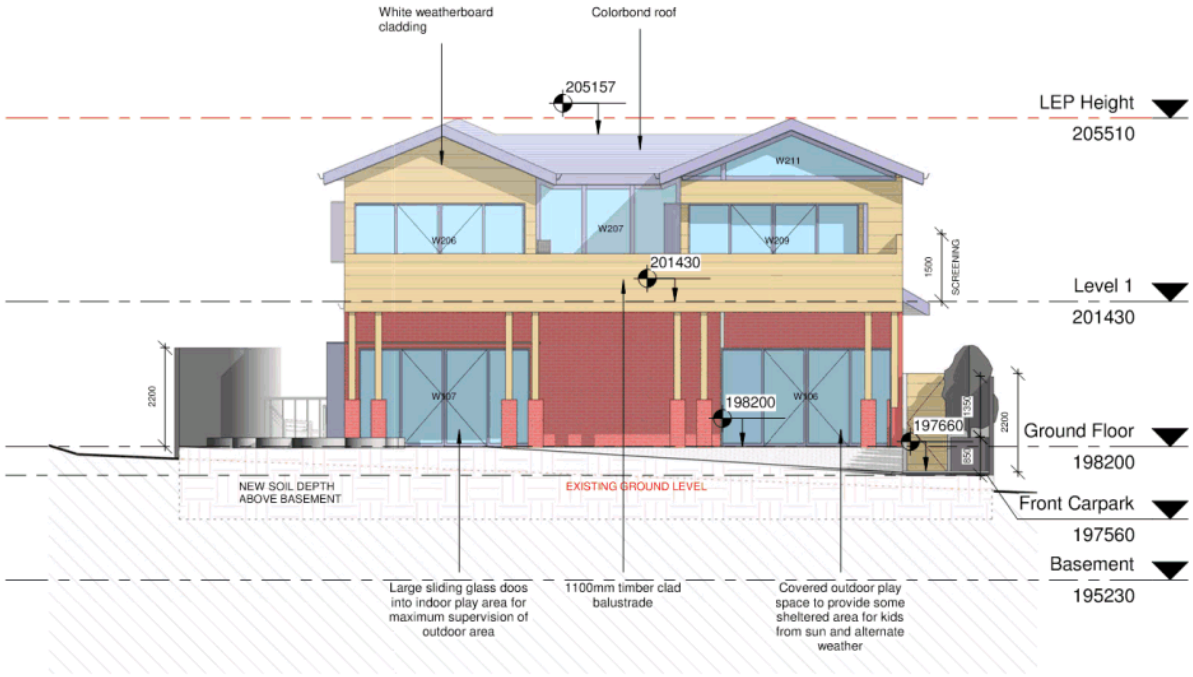

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REV 6	17.05.18	REVISED DA	WC
REV 7	12.06.18	REVISED DA	WC

PROJECT INFORMATION:

2A Berowra Road

Rear Elevation
DA - 404

12.06.2018
1 : 100
WC

ATTACHMENT 4 - ITEM 1

LANDSCAPE DA

2A Berowra Rd HORNSBY NSW

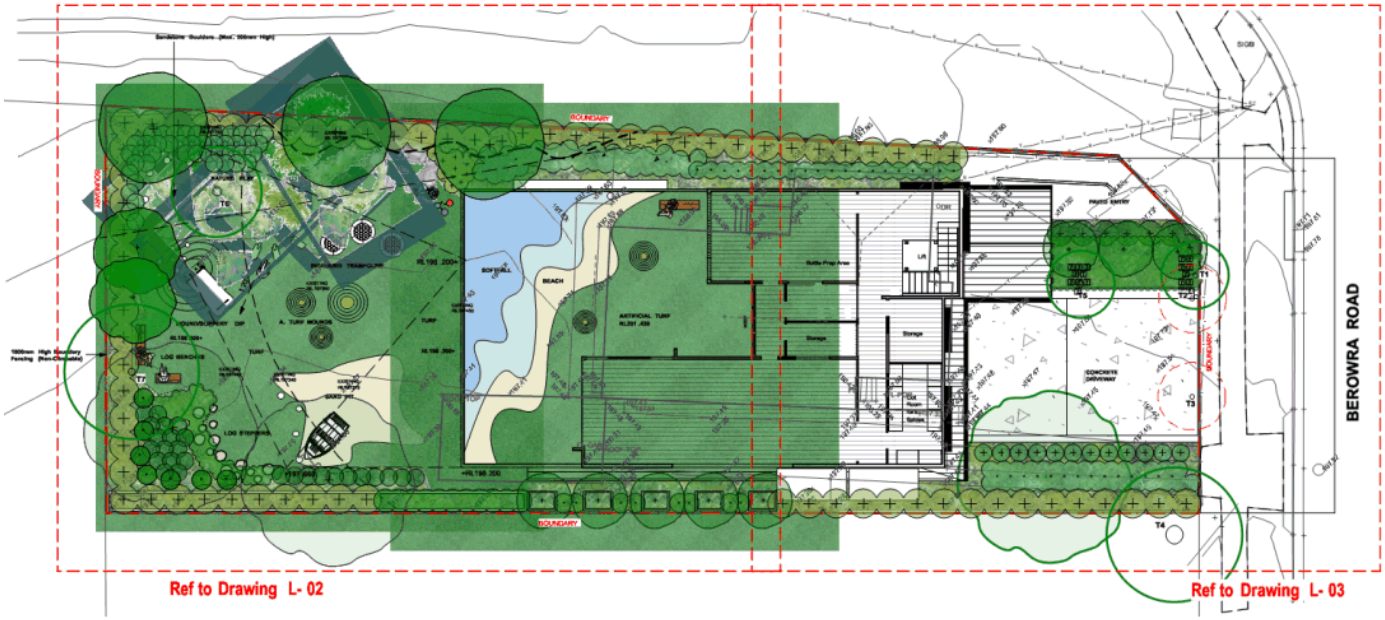
Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date	Project No.
L-01	SITE PLAN	A3	E	13/6/18	1116
L-02	DETAILED PLAN	A3	E	13/6/18	1116
L-03	DETAILED PLAN	A3	E	13/6/18	1116
L-04	PLANTING SCHEDULE	A3	E	13/6/18	1116
L-05	PLANTING DETAILS	A3	E	13/6/18	1116
L-06	NOTES	A3	E	13/6/18	1116
L-07	SPECIFICATION	A3	E	13/6/18	1116

LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	FERTILISING (SEASOL)	CHECK IRRIGATION	HAND WEED REMOVAL	PRUNING	WEED SPRAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	M	M	W	F	M	D	W
JAN	W	M	M	W	F	M	D	W
FEB	W	M	M	W	F	M	D	W
MAR	F	M	M	F	M	M	D	W
APR	F	N/A	M	F	M	M	D	W
MAY	F	N/A	M	M	M	M	D	W
JUNE	M	N/A	M	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	M	N/A	N/A	2ND D	W
SEP	M	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	M	D	W
NOV	F	F	M	F	M	M	D	W

PLANTING ESTABLISHMENT PERIOD - 12 MONTHS
LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS
KEY D-DAILY, W-WEEKLY, F-FORTNIGHT, M-MONTHLY, 2ND DAY,



LEGEND

- DRIVEWAY
- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PROPOSED POND

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED

ISSUE	DATE	COMMENT
E	13/6/18	For Approvals

AMENDMENTS

GENERAL NOTES
All work to be carried out in accordance with the Building Code of Australia , all Local and State Government Ordinances , relevant Australian Standards , Local Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council . This shall include a: slabs and footings , c: and steel beams & columns ,wind bracing to AS 1170
and AS4055, anchor rods or bolts, tie-downs ,flange etc.,driveway slabs and drainage to Council's satisfaction . All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- ship like manner according to the plans and specification .
NOTE
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference .
All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and setout
No responsibility will be accepted by Sitedesign for any variations in design , builder's method of construction or materials used ,deviation from specification without permission or accepted work practices resulting in inferior construction . Locate and protect all services prior to construction .
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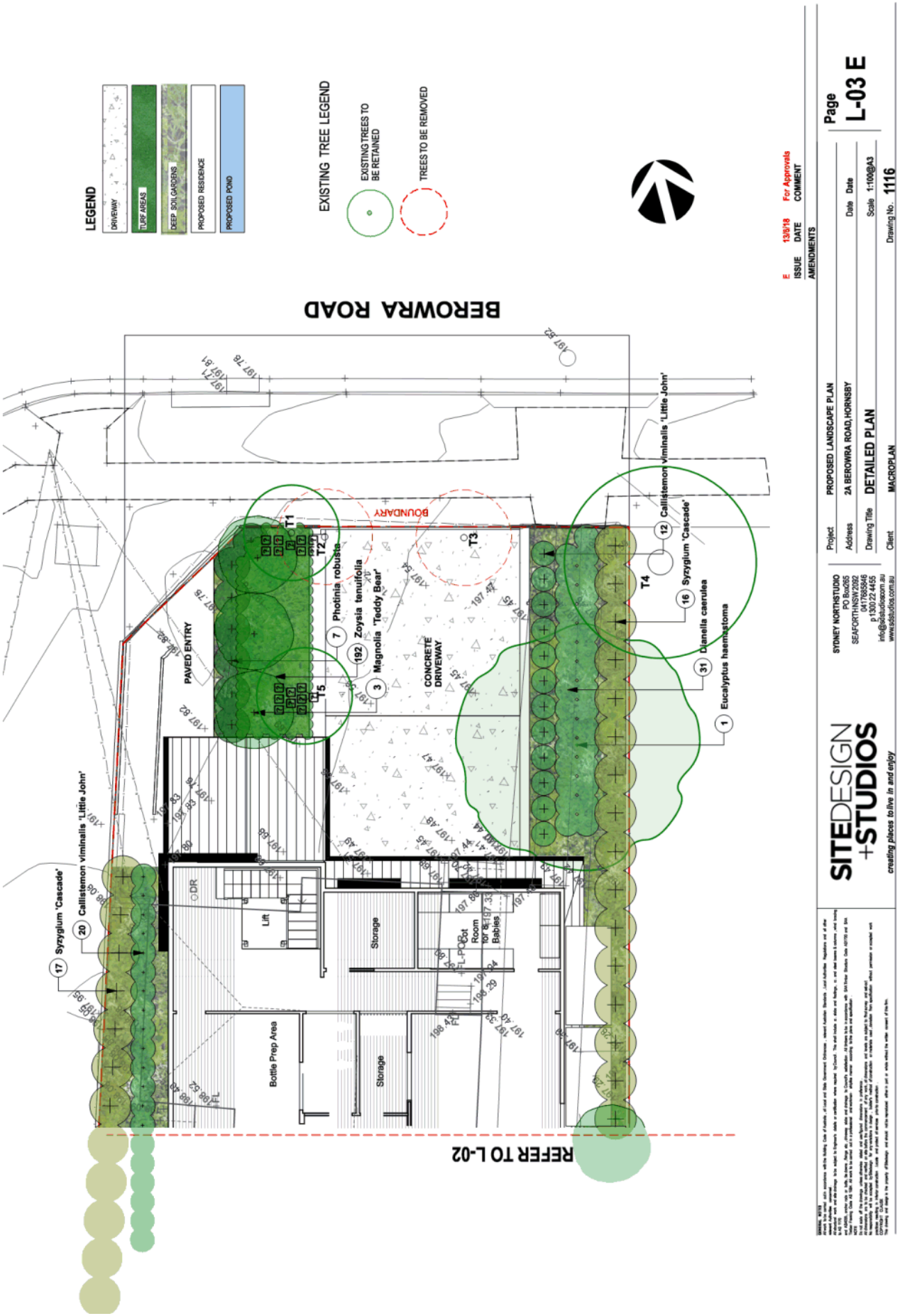
SEAFORTH NSW 2092
0417685846
p 1300 22 4455
info@sdstudioscom.au
www.sdstudios.com.au

Project	PROPOSED LANDSCAPE PLAN		
Address	2A BEROWRA ROAD, HORNSBY	Date	280518
Drawing Title	SITE PLAN	Scale	1:200@A3
Client	MACROPLAN	Drawing No.	1116

Page
L-01 E

ATTACHMENT 5 - ITEM 1

ATTACHMENT 5 - ITEM 1



ATTACHMENT 5 - ITEM 1

Plant List

ID	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread	Qty
Trees						
CAna	Cupaniopsis anacardioides	Tuckeroo	45L	10 - 15m	3.5 - 6m	3
EReti	Elaeocarpus reticulatus	Blueberry Ash	45L	5 - 10m	2-4m	2
EH	Eucalyptus haemastoma	Scribbly Gum	75L	10 - 15m	6 - 10m	3
Mag-tb	Magnolia 'Teddy Bear'	Magnolia	45L	2-4m	2.0 - 3.5m	8
Shrubs						
cal vim 'sf'	Callistemon viminalis 'scarlet flame'	Callistemon	200mm	0.6m	1m	7
Cal-vim-lj	Callistemon viminalis 'Little John'	Weeping Bottlebrush	200mm	0.9 - 1.5m	0.9 - 1.2m	32
cor-str	Cordyline stricta	Narrow-leaved Palm Lily	200mm	3 - 5m	0.6 - 0.9m	11
Phi-xan	Philodendron 'Xanadu'	Winterborn Philodendron	200mm	0.9 - 1.5m	0.9 - 1.2m	8
pho-ro	Photinia robusta	Photinia	200mm	0.8 - 2m	1m	7
syz-ca	Syzygium 'Cascade'	Cascade Riberry	200mm	1.5 - 2m	1.5m	71
Ground Covers						
wes-lh'	Westringia 'low horizon'	coastal rosmary	200mm	0.4m	0.8m	10
Zoy-ten	Zoysia tenuifolia	Petting Grass	150mm	0.0 - 0.3m	0.3 - 0.6m	289
Grasses						
Dia-cae	Dianella caerulea	Paroo Lily, Blue Flax-lily	150mm	0.6 - 0.75m	0.6 - 0.9m	110
iso-no	Isolepis nodosa	Knotted club-rush	150mm	2m	0.8m	11
mic-sti	Microlaena stipoides	Weeping Grass	150mm	0.6 - 0.75m	0.6 - 0.9m	16

ISSUE	DATE	COMMENT
E	13/6/18	For Approvals

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Project	PROPOSED LANDSCAPE PLAN		
Address	2A BEROWRA ROAD, HORNSBY	Date	Date
Drawing Title	PLANTING SCHEDULE	Scale	NTS@A3
Client	MACROPLAN	Drawing No.	1116

Page
L-04 E

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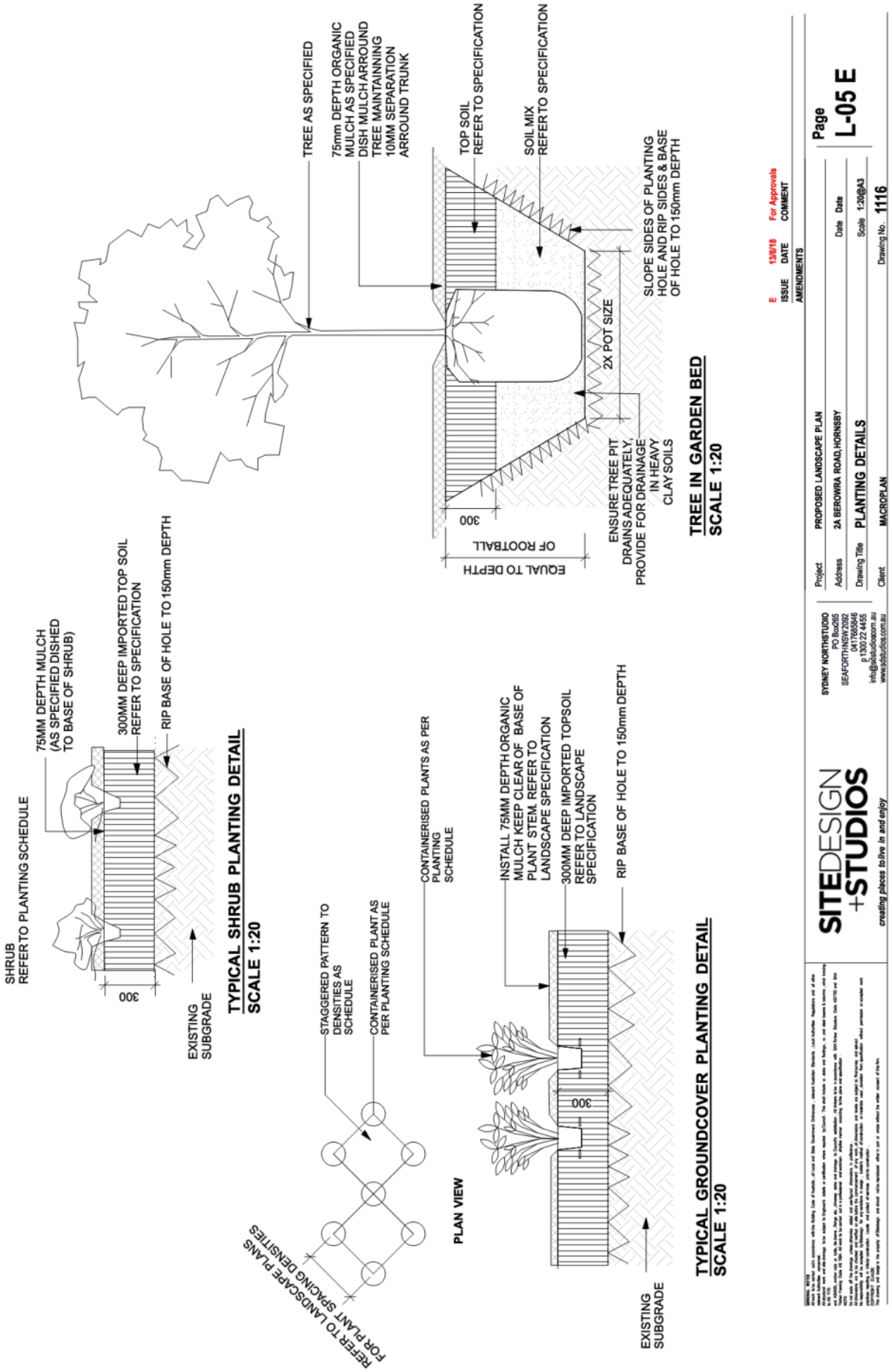

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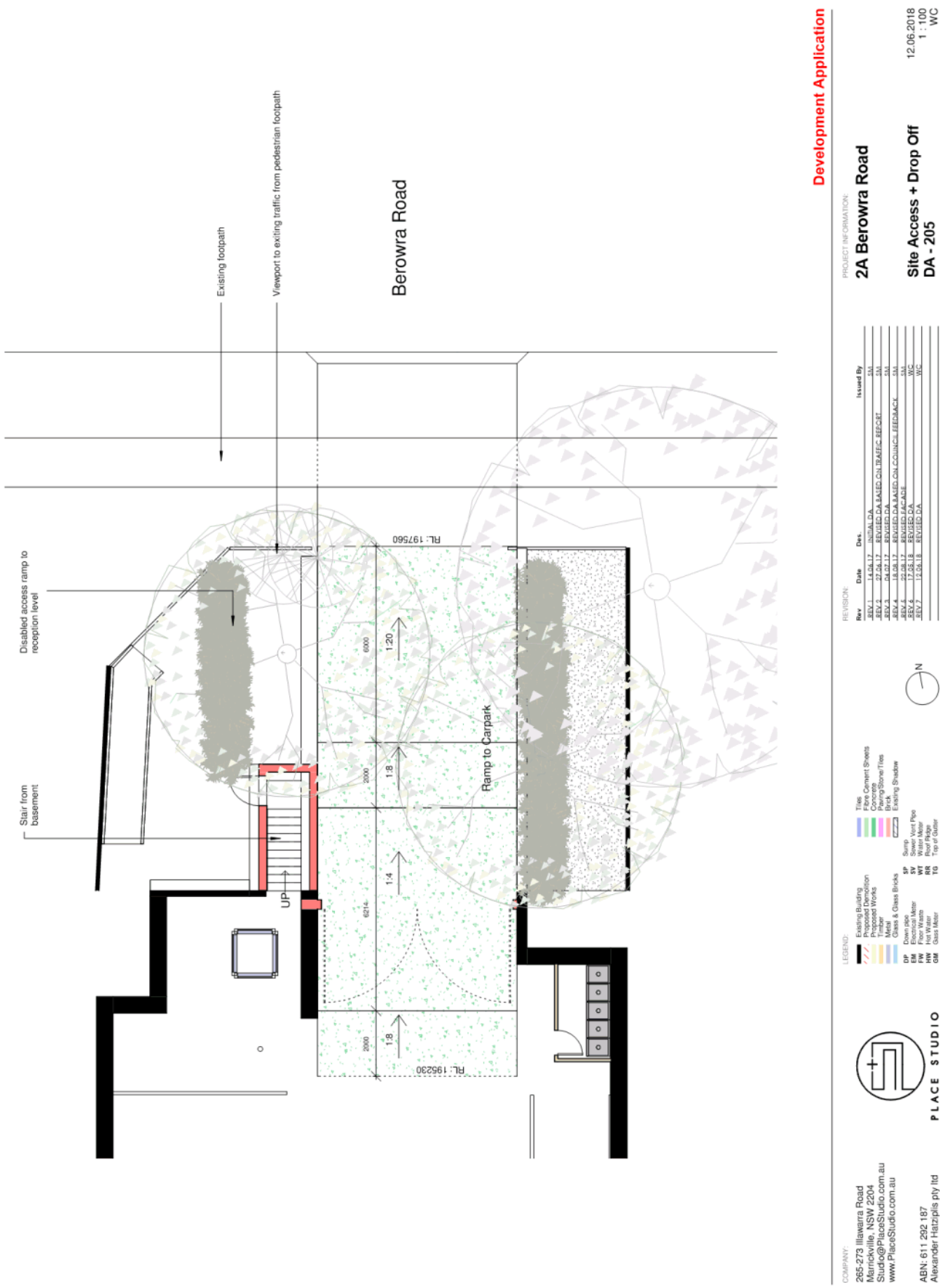
Existing footpath
Viewport to exiting traffic from pedestrian footpath
Berowra Road
Disabled access ramp to reception level
Stair from basement
RL: 197560
RL: 195230
1:20
1:8
1:4
1:8
6000
2000
6214
2000
Ramp to Carpark
UP
Development Application
PROJECT INFORMATION:
2A Berowra Road
Site Access + Drop Off
DA - 205
12.06.2018
1 : 100
WC
REVISION:
Rev Date Des. Issued By
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Alexander Hatzipis pty ltd
PLACE STUDIO
ATTACHMENT 6 - ITEM 1

ITEM 2

ATTACHMENT/S

REPORT NO. LPP18/18

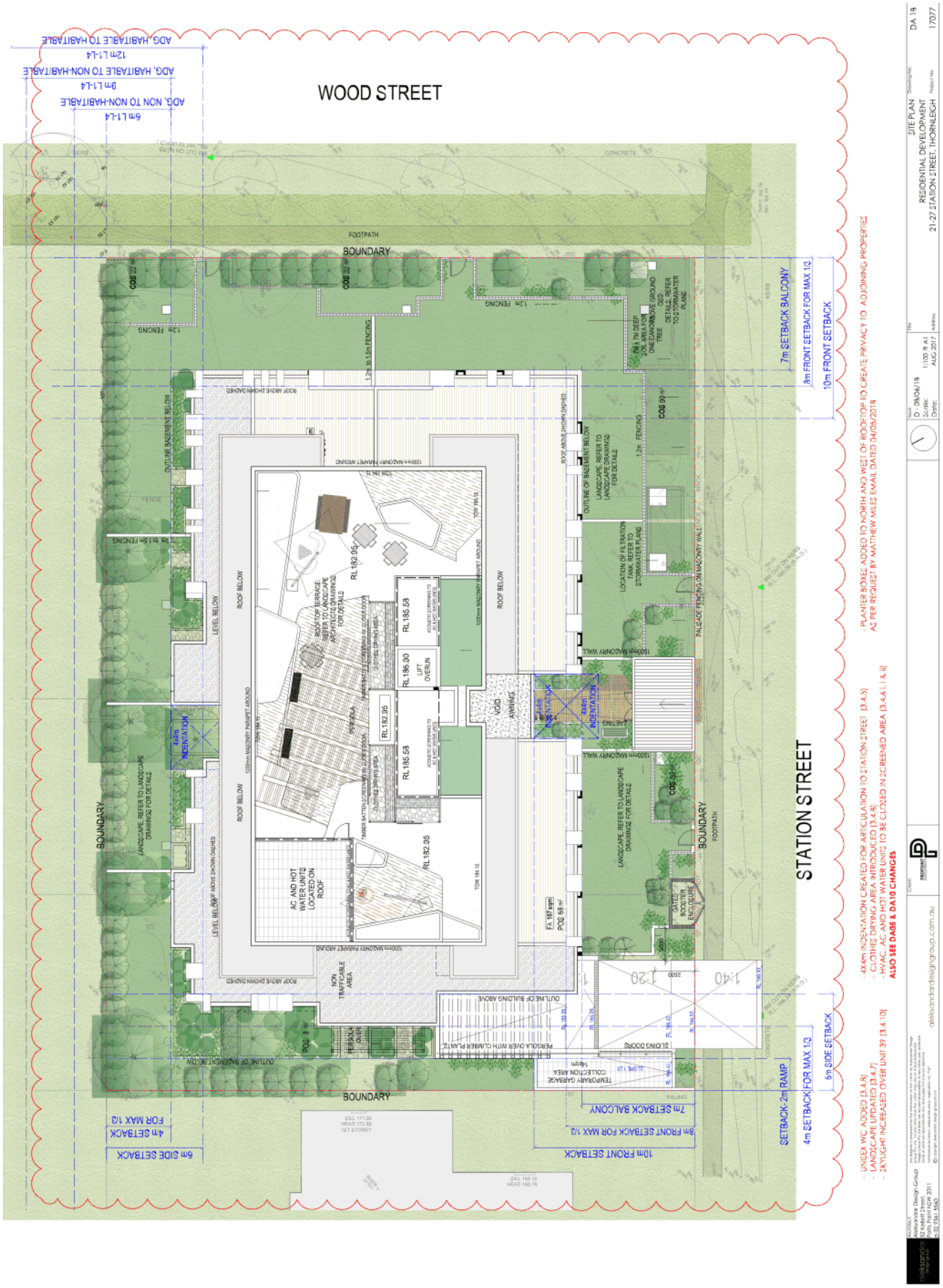
ITEM 2

1. LOCALITY MAP
2. SITE PLAN
3. FLOOR AND BASEMENT PLANS
4. ELEVATIONS AND SECTIONS
5. SHADOW DIAGRAMS
6. LANDSCAPE PLANS
7. CLAUSE 4.6

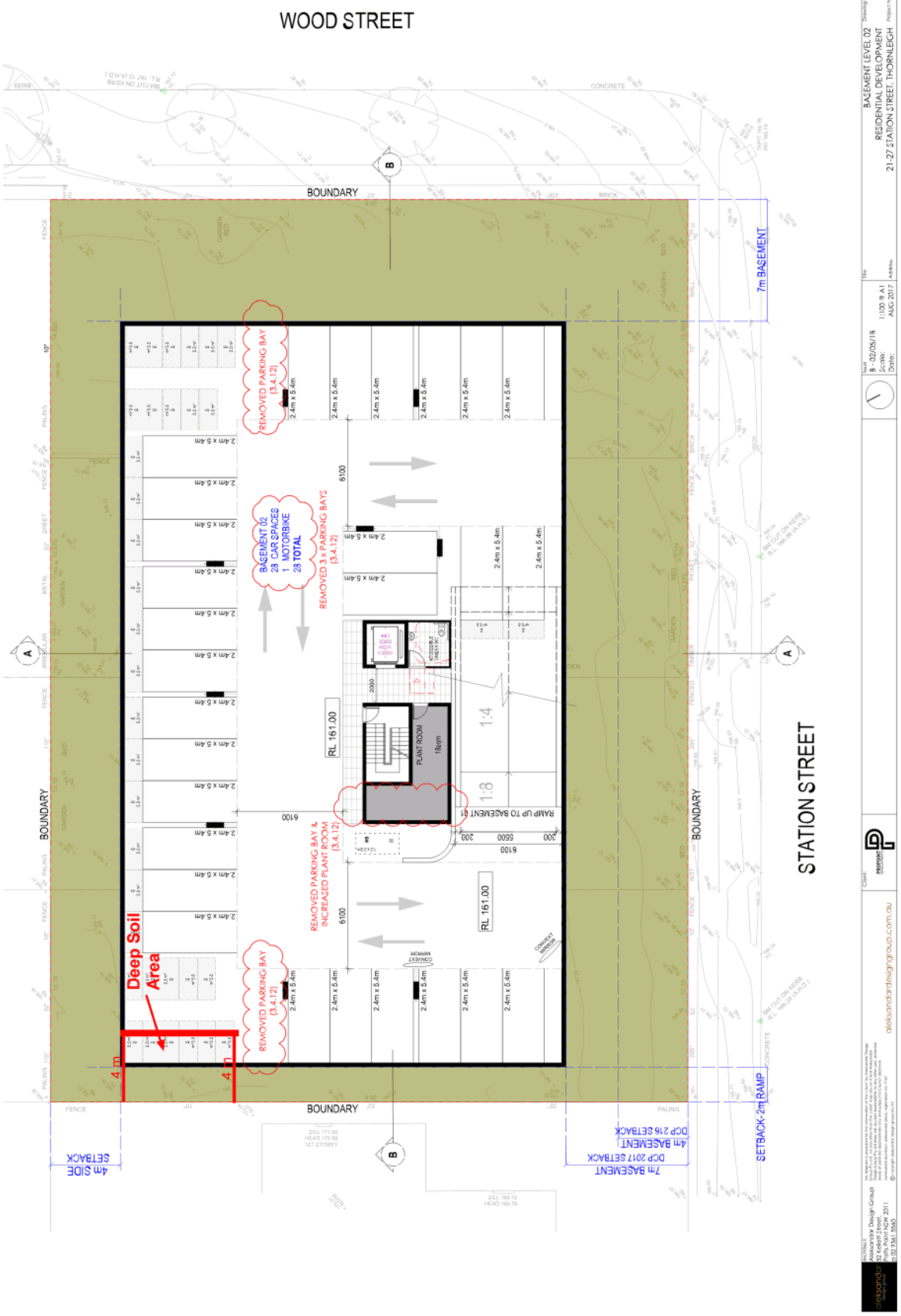
LOCALITY PLAN

DA/147/2018

Lots 28 and 29 Sec 3 DP 1854 and Lots 300 and 301 DP 1193643,
Nos. 21–27 Station Street, Thornleigh

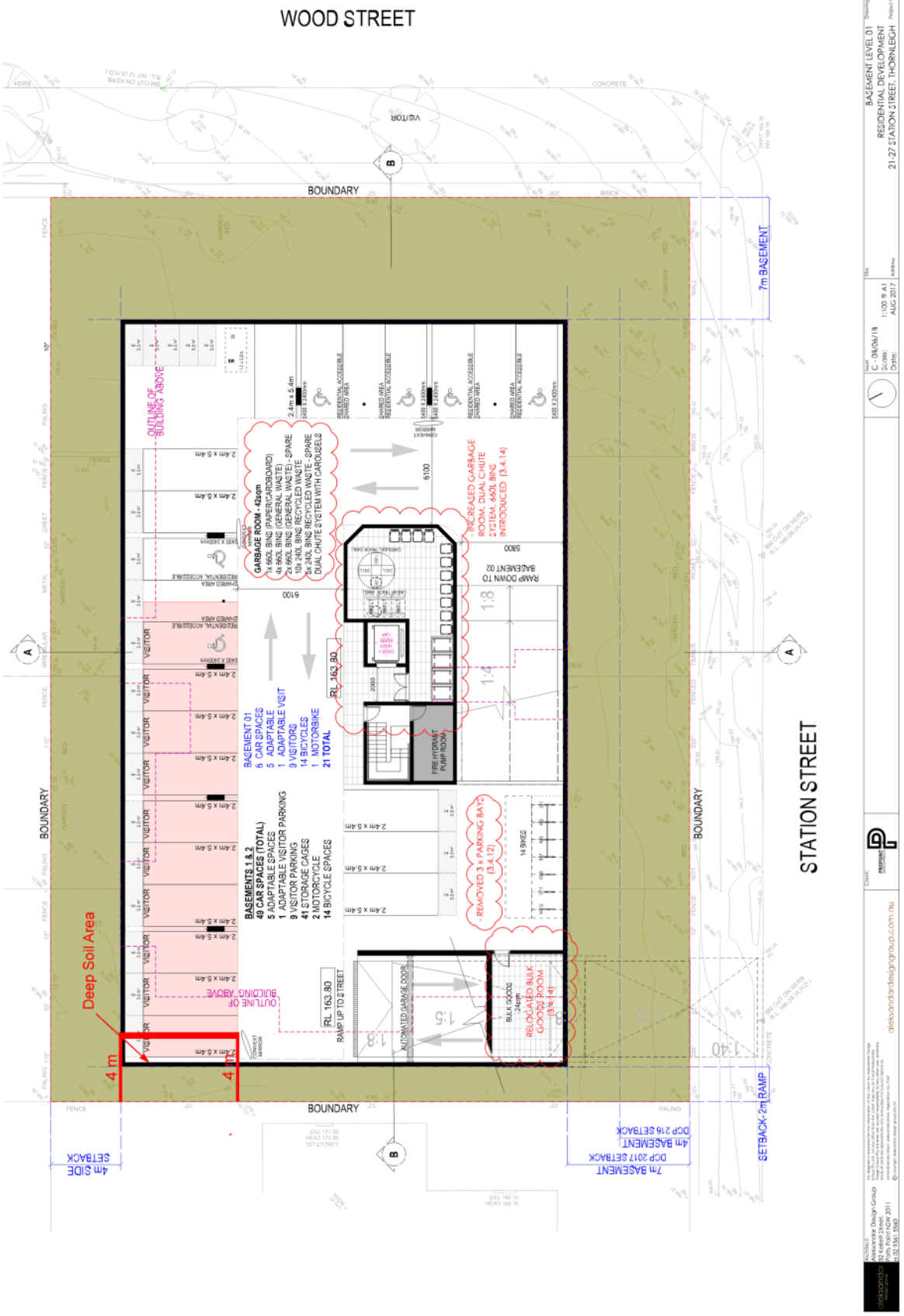


ATTACHMENT 2 - ITEM 2



ATTACHMENT 3 - ITEM 2

4 m



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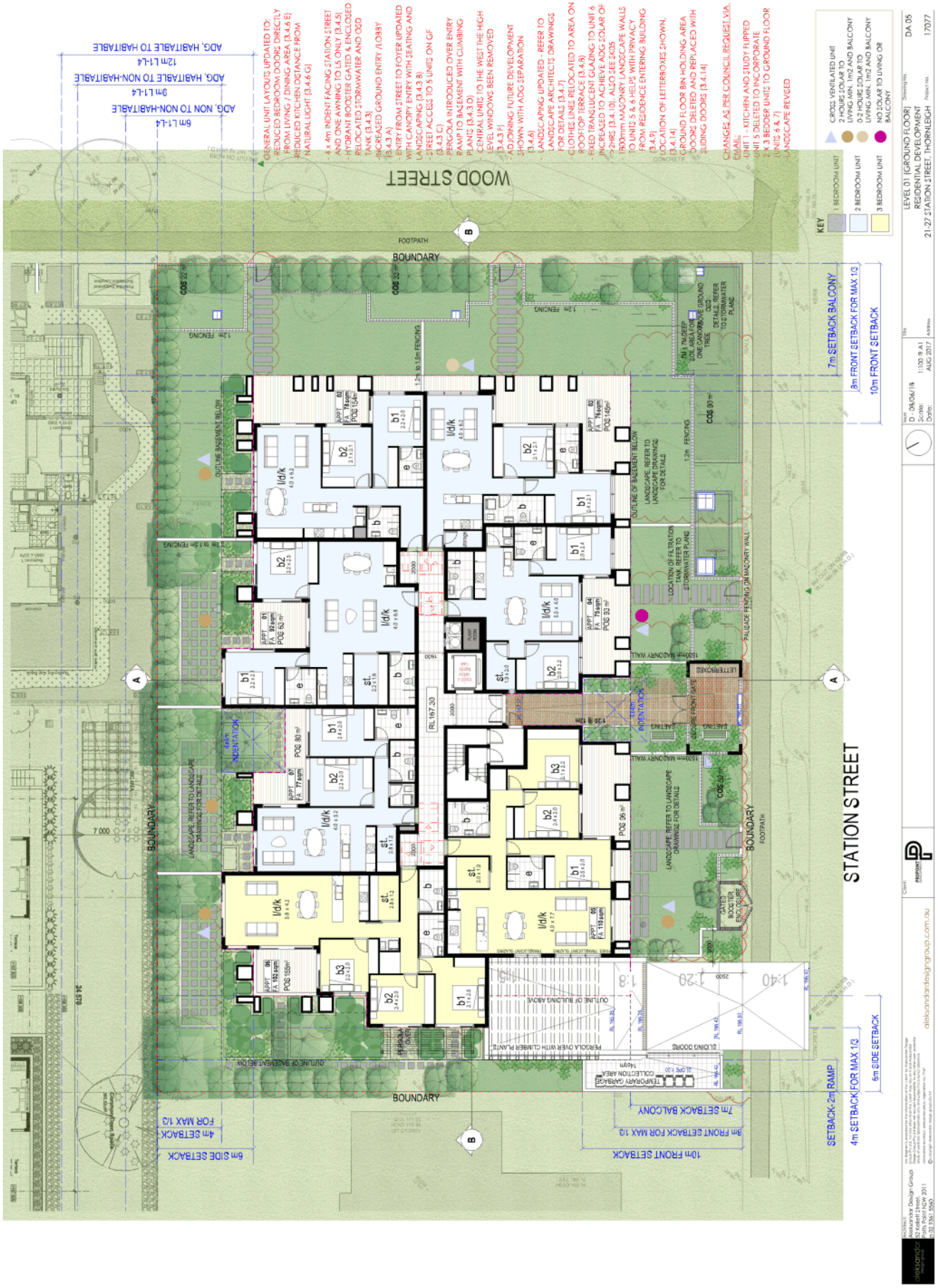
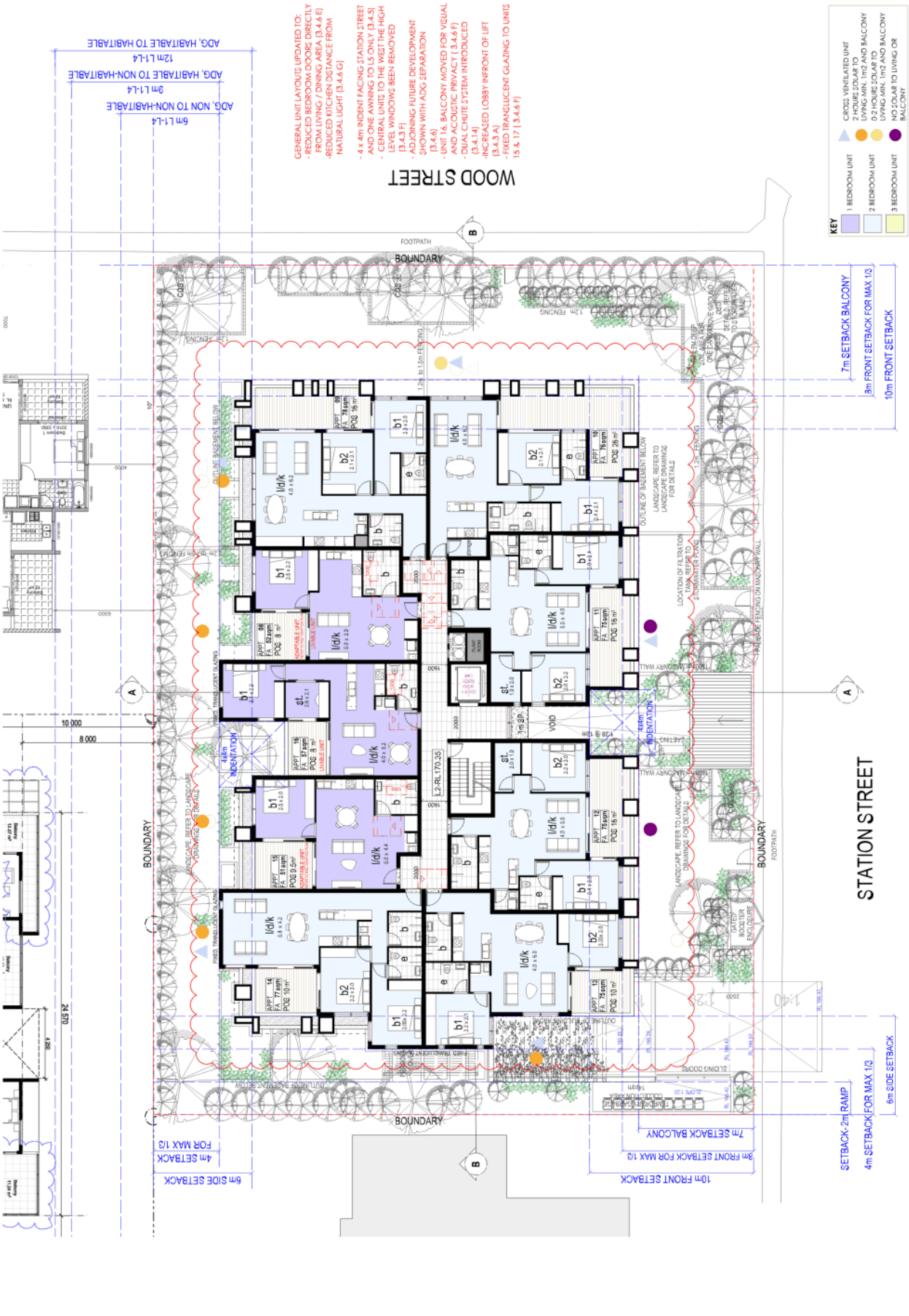

ATTACHMENT 3 - ITEM 2
WOOD STREET
STATION STREET
BOUNDARY
FOOTPATH
7m SETBACK BALCONY
8m FRONT SETBACK FOR MAX 1/3
10m FRONT SETBACK
6m SIDE SETBACK
4m SETBACK FOR MAX 1/3
SETBACK-2m RAMP
KEY
1 BEDROOM UNIT
2 BEDROOM UNIT
3 BEDROOM UNIT
CROSS VENTILATED UNIT
2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
0-2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
NO SOLAR TO LIVING OR BALCONY
LEVEL 01 (GROUND FLOOR)
RESIDENTIAL DEVELOPMENT
21-27 STATION STREET, THORNLEIGH
DA 05
17077
D - 04/06/18
1:100 @ A1
AUG 2017
aleksandardesigngroup.com.au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CROSS VENTILATED UNIT
2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
0-2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
NO SOLAR TO LIVING OR BALCONY
GENERAL UNIT LAYOUTS UPDATED TO:
- REDUCED BEDROOM DOORS DIRECTLY FROM LIVING / DINING AREA [3.4.6 E]
- REDUCED KITCHEN DISTANCE FROM NATURAL LIGHT [3.4.6 G]
- 4 x 4m INDENT FACING STATION STREET AND ONE AWNING TO L5 ONLY [3.4.5]
- CENTRAL UNITS TO THE WEST THE HIGH LEVEL WINDOWS BEEN REMOVED [3.4.3 F]
- ADJOINING FUTURE DEVELOPMENT SHOWN WITH ADG SEPARATION [3.4.6]
- UNIT 1.6, BALCONY MOVED FOR VISUAL AND ACOUSTIC PRIVACY [3.4.6 F]
- DUAL CHUTE SYSTEM INTRODUCED [3.4.14]
-INCREASED LOBBY INFRONT OF LIFT [3.4.3 A]
- FIXED TRANSLUCENT GLAZING TO UNITS 1.5 & 1.7 [3.4.6 F]
ADG, HABITABLE TO HABITABLE
12m L1-L4
ADG, HABITABLE TO NON-HABITABLE
9m L1-L4
ADG, NON TO NON-HABITABLE
6m L1-L4
7m SETBACK BALCONY
8m FRONT SETBACK FOR MAX 1/3
10m FRONT SETBACK
SETBACK-2m RAMP
4m SETBACK FOR MAX 1/3
6m SIDE SETBACK
L2-RL 170.35
RESIDENTIAL DEVELOPMENT
21-27 STATION STREET, THORNLEIGH
LEVEL 02
DA 06
17077
C-09/06/18
1:100 @ A1
AUG 2017
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ATTACHMENT 3 - ITEM 2
STATION STREET
WOOD STREET
BOUNDARY
KEY
1 BEDROOM UNIT
2 BEDROOM UNIT
3 BEDROOM UNIT
CROSS VENTILATED UNIT
2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
0-2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
NO SOLAR TO LIVING OR BALCONY
GENERAL UNIT LAYOUTS UPDATED TO:
- REDUCED BEDROOM DOORS DIRECTLY FROM LIVING / DINING AREA (3.4.6 E)
-REDUCED KITCHEN DISTANCE FROM NATURAL LIGHT (3.4.6 G)
- 4 x 4m INDENT FACING STATION STREET AND ONE AWNING TO L5 ONLY (3.4.5)
- CENTRAL UNITS TO THE WEST THE HIGH LEVEL WINDOWS BEEN REMOVED (3.4.3 F)
- ADJOINING FUTURE DEVELOPMENT SHOWN WITH ADG SEPARATION (3.4.6)
- UNIT 25, BALCONY MOVED FOR VISUAL AND ACOUSTIC PRIVACY (3.4.6 F)
- DUAL CHUTE SYSTEM INTRODUCED (3.4.14)
-INCREASED LOBBY INFRONT OF LIFT (3.4.3 A)
- FIXED TRANSLUCENT GLAZING TO UNITS 24 & 26 (3.4.6 F)
ADG, HABITABLE TO HABITABLE
12m L1-L4
ADG, HABITABLE TO NON-HABITABLE
9m L1-L4
ADG, NON TO NON-HABITABLE
6m L1-L4
7m SETBACK BALCONY
8m FRONT SETBACK FOR MAX 1/3
10m FRONT SETBACK
6m SIDE SETBACK
SETBACK-2m RAMP
4m SETBACK FOR MAX 1/3
4x4m INDENTATION
FIXED TRANSLUCENT GLAZING
VOID
L3-RL173.40
RESIDENTIAL DEVELOPMENT
21-27 STATION STREET, THORNLEIGH
LEVEL 03
DA 07
1:100 @ A1
AUG 2017
C-09/06/18
17077
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ATTACHMENT 3 - ITEM 2
STATION STREET
WOOD STREET
BOUNDARY
GENERAL UNIT LAYOUTS UPDATED TO:
- REDUCED BEDROOM DOORS DIRECTLY FROM LIVING / DINING AREA [3.4.6 E]
-REDUCED KITCHEN DISTANCE FROM NATURAL LIGHT [3.4.6 G]
- 4 x 4m INDENT FACING STATION STREET AND ONE AWNING TO L5 ONLY [3.4.5]
- CENTRAL UNITS TO THE WEST THE HIGH LEVEL WINDOWS BEEN REMOVED [3.4.3 F]
- ADJOINING FUTURE DEVELOPMENT SHOWN WITH ADG SEPARATION [3.4.6]
- UNIT 34, BALCONY MOVED FOR VISUAL AND ACOUSTIC PRIVACY [3.4.6 F]
- DUAL CHUTE SYSTEM INTRODUCED [3.4.14]
-INCREASED LOBBY INFRONT OF LIFT [3.4.3 A]
- FIXED TRANSLUCENT GLAZING TO UNITS 33 & 35 [3.4.6 F]
KEY
1 BEDROOM UNIT
2 BEDROOM UNIT
3 BEDROOM UNIT
CROSS VENTILATED UNIT
2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
0-2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
NO SOLAR TO LIVING OR BALCONY
7m SETBACK BALCONY
8m FRONT SETBACK FOR MAX 1/3
10m FRONT SETBACK
6m SIDE SETBACK
4m SETBACK FOR MAX 1/3
SETBACK-2m RAMP
4m SETBACK FOR MAX 1/3
6m SIDE SETBACK
ADG, NON TO NON-HABITABLE
6m L1-L4
ADG, HABITABLE TO NON-HABITABLE
9m L1-L4
ADG, HABITABLE TO HABITABLE
12m L1-L4
4x4m INDENTATION
FIXED TRANSLUCENT GLAZING
VOID
L4-RL176.45
RESIDENTIAL DEVELOPMENT
21-27 STATION STREET, THORNLEIGH
LEVEL 04
DA 03
17077
C - 09/06/18
1:100 @ A1
AUG 2017
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Aleksandra Design Group
Level 1, 1 Bridge St
Potts Point NSW 2011
T: 02 9361 5560

ATTACHMENT 3 - ITEM 2
STATION STREET
WOOD STREET
BOUNDARY
10m FRONT SETBACK
3m LVL 5
6m SIDE SETBACK
ADG, HABITABLE TO HABITABLE
ADG, HABITABLE TO NON-HABITABLE
ADG, NON TO NON-HABITABLE
9m L5-L8
12m L5-L8
18m L5-L8
GENERAL UNIT LAYOUTS UPDATED TO:
- REDUCED BEDROOM DOORS DIRECTLY FROM LIVING / DINING AREA (3.4.6 E)
-REDUCED KITCHEN DISTANCE FROM NATURAL LIGHT (3.4.6 G)
- 4 x 4m INDENT FACING STATION STREET AND ONE AWNING TO L5 ONLY (3.4.5)
- DUAL CHUTE SYSTEM INTRODUCED (3.4.14)
-INCREASED LOBBY INFRONT OF LIFT (3.4.3 A)
- UNIT 39 SKYLIGHT HAS BEEN INCREASED TO ACHIEVE >2HR SOLAR AS PER ADG. (3.4.10) ALSO SEE SK05 & DA10
- 2 x 3 BEDROOM UNITS INTRODUCED (3.4.11).
- SETBACKS TO LEVEL 5 INCREASED, UNITS REDUCED FROM 42 TO 39 NOW
KEY
1 BEDROOM UNIT
2 BEDROOM UNIT
3 BEDROOM UNIT
CROSS VENTILATED UNIT
2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
0-2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
NO SOLAR TO LIVING OR BALCONY
LEVEL 05
RESIDENTIAL DEVELOPMENT
21-27 STATION STREET, THORNLEIGH
DA 09
17077
C - 04/06/18
1:100 @ A1
AUG 2017
11 000
8 000
AWNING
4x4m INDENTATION
RL 179.65
NON TRAFFICABLE AREA
ROOF ABOVE SHOWN DASHED
POS 8 m²
POS 68 m²
POS 135 m²
POS 35 m²
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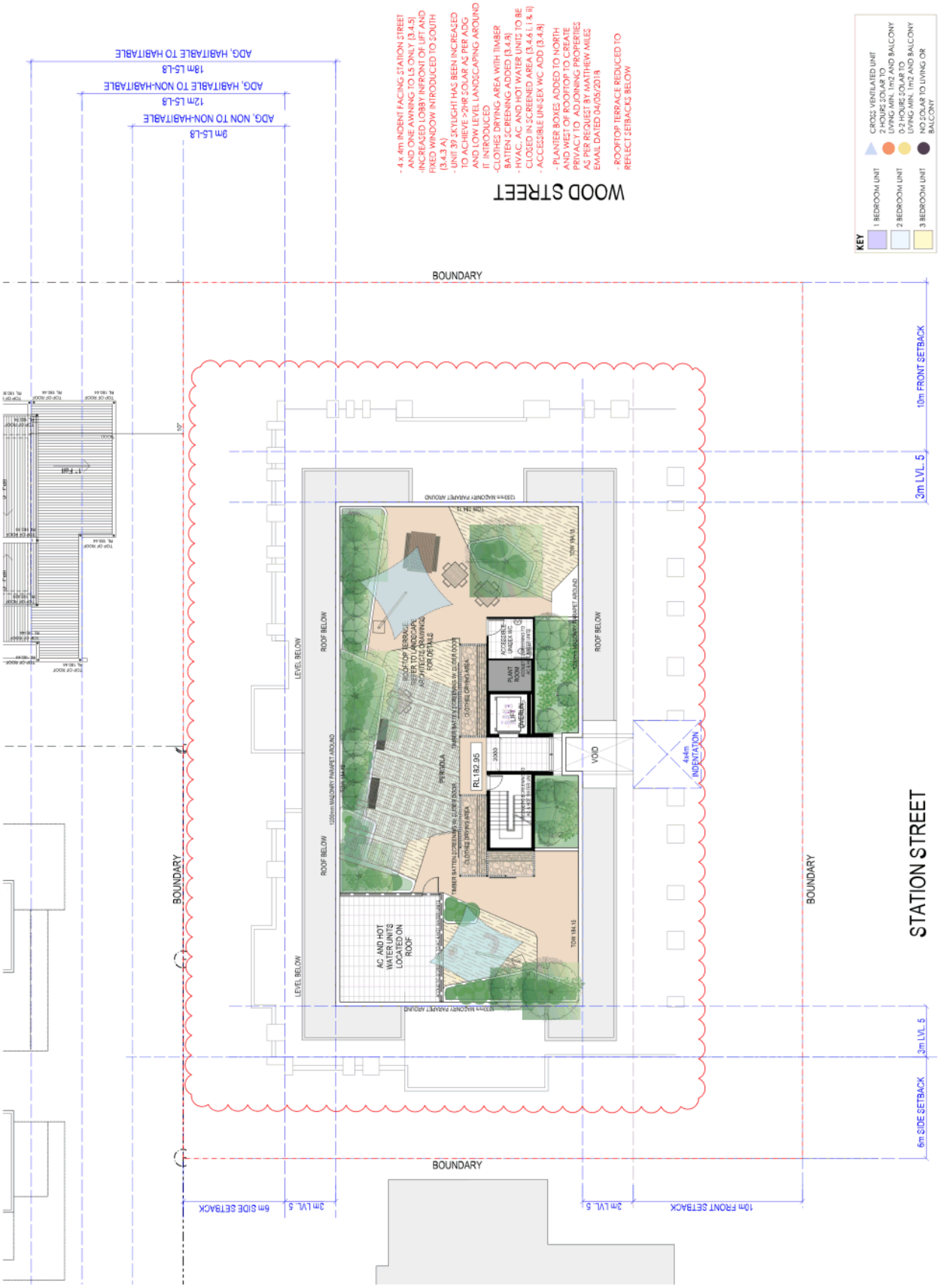
ATTACHMENT 3 - ITEM 2
STATION STREET
WOOD STREET
BOUNDARY
ROOF BELOW
LEVEL BELOW
AC AND HOT WATER UNITS LOCATED ON ROOF
ROOFTOP TERRACE REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS
PERGOLA
RL 182.95
LIFT
PLANT ROOM
VOID
4x4m INDENTATION
10m FRONT SETBACK
6m SIDE SETBACK
3m LVL 5
ADG, NON TO NON-HABITABLE
ADG, HABITABLE TO NON-HABITABLE
ADG, HABITABLE TO HABITABLE
9m L5-L8
12m L5-L8
18m L5-L8
- 4 x 4m INDENT FACING STATION STREET AND ONE AWNING TO L5 ONLY (3.4.5)
-INCREASED LOBBY INFRONT OF LIFT AND FIXED WINDOW INTRODUCED TO SOUTH (3.4.3 A)
- UNIT 39 SKYLIGHT HAS BEEN INCREASED TO ACHIEVE >2HR SOLAR AS PER ADG AND LOW LEVEL LANDSCAPING AROUND IT INTRODUCED
-CLOTHES DRYING AREA WITH TIMBER BATTEN SCREENING ADDED (3.4.8)
- HVAC, AC AND HOT WATER UNITS TO BE CLOSED IN SCREENED AREA (3.4.6 i, i & ii)
- ACCESSIBLE UNISEX WC ADD (3.4.8)
- PLANTER BOXES ADDED TO NORTH AND WEST OF ROOFTOP TO CREATE PRIVACY TO ADJOINING PROPERTIES AS PER REQUEST BY MATTHEW MILES EMAIL DATED 04/05/2018
- ROOFTOP TERRACE REDUCED TO REFLECT SETBACKS BELOW
KEY
1 BEDROOM UNIT
2 BEDROOM UNIT
3 BEDROOM UNIT
CROSS VENTILATED UNIT
2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
0-2 HOURS SOLAR TO LIVING MIN. 1m2 AND BALCONY
NO SOLAR TO LIVING OR BALCONY
ROOFTOP TERRACE
RESIDENTIAL DEVELOPMENT
21-27 STATION STREET, THORNLEIGH
DA 10
17077
D - 04/06/18
1:100 @ A1
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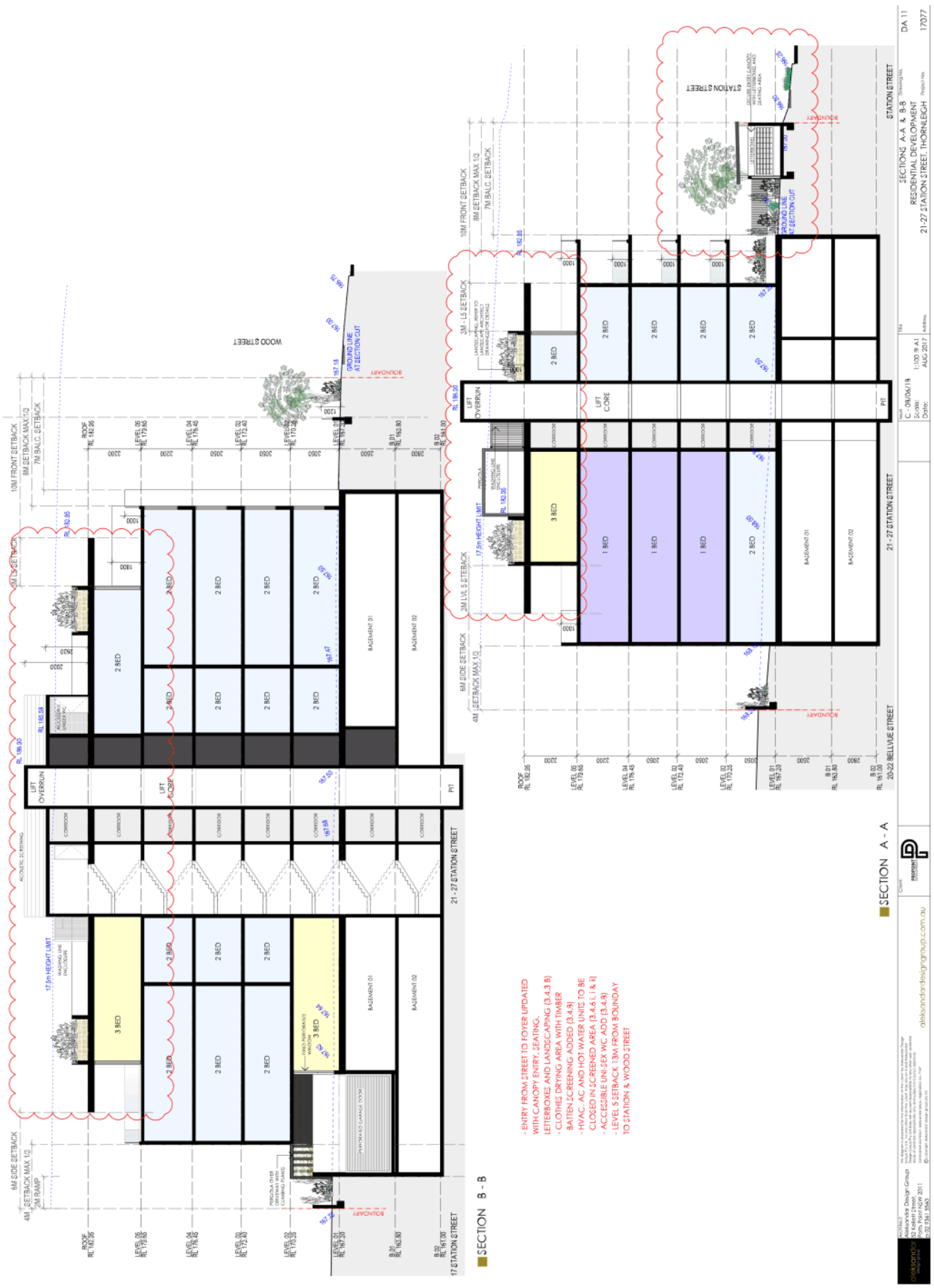
SECTION B - B
SECTION A - A
- ENTRY FROM STREET TO FOYER UPDATED WITH CANOPY ENTRY, SEATING, LETTERBOXES AND LANDSCAPING (3.4.3 B)
- CLOTHES DRYING AREA WITH TIMBER BATTEN SCREENING ADDED (3.4.8)
- HVAC, AC AND HOT WATER UNITS TO BE CLOSED IN SCREENED AREA (3.4.6 i, i & ii)
- ACCESIBLE UNI-SEX WC ADD (3.4.9)
- LEVEL 5 SETBACK 13M FROM BOUNDAY TO STATION & WOOD STREET
21 - 27 STATION STREET
20-22 BELLVUE STREET
WOOD STREET
STATION STREET
SECTIONS A-A & B-B
RESIDENTIAL DEVELOPMENT
21-27 STATION STREET, THORNLEIGH
DA 11
17077
C - 04/06/18
1:100 @ A1
AUG 2017
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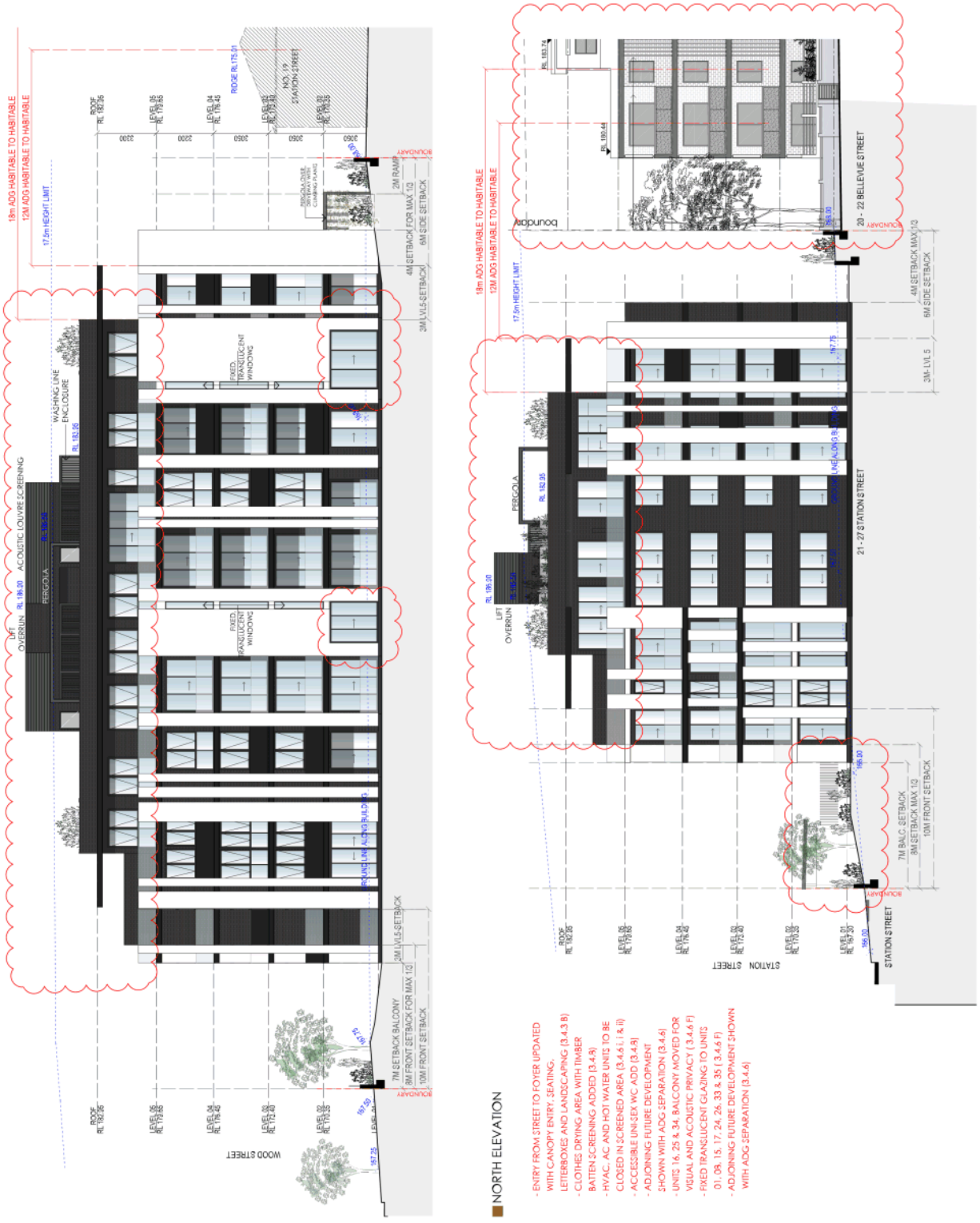
ATTACHMENT 4 - ITEM 2



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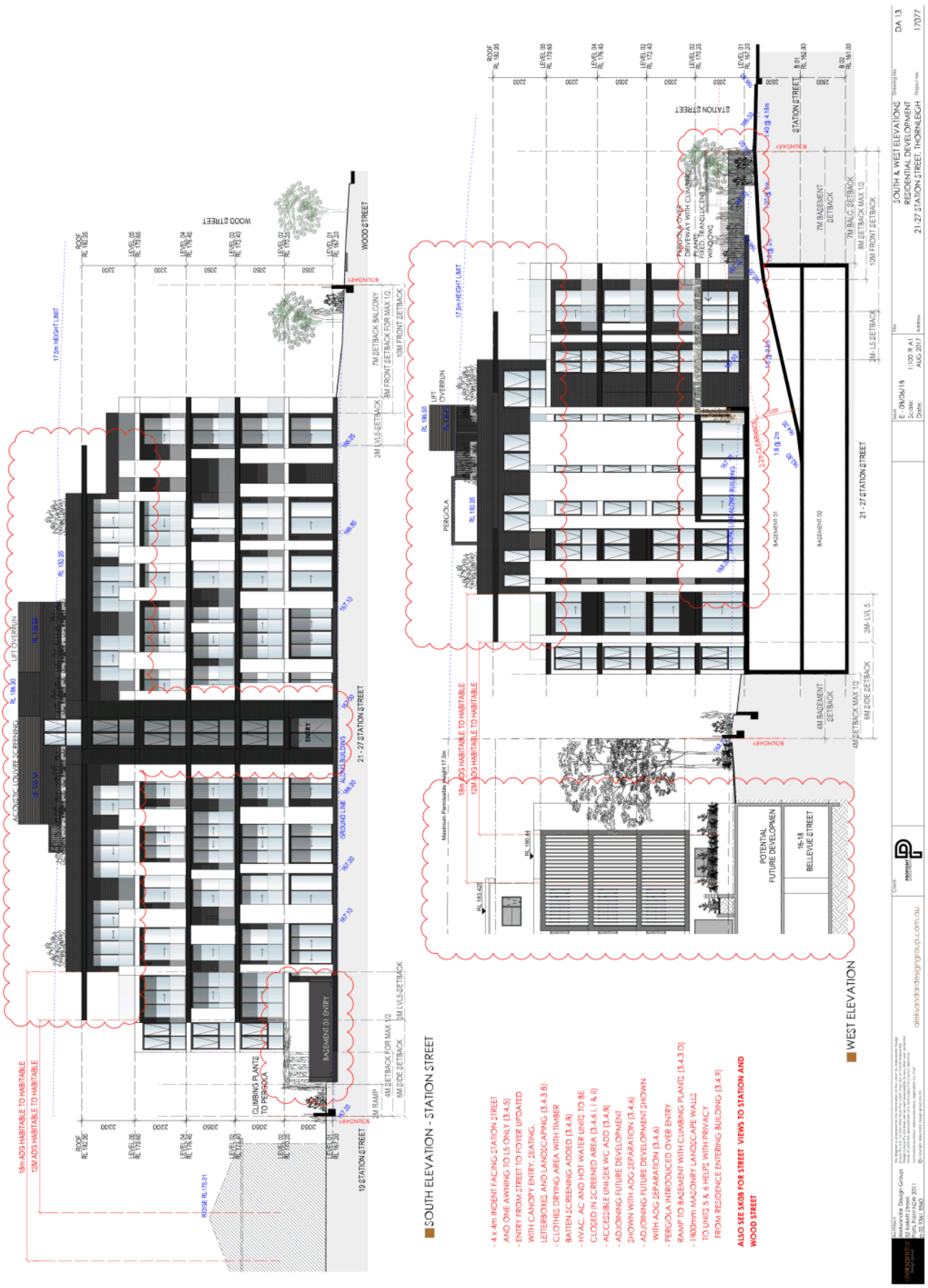
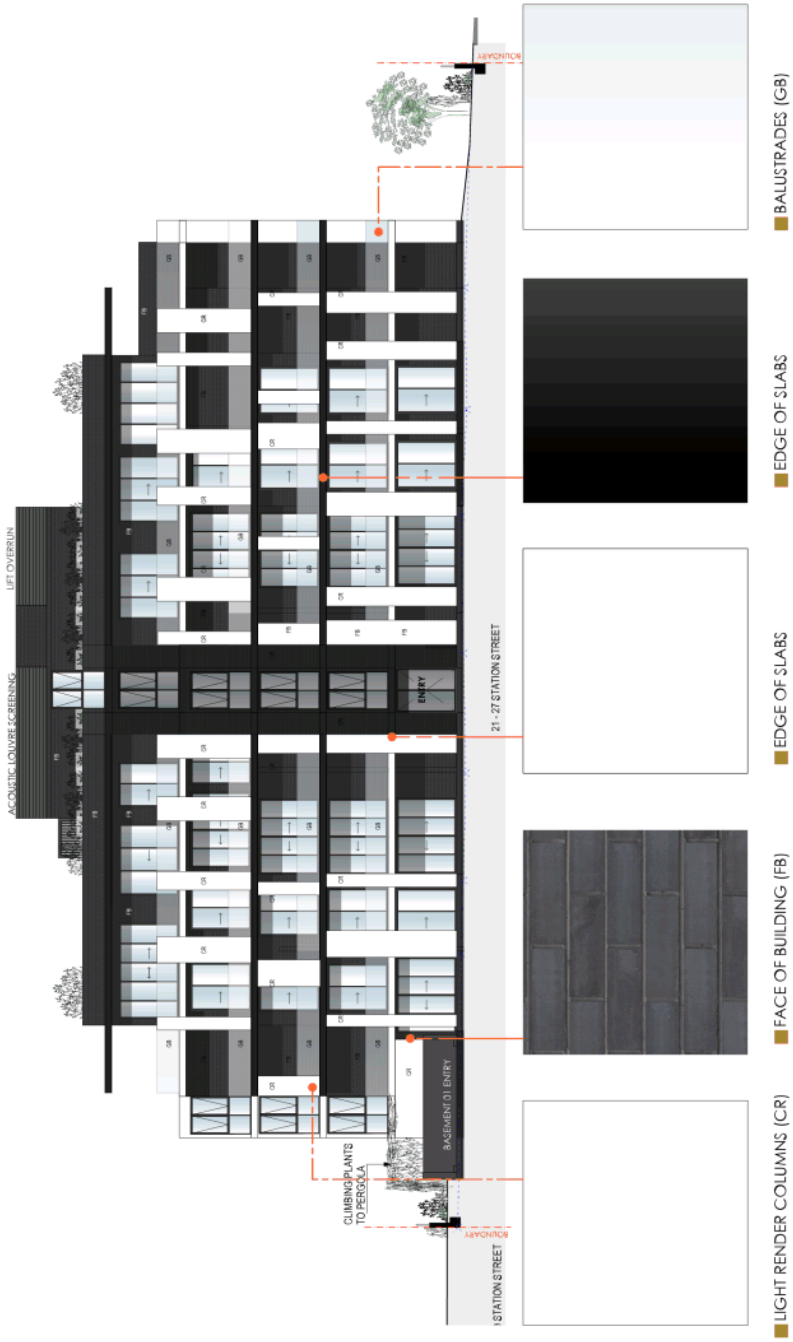


ATTACHMENT 4 - ITEM 2



SCHEDULE OF FINISHES
RESIDENTIAL DEVELOPMENT
21-27 STATION STREET, THORNLEIGH

DA 17
17077

C - 04/06/18
1:100 @ A1
AUG 2017

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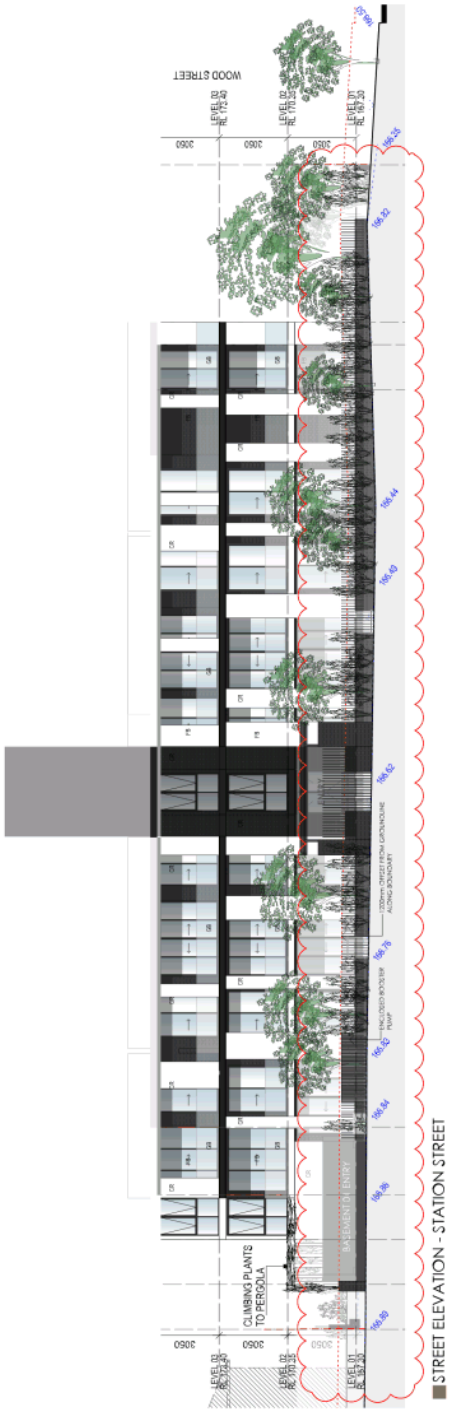
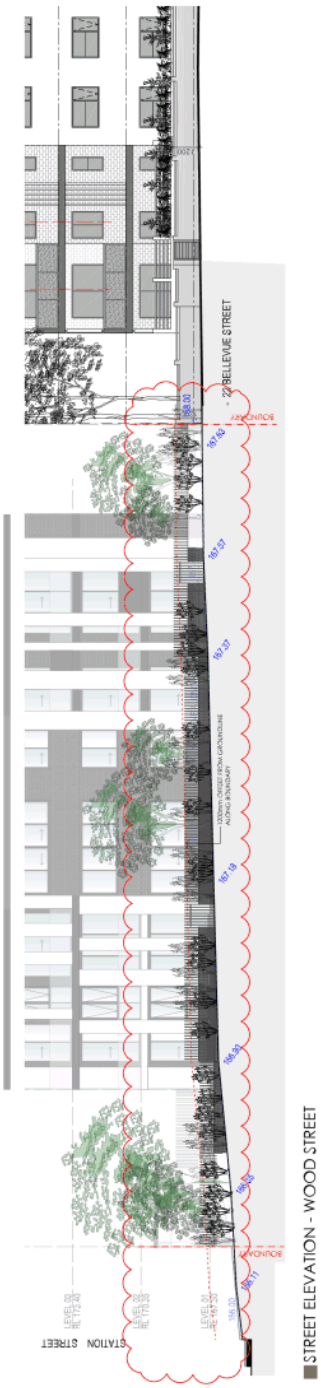
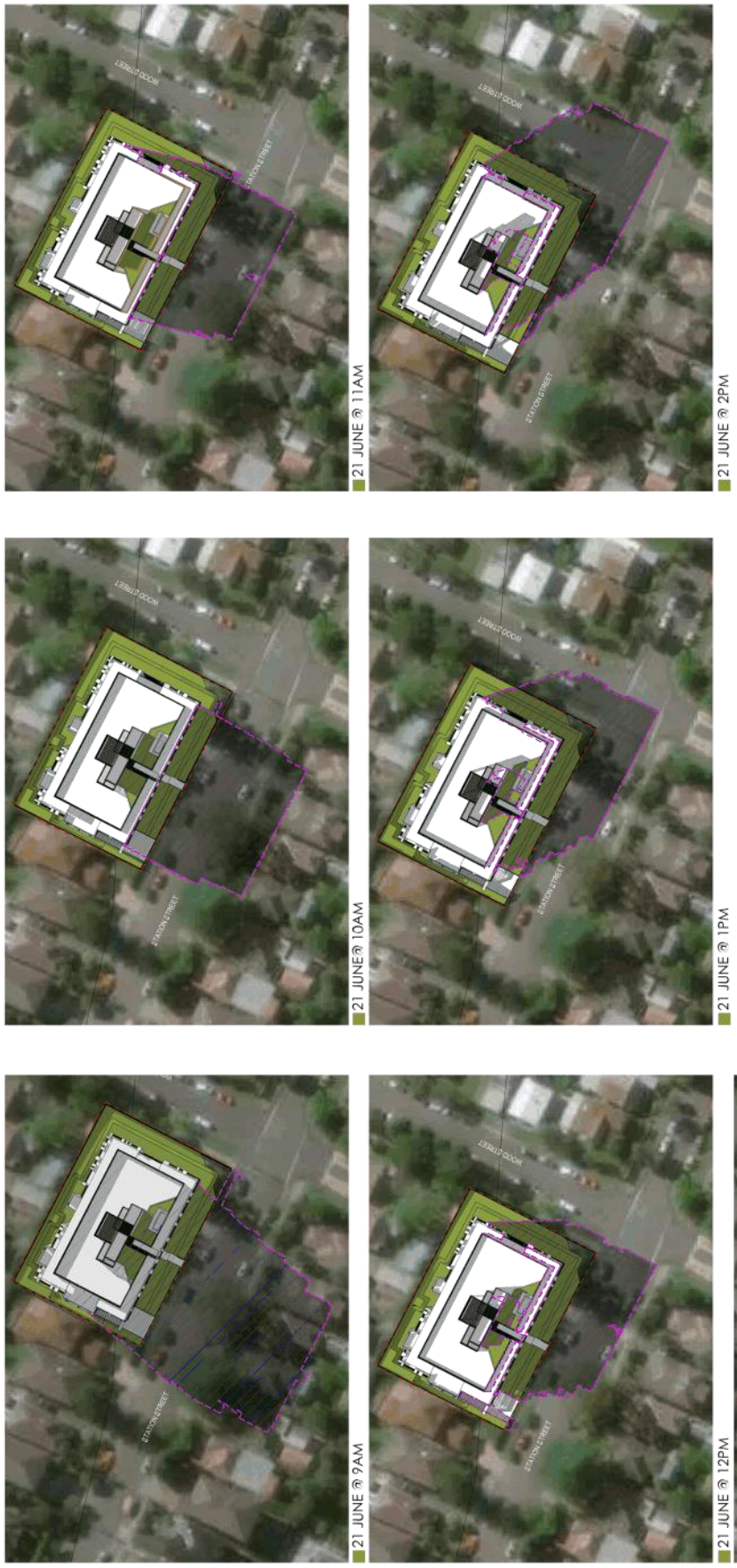
ATTACHMENT 4 - ITEM 2



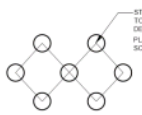


ATTACHMENT 4 - ITEM 2



ATTACHMENT 5 - ITEM 2

GENERAL LANDSCAPING DETAILS



MASS PLANTING SETOUT

N.T.S

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET

2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ

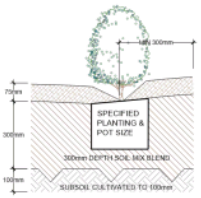
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ

4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

TREE PROTECTION ZONE

N.T.S

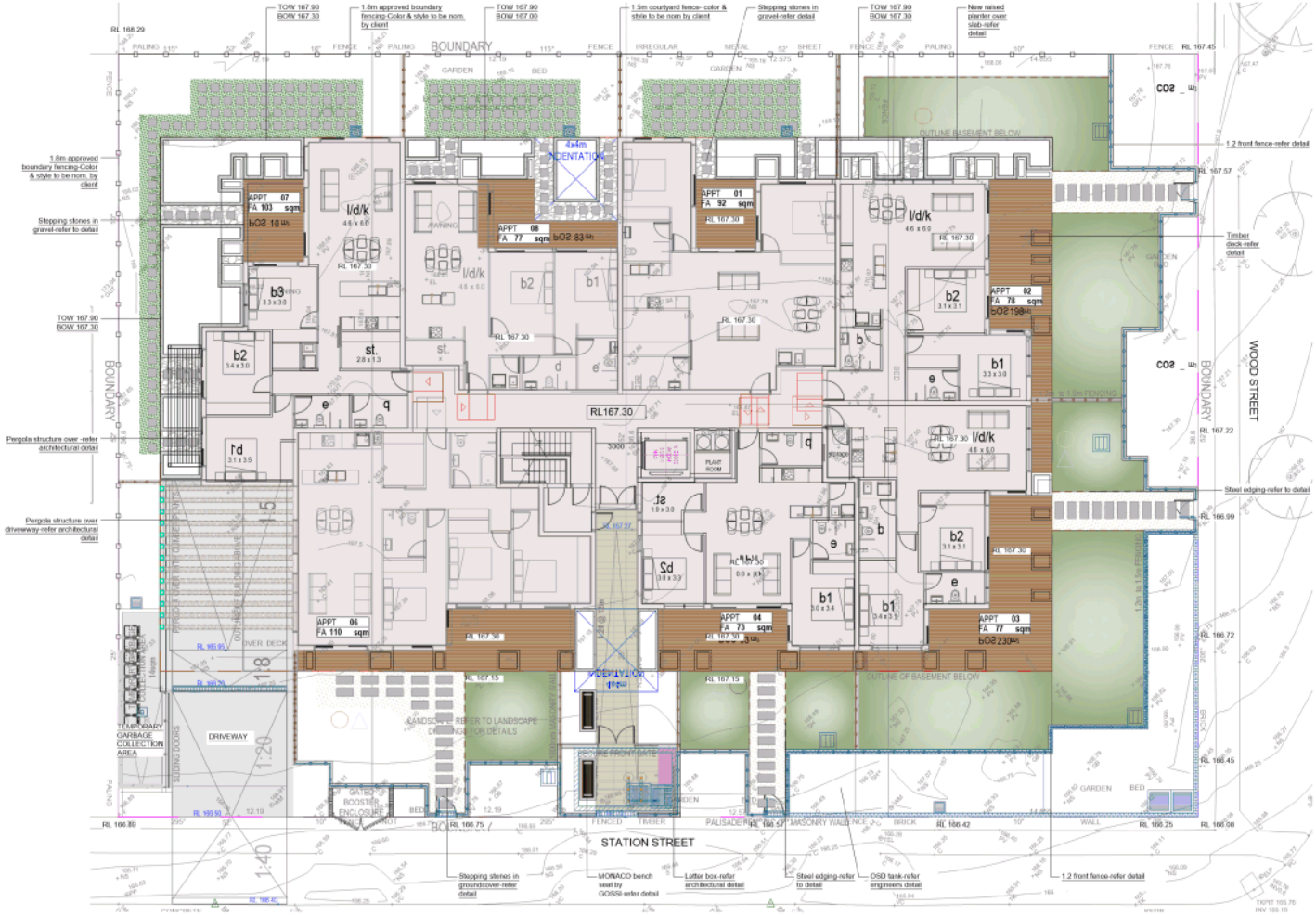


SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC. USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10



GROUND FLOOR LANDSCAPE CALCULATIONS

SITE AREA : 1896.4m²

TOTAL PROPOSED LANDSCAPE AREA:**769.6m² (40.6%)**

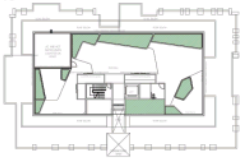
PROPOSED LANDSCAPE AREA ON DEEP SOIL:708.6m² (37.4%)

PROPOSED LANDSCAPE AREA IN RAISED PLANTER OVER SLAB:61.0m² (3.2%)

ROOFTOP LANDSCAPE CALCULATIONS

SITE AREA : 552.6m²

PROPOSED LANDSCAPE AREA:**80.5m² (14.6%)**



HARDSCAPE ITEM

- Steel edging - refer detail
- Turf area - refer detail
- Timber decking- refer detail
- Stepping stones with pebbles in gaps - refer detail
- Stepping stones in groundcover - refer detail
- Retaining / raised planter wall - refer detail
- 1.8m approved boundary fencing-Color & style to be nom. by client
- 1.5m Courtyard fence - colour and style to be nom. by client
- 1.2m Front fence - refer detail
- Pergola structure-refer architectural detail

REV	DATE	NOTATION/AMENDMENT
A	22.01.18	Preliminary DA prepared for review
B	01.02.18	Co-ordinated with stormwater plan
C	30.04.18	Co-ordinated with amended architectural plan & council's comments
D	07.05.18	Co-ordinated with amended architectural plan
E	16.05.18	Co-ordinated with amended architectural plan
F	08.06.18	Co-ordinated with amended architectural plan

COUNCIL: HORNSBY
CLIENT: PROPOINT DEVELOPMENTS NO.2 PTY LTD
ARCHITECT: HENDRE BURGER
LANDSCAPE ARCHITECT: Conzept Landscape Architects

PROJECT: PROPOSED APARTMENT DEVELOPMENT 21-27 STATION ST THORNLEIGH

TITLE: HARDSCAPE PLAN -GROUND FLOOR

STATUS: DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1 | DATE: DECEMBER 2017

DWG No: LPDA 18 - 163 | PLOT number: 1 | DRAWN: K.Z | CHECKED: R.F

ATTACHMENT 6 - ITEM 2

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

TREES

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 2

Botanical Name: *Tristaniopsis laurina 'Luscious'*
Common Name: Watergum (Native)
Pot size: 75Lt
Mature H x S: 5-8m x 3-5m
Qty Required: 2

Botanical Name: *Pyrus calleryana 'Chanticleer'*
Common Name: Chanticleer Pear (Exotic)
Pot size: 200L
Mature H x S: 12m x 5m
Qty Required: 5

Botanical Name: *Angophora costata*
Common Name: Sydney Red Gum (Native)
Pot size: 100L
Mature H x S: 15-20m x 7-13m
Qty Required: 1

Botanical Name: *Plumeria acutifolia*
Common Name: Frangipani (Exotic)
Pot size: 75Lt
Mature H x S: 5m x 4m
Qty Required: 2

SHRUBS AND HEDGES

Botanical Name: *Acmena 'Cherry Surprise'*
Common Name: Cherry Surprise Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2m x 1.5m
Qty Required: 36

Botanical Name: *Callistemon 'Slim'*
Common Name: Slim Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 3m x 1.3m
Qty Required: 34

Botanical Name: *Westringia 'Blue Gem'*
Common Name: B. Gem Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.3m
Qty Required: 5

Botanical Name: *Photinia 'Red Robin'*
Common Name: Red Robin Photinia (Exotic)
Pot size: 200mm
Mature H x S: 1.5-3m x 1.5-2.5m
Qty Required: 2

Botanical Name: *Viburnum odoratissimum*
Common Name: Sweet Viburnum (Exotic)
Pot size: 200mm
Mature H x S: 2m x 2m
Qty Required: 28

FEATURE PLANT

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 8

Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 11

Botanical Name: *Cordyline 'Red Fountain'*
Common Name: Red Fountain Cordyline (Exotic)
Pot size: 200mm
Mature H x S: 800mm x 800mm
Qty Required: 14

Botanical Name: *Yucca filamentosa*
Common Name: *'Adam's needle'* (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 0.9m
Qty Required: 4

Botanical Name: *Pennisetum 'Rubrum'*
Common Name: Purple Swamp Foxtail (Exotic)
Pot size: 150mm
Mature H x S: 1.2m x 1.2m
Qty Required: 8

Botanical Name: *Lomandra hystrix 'Katie Bells'*
Common Name: Katie Bells Mat Rush (Native)
Pot size: 150mm
Mature H x S: 1.2m x 1.2m
Qty Required: 8

Botanical Name: *Calathea zebrina*
Common Name: Zebra plant (Exotic)
Pot size: 300mm
Mature H x S: 1m x 0.6m
Qty Required: 35

Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 300mm
Mature H x S: 3m x 1.5m
Qty Required: 3

Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 5

GRASSES + GROUNDCOVERS

Bio-retention groundcover Mix:
Carex appressa
Juncus amabilis
Dianella revoluta
Leucophyta browni
Lomandra longifolia
Pot size: 140mm
Mature H x S: < 0.6m
Qty Required: 5m2 **(88.3m2 total)**

Botanical Name: *Liriope muscari 'Evergreen Giant'*
Common Name: *Giant Lily Turf* (Exotic)
Pot size: 150mm
Mature H x S: 0.7m x 0.65m
Qty Required: 115

Botanical Name: *Trachelospermum Jasminoides*
Common Name: Star Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.3m x 0.6m
Qty Required: 5m2 **(37m2 total)**

Botanical Name: *Dianella 'Tasred'*
Common Name: Tasred Flax Lily(Native)
Pot size: 150mm
Mature H x S: 0.5m x 0.5m
Qty Required: 8

Groundcover Mix A:
Dianella caerulea 'Little jess'
Trachelospermum jasminoides
Myoporum parvifolium 'Yareena'
Pot size: 140mm
Mature H x S: < .5m
Qty Required: 5m2 **(79.1m2 total)**

Botanical Name: *Trachelospermum Jasminoides*
Common Name: Star Jasmine (Exotic)
Pot size: 100mm
Mature H x S: 0.3m x climbing
Qty Required: 3

AUTOMATIC IRRIGATION SHALL BE INSTALLED FOR RAISED PLANTER AREA TO ENSURE A SUSTAINABLE LANDSCAPE IS ACHIEVED SHOP DRAWING TO BE PROVIDED BY LICENSED IRRIGATION CONSULTANTS

LANDSCAPE PLAN NOTES

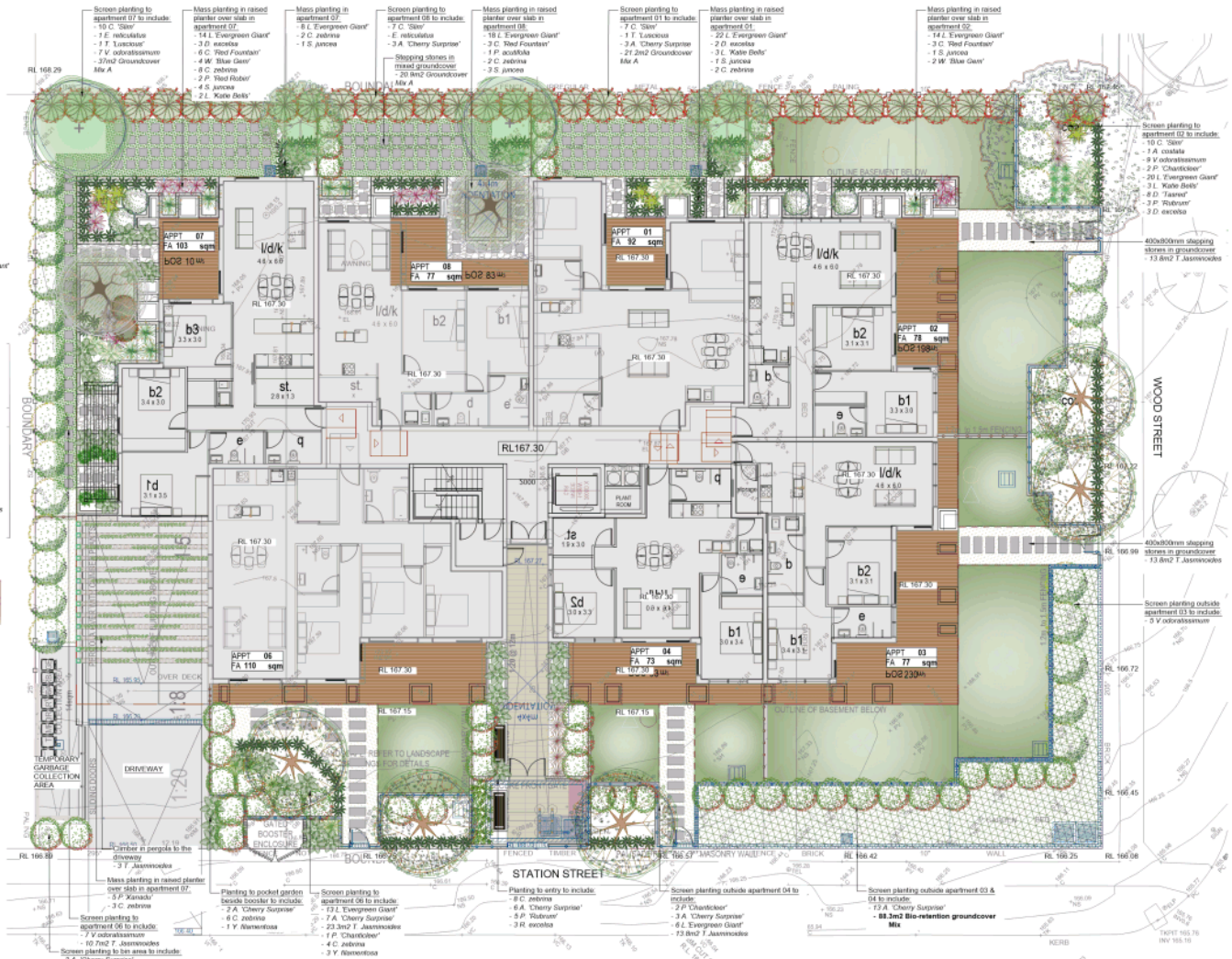
This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **Retaining wall details to engineers design.**
Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to **HORNSBY Council's** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants ***(acceptable for Basix planting)***

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on RL 166.97 e continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, raise to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. ***Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.***



Angophora costata | Elaeocarpus reticulatus | Tristaniopsis laurina 'Luscious' | Pyrus calleryana 'Chanticleer' | Jacaranda mimosifolia | Plumeria acutifolia | Acmena 'Cherry Surprise' | Syzygium 'Cascade' | Callistemon 'Slim' | Syzygium 'Resilience' | Westringia 'Blue Gem'

GENERAL NOTE

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www.dialbeforeyoudig.com.au DIAL 1100 BEFORE YOU DIG

Bar Scale 0 2 4 6 8 10m

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LANDSCAPE ARCHITECT: Conzept Landscape Architects
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Phone: 9602 5312
Fax: 9270 4992
Mob: 0412 991 201
www.conzept.net.au
enquiries@conzept.net.au

COUNCIL: HORNSBY
CLIENT: PROPOSAL DEVELOPMENTS NO.2 PTY LTD

REV	DATE	MOTATION/AMENDMENT
C	25.01.18	Co-ordinated with Client's comments
D	31.01.18	Co-ordinated with Stormwater plan
E	12.02.18	Finalized landscape plan
F	30.04.18	Co-ordinated with amended architectural plan & council's comments
G	16.05.18	Co-ordinated with amended architectural plan
H	24.05.18	Co-ordinated with architect's comments
I	08.06.18	Co-ordinated with amended architectural plan

PROJECT: PROPOSED APARTMENT DEVELOPMENT 21-27 STATION ST THORNLEIGH

TITLE: LANDSCAPE PLAN -GROUND FLOOR

STATUS: DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1 | DATE: DECEMBER 2017

DWG No: LPDA 18 - 163 | PAGE NUMBER: 2 | DRAWN: K.Z | CHECKED: R.F

ATTACHMENT 6 - ITEM 2

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

TREES

Botanical Name: *Cornus florida*
Common Name: Flowering Dogwood (Exotic)
Pot size: 75Lt
Mature H x S: 9m x 6m
Qty Required: 1

Botanical Name: *Banksia aemata*
Common Name: Old Man Banksia (Native)
Pot size: 75L
Mature H x S: 5m x 3m
Qty Required: 3

Botanical Name: *Plumeria acutifolia*
Common Name: Frangipani (Exotic)
Pot size: 75Lt
Mature H x S: 5m x 4m
Qty Required: 1

Botanical Name: *Cordyline australis*
Common Name: Cabbage tree (Native)
Pot size: 75L
Mature H x S: 1.5-2.5m x 1-2.5m
Qty Required: 2

SHRUBS AND HEDGES

Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 12

Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 36

Botanical Name: *Streltzia juncea*
Common Name: Rush-leaved Streltzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 28

Botanical Name: *Yucca filamentosa*
Common Name: *'Aldam's needle'* (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 0.9m
Qty Required: 12

Botanical Name: *Crinum pedunculatum*
Common Name: Swamp Lily (Native)
Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 9

Botanical Name: *Westringia 'Blue Gem'*
Common Name: B. Gem Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.3m
Qty Required: 7

GRASSES + GROUNDCOVERS

Botanical Name: *Liriope muscari 'Evergreen Giant'*
Common Name: *Giant Lily Turf (Exotic)*
Pot size: 150mm
Mature H x S: 0.7m x 0.65m
Qty Required: 35

Botanical Name: *Trachelospermum Jasminoides*
Common Name: Star Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.3m x 0.6m
Qty Required: 5m2 **(27.4m2 total)**

MATERIAL FINISHES

Timber decking- refer detail

Paving-refer architectural detail

Paving-refer architectural detail

Retaining / raised planter wall - refer detail

OTHER LANDSCAPE ITEMS

Harbour bench by CSA-refer detail

Electric twin BBQ to be nom. by client

Outdoor lounges/stool to be nom by client

Outdoor dinning setting

Durable commercial grade quality outdoor umbrellas
Relocatable, durable quality outdoor furniture

LANDSCAPE PLAN NOTES

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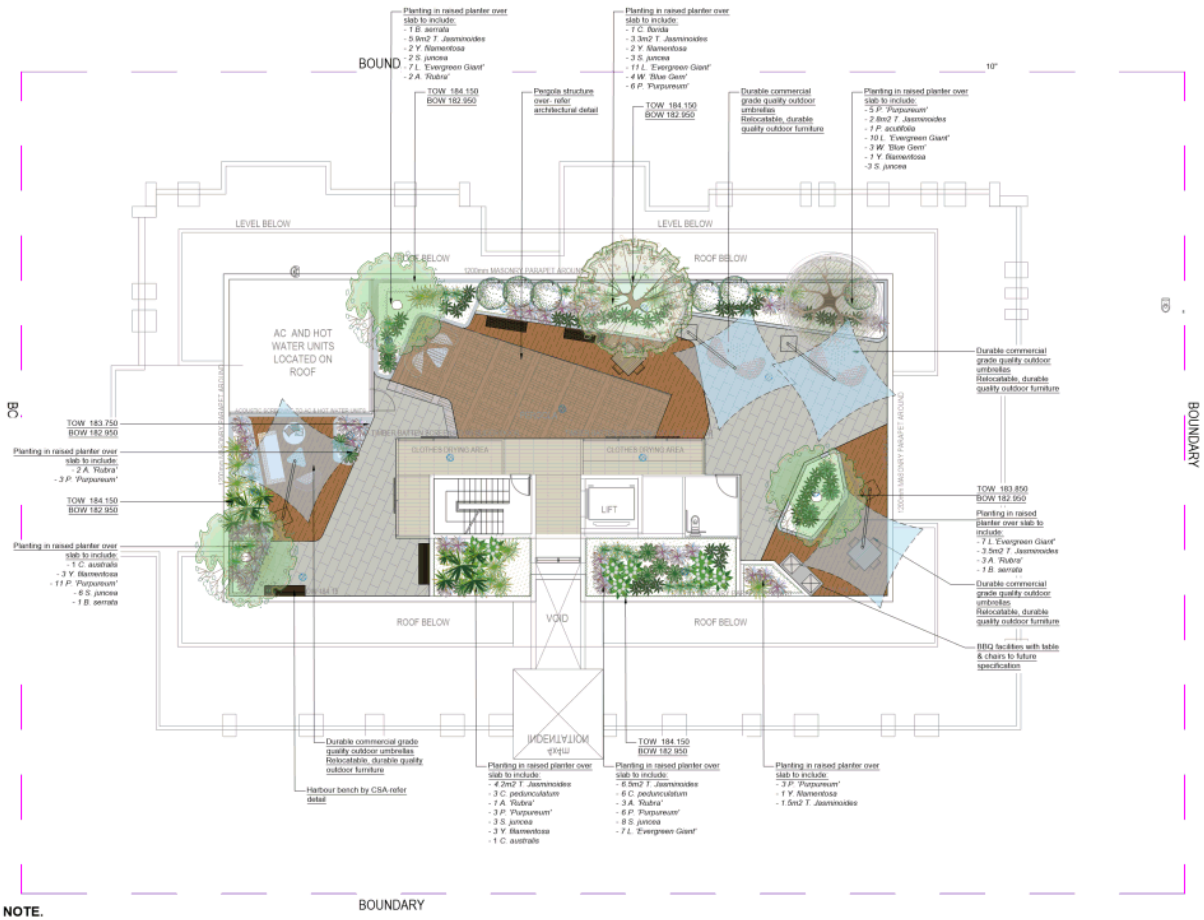

NOTE.
For advanced tree planting in high wind and rooftop locations, it is recommended that an approved root ball anchoring system equal to 'Hartgus Anchors' shall be used. Install as per the manufacturers specification'

AUTOMATIC IRRIGATION SHALL BE INSTALLED FOR RAISED PLANTER AREA TO ENSURE A SUSTAINABLE LANDSCAPE IS ACHIEVED. SHOP DRAWING TO BE PROVIDED BY LICENSED IRRIGATION CONSULTANTS

Tree Anchoring · *Outdoor Umbrellas* · *Cornus florida* · *Waterhousia 'Sweeper'* · *Plumeria acutifolia* · *Cordyline australis* · *Alcantarea imperialis 'Rubra'* · *Phormium tenax 'Purpureum'* · *Streltzia juncea* · *Liriope muscari 'Evergreen Giant'* · *Trachelospermum jasminoides*

GENERAL NOTE

Bar Scale 0 2 4 6 8 10m

ARCHITECT: HENDRE BURGER

LANDSCAPE ARCHITECT: Conzept Landscape Architects

COUNCIL: HORNSBY

CLIENT: PROPOINT DEVELOPMENTS NO.2 PTY LTD

REV	DATE	NOTATION/AMENDMENT
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PROJECT: PROPOSED APARTMENT DEVELOPMENT 21-27 STATION ST THORNLEIGH

TITLE: LANDSCAPE PLAN -ROOFTOP

STATUS: DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1 · DATE: DECEMBER 2017

DWG No: LPDA 18 - 163 · PAGE NUMBER: 3 · DRAWN: K.Z · CHECKED: R.F

ATTACHMENT 6 - ITEM 2

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hard/stand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.
Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter
- Expanded fabric shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sediment Reference Kit" as prepared by DLWC & WBRDC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)
The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxicity or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf
The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil
Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site mixes site topsoil runs out.

2.02 INSTALLATION

a) Testing
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:
- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No bedders waste material shall be acceptable.

d) Subgrade Cultivation
Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works
Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.
- Trees in turf & beds - holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material
All trees supplied above a 20L container size must be grown and planted in accordance with Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2. Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.
Above - Ground Assessment
The following plant quality assessment criteria should be followed:
Plant true to type. Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure.
Below - Ground Assessment
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties
Provide min. 2 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers
Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilisers shall be used.

d) Mulch
Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf
Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy, growing condition.

3.02 INSTALLATION

a) Setting Out
All planting set out shall be to strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plants vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching
Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing
Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and free to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.
- Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.
Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements.
An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas on terraces, over slabs and in Communal Open Spaces.
The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.
This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.
The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Hornsby Council By-Laws and Ordinances.

Drawings:
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in gardens and lawn areas, and secured in position at 500mm centres with jute ropes.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:
- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:
Upon completion of installation, the system shall be tested, including
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement of flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty:
- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:
- On request, a detailed irrigation performance specification report can be issued.

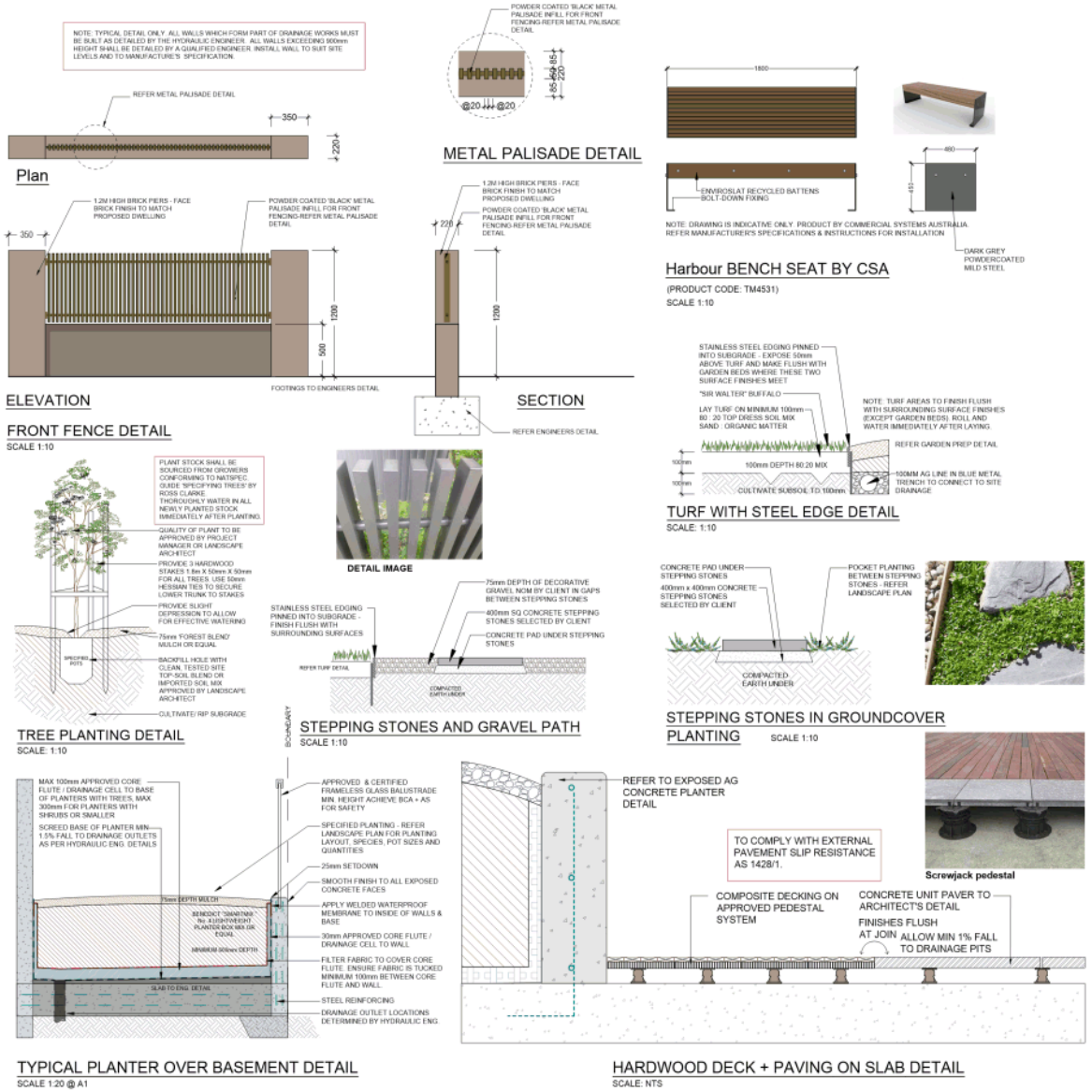
CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:
- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilisers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to stakes.
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



ARCHITECT: HENERE BURGER	LANDSCAPE ARCHITECT: Conzept Landscape Architects	COUNCIL: HORNSBY	REV / DATE / NOTATION/AMENDEMENT	PROJECT: PROPOSED APARTMENT DEVELOPMENT 21-27 STATION ST THORNLEIGH	TITLE: DETAILS & SPECIFICATION	STATUS: DEVELOPMENT APPLICATION	
		CLIENT: PROPOINT DEVELOPMENTS NO.2 PTY LTD	A 22.01.18 Preliminary DA prepared for review			SCALE: 1:100 @ A1	DATE: DECEMBER 2017
			B 30.04.18 Co-ordinated with amended architectural plan & council's comments		DWG No: LPDA 18 - 163	PAGE NUMBER: 4	DRAWN: K.Z / CHECKED: R.F
			C 07.05.18 Co-ordinated with amended architectural plan				

ATTACHMENT 6 - ITEM 2

ATTACHMENT 7 - ITEM 2

gsa planning

CLAUSE 4.6 APPLICATION Exceptions to Development Standards – Height of Buildings

Proposed residential flat building at

Nos. 21-27 Station Street, Thornleigh

Prepared for:
Propoint Developments No 2 Pty Ltd
C/- Aleksandar Design Group
52 Kellet Street
Potts Point NSW 2011

Prepared by:
GSA PLANNING
Urban Design, Environmental & Traffic Planners
95 Paddington Street, Paddington NSW 2021
ph: 02 9362 3364
email: info@gsaplanning.com.au

(A.B.N 18 003 667 963)

JOB NO. 17334
February 2018

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PIA Planning Institute Australia

CPP CERTIFIED PRACTISING PLANNER

HORNSBY LOCAL ENVIRONMENTAL PLAN 2013
CLAUSE 4.6 EXCEPTIONS TO DEVELOPMENT STANDARDS

APPLICANT'S NAME: Propoint Developments No 2 Pty Ltd

SITE ADDRESS: Nos. 21-27 Station Street, Thornleigh

PROPOSAL: Residential Flat Building

1. (i) **Name of the applicable planning instrument which specifies the development standard:**

   Hornsby Local Environmental Plan (LEP) 2013

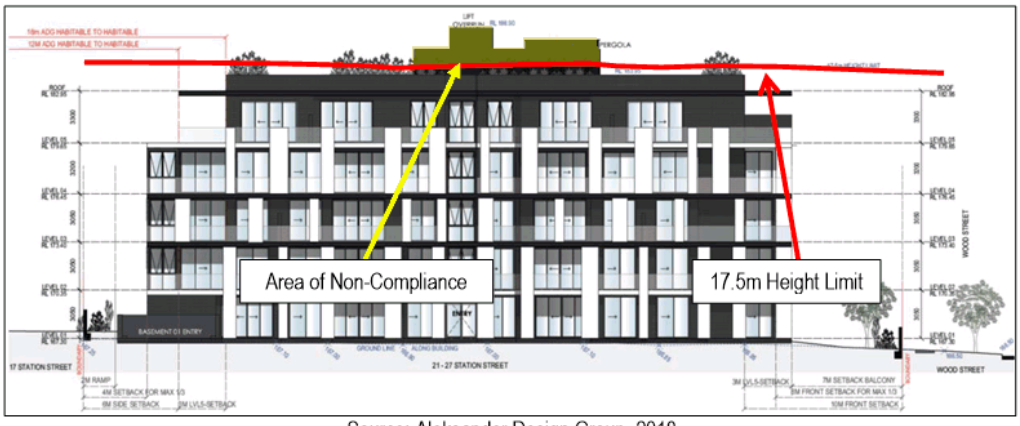
   (ii) **The number of the relevant clause therein:**

   Clause 4.3 – Height

2. **Specify the nature of Development Standard sought to be varied and details of variation:**

   Clause 4.3 in the Hornsby LEP refers to a Height of Buildings Map, which prescribes a height of 17.5m for the site. The height of the building varies throughout the site up to a maximum of 19.9m.

   Importantly, the proposal complies at the both street frontages. The area of non-compliance is located towards the centre of the site and comprises of the lift overrun and a rooftop pergola structure (see Figure 1).



Source: Aleksander Design Group, 2018

Figure 1: South Elevation Showing Extent of Height Non-Compliance

3. Consistency with Objectives of Clause 4.6

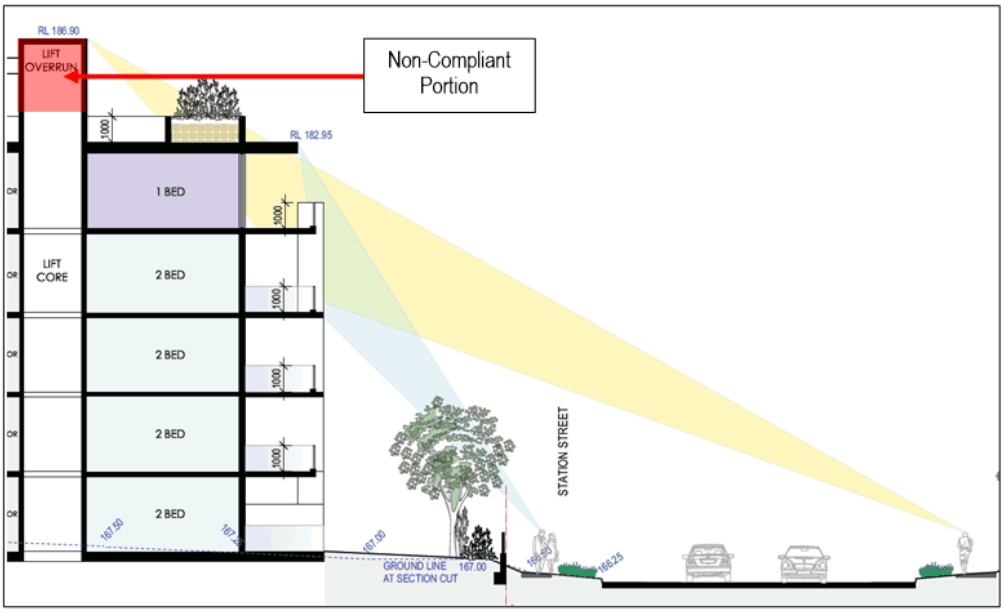
The objectives of Clause 4.6 seek to recognise that in particular circumstances, strict application of development standards may be unreasonable or unnecessary. The clause provides a means by which a variation to the standard can be achieved. The objectives of Clause 4.6 are stated, inter alia:

> *Objective (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development*
>
> *Objective (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances*

The proposal seeks a degree of flexibility in the application of the height development standard to the development. It is our opinion that the height of the proposal is appropriate irrespective of the minor non-compliance.

The proposal, as viewed from the public domain, will have the appearance of a compliant form with the height exceedance occurring towards the middle (see Figure 2). The proposal seeks flexibility in this instance as the proposed height will achieve a better outcome for the development by allowing access and amenity for the communal open space. The proposed pergola can be considered a lightweight structure that will not significantly contribute to the bulk and scale of the building.

Despite the height non-compliance, the proposed designed building will offer a highly articulated built form consistent with Council's desired future character for the Station Street, Thronleigh precinct. Furthermore, there is not likely to be any significant amenity impacts on neighboring properties with similar overshadowing to a compliant built form. On this basis, the non-compliance is considered to be consistent with the objectives of Clause 4.6.



Source: Aleksander Design Group, 2018

Figure 2: Section Showing Sightlines from Station Street

4. Justification of variation to development standard

Clause 4.6(3) outlines that a written request is required when seeking to vary a development standard, along with justification of the contravention. The clause is stated, inter alia:

> *(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
> *(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
> *(b) that there are sufficient environmental planning grounds to justify contravening the development standard."*

The following sections will outline why, in our opinion, the development standard is unreasonable and unnecessary and will set out the planning justification for the variation.

5. Compliance with the development standard is unreasonable and unnecessary in the circumstances of the case

Clause 4.6(3) (a) requires the applicant to provide justification that strict compliance with the height requirement is unnecessary and unreasonable in the exceptional circumstances of the case. In *Wehbe v Pittwater Council (2007) NSWLEC 827 (Wehbe)*, Preston CJ established five potential tests for determining whether a development standard could be considered to be unreasonable or unnecessary.

The Court's recent decision in *Four2Five Pty Limited v Ashfield Council [2015] NSWLEC 90* has altered the way the five tests ought to be applied, requiring justification beyond compliance with the objectives of the development standard and the zone. That is, more than one of those five grounds is now arguably required to be made out.

It is our opinion that the proposal satisfies a number of the five tests established in *Wehbe* and, for that reason, the development standard is unreasonable and unnecessary in this instance. The relevant tests will now be considered.

Test 1 – The objectives of the standard are achieved notwithstanding non-compliance with the standard

Clause 4.3 contains the objective for the height of buildings development standard and states, inter alia:

> *(a) to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.*

The proposed height is an appropriate response to the site constraints as the access core is required to provide universal access to the rooftop terrace. Providing accessible and secure communal open space on the group level is difficult in this particular instance as the subject site is located on an exposed corner allotment. In addition, the non-compliant pergola is necessary to provide shade and amenity for the rooftop communal open space.

Regardless of the centralised non-compliance, the proposed height is also appropriate for the development potential of the locality. The site is located within the Station Street, Thornleigh precinct which has been earmarked for high density residential development. Importantly, the proposal is consistent with the DCP height provision of five storeys. As the areas of non-compliance are centralised and not readily visible from the street, the proposal will present a compliant height which is consistent with surrounding new development.

The proposed height non-compliances will not result in additional demand for infrastructure. The areas of non-compliance do not provide additional units. It should also be noted that the precinct is earmarked for urban renewal as it is ideally located to take advantage of existing transport infrastructure. This includes bus and rail services in close proximity to the subject site. The proposal will utilise this existing infrastructure, improving its efficiency.

Accordingly, in our opinion, the proposed building height is consistent with the sole objective of the development standard.

Test 3 - The underlying objective or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;

In our opinion the underlying objective of the development standard is to present a building that is contextually compatible with the desired height and character of the locality whilst ensuring the amenity of adjoining properties is retained. This objective is thwarted if compliance with the development standard is observed.

Strict compliance with the numerical provisions of the height of buildings development standard will significantly reduce the amenity of the building and the feasibility of the redevelopment. The existing development on the site is incompatible with the desired future character of the area. Enforcing strict compliance may result in the need to reduce the number of storeys to provide the required secure and accessible communal open space. This would be inconsistent with Council's controls and with the desired future five storey character of the precinct.

In addition, a reduction in the height may require additional excavation at the lower basement level. This would create further design complications and may have adverse geotechnical implications.

Accordingly in our opinion, the extent of non-compliance is appropriate in this instance as the proposal will present a building that is consistent with the height, context and desired future character of the area. This would not be achieved if strict compliance with the building height was required.

6. There are sufficient environmental planning grounds to justify contravening the development standard

As indicated in the Statement of Environmental Effects (SEE), the proposal is permissible within the R4 High Density Residential Zone and is consistent with the zone objectives. In particular, the proposed residential flat building constitutes a contemporary infill development that will contribute to meeting the demand for housing in the area.

The proposal has been designed in accordance with the desired future character of the Station Street, Thronleigh precinct and provides modulated facades with wrap-around balconies and stepped back upper levels. Regardless of the height non-compliance, this will result in a superior streetscape outcome.

The proposed non-compliances constitute an improved planning outcome by facilitating disabled access to the roof level through the provision of the lift core. In addition, the proposed pergola will enhance the amenity for residents by providing weather protection. This will enhance the functionality of the communal open space, facilitating greater social interaction

and physical activity. Accordingly, the proposed non-compliances contribute to an improved planning outcome by providing universal access and promoting the physical and social wellbeing of residents.

It is therefore our opinion that non-compliance will not be inconsistent with existing and future planning objectives for the locality, and that there are sufficient environmental planning grounds to justify contravening the development standard in the particular circumstances of this case.

7. Clause 4.6(4) Requirements

Clause 4.6(4) guides the consent authority's consideration of this Clause 4.6 variation request. It provides that:

> *(4) Development consent must not be granted for development that contravenes a development standard unless:*
>
> *(a) the consent authority is satisfied that:*
>
> *(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
>
> *(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out*

The applicant submits that the consent authority can and should be satisfied of each of these requirements of Clause 4.6(4), for all of the reasons set out in this request, and also having regard to the context of this particular site, in this particular locality.

As indicated, it is our opinion that the proposal is in the public interest. In accordance with Test 1 in *Wehbe* and Clause 4.6(4)(a)(ii), an assessment of the proposal against both the objectives of the standard and the zone has been undertaken. The consideration of the objectives of the standard is set out in this submission and in our opinion, the proposal is consistent.

A detailed assessment of the proposal against the objectives of the R4 High Density Residential Zone is undertaken in the submitted SEE. The objectives of the zone aim to provide a variety of housing types to meet the demand of the community within a high density environment. The non-compliances will improve the amenity of the development by providing shade and universal access to the rooftop communal open space. This will assist in meeting the objectives of the locality by improving the quality of new dwellings. The proposed non-compliances contribute to a architecturally designed, high density residential flat building that will assist in meeting demand in the area, consistent with the zone objectives.

For these reasons it is our opinion that the variation is appropriate, consistent with the intent of Clause 4.6 and should be supported.

8. Clause 4.6(5) Requirements

The Council or the Secretary, as the concurrence authority, is required to consider the following:

> *(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
>
> *(b) the public benefit of maintaining the development standard, and*
>
> *(c) any other matters required to be taken into consideration by the Secretary before granting concurrence.*

The proposal is not considered to raise any matter of significance for State or regional environmental planning. The height non-compliance is considered to be in the public interest as it will enhance the amenity and functionality of the proposed residential flat building without significantly impacting neighbouring properties. The proposal provides 42 units which will contribute to meeting the demand for housing and is considered in the public interest.

Accordingly, the proposal is consistent with the matters required to be taken into consideration before concurrence can be granted. The centralised non-compliances are minor and contribute to a quality development which is consistent with the desired character of the precinct and is, in our opinion, in the public interest.

ITEM 3

ATTACHMENT/S

REPORT NO. LPP21/18

ITEM 3

1. LOCALITY PLAN
2. SURVEY PLAN
3. SITE AND SHADOW PLAN
4. FLOOR PLANS
5. SECTIONS AND ELEVATIONS
6. CLAUSE 4.6 SUBMISSION
7. ISOMETRIC DRAWING SOUTH-EAST 3D PERSPECTIVE
8. ISOMETRIC DRAWING NORTH-EAST 3D PERSPECTIVE

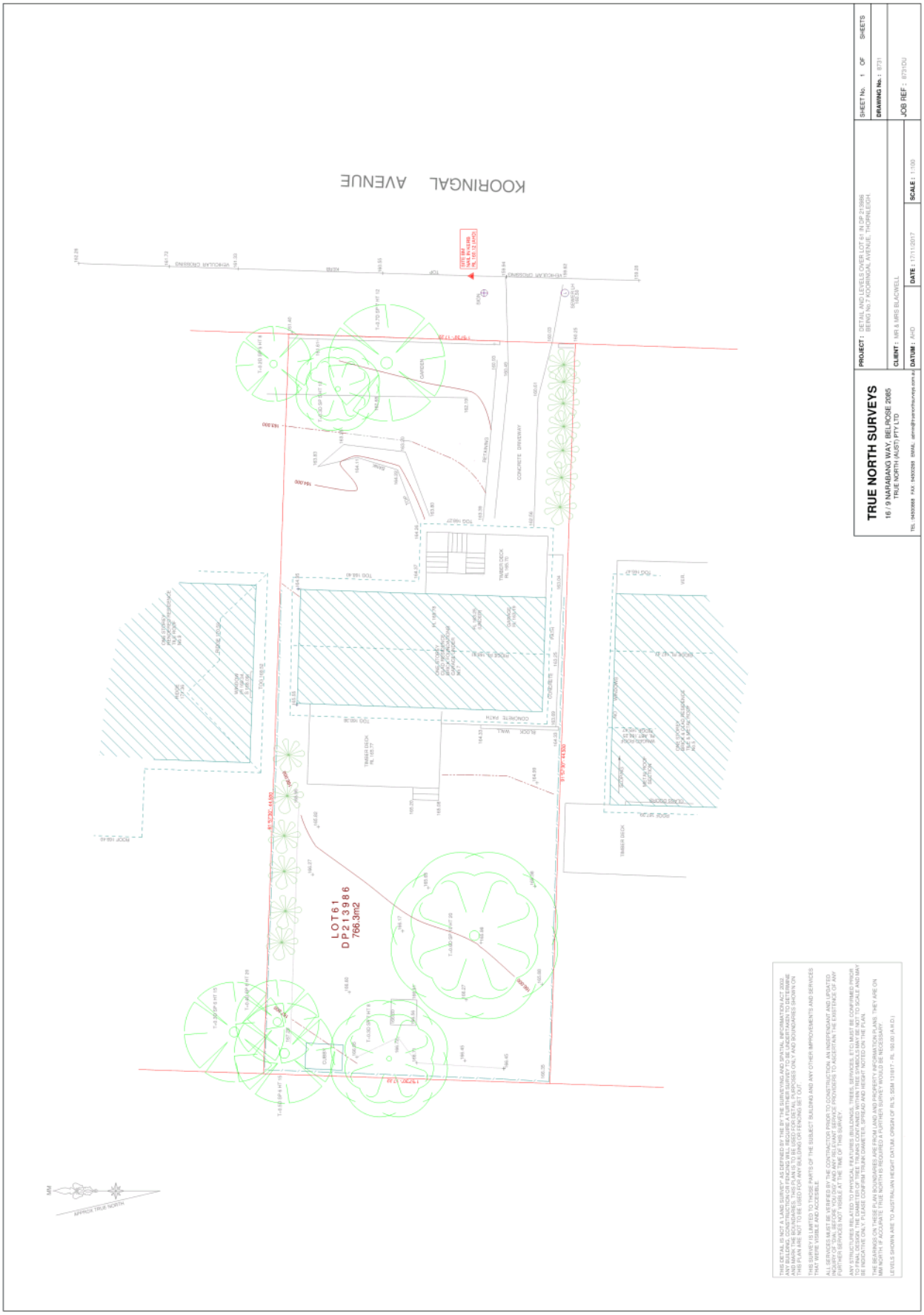
ATTACHMENT 1 - ITEM 3

LOCALITY PLAN

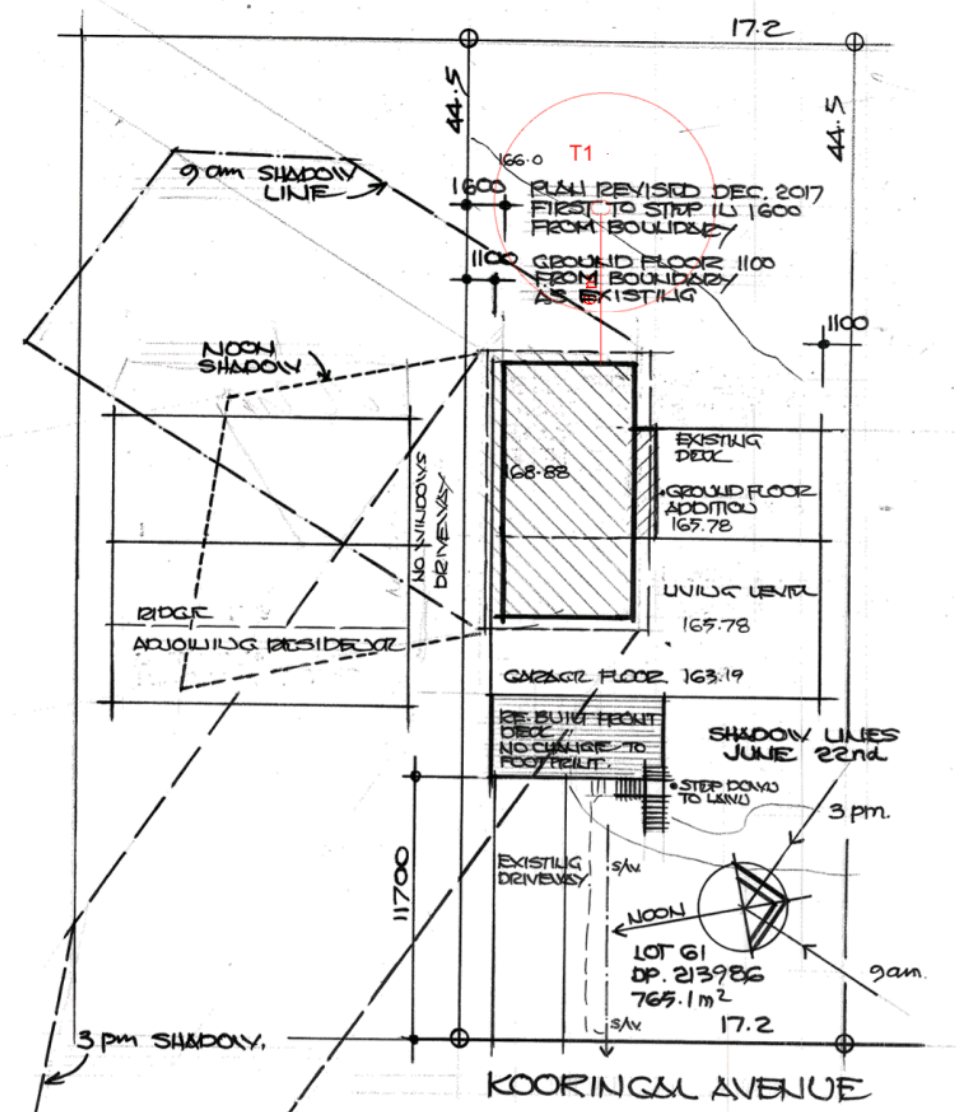
DA/1124/2017

Lot 61 DP 213986, No. 7 Kooringal Avenue, Thornleigh

ATTACHMENT 2 - ITEM 3



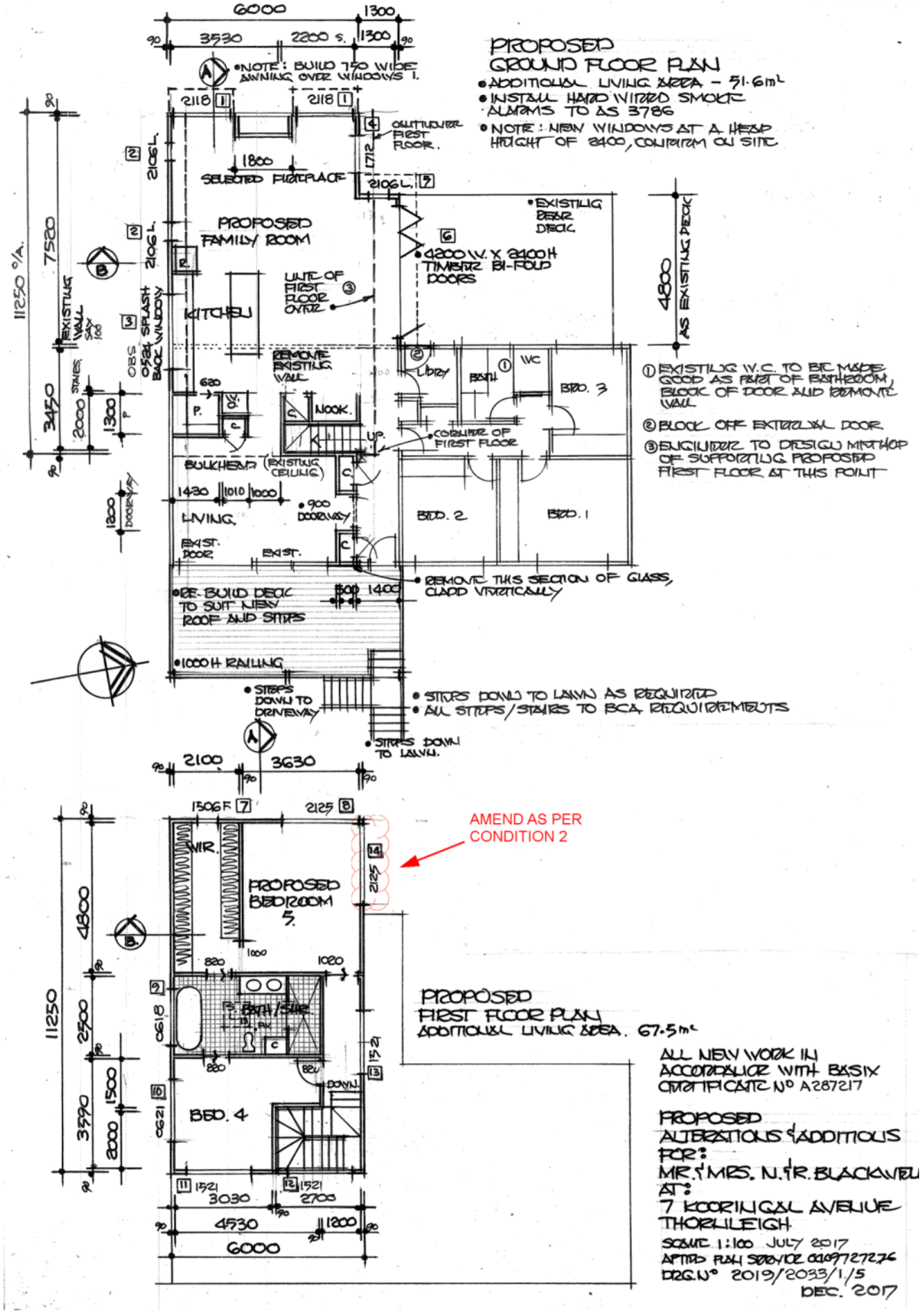
ATTACHMENT 3 - ITEM 3



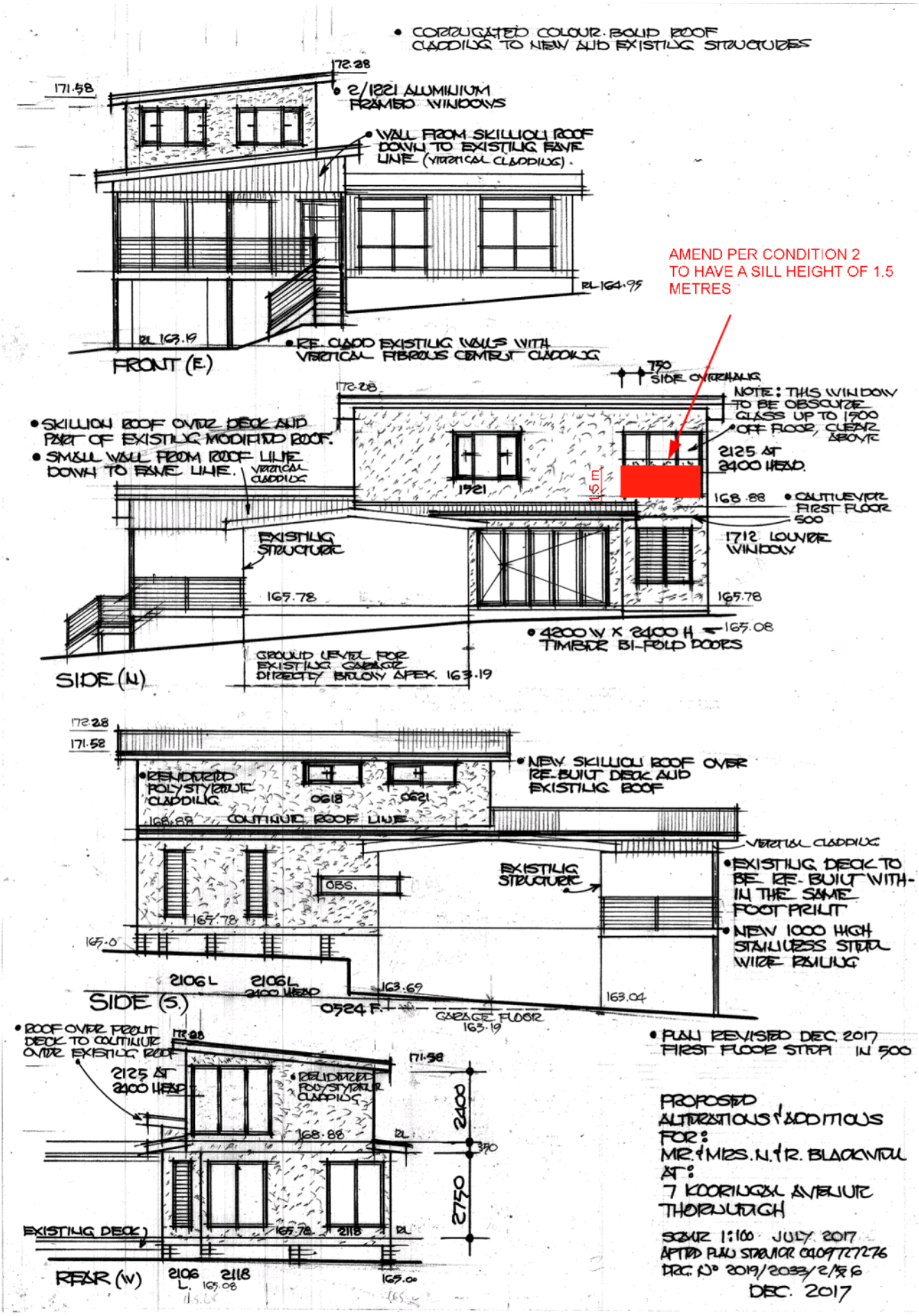
- CONNECT TO EXISTING STORMWATER TO FRONT KERB
- INSTALL COUNCIL APPROVED SEDIMENT CONTROL FENCE AS REQUIRED
- HARD COVER PERCENTAGE = 46%
- ALL NEW WORK IN ACCORDANCE WITH BASIX CERTIFICATE AND BAL. 29 REQUIREMENTS
- NOTE: REFER TO SURVEY PLAN BY 'TRUE NORTH SURVEYS'

SITE PLAN AND SHADOW PLAN
PROPOSED ALTERATIONS & ADDITIONS
FOR:
MR. & MRS. N. & R. BLACKWELL
AT:
7 KOORINGAL AVENUE THORNLEIGH
SCALE 1:200 JULY 2017
APPROVED PLAN SERVICE 0409727276
DRG. N° 2019/2033/4/5

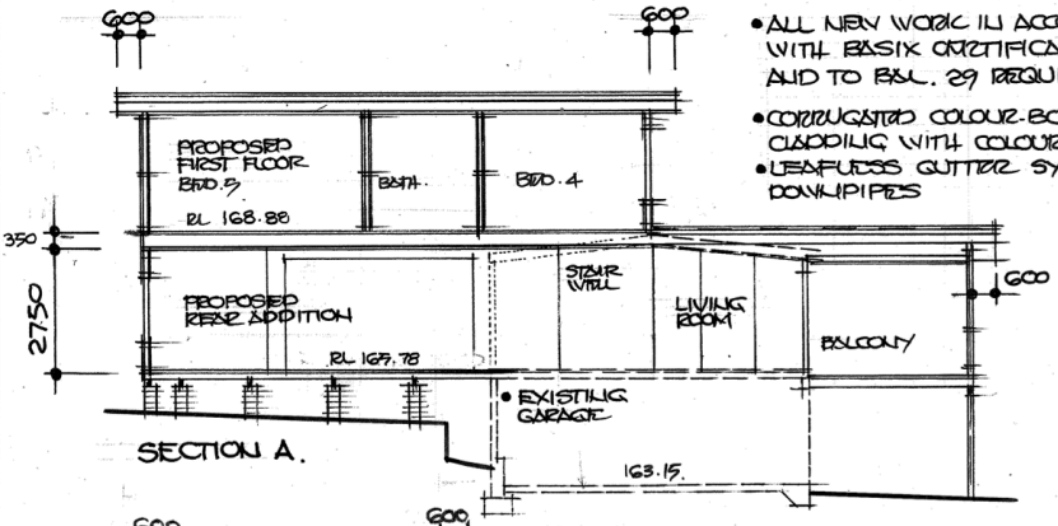
ATTACHMENT 4 - ITEM 3



ATTACHMENT 5 - ITEM 3

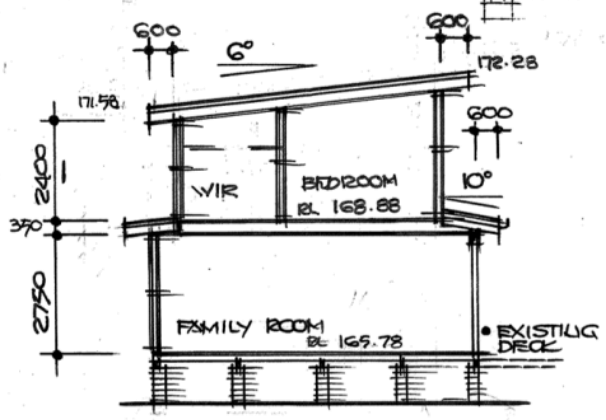


ATTACHMENT 5 - ITEM 3



SECTION A.

- ALL NEW WORK IN ACCORDANCE WITH BASIX CERTIFICATE Nº A 287217 AND TO BAL. 29 REQUIREMENTS
- CORRUGATED COLOUR-BOND ROOF CLADDING WITH COLOUR-BOND
- LEAFLESS GUTTER SYSTEM AND DOWNPIPES



SECTION B.

STEP IN FIRST FLOOR 500

- ALL STRUCTURAL REQUIREMENT IN ACCORDANCE WITH ENGINEERS DETAILS
- FLAT ROOF FRAME AS SPECIFICATION
- SHEET TIMBER FLOORING TO FIRST FLOOR WITH WATER-PROOF FLOORING TO WET ROOMS. POLISHED T.&G. FLOORING TO GROUND FLOOR.
- STANDARD TIMBER FRAMED CONSTRUCTION AS SPECIFICATION
- 75m POLYSTYRENE CLADDING WITH SELECTED RENDERED FINISH.
- PART ALUMINIUM FRAMED AND PART TIMBER FRAMED WINDOWS AND DOORS

- ALL NEW WORK IN ACCORDANCE WITH BASIX CERTIFICATE Nº A 287217
- ENSURE ALL NEW SHOWER HEADS TOILET CISTERNS AND TAPS ARE A MINIMUM 3 STAR RATED
- ENSURE A MIN. 40% OF NEW LIGHTING IS FLUORESCENT OR LED'S
- INSULATION REQUIREMENTS, UNDER FLOORING R-0.8 EXTERNAL WALLS - R 1.3, CEILING R 2.24 WITH A 55mm FOIL BACKED BLANKET UNDER ROOFING

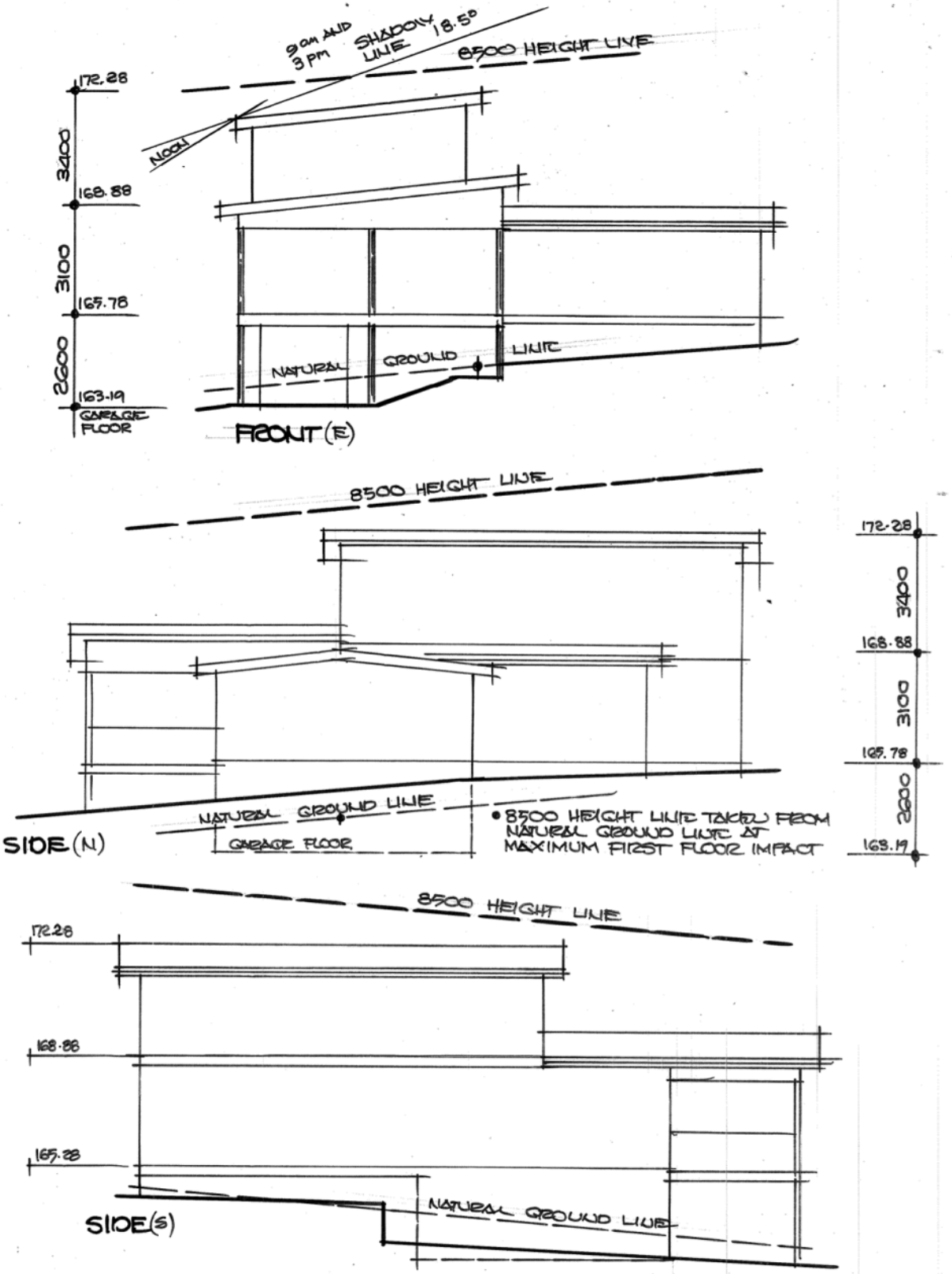
WINDOW SCHEDULE

Nº	NESW	AREA	SHADE	FRAME / GLASS TYPE
1	W	7.6	750	ALUMINIUM / SINGLE CLEAR
2	S.	2.5	NIL.	" / "
3	S.	1.2	NIL.	" / "
4	N.	2.0	750	" / "
5	W.	1.3	750	" / "
6	N.	11.0	750	" / "
7	W	0.9	750	" / "
8	W	5.3	750	" / "
9	S	1.1	600	" / "
10	S	1.9	600	" / "
11	E	3.2	750	" / SINGLE TONED
12	E	3.2	750	" / "
13	N	5.2	750	" / SINGLE CLEAR
14	N	5.3	750	" / "

- BAL 29 REQUIREMENTS
- FULLY ENCLOSE UNDERSIDE OF FLOOR IF LESS THAN 400 WITH A NON-COMBUSTIBLE MATERIAL.
- SUPPORTING POSTS TO BE A NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTANT TIMBER
- NON COBUSTIBLE WALL CLADDING TO INCORPORATE A BREATHER TYPE SARKING
- SCREEN ALL WINDOWS, DOORS, VENTS ETC. WITH A STAINLESS STEEL MESH,
- ALUMINIUM FRAMED WINDOWS OR A BUSH FIRE RESISTANT TIMBER WINDOWS
- WEATHER STRIPS OR DRAFT EXCLUDER FITTED TO EXTERNAL HUNG DOORS.
- PLASTIC EXTERNAL VENTS SHALL NOT BE USED
- SARK ROOF FASCIA TO FASCIA, INDEX NOT MORE THAN 5
- METAL FASCIA, LEAFLESS GUTTER SYSTEM,
- FIRE RESISTANT DECKING PREFERRED, CLEARANCE OF 3m
- BUSHFIRE RESISTANT DECKING SUPPORTING STRUCTURE OR STEEL

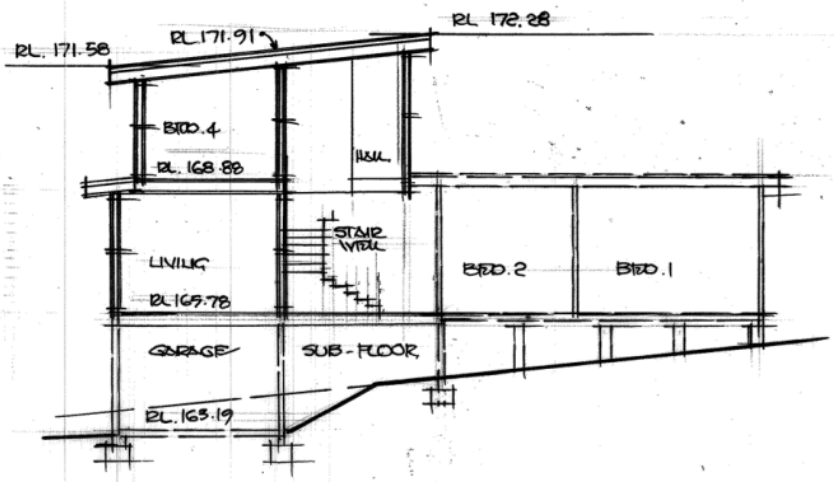
PROPOSED ALTERATIONS & ADDITIONS FOR:
MR. & MRS. N. & R. BLACKWELL
AT:
7 KOORINGAL AVENUE
THORNLEIGH
SCALE 1:100 JULY 2017
APPRD PLAN SERVICE 0409727276
DRG. Nº 2019/2033/3/3
DEC. 2017

ATTACHMENT 5 - ITEM 3



PLAN SHOWING
BUILDING HEIGHT PLANE

PROPOSED
FIRST FLOOR ADDITION
AT:
7 KOORINGAL AVENUE
THORNLEIGH
MR + MRS. N.+R. BLACKWELL
DEC 2017



SECTION (NORTH/SOUTH)

PROPOSED
FIRST FLOOR ADDITION
AT:
7 KOORINGAL AVENUE
THORNLEIGH
FOR:
MR. & MRS. N. & R. BLACKWELL

ATTACHMENT 5 - ITEM 3

1. Introduction

The Development Application (DA 1124/2017) for 7 Kooringal Avenue Thornleigh proposes a ground and first floor addition to an existing dwelling house.

This Clause 4.6 variation to the Height of Building control in the Hornsby Local Environmental Plan 2013 (HLEP 2013) has been prepared in response to the advice that the proposed addition (in the portion sited above the existing sub-floor garage), constitutes a technical exceedance of the Building Height control.

2. Clause 4.6 Exceptions to Development Standards

Clause 4.6 of the HLEP 2013 enables an exception to the height standard upon consideration of a written request from the applicant justifying the contravention in the terms stated below. Clause 4.6 of the HLEP reads as follows:

Clause 4.6 Exceptions to development standards
(1) The objectives of this clause are as follows:
(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

(4) Development consent must not be granted for development that contravenes a development standard unless:
(a) the consent authority is satisfied that:
(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
(b) the concurrence of the Director-General has been obtained.

(5) In deciding whether to grant concurrence, the Director-General must consider:
(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
(b) the public benefit of maintaining the development standard, and
(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

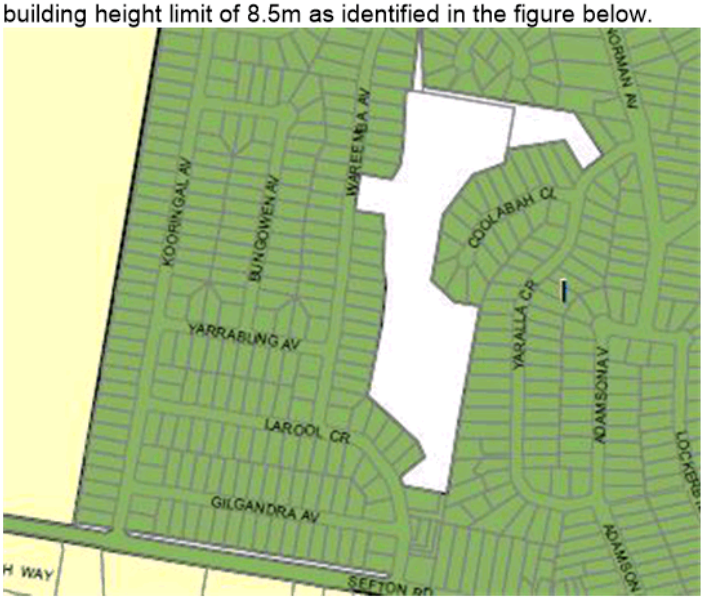
(8) This clause does not allow development consent to be granted for development that would contravene any of the following:
(a) a development standard for complying development,

(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,

(c) clause 5.4.

3. The Development Standard to be varied

The development standard to be varied is Clause 4.3 Height of Buildings in the HLEP 2013. As identified on the HLEP 2013 Height of Buildings Map, the subject site has a maximum building height limit of 8.5m as identified in the figure below.



Maximum Building Height (m)

I 8.5

Figure 1 Height of Buildings LEP Map
Source: HLEP 2013

4. Extent of Variation to the Development Standard

The proposal will vary from the height control by 0.22m (2.5%) at the highest point relative to the existing garage floor level. This point is depicted in the revised section requested by the Independent Hearing & Assessment Panel at its meeting of 28 March 2018. The resulting highest point of the structure at the indicated point is 8.72m (i.e. RL171.91 minus 163.19). An extract of the section is provided below.

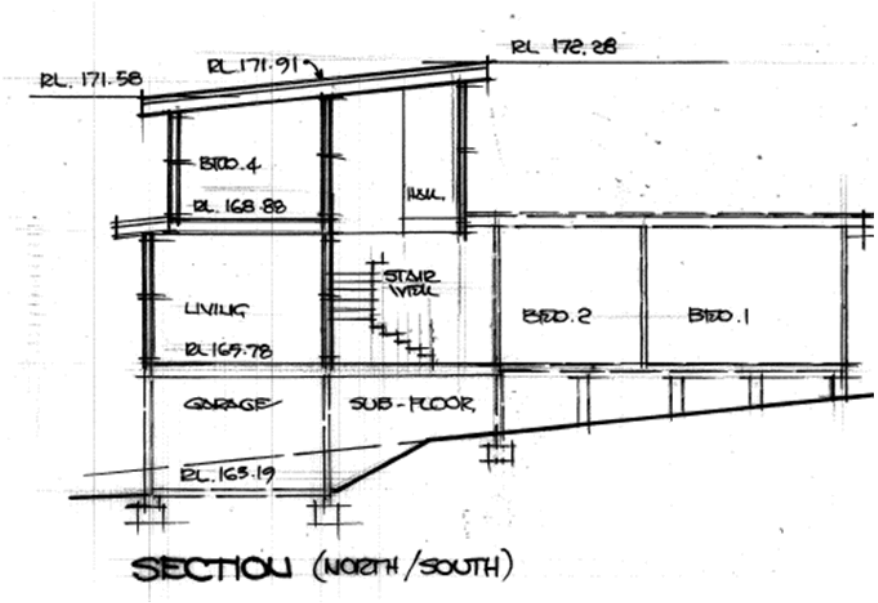


Figure 2 Section indicating highest point relative to existing garage below

The non-compliance is due to the proposed addition sitting above (in part) the rear of the existing garage. It is highlighted that the extent of the exceedance is less than 2.5m in width (as viewed from the street) and is less than 4m in depth as the non-compliance is limited to the rear portion of the existing garage.

It is noted that the element resulting in a breach of the height control is well set back from the Kooringal Avenue Road frontage and due to the topography of the site is only partially visible from the public domain.

For further clarity below are two 3 dimensional isometric 'terrain' diagrams indicating the proposed addition relative to an 8.5m height limit derived from the existing ground levels surrounding the dwelling. These diagrams have been produced from the data (i.e. levels) provided in the accompanying survey plan. As can be seen the proposed addition sits entirely within this 8.5 envelope.

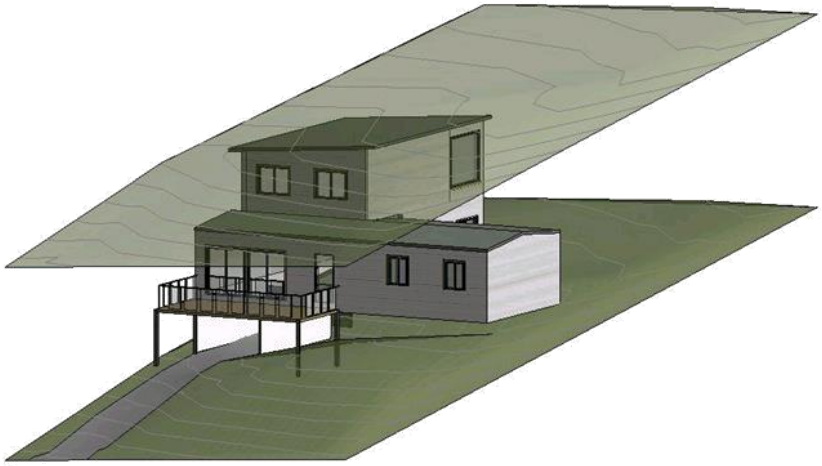


Figure 3 – isometric terrain diagram (N-E view)

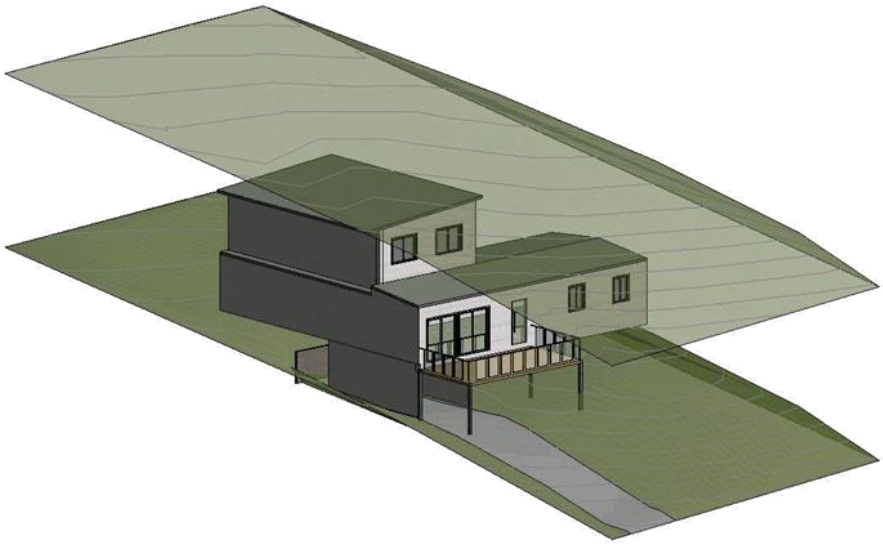


Figure 4 – isometric terrain diagram (S-E view)

5. Objectives of the Standard

The objectives of the Clause 4.3 Height of Buildings are as follows:

(a) *to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.*

6. Objectives of the zone

The objectives of the R2 Low Density zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

7. Assessment

Clause 4.6(3)(a) - Is Compliance with the development standard unreasonable or unnecessary in the circumstances of the case

Compliance with the height standard is unreasonable and unnecessary given the following circumstances of this case:

- The highest point of the variation is located close to the centre of the proposed building, which is setback from the front, side and rear boundaries, and is therefore not highly visible from the public realm or adjacent properties;
- The exceedance of the height control is extremely minor (22cm) and is close to being visually imperceptible when compared to fully compliant proposal;
- The exceedance arises due to the addition sitting (in part) above an existing partially excavated garage element constructed at the time of the original dwelling due to the slope of the site.

In the court case *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, Commissioner Pearson stipulates that the consent authority is to be satisfied the proposed development will be in the public interest because it is consistent with:
• *the objectives of the particular standard, and*
• *the objectives for development within the zone in which the development is proposed to be carried out.*

In *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7, the Chief Judge observed in his judgement at [39] that 4.6(4) of the Standard instrument does not require the consent authority to be satisfied directly that compliance with each development standard is unreasonable or unnecessary in the circumstances of the case, but only indirectly be satisfied that the applicant's written request has adequately addressed those matters.

This request for variation to the Height of Buildings control demonstrates that strict compliance with the height controls would be unreasonable and unnecessary as;

• The proposal will not significantly impact upon the amenity of the adjoining neighbours with regard to privacy or solar access,
• The proposal results in a better built form outcome than a fully compliant envelope in that an addition that was sited a further 4m to the west at the same maximum R.L would not sit above the existing garage and would therefore be technically fully compliant yet would result in a greater extent of overshadowing of the neighbouring property to the south,
• The proposed development is nevertheless consistent with the objectives of the height standard and R2 zone as described below and delivers a better public outcome than a fully complying building envelope.

• The contravention of the height standard does not raise any matter of State or regional planning significance; and
• There is no public benefit in maintaining the standard in the circumstances of the case as explained below.

Clause 4.6(3)(b) - Are there sufficient environmental planning grounds to justify contravening the development standard?

There are sufficient environmental planning grounds for the contravention to the height standard as follows:

• The Land and Environment Court in its recent decisions in *Four2Five vs Ashfield Council* has ruled that a clause 4.6 variation must do **more than** demonstrate that the development meets the objectives of the development standard and the zone, a test commonly referred to as the Wehbe Test #1 (which are matters dealt with further below). The clause 4.6 objection must **also** demonstrate some other environmental planning grounds that justify contravening the development standard, preferably some that are specific to the site, although that is not essential, according to the Court of Appeal decision in *Four2Five vs Ashfield Council.* The decision also suggests that the requirements under clause 4.6(3)(a) and (b) must not be 'watered down' and must be adequately addressed;

• The increased height will not significantly impact upon the amenity of adjoining neighbours, while it is consistent with the built form of surrounding development in particular, attention is drawn to several similar precedent images which accompanying this submission. These all include similar circumstances on sloping sites where more recent upper level additions sit above previously partially excavated garages and form a partial or full 3rd storey. These examples are located at; No's 7 & 23 Gilgandra Avenue Thornleigh, 8 Yaralla Crescent Thornleigh, No's 27 & 35 Wareemba Avenue Thornleigh, 2 Crestwood Avenue Thornleigh & 24 Carcoola Crescent Normanhurst.

• The additional height will not significantly impact upon the amenity of the adjoining neighbours in terms of overshadowing, view loss and privacy;

• The proposal will provide for a high-quality redevelopment that responds to the sites context, and preserves the amenity of neighbours;

• Given the above strict compliance with the height controls would potentially hinder the attainment of the objects of the Act, and would not result in the orderly and economic use and development of land.

Clause 4.6(4)(a)(ii) - Is the proposed development in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out

In the court case *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, Commissioner Pearson stipulates that the consent authority is to be satisfied the proposed development will be in the public interest because it is consistent with:
a) the objectives of the particular standard, and
b) the objectives for development within the zone in which the development is proposed to be carried out.

In *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7, the Chief Judge observed in his judgement at [39] that 4.6(4) of the Standard instrument does not require the consent authority to be satisfied directly that compliance with each development standard is

unreasonable or unnecessary in the circumstances of the case, but only indirectly be satisfied that the applicant's written request has adequately addressed those matters.

The objectives of the development standard and the zone are addressed below under the relevant headings:

a) the objectives of the particular standard
The particular development standard is Clause 4.3 Height of Buildings of the HELP and the relevant objectives are addressed below. *The objectives of this clause are as follows:*

(a) to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.

The proposal will not result in any excessive overshadowing impact on the private open space or living areas of adjacent properties. A fully compliant proposal would have a comparably greater impact in terms of extent (width) of overshadowing.

The height of the proposal will not give rise to any unacceptable visual impact or privacy issues. The visual impact of the building height is further mitigated by the building being well designed so that the lower level roof forms break up the apparent height and massing of the upper level, giving the appearance of being visually recessive as well as providing a high degree of visual interest through the use of facade articulation, window location and material selection.

The exceedance of the height limit arises largely due to the existing fall of the land (west to east) and the existing dwelling construction.

The proposal exhibits a minor variation to the height control for a portion of the roof form. The proposal is considered to meet the objectives of the development standard the subject of this variation and maintain the public interest. The proposal is consistent with the desired future character of the area given it is similar to a number of surrounding recent developments.

b) the objectives for development within the zone in which the development is proposed to be carried out.

The site is located within the R2 Low Density Zone and the relevant objectives are addressed below. The objectives of the R2 Low Density zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*

The proposed extension seeks to provide a relatively modest increase to the floor area of an existing dwelling to help meet the needs of a growing family. The proposal is considered to satisfy this zone objective.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal does not involve any non-residential use and is therefore compatible with this zone objective.

As discussed above the proposal is considered in the public interest as it is consistent with the objectives of the development standard and the R2 Low Density Zone. Furthermore, there is no significant benefit in maintaining the height standard as the proposed variation is a

relatively minor contravention of the height standard and facilitates a significantly better planning outcome with improved amenity and no significant adverse environmental impact.

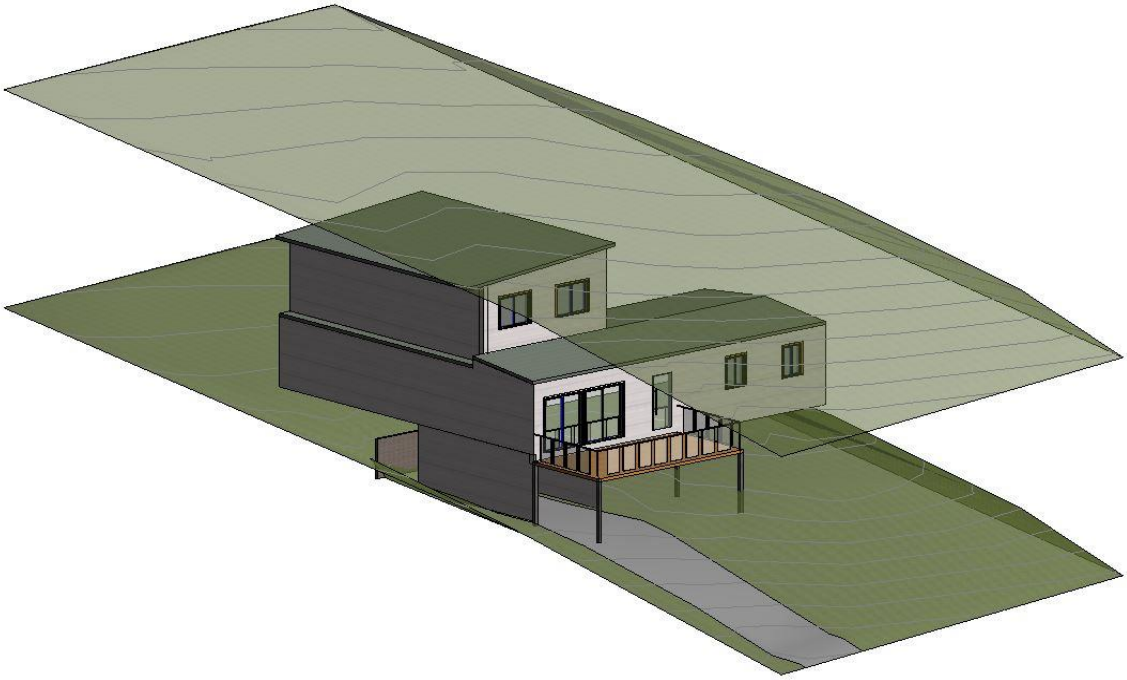
8. Any matters of significance for State or regional environmental planning

The contravention of the height standard does not raise any matter of State or regional planning significance.

9. Conclusion to variation to height standard

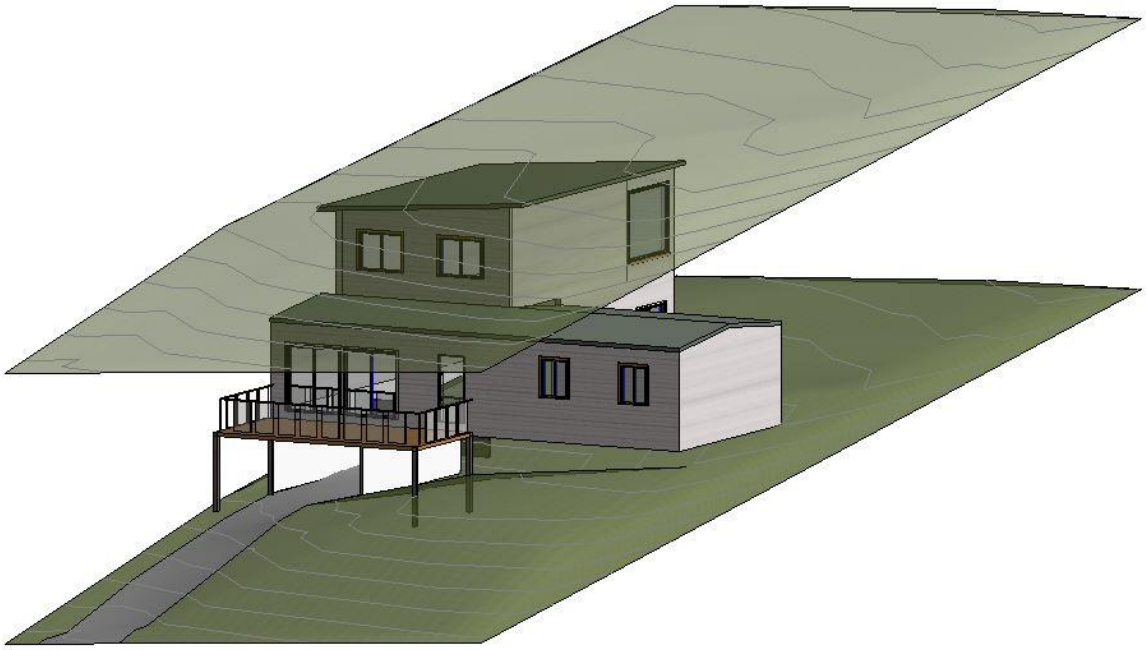
This written request for an exception to the height standard under clause 4.6 of the HLEP for a portion of the upper level where it sits above an existing partially excavated garage. It justifies the contravention to the height standard in the terms required under clause 4.6 of the LEP, and in particular demonstrates that the proposal provides a significantly better planning outcome (compared to a fully compliant development) with no significant adverse environmental impacts, and therefore in the circumstances of the case:

• compliance with the height standard is unreasonable and unnecessary;
• there are sufficient environmental planning grounds for the contravention;
• it is in the public interest in being consistent with the objectives of the height standard and zone; and
• there are no matters of State or regional planning significance and no public benefits in maintaining the height standard in this case.



ATTACHMENT 7 - ITEM 3

ATTACHMENT 8 - ITEM 3



ITEM 4

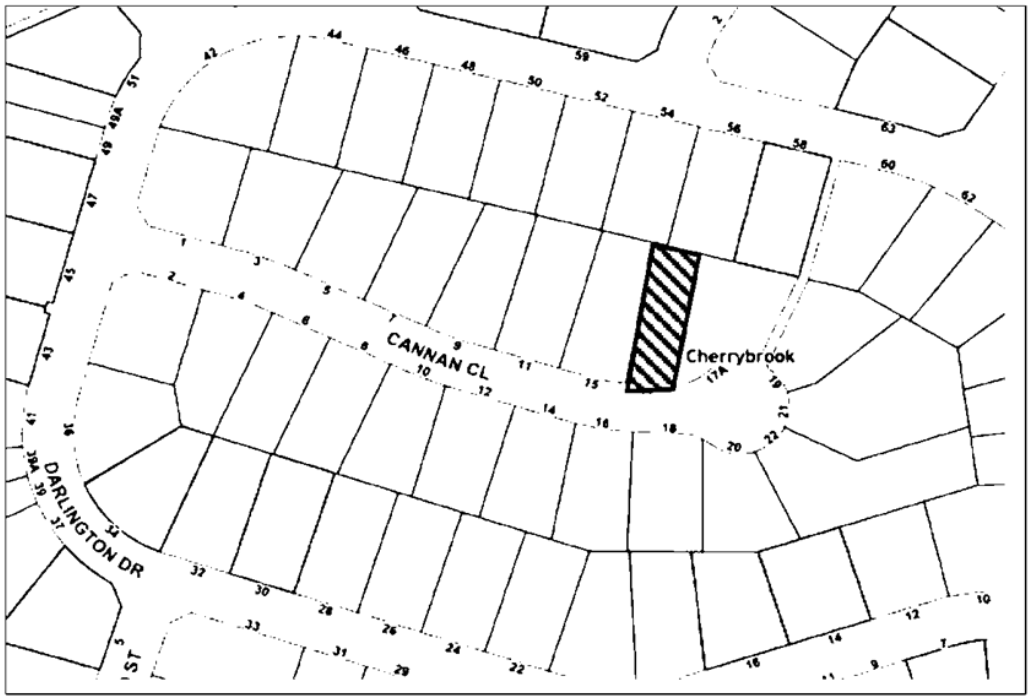
ATTACHMENT/S

REPORT NO. LPP22/18

ITEM 4

1. LOCALITY MAP
2. SITE PLAN
3. FLOOR PLANS
4. LANDSCAPE PLAN
5. ELEVATIONS AND SECTIONS
6. EROSION AND ANALYSIS
7. 88B INSTRUMENT
8. COMPLIANT CONCEPT PLAN
9. ARCHITECTURAL CERTIFICATION

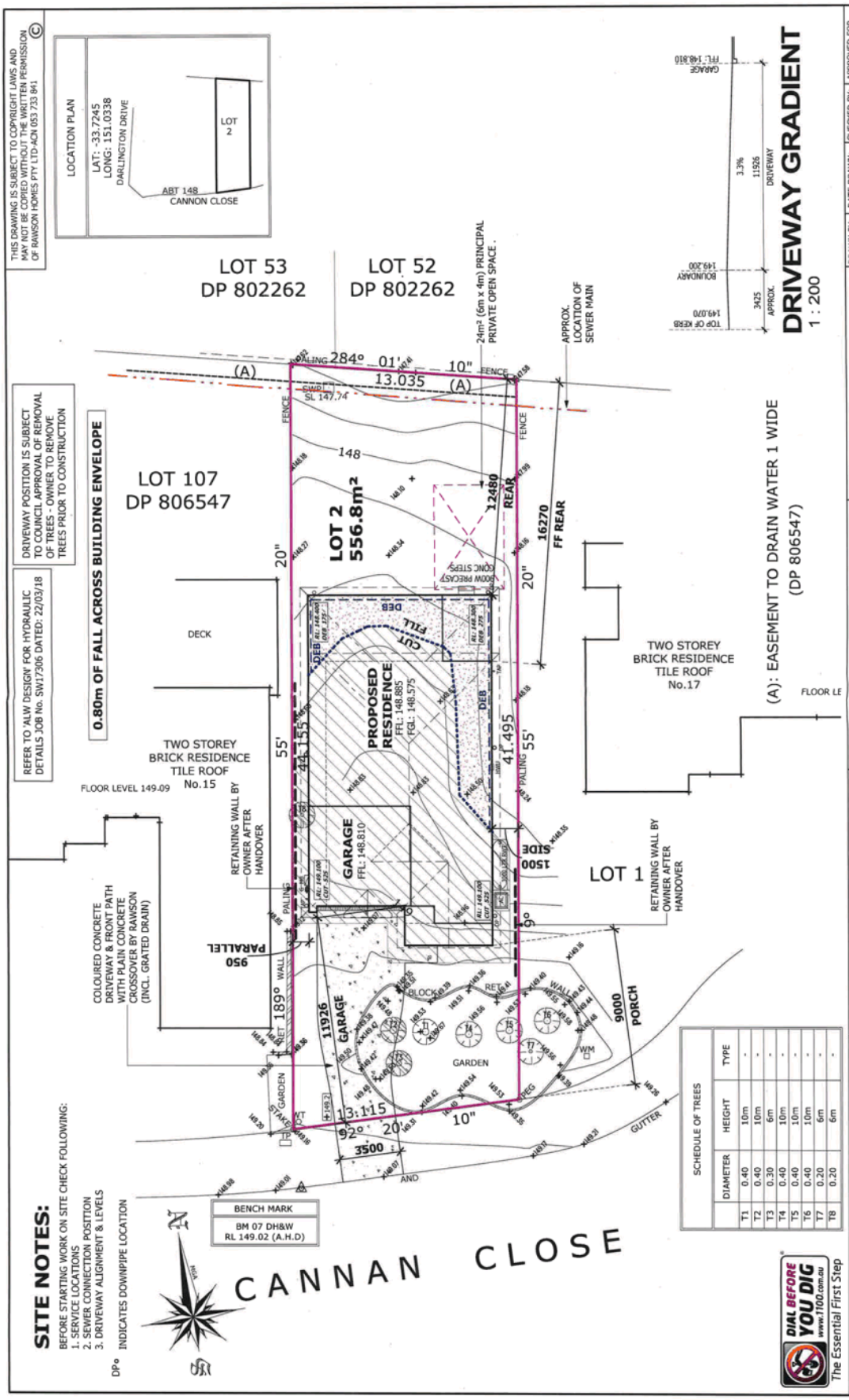
ATTACHMENT 1 - ITEM 4



LOCALITY PLAN

DA/1312/2017

Lot 2 DP 1230664 – No. 17 Cannan Close, Cherrybrook



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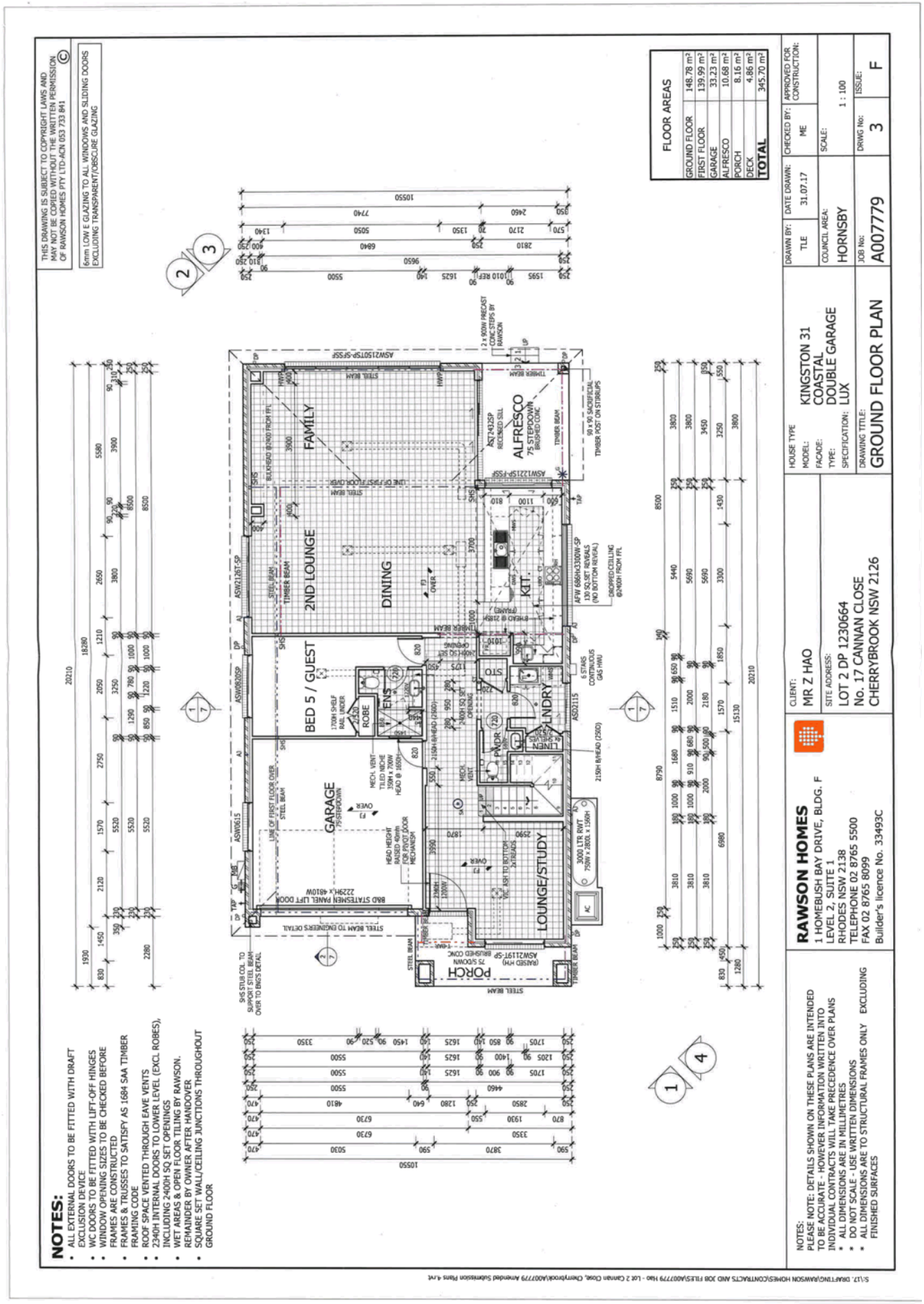

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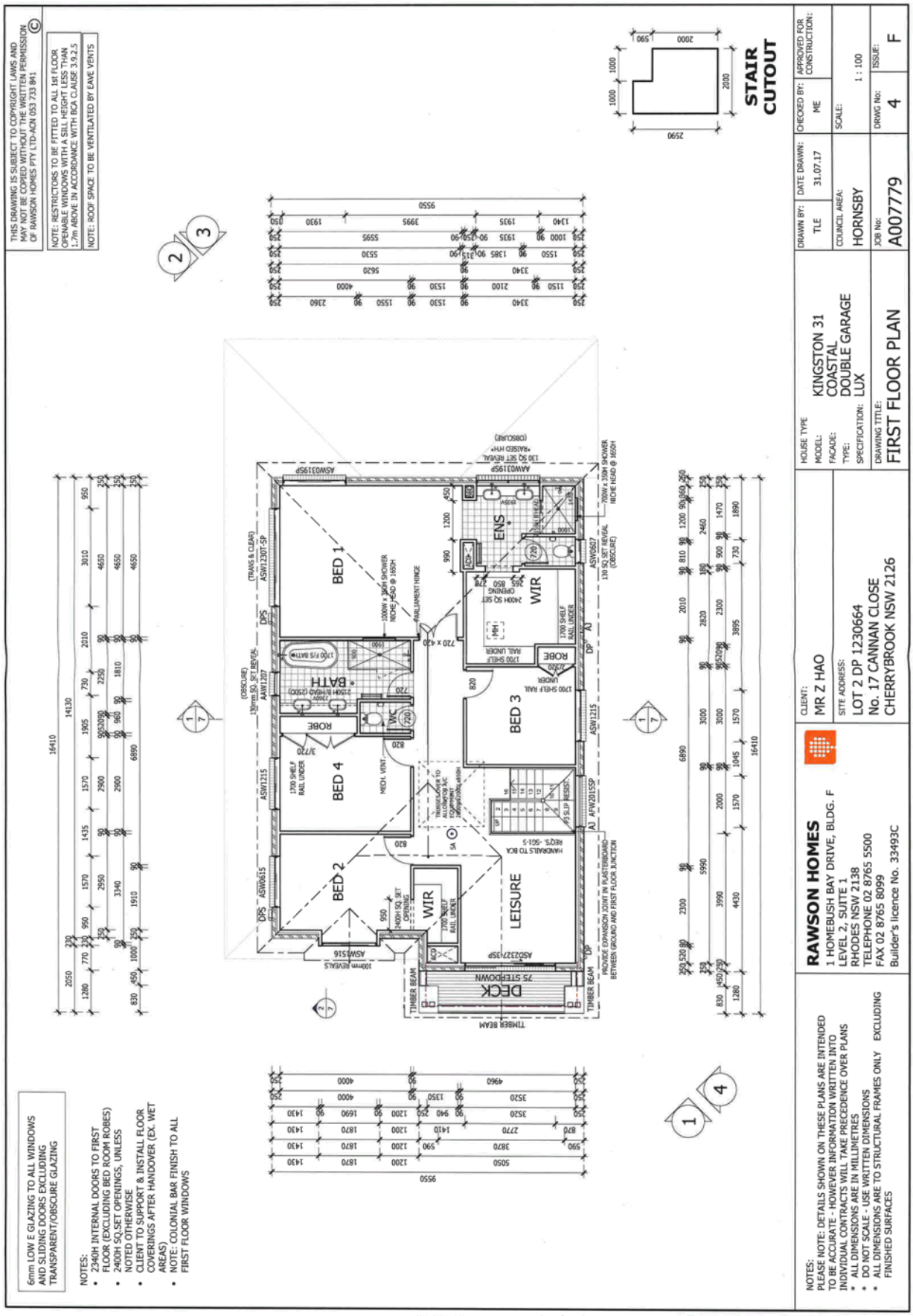

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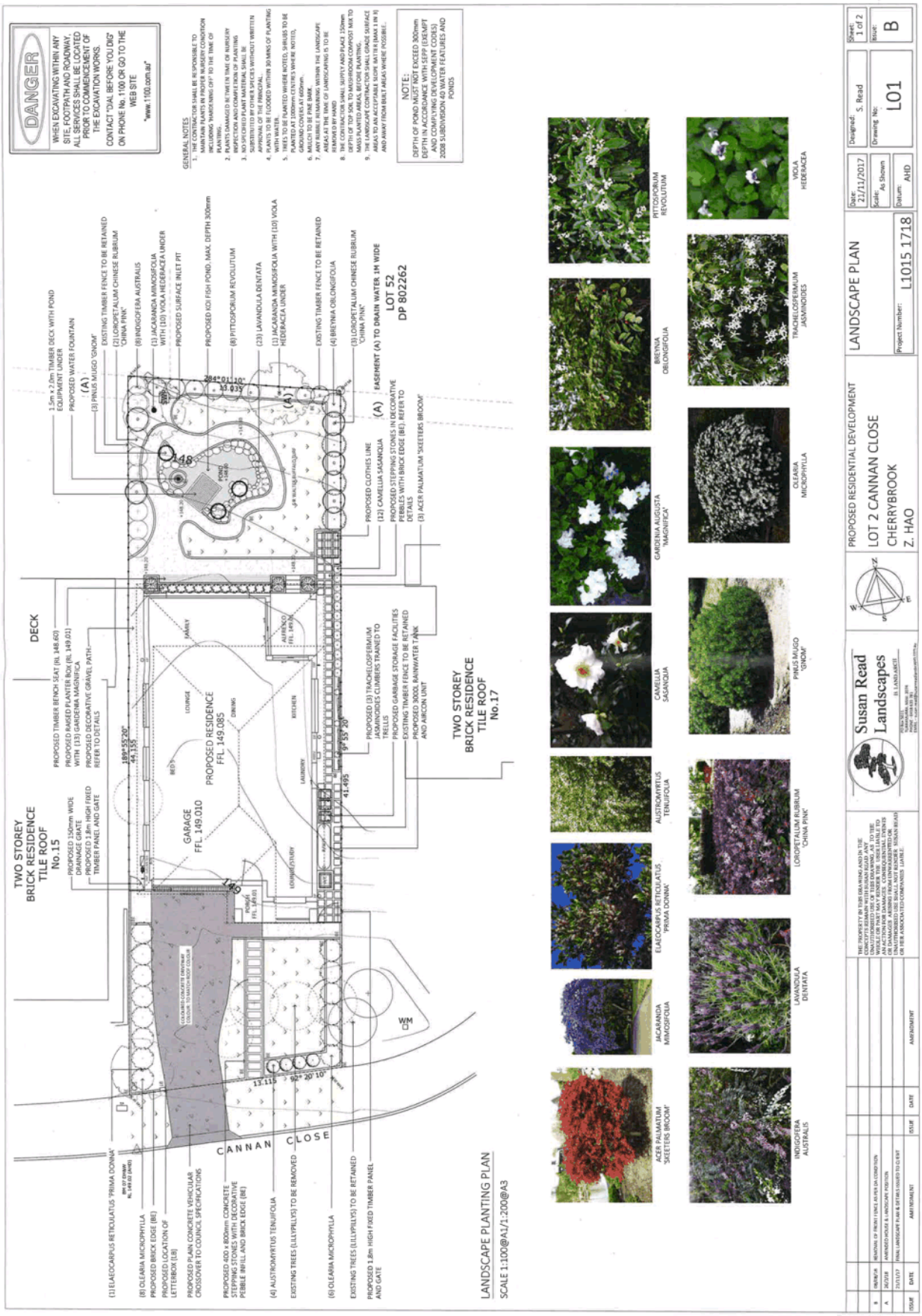

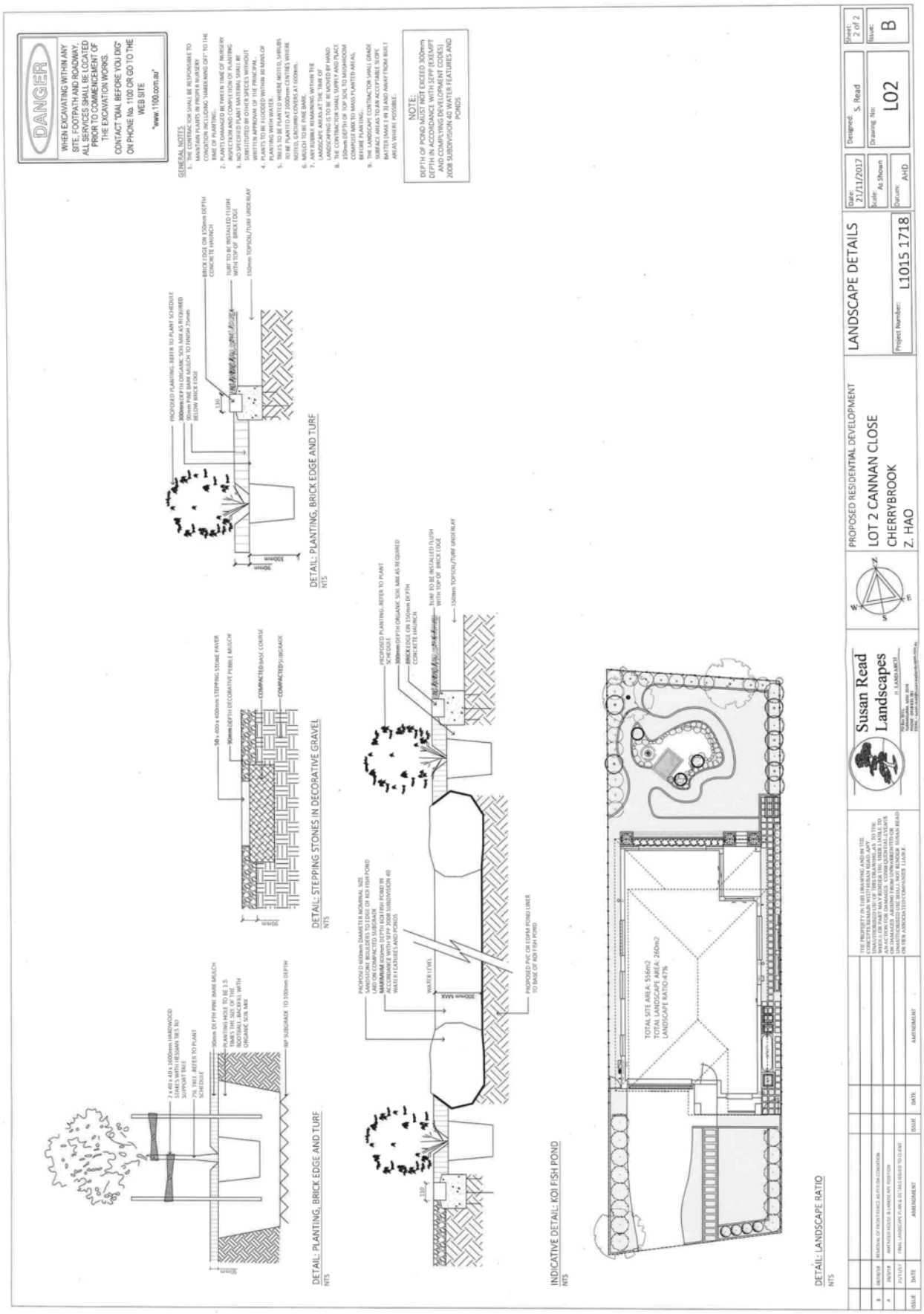

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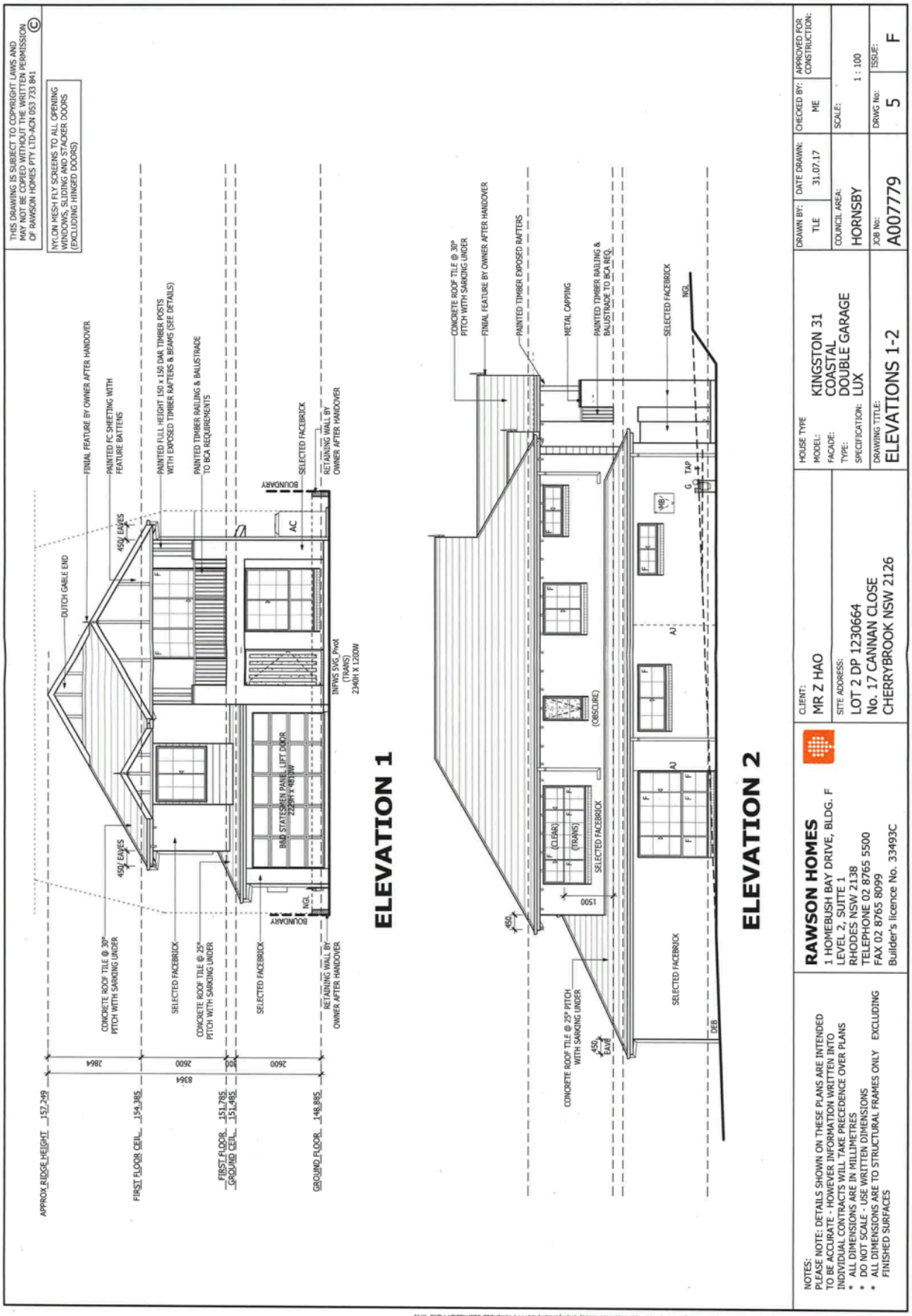

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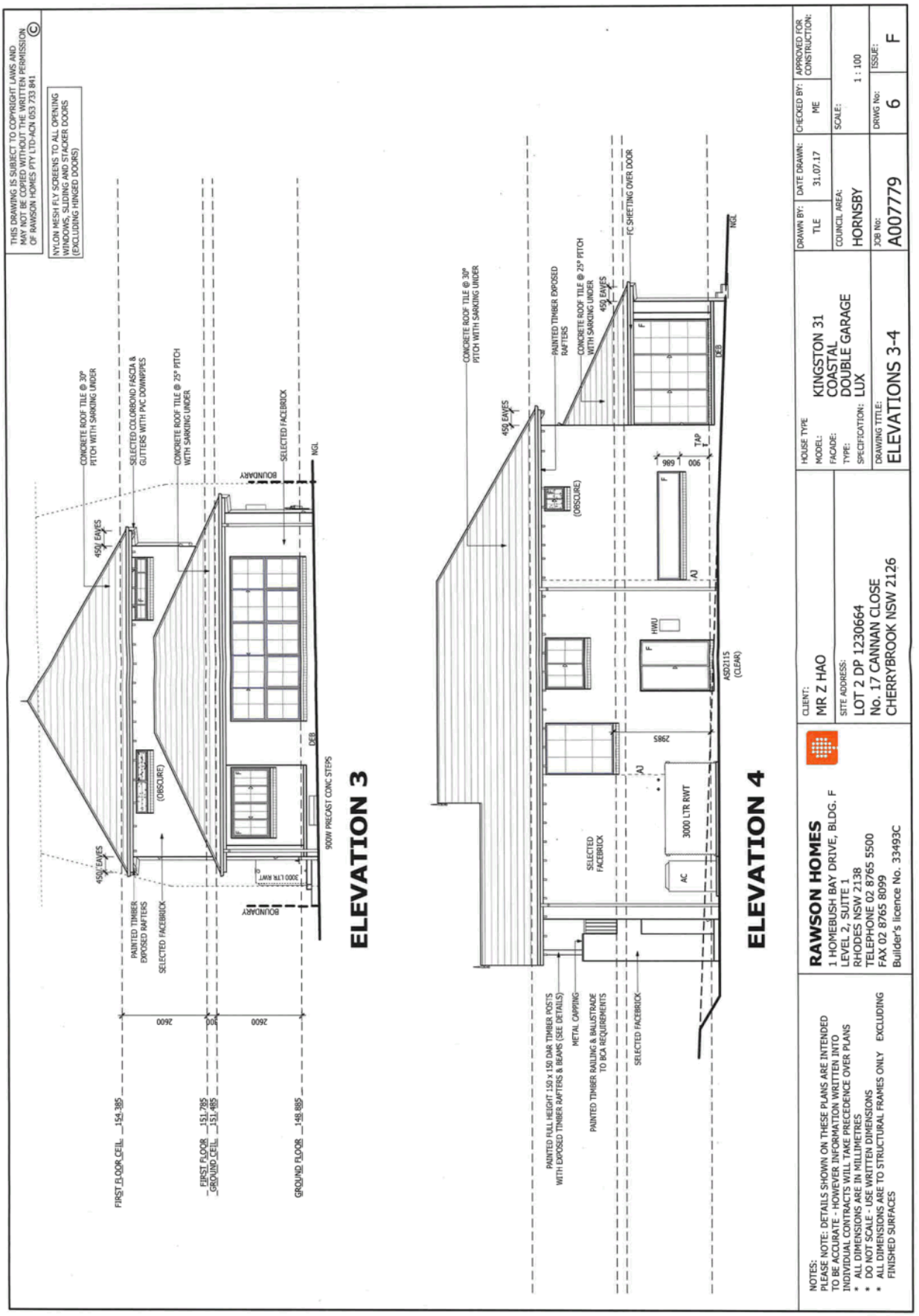

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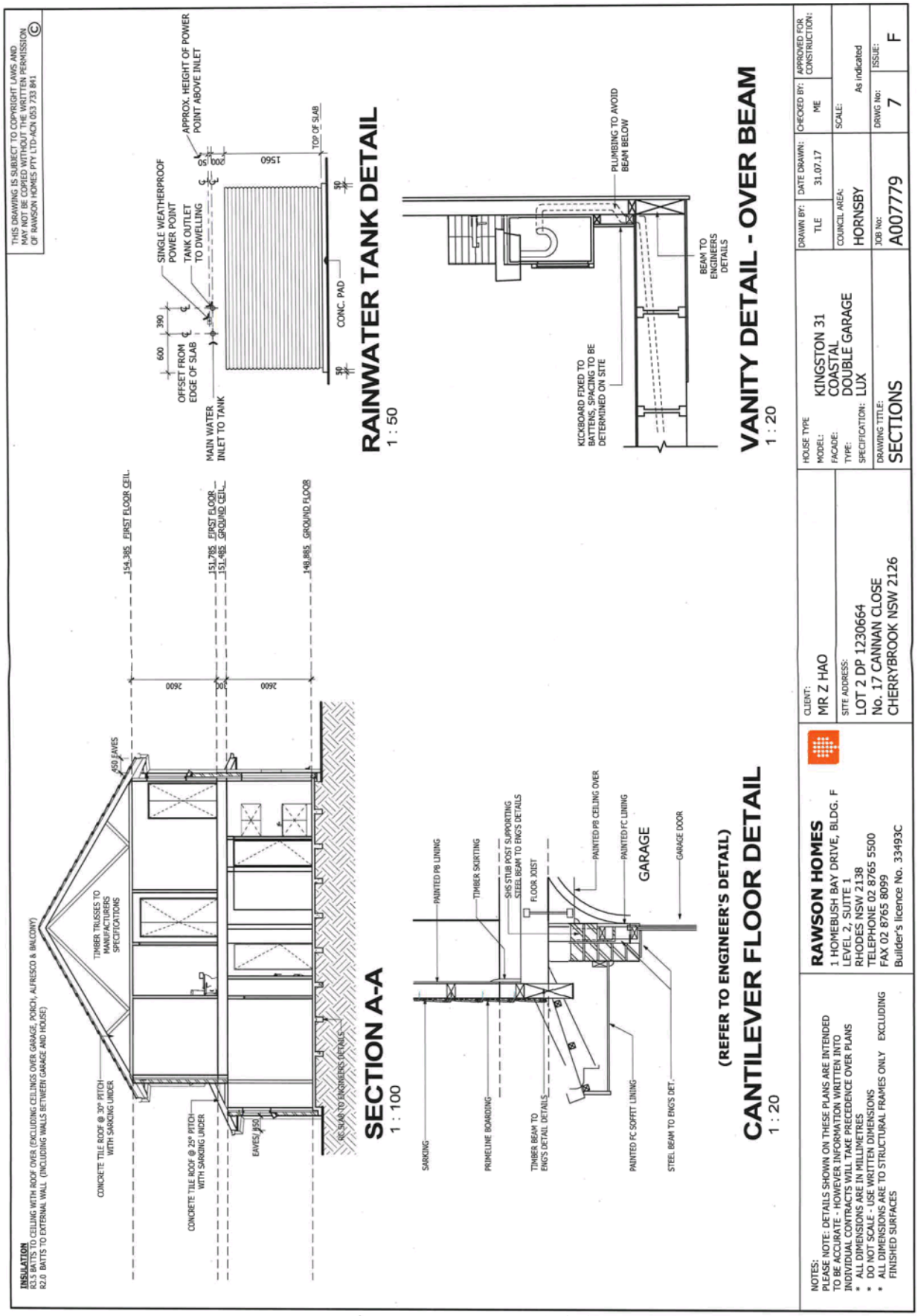

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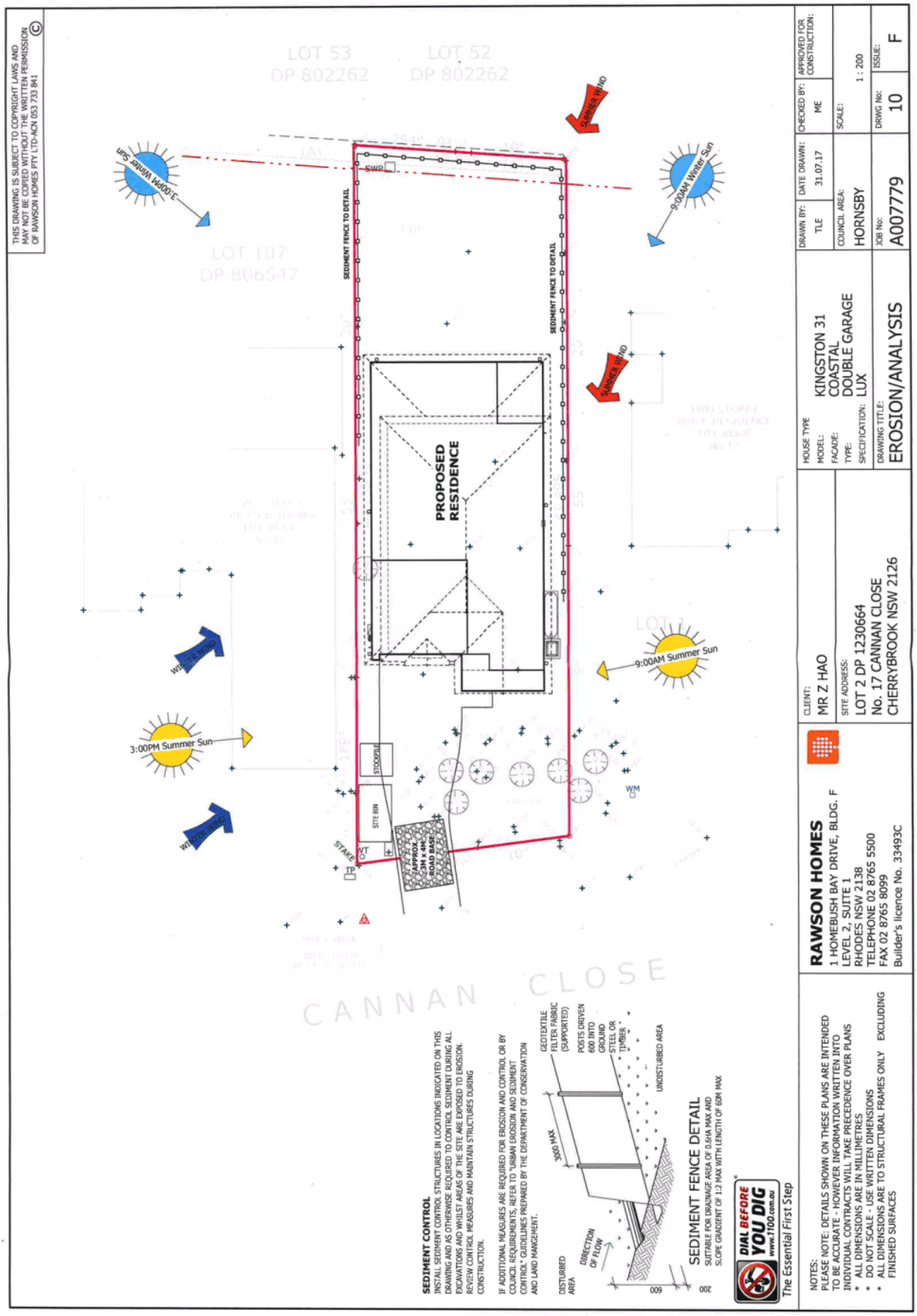

ATTACHMENT 6 - ITEM 4

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ATTACHMENT 7 - ITEM 4

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B and Section 88E of the Conveyancing Act, 1919.

(Sheet 1 of 3 Sheets)

Plan: DP1230664

Plan of Subdivision of Lot 1035
in DP 812942 covered by
Subdivision Certificate No: SC/27/2017
Dated: 29 May 2017

Full Name and address of the owner of the land:

Suying Chen
17 Cannan Close,
Cherrybrook NSW 2126

Part 1 (Creation)

Number of item shown in the intention panel on the administration sheet	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot (s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Restriction on the use of land	2	Hornsby Shire Council
2	Restriction on the use of land	2	Hornsby Shire Council
3	Restriction on the use of land	1	Hornsby Shire Council
4	Easement to drain water 1 wide	2	1

Part 1A (Release)

Number of item shown in the intention panel on the administration sheet	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot (s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Easement to drain water 1 wide (DP806547)	1035/812942	1035/812942

Authorised Person/~~General Manager/Accredited Certifier~~ .....

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ePlan
(Sheet 2 of 3 Sheets)

Plan: DP1230664

Plan of Subdivision of Lot 1035
in DP 812942 covered by
Subdivision Certificate No: SC/27/2017
Dated: 29 May 2017

Part 2 (Terms)

1. Terms of Restriction on use of land numbered 1 on the plan

No dwelling shall be erected on the burdened lot that extends beyond the development envelope depicted in Smith & Tzannes drawing 16_073 SD-A-SK004 annexed to the joint report filed in Land & Environment Court proceedings No. 2016/165887 on 23 September 2016.

2. Terms of Restriction on use of land numbered 2 on the plan

No dwelling shall be erected on the burdened lot unless the dwelling has been designed by a Registered Architect and the Architect has certified that in the Architect's opinion:

i. The dwelling will have face brick construction on all external walls.
ii. The dwelling will have pitched roofs similar to that of adjoining properties.
iii. The dwelling will have layered gable roofing similar to adjoining properties (but smaller scale).
iv. The dwelling will feature windows of vertical proportion in a ratio generally consistent with 1:1.6.
v. The vertical proportions of the dwelling's front façade will be horizontally broken into two or more elements that expresses the internal functions of the dwelling.
vi. There will be a finial on the dwelling's dominant leading gable roof fascia.

3. Terms of Restriction on use of land numbered 3 on the plan

No building or hard paved area is to be constructed over any part of the burdened lot depicted as 'soft landscaping' in the approved plan.

Name of authority empowered to release, vary or modify the Restrictions on the use of land and easement numbered 1 to 4 in the Plan

Hornsby Shire Council

Authorised Person/~~General Manager/Accredited Certifier~~ .....

ATTACHMENT 7 - ITEM 4

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ePlan
(Sheet 3 of 3 Sheets)

Plan: **DP1230664**

Plan of Subdivision of Lot 1035
in DP 812942 covered by
Subdivision Certificate No: SC/27/2017
Dated: 29 May 2017

Signed in my presence by SUYING CHEN
who is personally known to me

MR. TEIK KIEN YANG
9, Cannan Close,
Cherrybrook, NSW
Name & address of Witness

Signature of SUYING CHEN

Signature of Witness

Approval of Mortgagee to AJ88033 – Bank of China (Australia) Limited ACN 110 077 622

I CERTIFY I AM AN ELIGIBLE WITNESS AND THAT THE MORTGAGEE'S ATTORNEY SIGNED THIS DEALING IN MY PRESENCE.

SIGNATURE:

NAME OF WITNESS: VZ ZHAO
ADDRESS OF WITNESS: 39-41 York Street, Sydney NSW 2000

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1900 BY THE PERSON(S) NAMED BELOW WHO SIGNED THIS INSTRUMENT PURSUANT TO THE POWER OF ATTORNEY SPECIFIED.

SIGNATURE:

FULL NAME: DAVID GEORGE INGRAM
POSITION: CHIEF RISK OFFICER

PURSUANT TO POWER OF ATTORNEY BOOK 4480 NO 702

EXECUTED on behalf of Hornsby Shire Council
by its Authorised delegate pursuant to *s.378 Local Government Act 1993*

(Signature of Authorised delegate) — Chris Fraser (Name of Authorised delegate)

I certify that I am an eligible witness and that the Authorised delegate signed in my presence

(Signature of Witness) — Roslyn Hall (Name of Witness)

296 Peats Ferry Road, Hornsby, NSW, 2077
(Address of Witness)

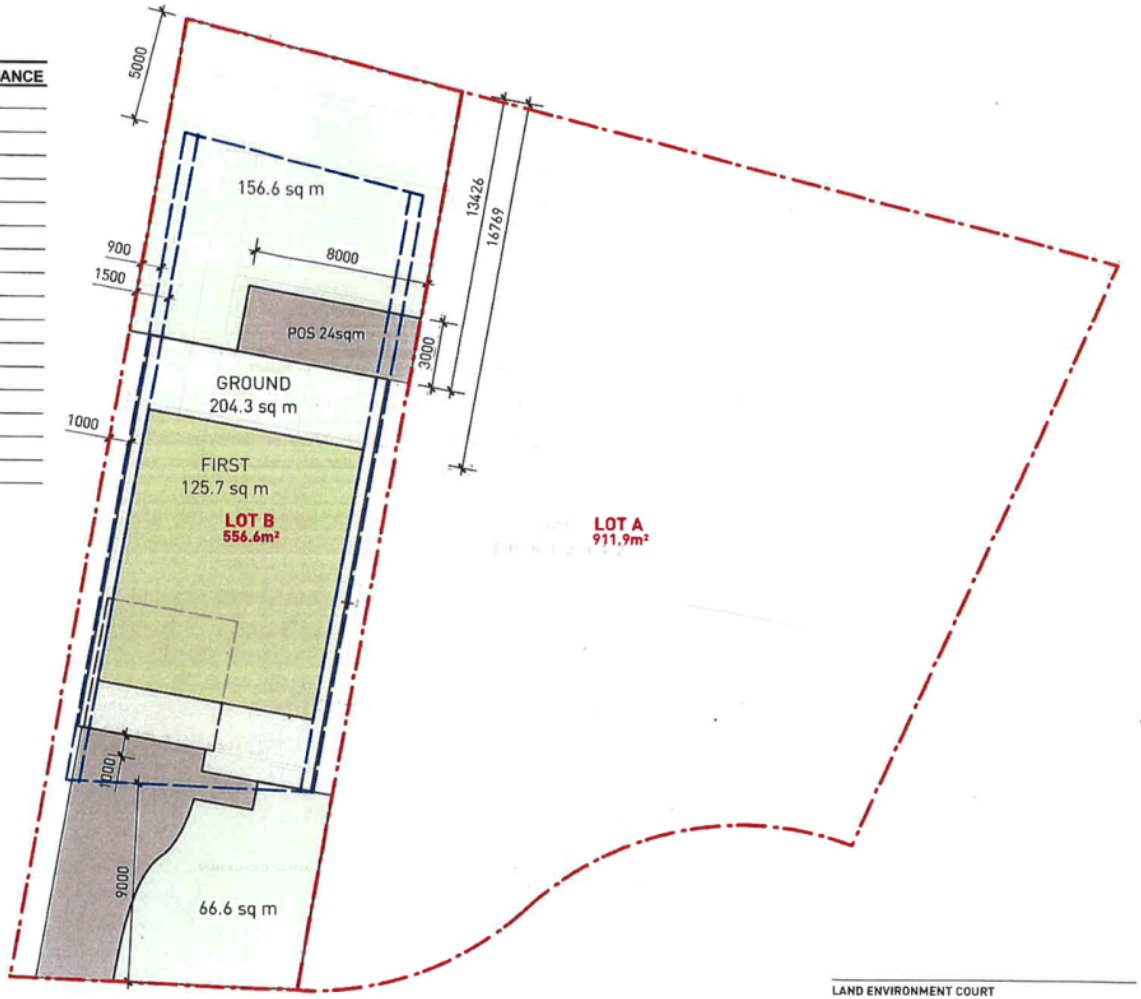
REGISTERED 27.06.2017

Authorised Person/~~General Manager/Accredited Certifier~~

ATTACHMENT 7 - ITEM 4

	PROPOSAL	DCP CONTROL	COMPLIANCE
LOT AREA	556.3m²	MIN 500m²	YES
LOT WIDTH	13.30m	MIN 13.0m	YES
SITE COVERAGE	37%	MAX 50%	YES
FLOOR AREA			
GROUND	204.3m²		
FIRST	125.7m²		
TOTAL	330m²	MAX 330m²	YES
SETBACKS			
FRONT	9.0m	9.0m	YES
SIDE - GROUND	1.0m	0.9m	YES
SIDE - FIRST FLOOR	1.5m	1.5m	YES
REAR	13.4m - 16.8m	5.0m – 8.0 2nd story	YES
LANDSCAPE			
SOFT	223m² = 40%	MIN 20%	YES
FRONT YARD	49%	MIN 25%	YES
PRIVATE OPEN SPACE	24m²	MIN 24m²	YES
CAR PARKING	2x BEHIND M.B.L.	2x BEHIND M.B.L.	YES

DCP SETBACK



TOTAL FRONT YARD AREA = 134.6m²

SUBDIVISION OF 17 CANNAN CLOSE, CHERRYBROOK
COMPLIANT CONCEPT FOR DWELLING HOUSE ON LOT B

LAND ENVIRONMENT COURT
REV -
LOT B DWELLING CONCEPT

17 CANNAN CLOSE CHERRYBROOK
Suying Chen & Louis Lin

16 073 SD-A-SK004

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0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES

ATTACHMENT 8 - ITEM 4

ATTACHMENT 9 - ITEM 4

SMITH & TZANNES

19 Mar 2018

Kellie Taylor
Rawson Homes
1 Homebush Bay Drive,
Building F, Level 2, Suite 1,
Rhodes NSW 2138

ARCHITECTURAL CERTIFICATION
DESIGN REVIEW - CANNAN CLOSE CHERRYBROOK [18_003]

Dear Kellie,

In accordance with the terms of restriction on use of the land number 2 in lot 1035 in DP812942. We have reviewed the plans and certify that:

i. The dwelling will have face brick construction on all external walls
ii. The dwelling will have pitched roofs similar to that of adjoining properties
iii. The dwelling will have layered gable roofing similar to adjoining properties (but smaller scale)
iv. The dwelling will feature windows of vertical proportion in a ratio generally consistent with 1:1.6
v. The vertical proportions of the dwellings front façade will be horizontally broken into two or more elements that express the internal functions of the dwelling
vi. There will be a finial on the dwellings dominant leading gable roof fascia

The following drawings are certified to illustrate these elements:

Drawings prepared by Rawson Homes dated 31-07-2017 noted Issue C – 27-02-2018 numbered:

1 COVER SHEET
2 SITE PLAN
3 GROUND FLOOR PLAN
4 FIRST FLOOR PLAN
5 ELEVATIONS 1-2
6 ELEVATIONS 3-4
7 SECTIONS

Yours Faithfully
SMITH & TZANNES

Peter Smith
Director
Registered Architect 7024

ARCHITECTURE
URBAN PLANNING
+ 61 2 9516 2022
email@smithtzannes.com.au
www.smithtzannes.com.au

M1/147 McEvoy Street
Alexandria NSW 2015

DIRECTORS:
Peter Smith 7024
Andrew Tzannes

Smith and Tzannes Pty Ltd
ABN 96 142 020 693