



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Wednesday 22 August 2018
at 6:30pm



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LOCAL PLANNING PANEL

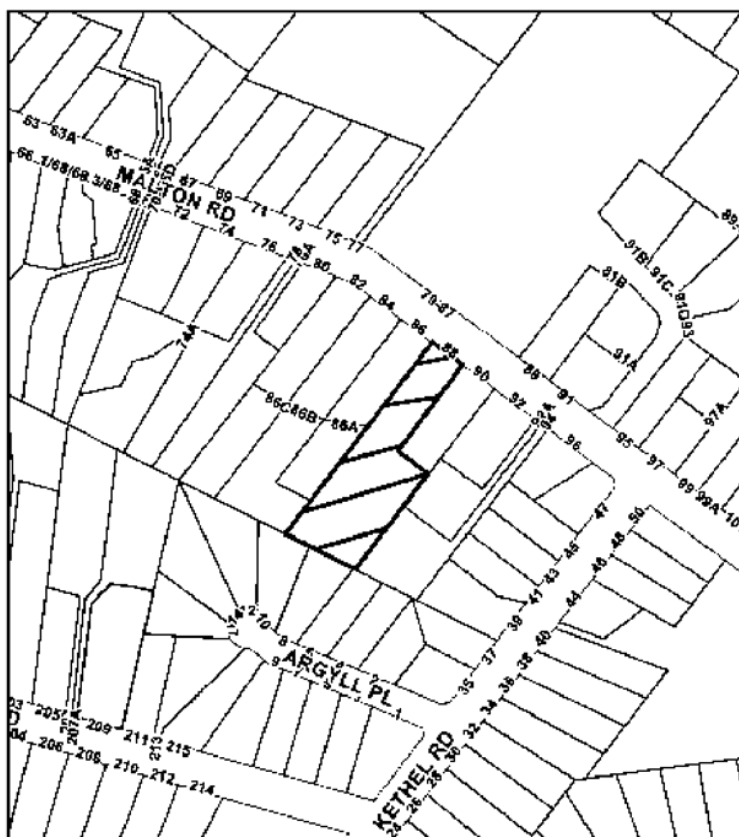
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ATTACHMENT/S

REPORT NO. LPP27/18

ITEM 1

- 1. LOCALITY PLAN**
- 2. PLANS ARCHITECTURAL**
- 3. LANDSCAPE PLAN**
- 4. CLAUSE 4.6 VARIATION**

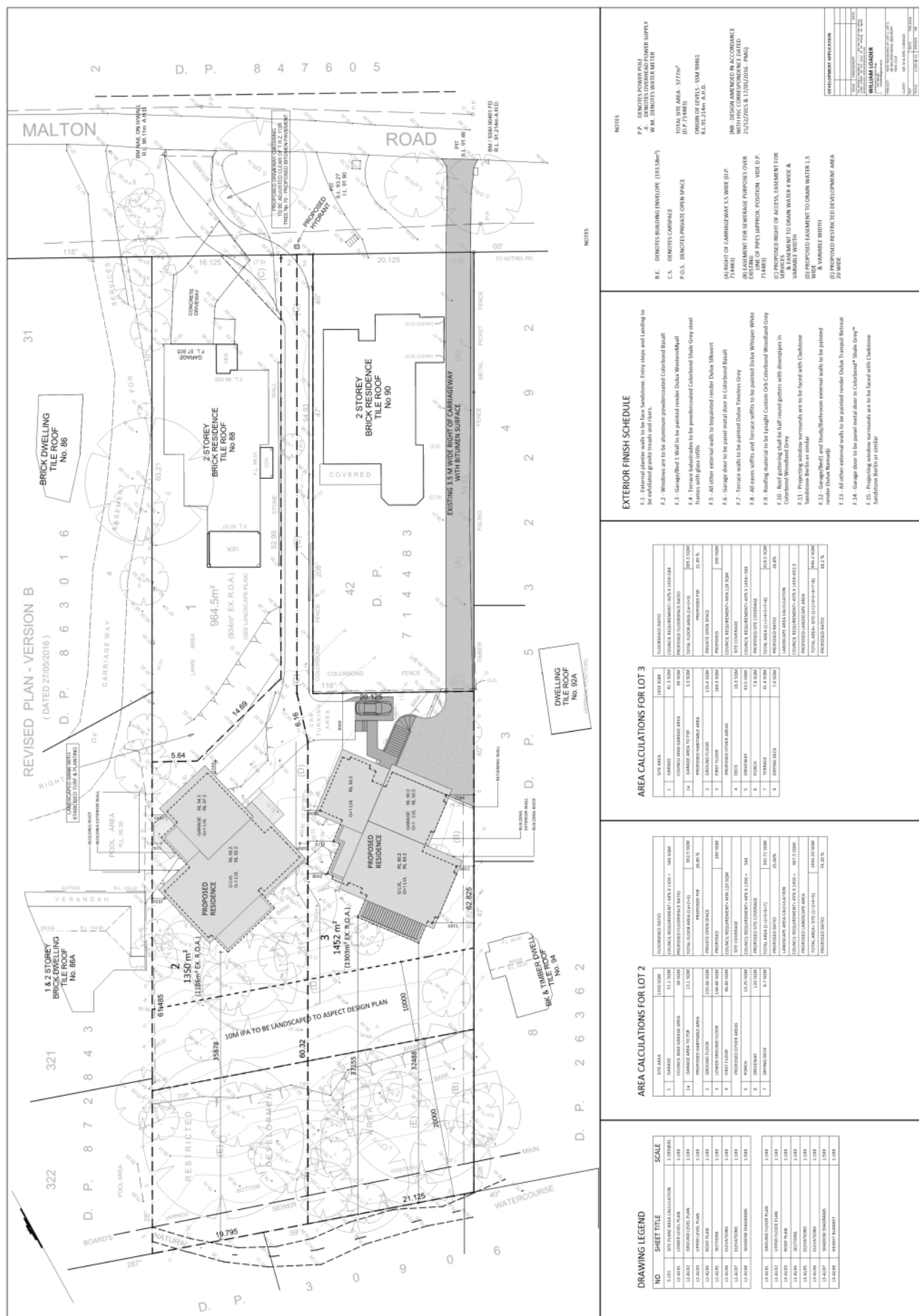


LOCALITY PLAN

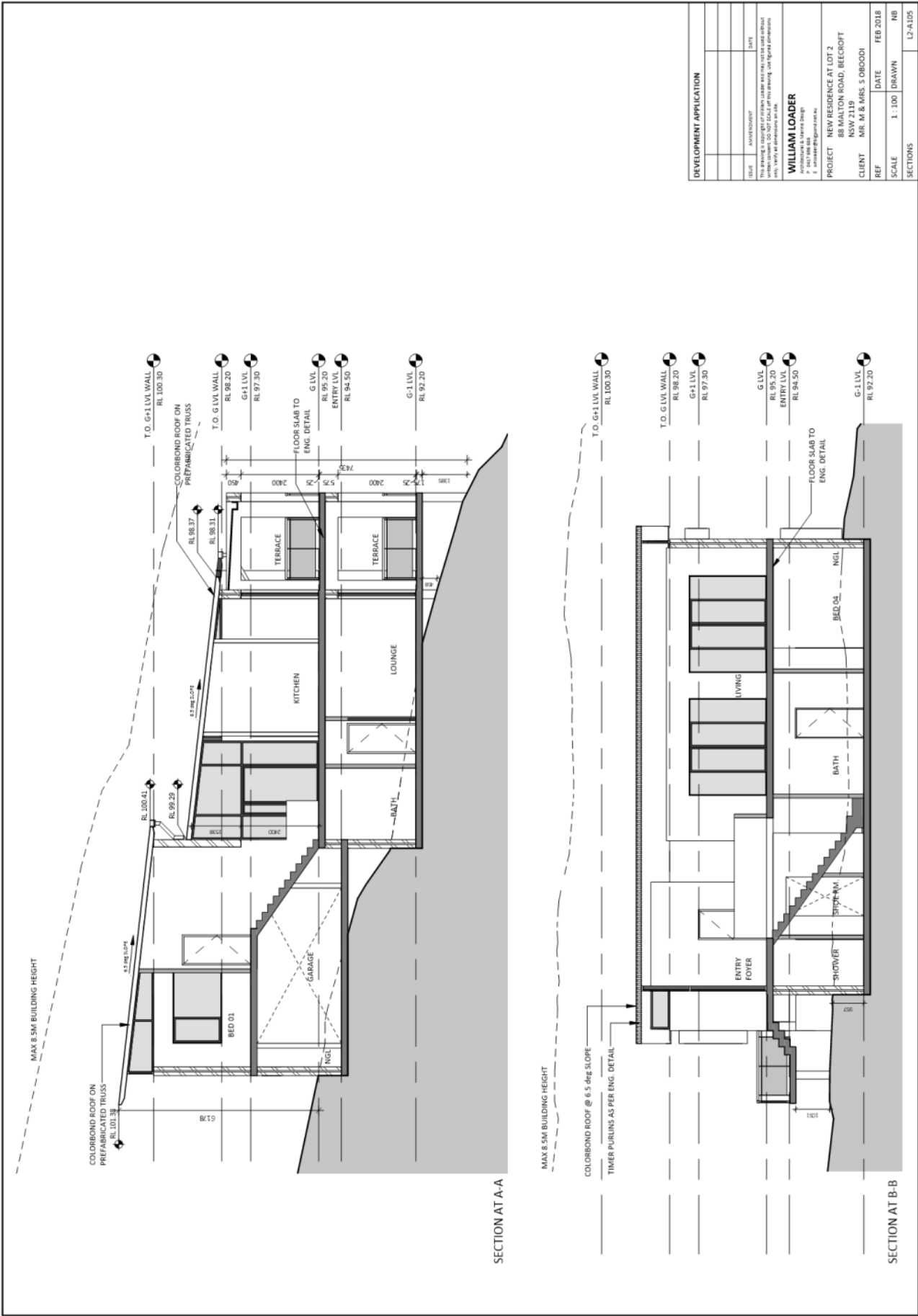
**DA/398/2018
88 Malton Road, Beecroft**

ATTACHMENT 1 - ITEM 1

ATTACHMENT 2 - ITEM 1



ATTACHMENT 2 - ITEM 1



EXTERIOR FINISH SCHEDULE



F.4 - External planter walls to be face painted render Dulux Whisper White to be polished granite treads and risers.

F.2 - Windows are to be aluminum powdercoated Colorbond Basalt

Dulux Western Myall



F.3 - Garage/Bed 1 Wall to be painted render Dulux Western Myall



F.4 - Terrace balustrades to be powdercoated Colorbond Shale Grey steel frames with glass infills



Colorbond® Basalt



F.6 - Garage door to be panel metal door in Colorbond Basalt



Dulux Whisper White



F.7 - Terrace walls to be painted Dulux Timeless Grey



F.8 - All eaves soffits and Terrace soffits to be painted Dulux Whisper White



Colorbond® Woodland Grey^a



F.9 - Roofing material to be half Lysaght Custom Orb Colorbond Woodland Grey



F.10 - Roof gutters shall be half round gutters with downpipes in Colorbond Woodland Grey



F.11 - Projecting window surrounds are to be faced with Chidstone Sandstone Berlin or similar



Colorbond® Woodland Grey^a



F.12 - Projecting window surrounds are to be faced with Chidstone Sandstone Berlin or similar



Colorbond® Woodland Grey^a



F.13 - Projecting window surrounds are to be faced with Chidstone Sandstone Berlin or similar



Colorbond® Woodland Grey^a



Colorbond® Woodland Grey^a



Colorbond® Woodland Grey^a



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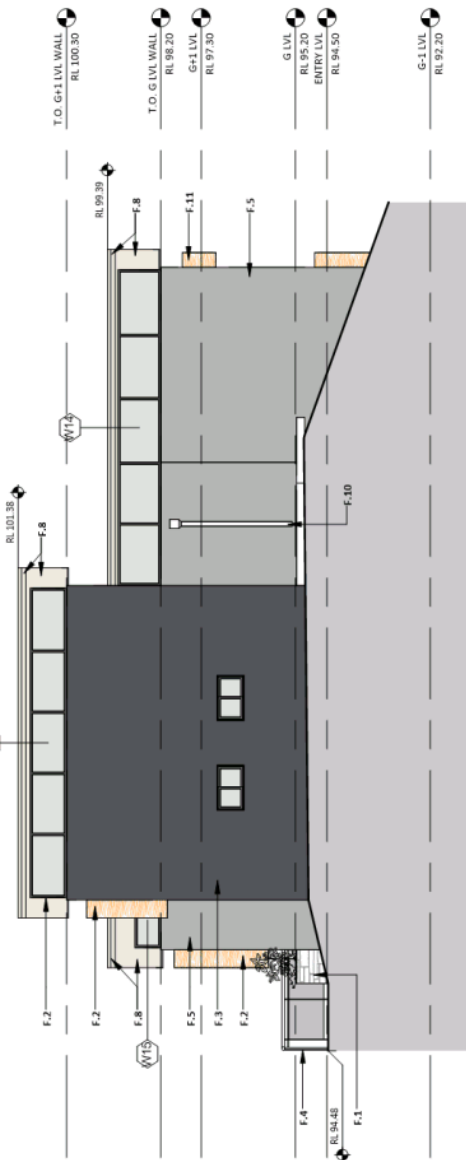
Colorbond® Woodland Grey^a



Colorbond® Woodland Grey^a



Colorbond® Woodland Grey^a



SCALE 1:100

NORTH ELEVATION



SCALE 1:100

SOUTH ELEVATION

| DEVELOPMENT APPLICATION | |
|-------------------------|------------|
| ISSUE | ISSUE |
| DATE | DATE |
| BY | BY |
| FOR | FOR |
| PROJECT | PROJECT |
| CLIENT | CLIENT |
| REF | REF |
| SCALE | SCALE |
| DRAWN | DRAWN |
| NB | NB |
| ELEVATIONS | ELEVATIONS |

ATTACHMENT 2 - ITEM 1

ATTACHMENT 2 - ITEM 1

EXTERIOR FINISH SCHEDULE



F.2 - Windows are to be aluminum powdercoated Colorbond Basalt Colorbond® Shale Grey™



Dulux Western Mvall



F.4 - Terrace balustrades to be powdercoated Colorbond Shale Grey steel frames with glass infills



Colorbond® Basalt®



F.6 - Garage door to be panel metal door in Colorbond Basalt



Dulay, Whalen, & White



F.8 - All eaves soffits and Terrace soffits to be painted Dulux Whisper White

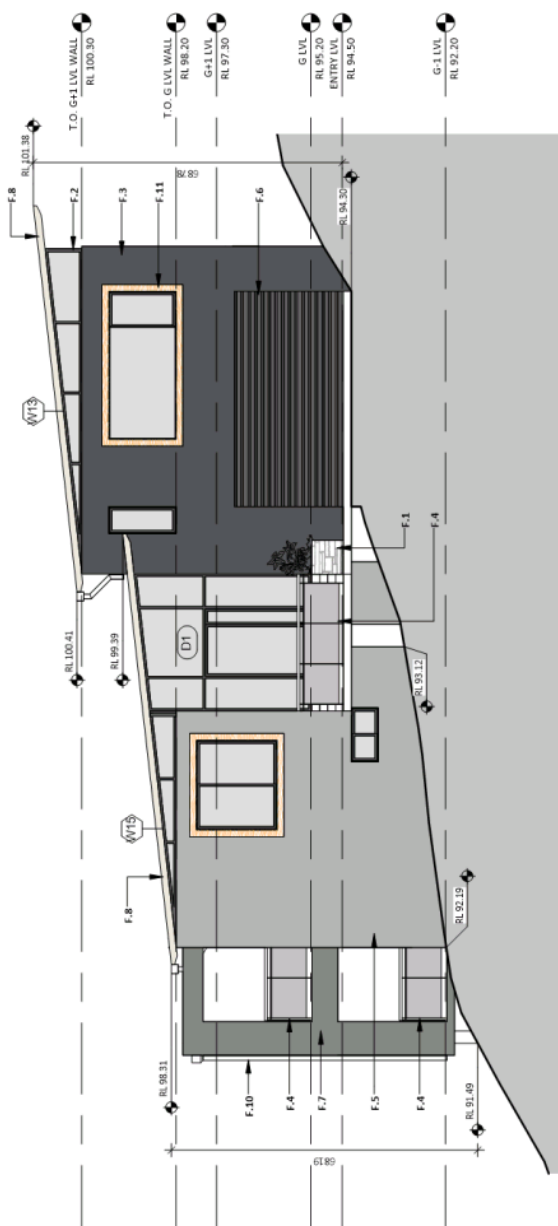
Colorbond® Woodland



F.10 - Roof gutters shall be half round gutters with downpipes in Colorbond Woodland Grey

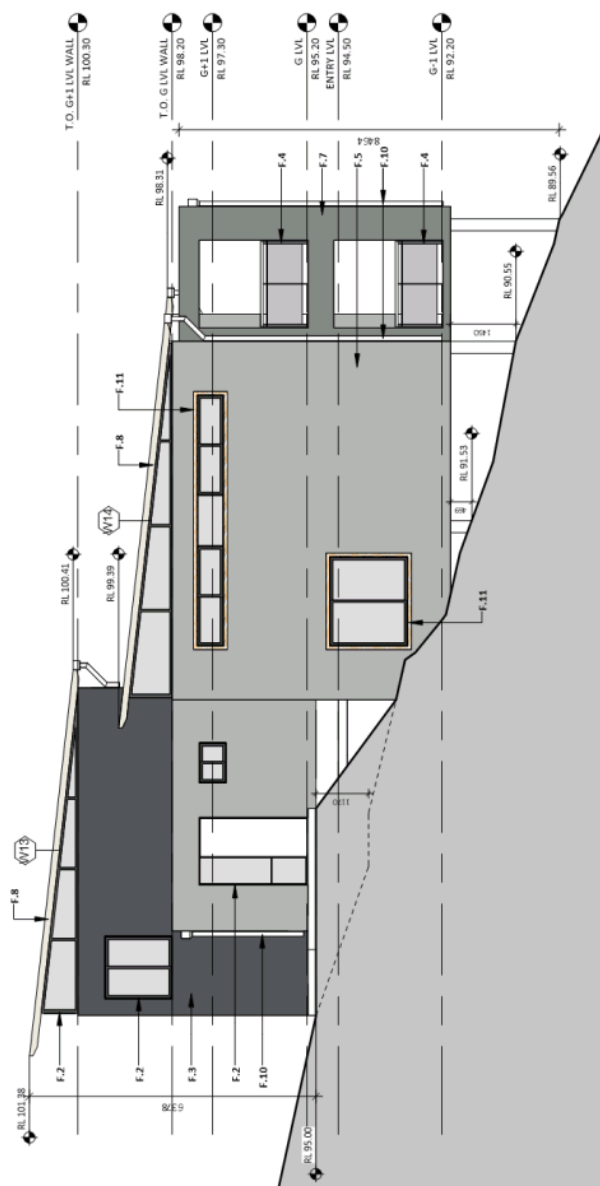


F.11 - Projecting window surrounds are to be faced with Cladstone Sandstone Berlin or similar



EAST ELEVATION

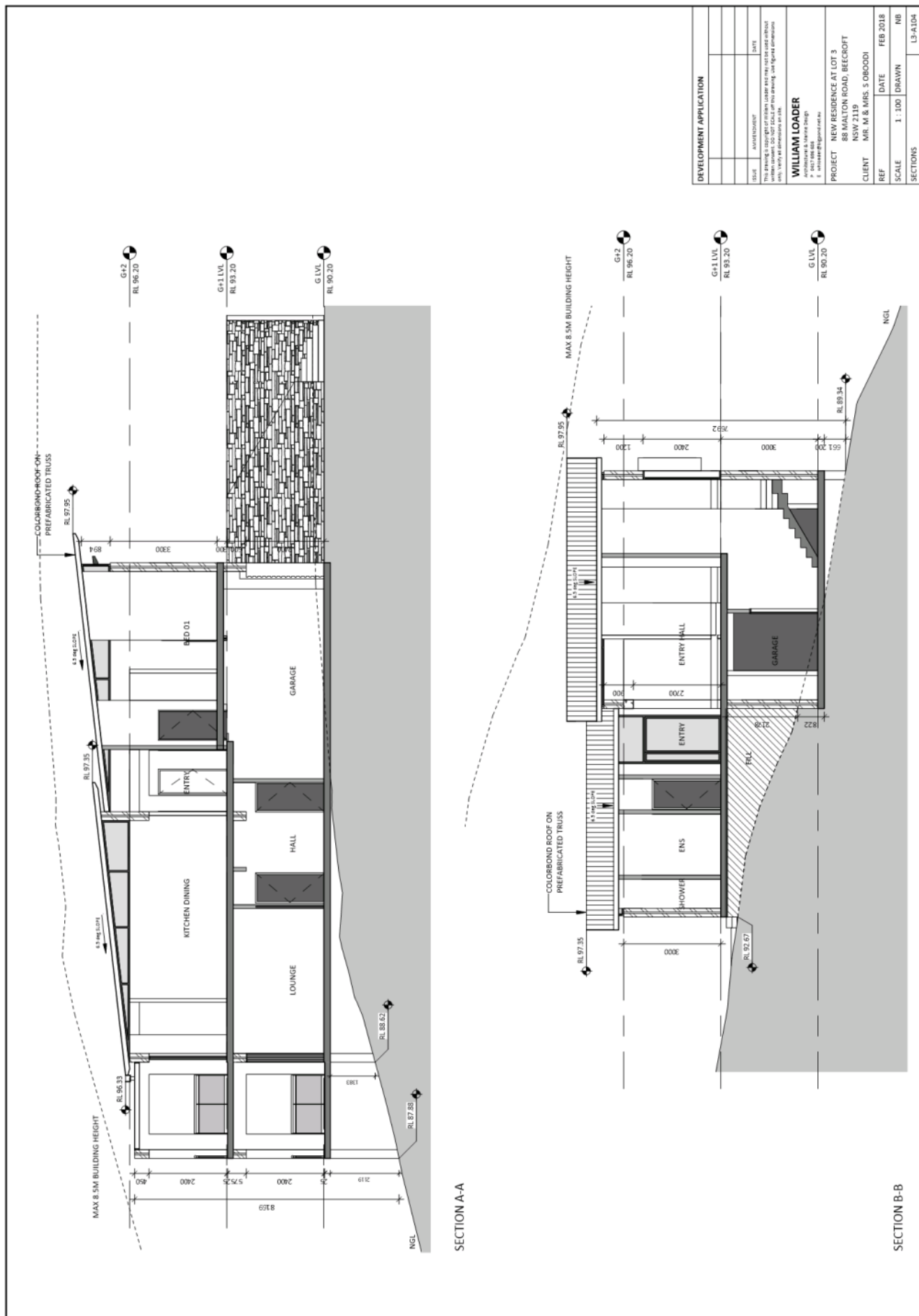
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WEST ELEVATION

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ATTACHMENT 2 - ITEM 1

EXTERIOR FINISH SCHEDULE



F.1 - External planter walls to be face Sandstone. Entry steps and Landing to be faced granite treads and risers.



F.2 - Windows are to be aluminum powdercoated Colorbond Basalt

Dulux Timeless Grey



F.7 - Terrace walls to be painted Dulux Timeless Grey

Colorbond® Woodland Grey®



F.9 - Roofing material to be Lysaght Custom Orb Colorbond Woodland Grey

Dulux Nannaji



F.12 - Garage/Bed1 and Study/Bathroom external walls to be painted render Dulux Nannaji

Colorbond® Shale Grey™



F.14 - Garage door to be panel metal door in Colorbond® Shale Grey™



F.15 - Projecting window surrounds are to be faced with Cladstone Sandstone Berlin or similar

Colorbond® Shale Grey™



F.4 - Terrace balustrades to be powdercoated Colorbond Shale Grey steel frames with glass infills

Dulux Whisper White



F.8 - All eaves soffits and Terrace soffits to be painted Dulux Whisper White

Colorbond® Woodland Grey®



F.10 - Roof guttering shall be half round gutters with downpipes in Colorbond Woodland Grey

Dulux Tranquil Retreat



F.13 - All other external walls to be painted render Dulux Tranquil Retreat

DEVELOPMENT APPLICATION

| | | |
|-------|------------|----------------|
| ISSUE | DATE | BY |
| 1 | 10/01/2018 | WILLIAM LOADER |
| 2 | 10/01/2018 | WILLIAM LOADER |
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| 99 | 10/01/2018 | WILLIAM LOADER |
| 100 | 10/01/2018 | WILLIAM LOADER |

WILLIAM LOADER

10/01/2018
P: 0433 788 084
E: wloader@bigpond.com.au

PROJECT NEW RESIDENCE AT LOT 3
88 MALTON ROAD, BELGROFT
NSW 2119

CLIENT MR. M & MRS. S OROODI

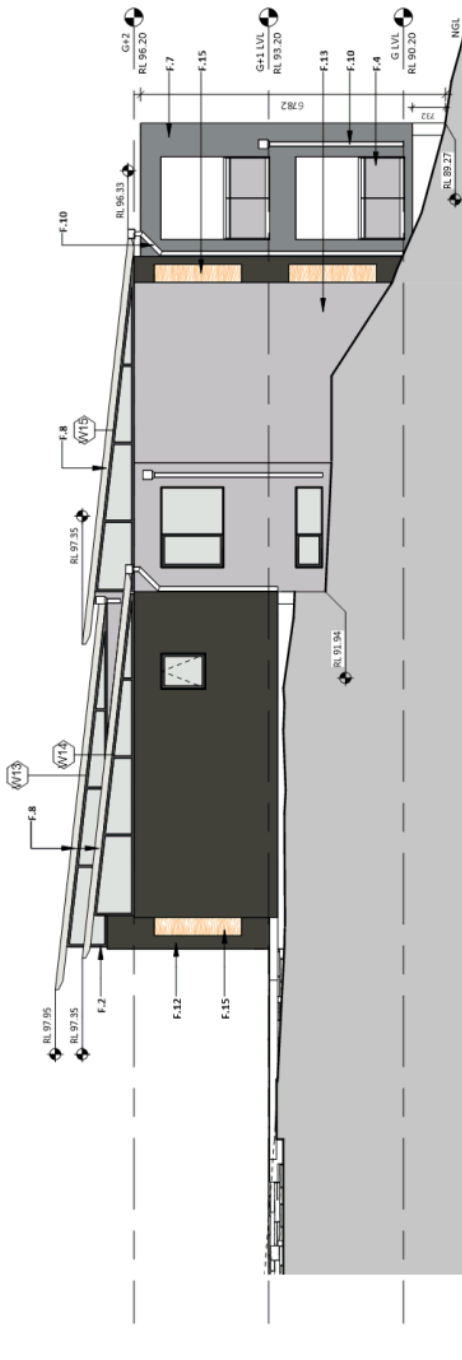
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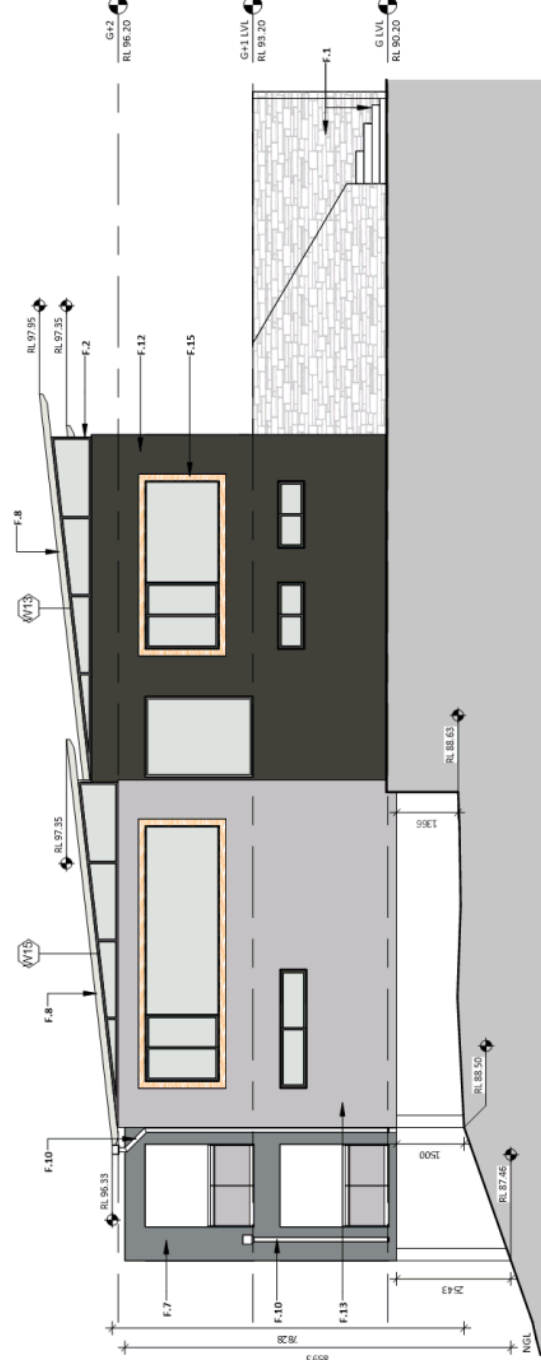
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SCALE 1:100

NORTH ELEVATION



SCALE 1:100

SOUTH ELEVATION

ATTACHMENT 2 - ITEM 1

EXTERIOR FINISH SCHEDULE



F.2 - Windows are to be aluminum powdercoated Colorbond Basalt

Dulux Timeless Grey



F.7 - Terrace walls to be painted Dulux Timeless Grey

Colorbond® Woodland Grey®



F.9 - Roofing material to be Lysaght Custom Orb Colorbond Woodland Grey

Dulux Namadi



F.14 - Garage door to be panel metal door in Colorbond® Shale Grey™

Colorbond® Shale Grey™



F.15 - Projecting window surrounds are to be faced with Cladstone Sandstone Berlin or similar

Colorbond® Woodland Grey®



F.10 - Roof guttering shall be half round gutters with downpipes in Colorbond Woodland Grey

Dulux Tranquil Retreat



F.13 - All other external walls to be painted render Dulux Tranquil Retreat

Colorbond® Shale Grey™



F.14 - Garage door to be panel metal door in Colorbond® Shale Grey™

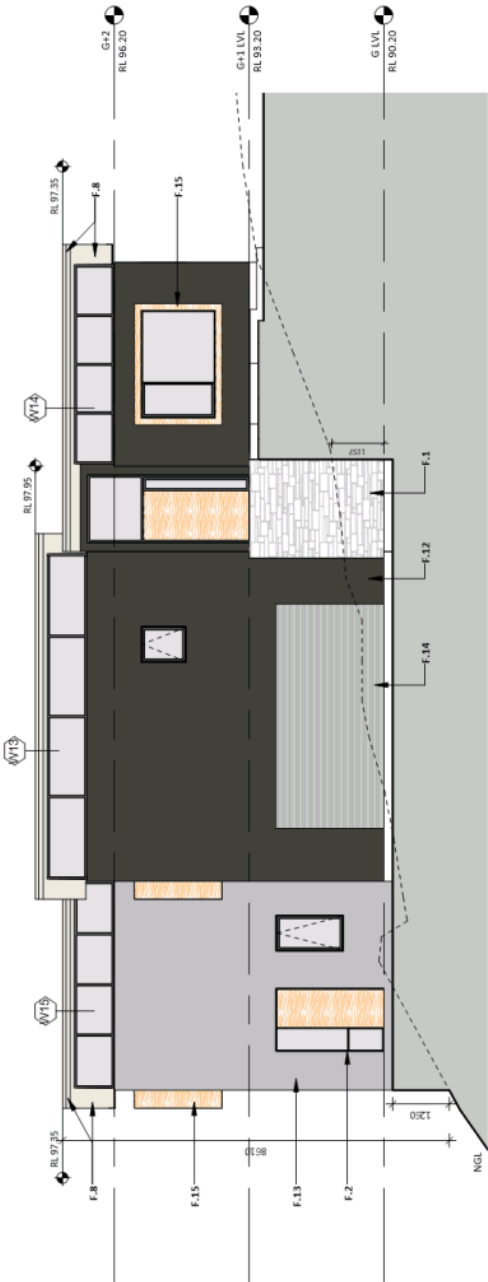
Colorbond® Shale Grey™



F.15 - Projecting window surrounds are to be faced with Cladstone Sandstone Berlin or similar

DEVELOPMENT APPLICATION

| | | |
|--|------------------------|---------------|
| ISSUE | NAME/DESIGNER | DATE |
| 1 | WILLIAM LOADER | 10/02/2018 |
| PROJECT NEW RESIDENCE AT LOT 3 88 MALTON ROAD, BEECROFT NSW 2119 | | |
| CLIENT | MR. M & MRS. S ORODODI | DATE FEB 2018 |
| REF | | DATE FEB 2018 |
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| ELEVATIONS | | |
| L3-A106 | | |



SCALE 1:100

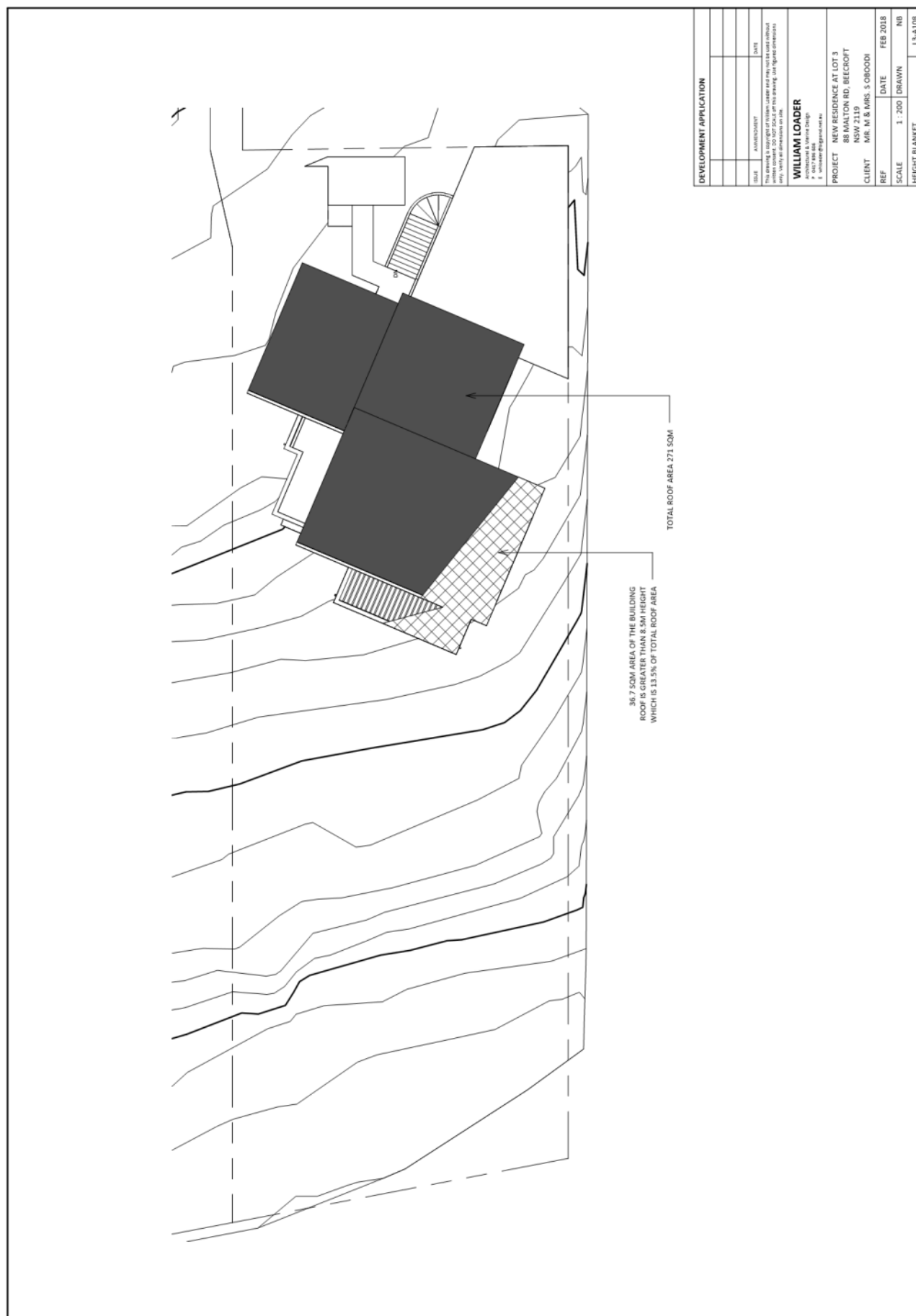
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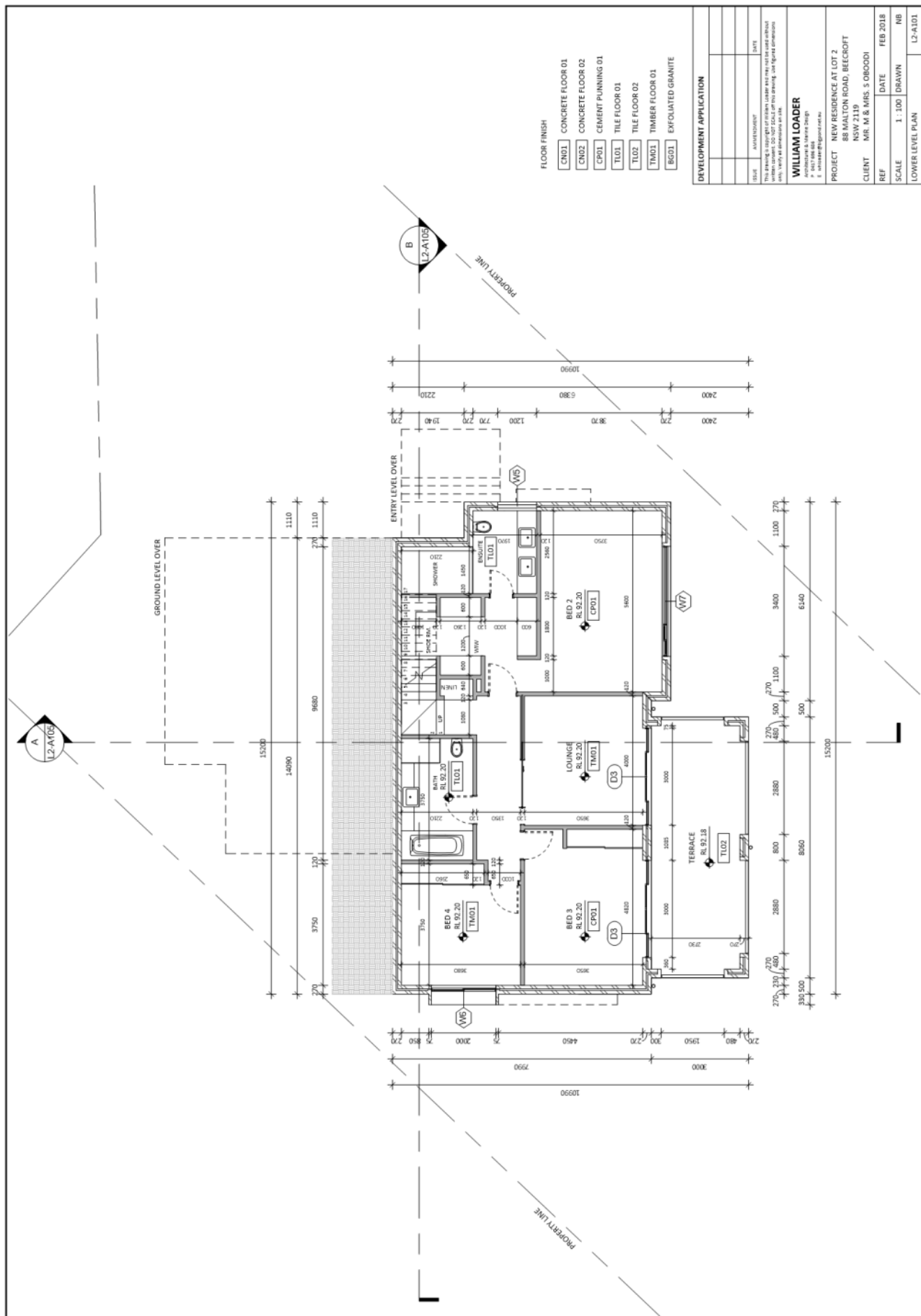
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WEST ELEVATION

ATTACHMENT 2 - ITEM 1

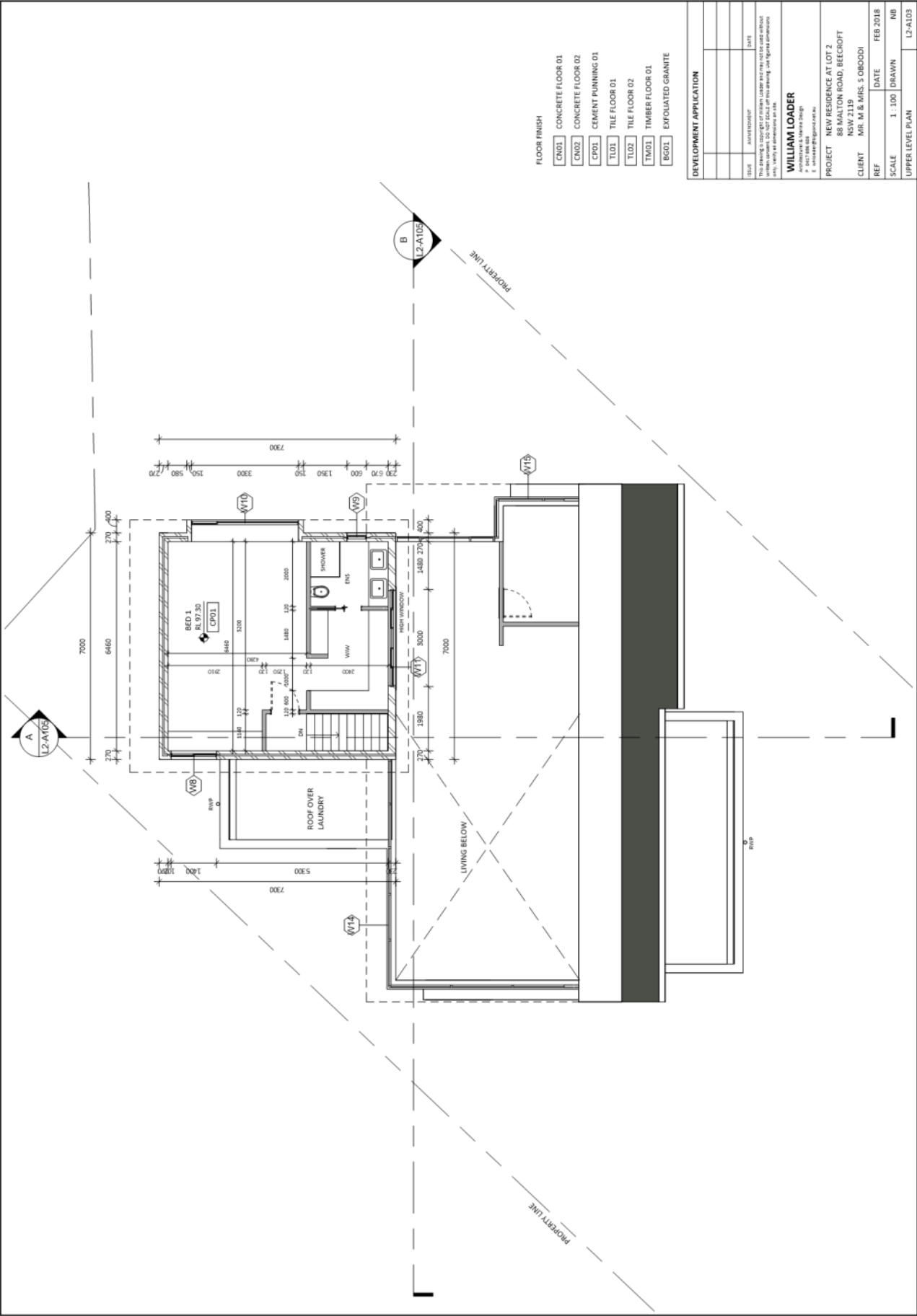


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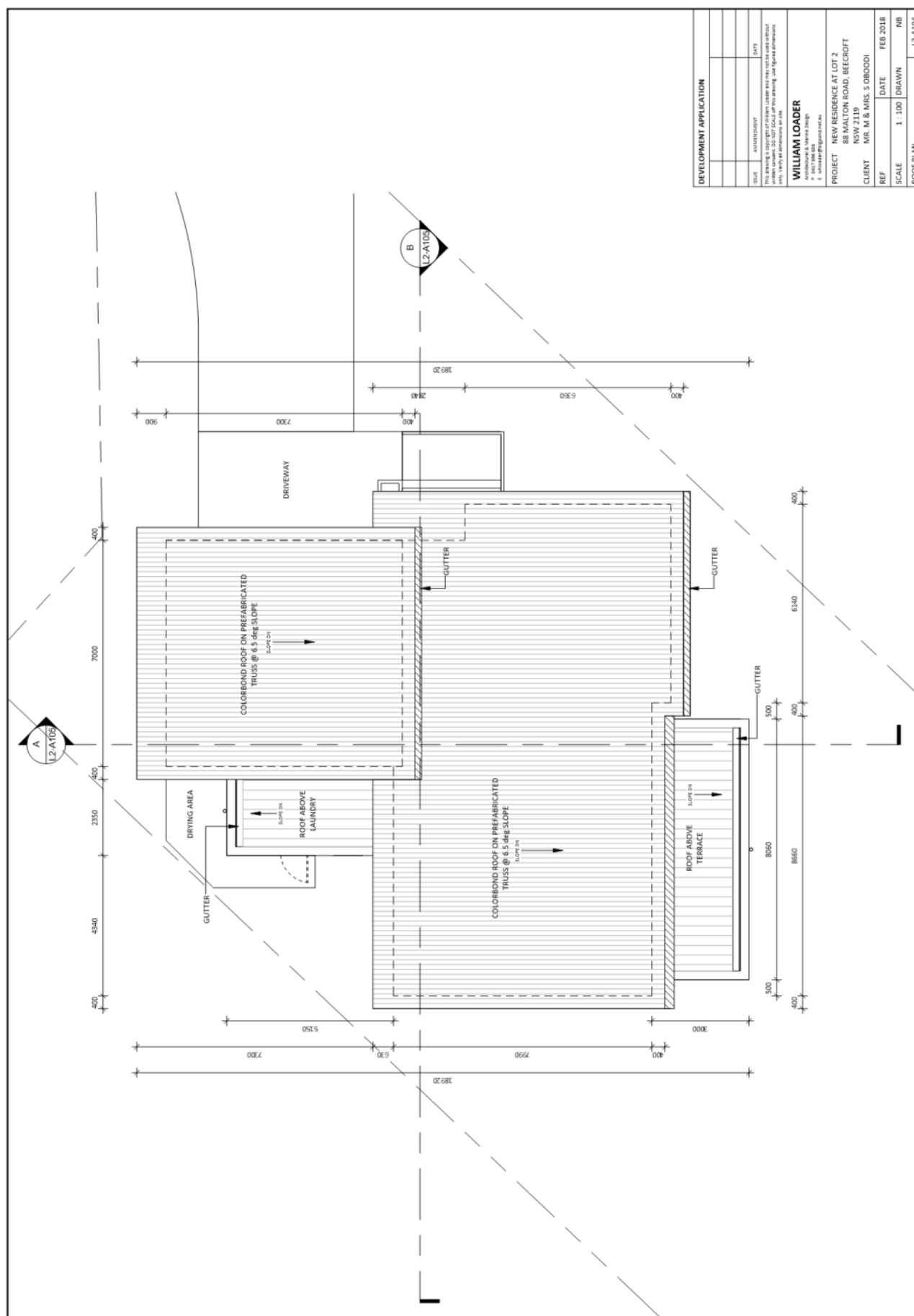


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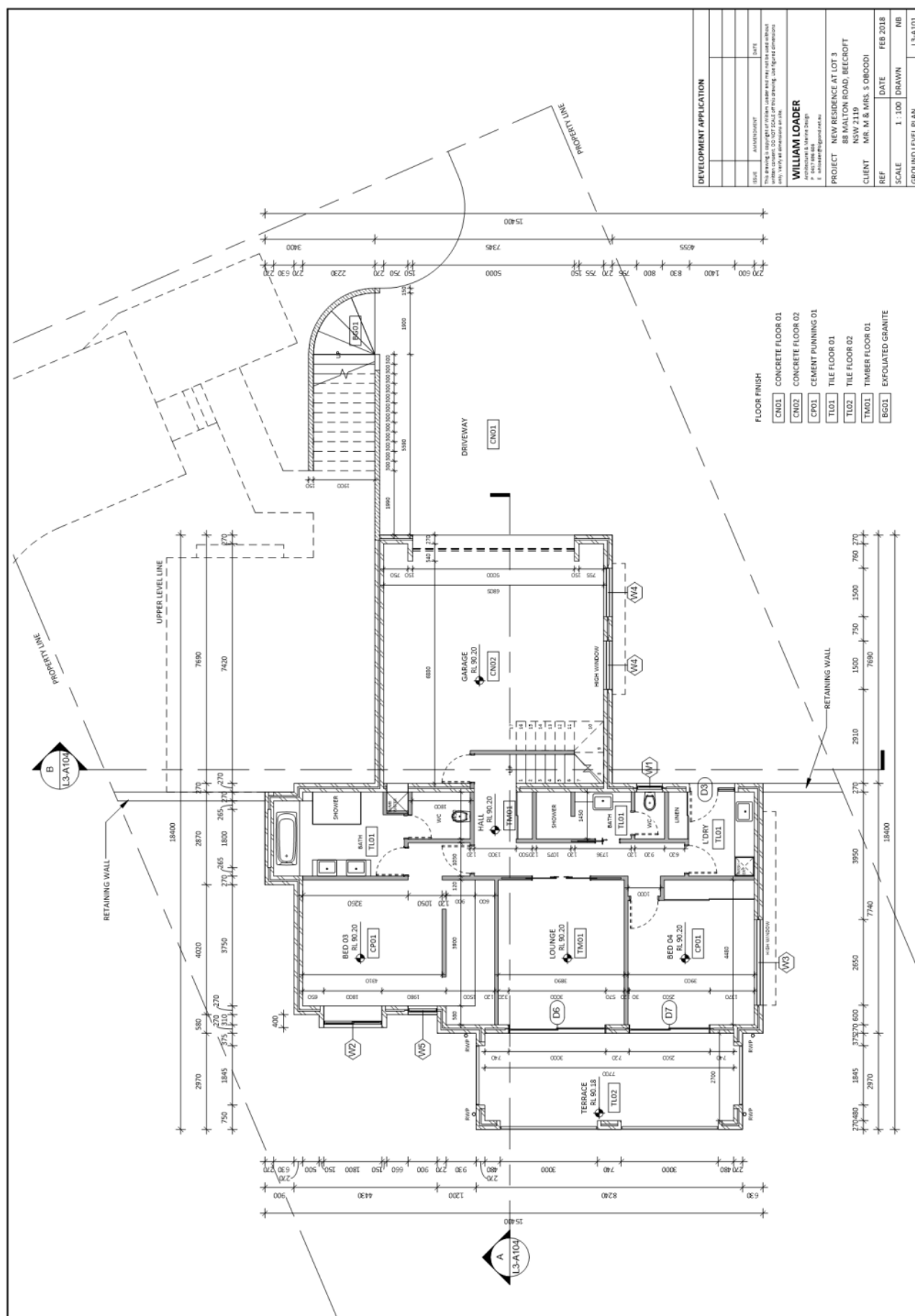




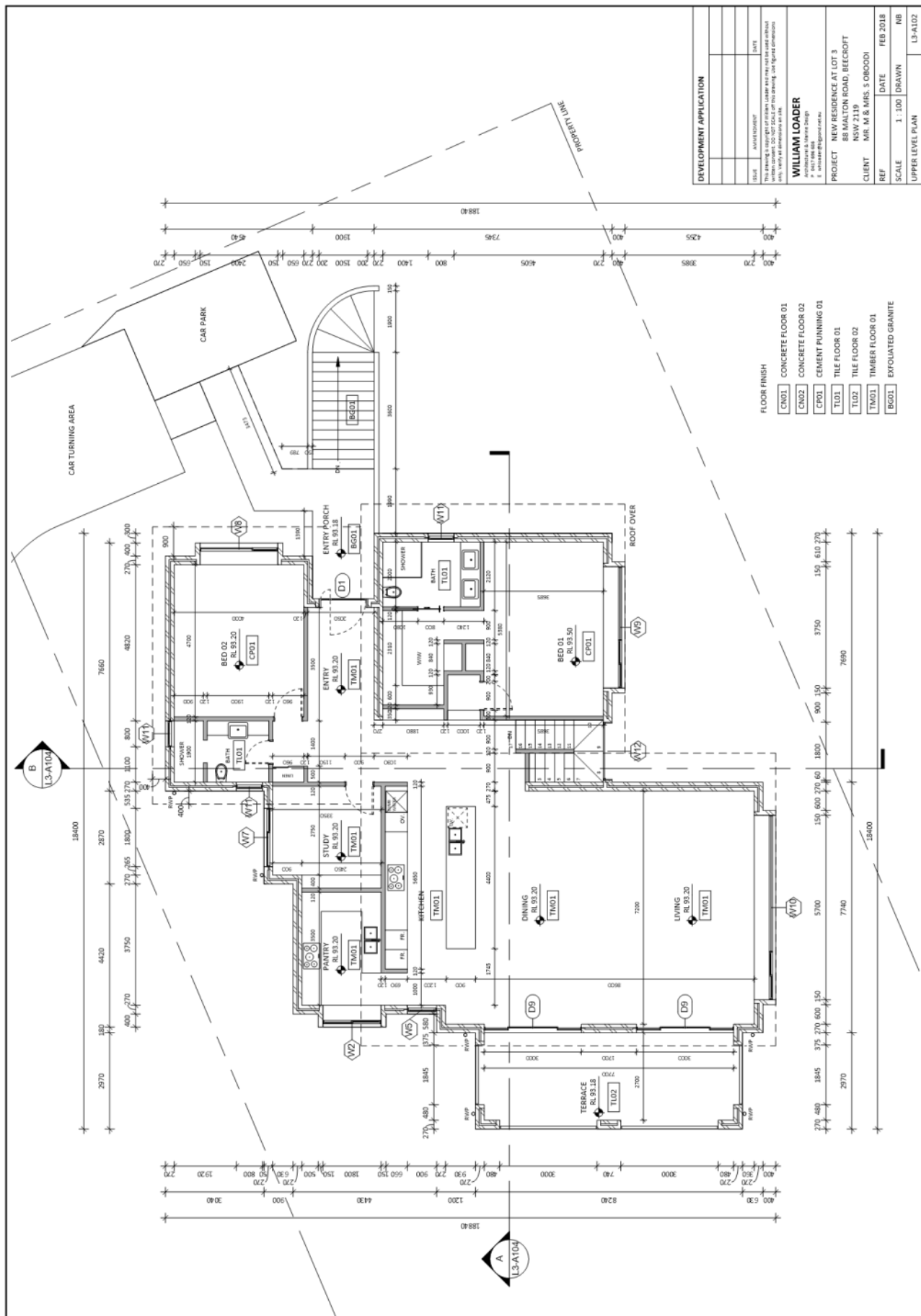
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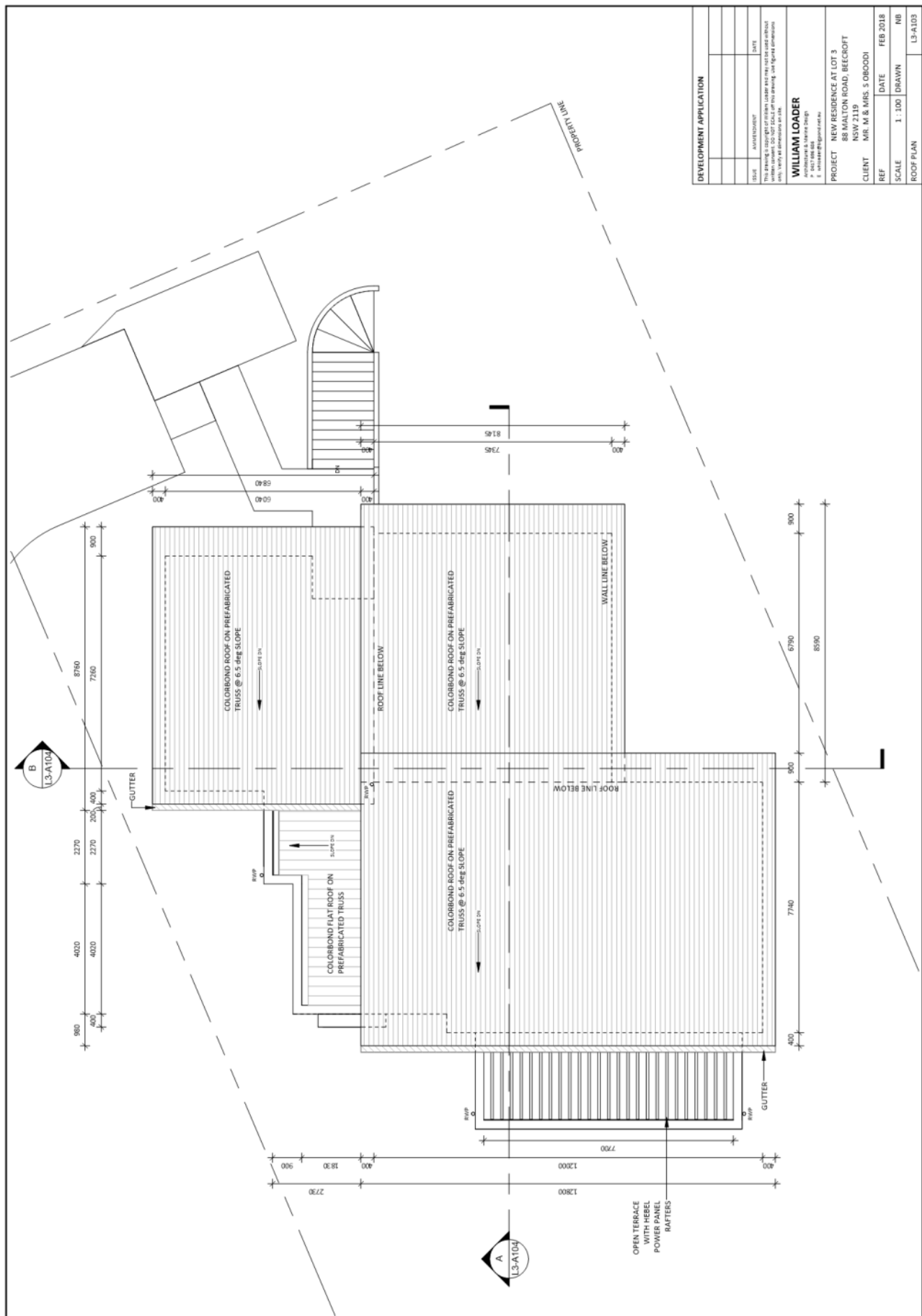
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ATTACHMENT 2 - ITEM 1

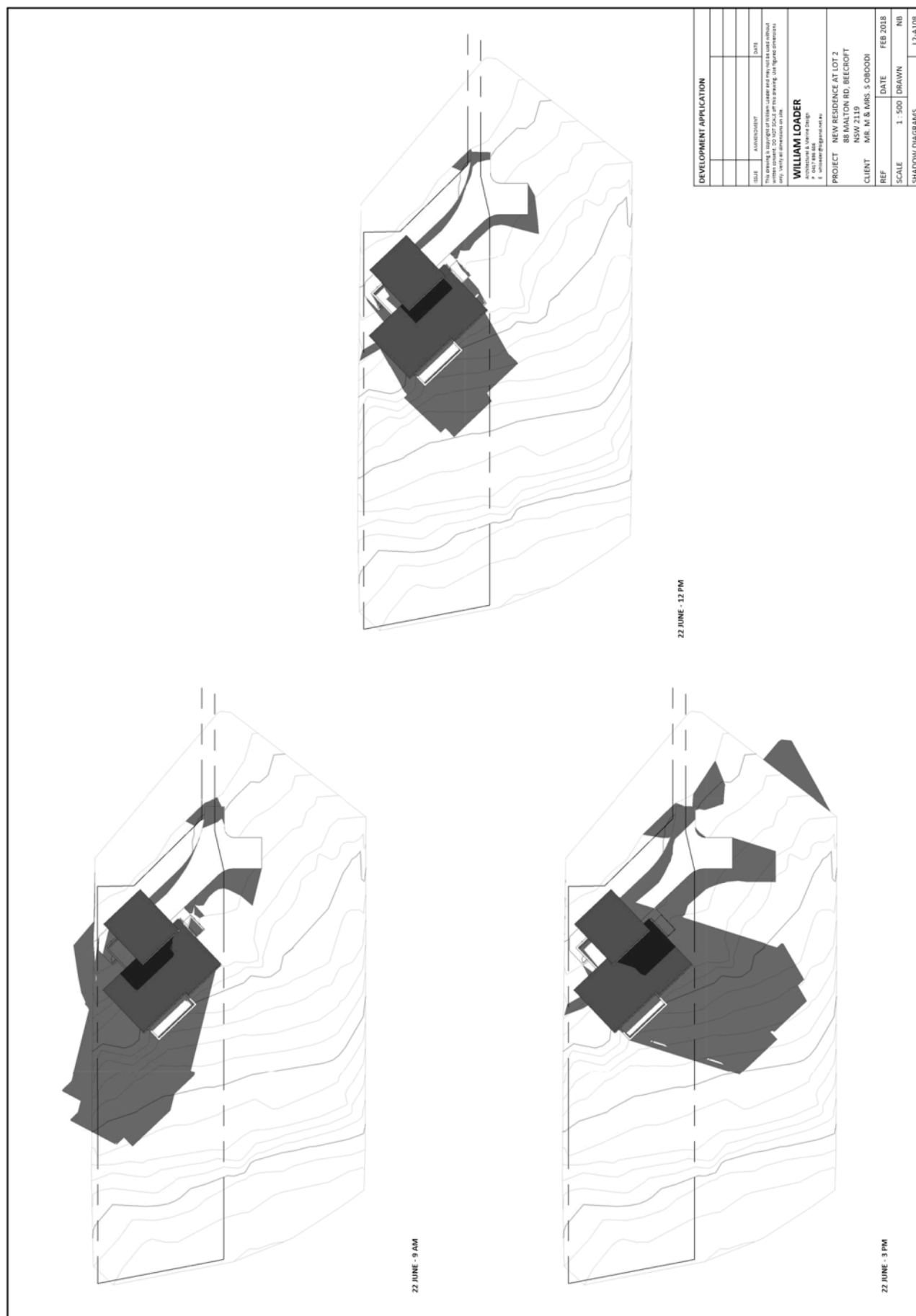


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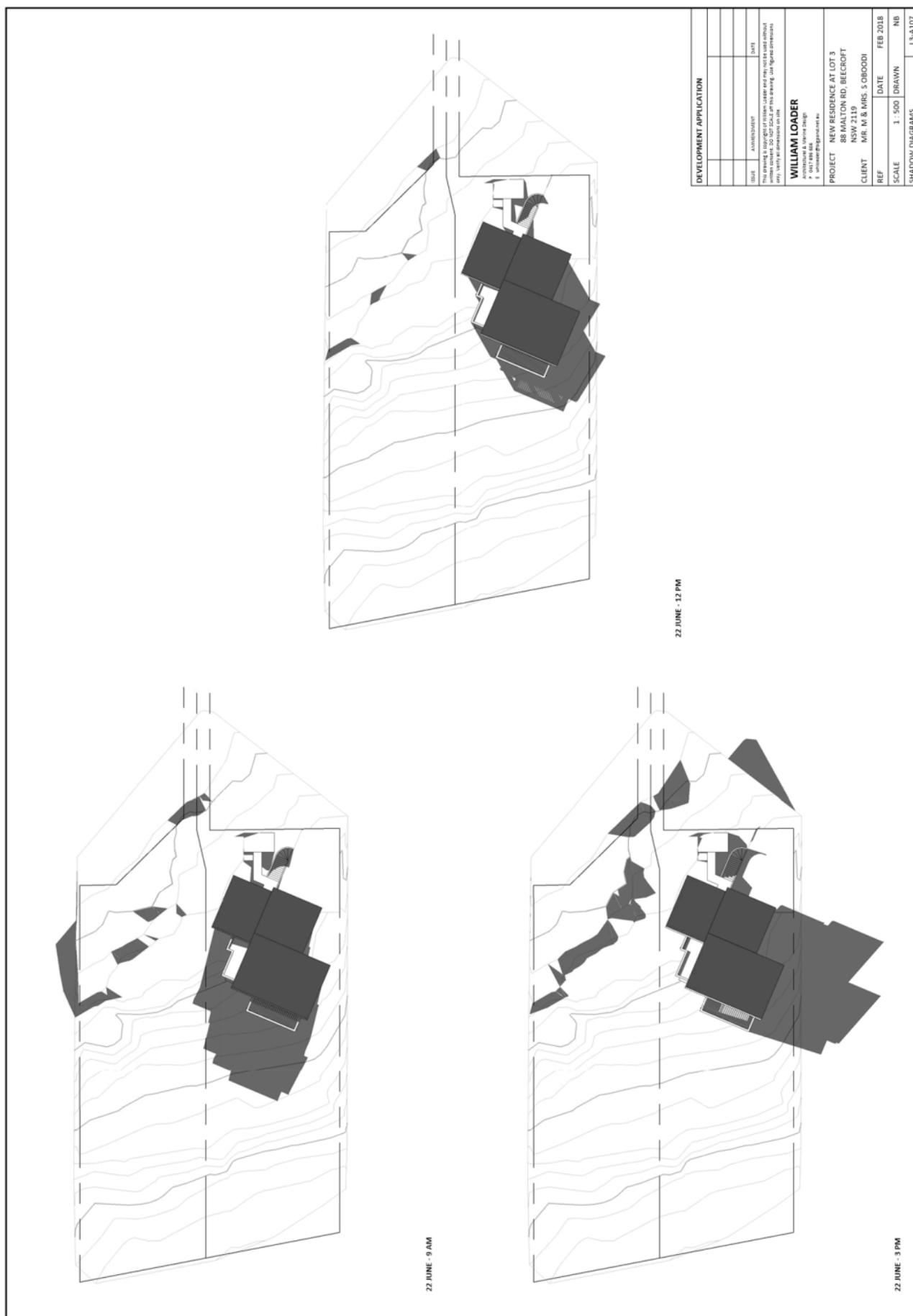


| DEVELOPMENT APPLICATION | |
|---|-----------|
| ISSUE | AMENDMENT |
| This drawing is submitted for information only and may not be used without the approval of the Council. It is the responsibility of the applicant to ensure that the drawing is accurate and that all relevant information is included. | |
| WILLIAM LOADER | |
| PRACTICE ADDRESS: 10/100-110/110 | |
| P: 0437 988 004 | |
| E: william@williamloader.com.au | |
| PROJECT NEW RESIDENCE AT LOT 3 | |
| 88 MALTON ROAD, BELCROFT | |
| CLIENT MR. M & MRS. S OROODI | |
| REF | DATE |
| | FEB 2018 |
| SCALE | 1:100 |
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| ROOF PLAN | |
| L3-A103 | |

ATTACHMENT 2 - ITEM 1



ATTACHMENT 2 - ITEM 1



ATTACHMENT 2 - ITEM 1



ATTACHMENT 3 - ITEM 1

Minto Planning Services P/L

Clause 4.4 - Floor Space Ratio

There is no FSR control under Council's LEP which is applicable to the subject site.

Clause 4.6 - Exceptions to Development Standards

The proposed development will result in a built form which has a height in excess of the 8.5m height of building control as required by Clause 4.3 of the Hornsby Local Environmental Plan 2013.

The non-compliance as detailed on Architectural Drawing No. 07 is considered to be of a minor nature (93mm) and is only applicable to a maximum of 36.7m² or 13.5% of the overall building footprint.

Given that the proposal does not comply with the maximum height control and in order for consent to be granted to the proposal a variation pursuant to Clause 4.6 of the LEP is required.

This Clause 4.6 variation has been prepared having regard to the recent decisions of the Land & Environment Court.

It is submitted that the variation is well founded and is worthy of the support of the Council.

The following is an assessment of the proposed variation against the requirements of Clause 4.6.

1. What are the objectives of Clause 4.6 and is the proposal consistent with them.

The objectives of Clause 4.6 of the LEP are:

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

It is my opinion, as is demonstrated by the responses to the questions below, that the proposed variation is consistent with the objectives of this clause.

Minto Planning Services P/L

2. Is the standard to be varied a Development Standard to which Clause 4.6 applies.

Clause 4.3 is contained within Part 4 of the LEP and which is titled Principal Development Standards. It is also considered that the wording of the Clause is consistent with previous decisions of the Land & Environment Court of NSW in relation to matters which constitute development standards.

It is also noted that Clause 4.3 does not contain a provision which specifically excludes the application of Clause 4.6.

On this basis it is considered that Clause 4.3 is a development standard for which Clause 4.6 applies.

3. Is compliance with the development standard unreasonable or unnecessary in the circumstances of this case.

It is my opinion that compliance with the requirements of Clause 4.3 is both unreasonable and unnecessary in the circumstances of this case for the following reasons:

- The proposed non-compliance is considered to be of a minor nature being only 93mm or 1.09% of the overall height control.
- The proposed non-compliance comprises only a small part of the proposed built form (36.7m²), noting that the remainder of the building is compliant.
- The proposed non-compliance applies to approximately 13.5% of the overall building footprint.
- The proposed non-compliance is associated with the steep topography of the site which falls to the rear.
- The proposed non-compliances will not in my opinion result in any amenity impacts upon adjoining properties including unreasonable overshadowing or a loss of privacy.
- The proposal in my opinion will not result in any unreasonable visual impacts upon either adjoining properties or the streetscape as a result of the non-compliance.

On this basis it is my opinion that strict compliance with the standard is unreasonable and unnecessary in the circumstances of this case.

4. Are there sufficient environmental planning grounds to justify contravening the development standard.

It is considered that a contravention of the development standard is justified given that the non-compliance is directly attributable to the sloping nature of the site. The proposal does not result in any unreasonable impacts and is associated with the provision of a high quality architecturally designed development which will make a positive contribution to the built form character of the locality.

5. 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.

The proposed development is in my opinion in the public interest because it will provide for a high-quality development which will make a positive contribution to the built form character of the locality in a manner which is otherwise compliant with the requirements of the LEP, the applicable zone objectives and the objectives of the particular standard.

6. Whether contravention of the development standard raises any matter of significance for state or regional environmental planning.

It is my opinion that contravention of the standard does not raise any matters of significance for State or Regional environmental planning.

7. What is the public benefit of maintaining the development standard.

It is my opinion that there is no public benefit in maintaining the development standard in this instance given the high quality of the architecture proposed and the absence of any unreasonable detrimental impacts.

Conclusion

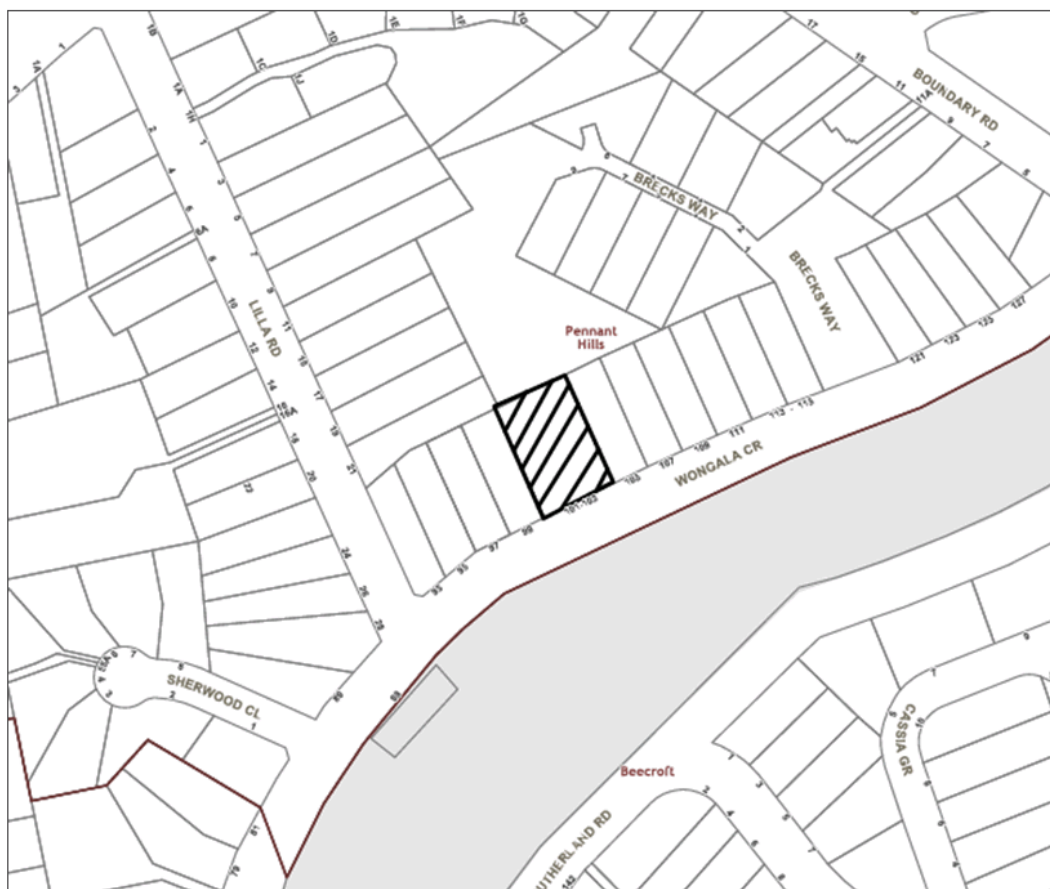
It is therefore my opinion based upon the content of this submission that a variation of the height requirements of Clause 4.3 of the Hornsby LEP 2013 is appropriate in this instance.

ATTACHMENT/S

REPORT NO. LPP30/18

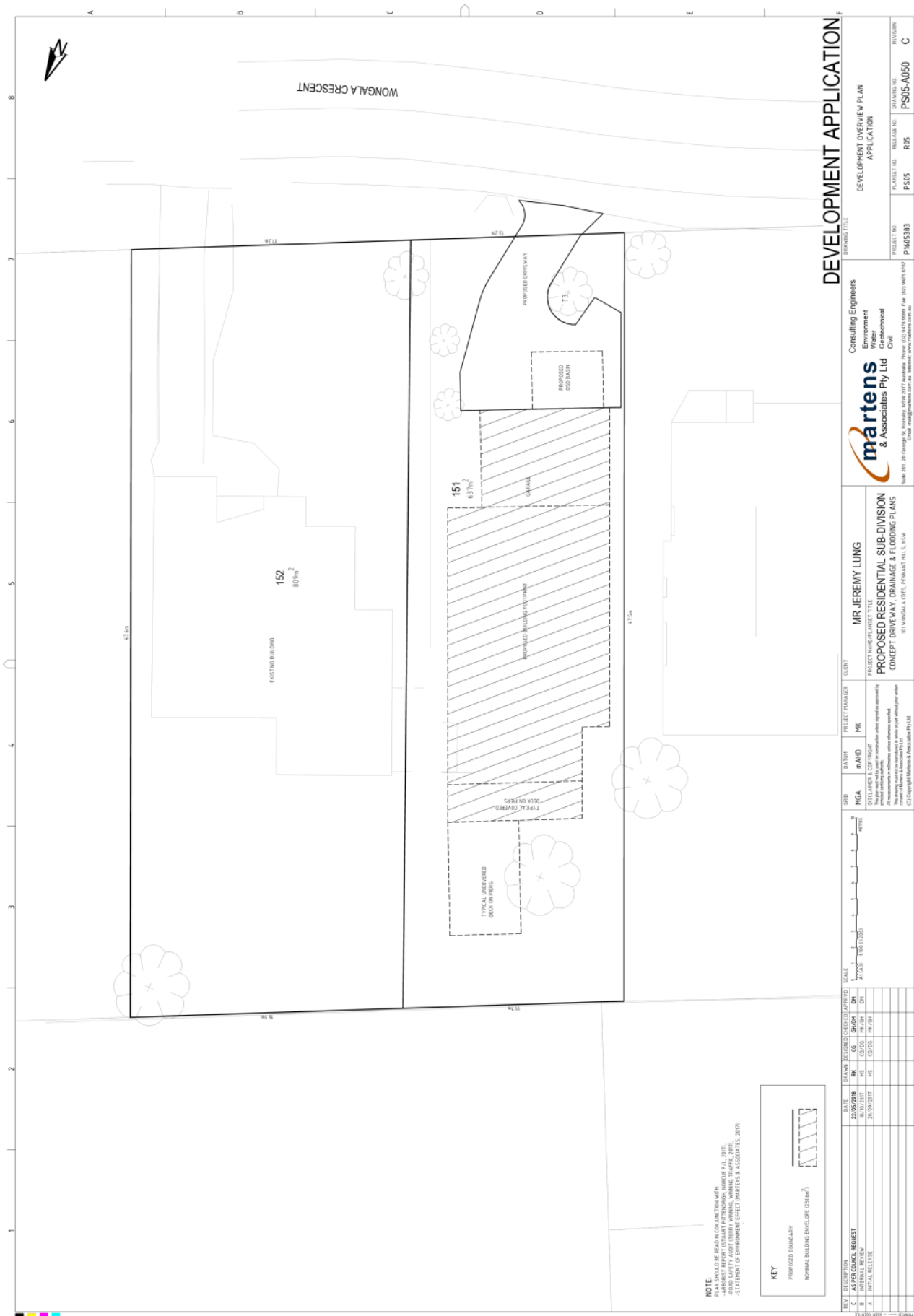
ITEM 2

- 1. LOCALITY PLAN**
- 2. PLANS ARCHITECTURAL**
- 3. FLOOD STUDY**
- 4. TREE LOCATION PLAN**



LOCALITY PLAN
DA/1202/2017
101- 103 Wongala Crescent, Pennant Hills

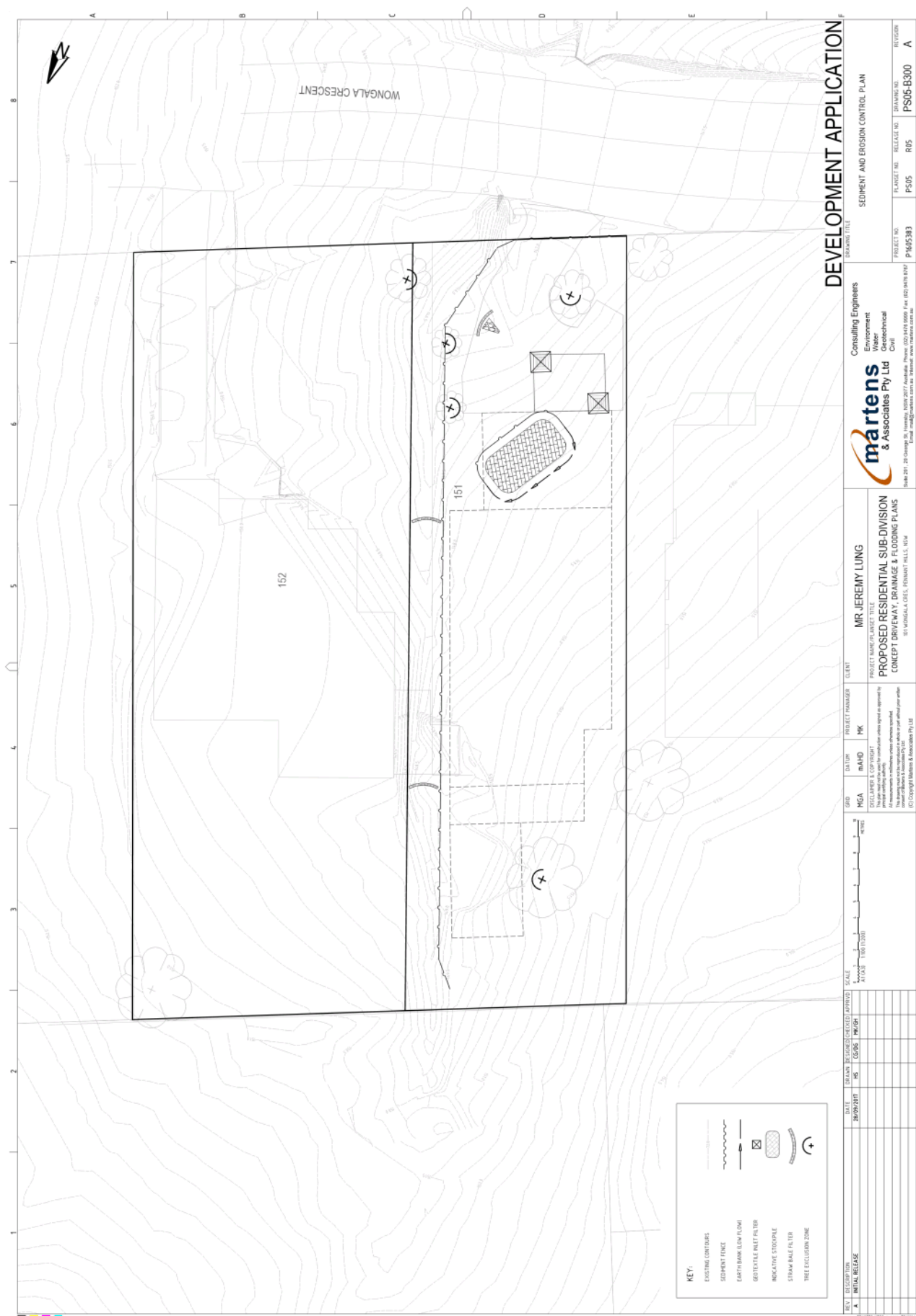
ATTACHMENT 1 - ITEM 2



ATTACHMENT 2 - ITEM 2







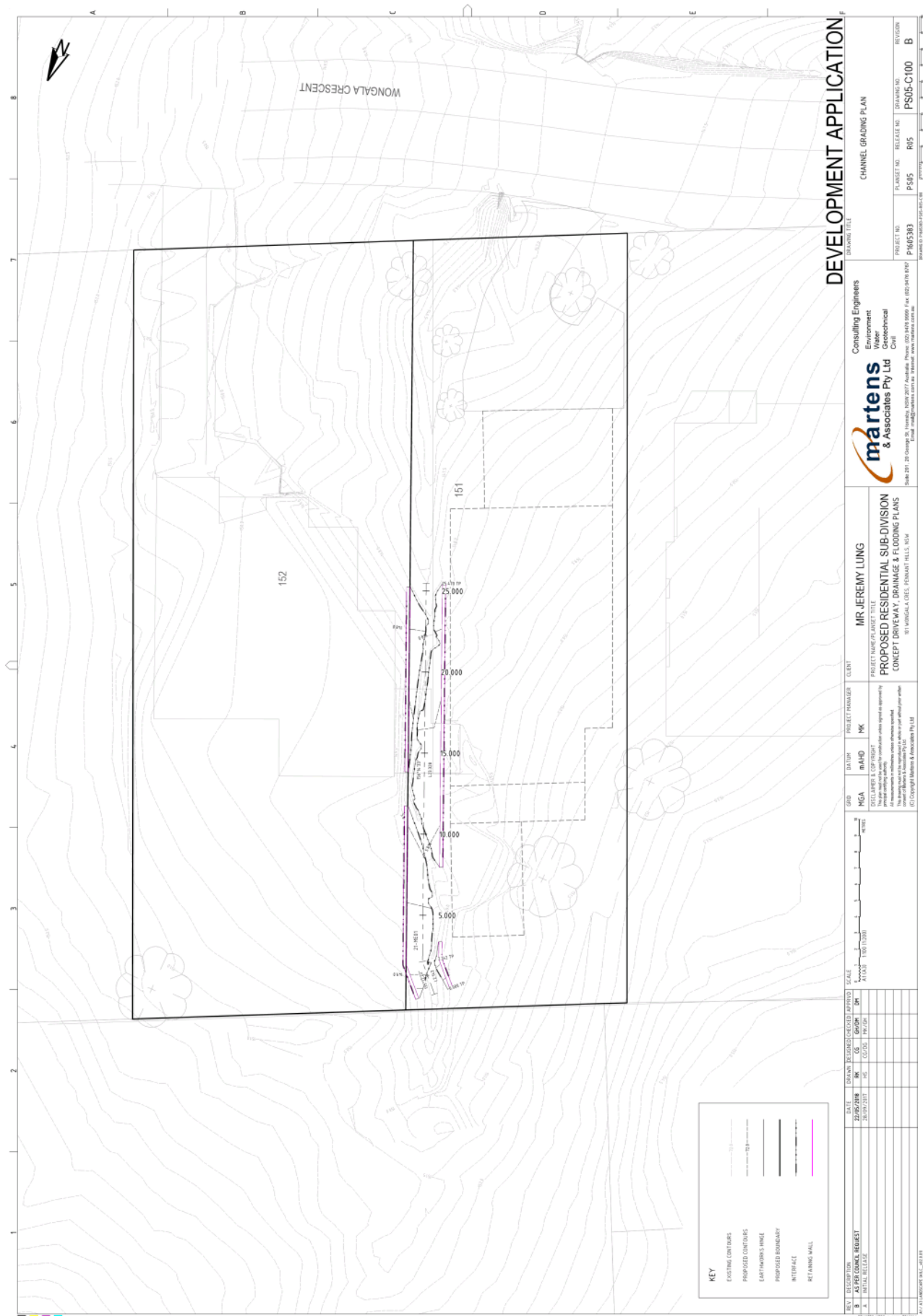
ATTACHMENT 2 - ITEM 2

ATTACHMENT 2 - ITEM 2

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| | | <p>SEDIMENT FENCE SD 6-8</p> <p>Construction Notes</p> <ol style="list-style-type: none"> 1. This fence is designed to be installed in the drainage line of the site. 2. The fence should be installed in the drainage line of the site. 3. The fence should be installed in the drainage line of the site. 4. The fence should be installed in the drainage line of the site. 5. The fence should be installed in the drainage line of the site. 6. The fence should be installed in the drainage line of the site. |
| | | <p>GEOTEXTILE INLET FILTER SD 6-12</p> <p>Construction Notes</p> <ol style="list-style-type: none"> 1. This filter is designed to be installed in the drainage line of the site. 2. The filter should be installed in the drainage line of the site. 3. The filter should be installed in the drainage line of the site. 4. The filter should be installed in the drainage line of the site. 5. The filter should be installed in the drainage line of the site. 6. The filter should be installed in the drainage line of the site. |
| | | <p>STRAW BALE FILTER SD 6-7</p> <p>Construction Notes</p> <ol style="list-style-type: none"> 1. This filter is designed to be installed in the drainage line of the site. 2. The filter should be installed in the drainage line of the site. 3. The filter should be installed in the drainage line of the site. 4. The filter should be installed in the drainage line of the site. 5. The filter should be installed in the drainage line of the site. 6. The filter should be installed in the drainage line of the site. |
| | | <p>EARTH BANK (LOW FLOW) SD 5-5</p> <p>Construction Notes</p> <ol style="list-style-type: none"> 1. This bank is designed to be installed in the drainage line of the site. 2. The bank should be installed in the drainage line of the site. 3. The bank should be installed in the drainage line of the site. 4. The bank should be installed in the drainage line of the site. 5. The bank should be installed in the drainage line of the site. 6. The bank should be installed in the drainage line of the site. |
| | | <p>STOCKPILES SD 4-1</p> <p>Construction Notes</p> <ol style="list-style-type: none"> 1. These stockpiles are designed to be installed in the drainage line of the site. 2. The stockpiles should be installed in the drainage line of the site. 3. The stockpiles should be installed in the drainage line of the site. 4. The stockpiles should be installed in the drainage line of the site. 5. The stockpiles should be installed in the drainage line of the site. 6. The stockpiles should be installed in the drainage line of the site. |

| | | | |
|--|--|--|---|
| <p>DEVELOPMENT APPLICATION</p> <p>SEDIMENT AND EROSION CONTROL DETAILS</p> | | <p>MR JEREMY LUNG</p> <p>PROPOSED RESIDENTIAL SUB-DIVISION</p> <p>CONCEPT DRIVEWAY, DRAINAGE & FLOODING PLANS</p> | <p>martens</p> <p>Consulting Engineers</p> <p>Geotechnical</p> <p>martens & Associates Pty Ltd</p> <p>101 VANDALIA CREEL, PENRITH HELLS, NSW</p> |
| <p>PROJECT NO.</p> <p>P-605383</p> | <p>PLANSET NO.</p> <p>P-605383</p> | <p>RELEASE NO.</p> <p>R05</p> | <p>REVISION</p> <p>PS06-B310 A</p> |

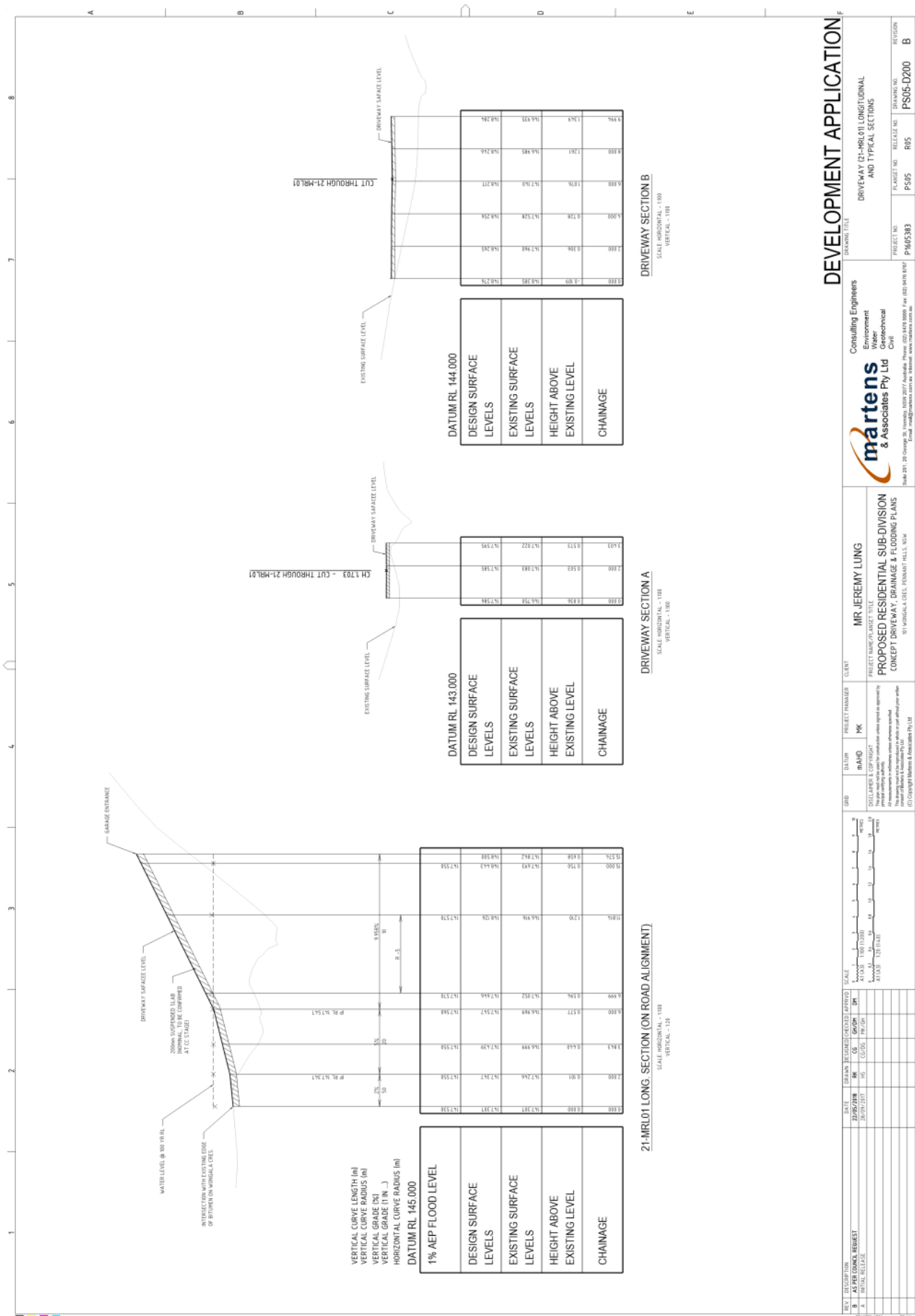


ATTACHMENT 2 - ITEM 2

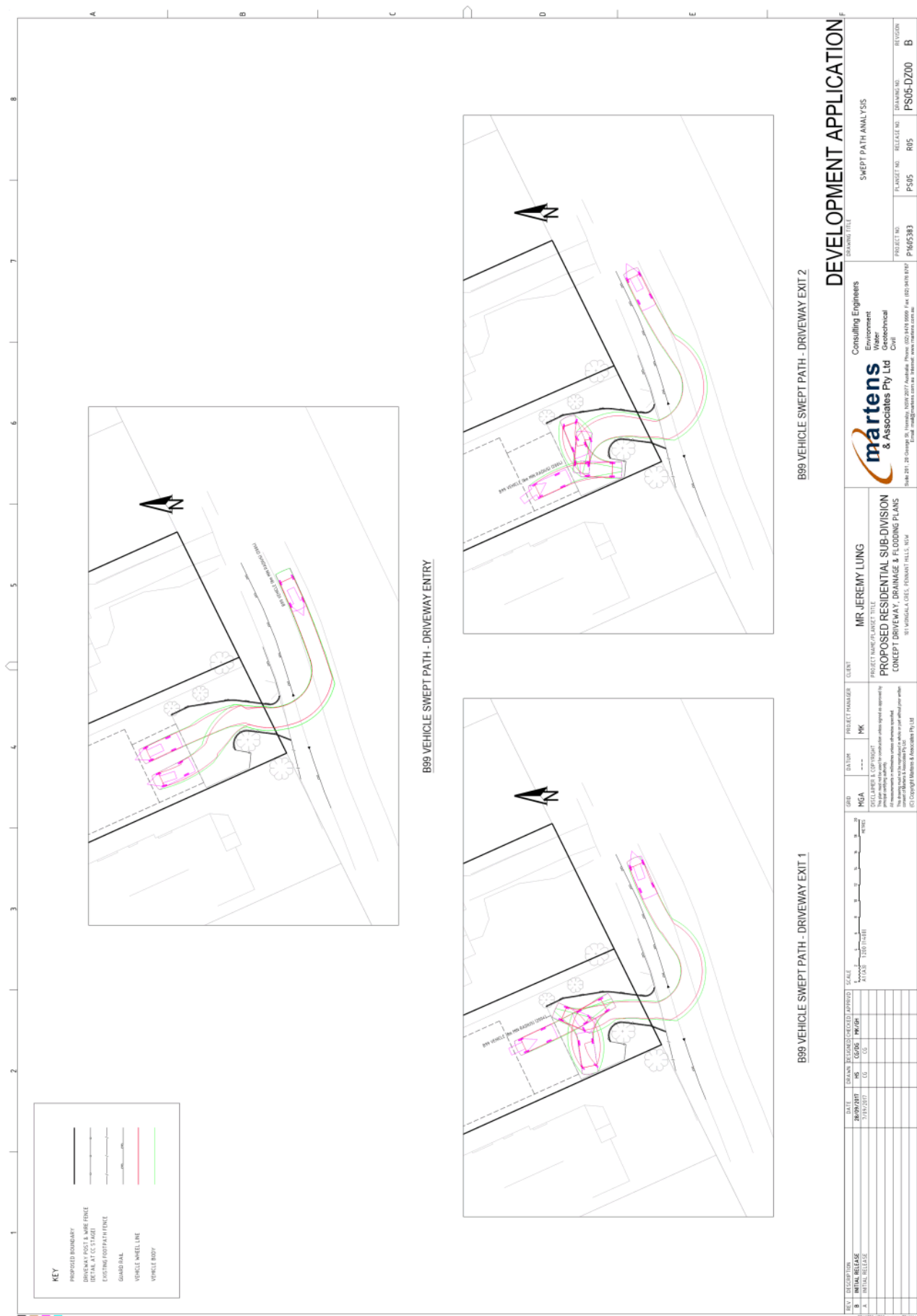




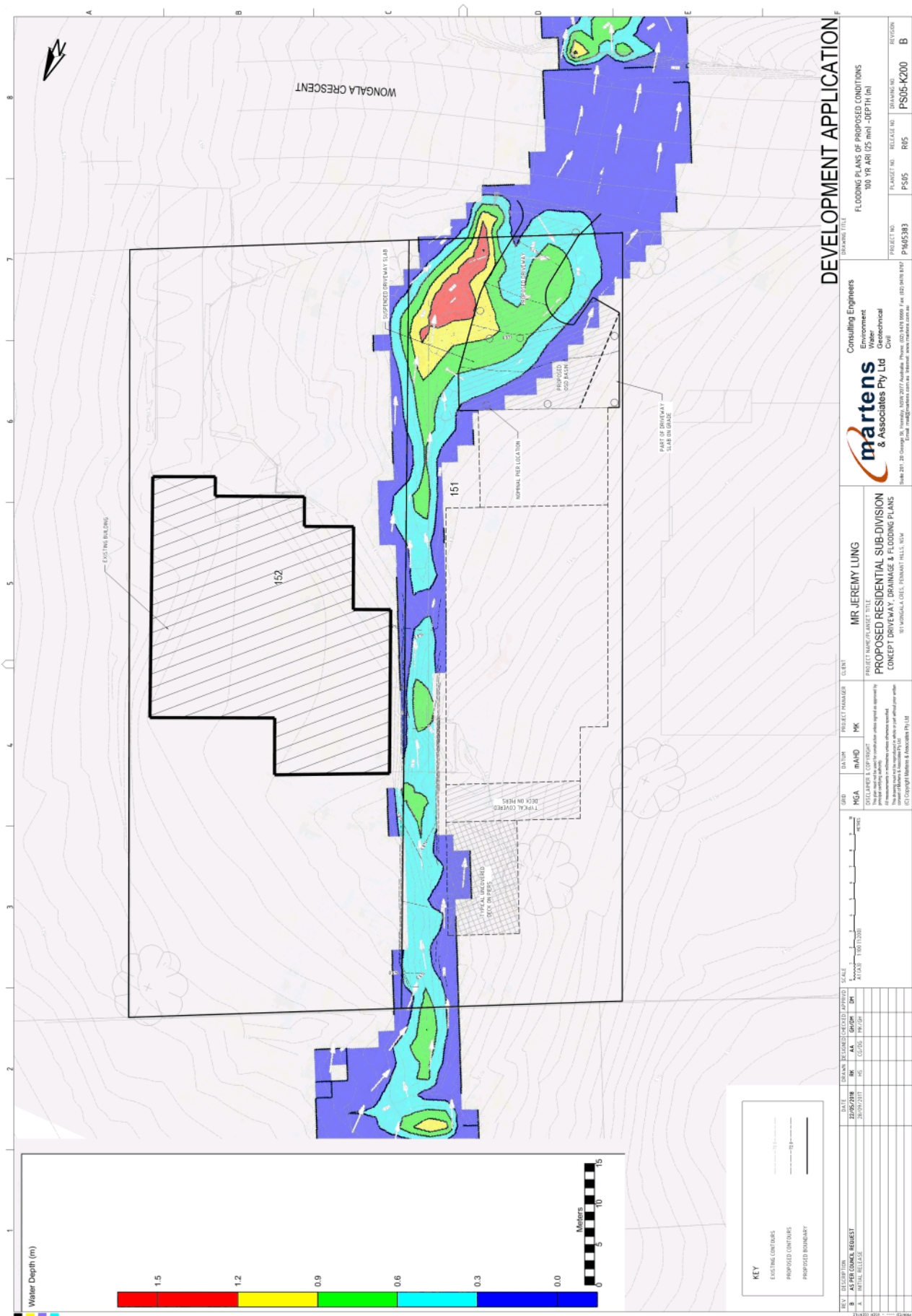




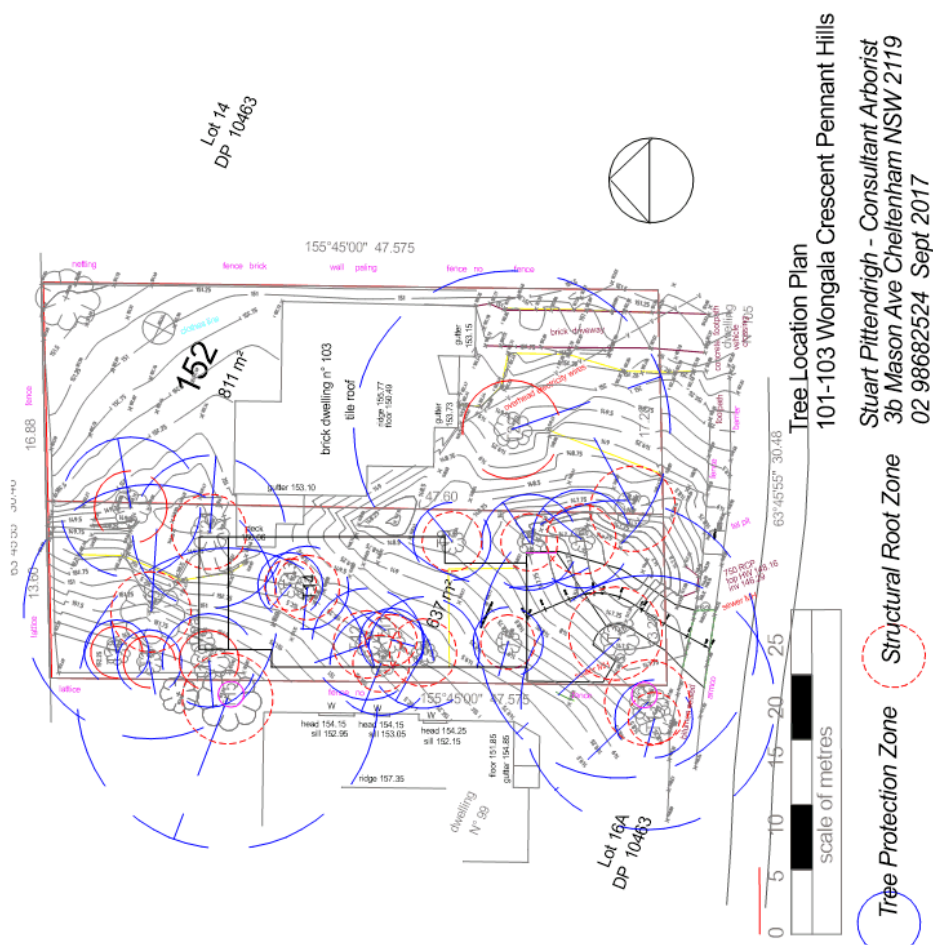
ATTACHMENT 2 - ITEM 2



ATTACHMENT 2 - ITEM 2



ATTACHMENT 3 - ITEM 2



ATTACHMENT 4 - ITEM 2

ATTACHMENT/S

REPORT NO. LPP32/18

ITEM 3

- 1. LOCALITY MAP**
- 2. ARCHITECTURAL PLANS**
- 3. LANDSCAPE PLANS**
- 4. SEPP 65 VARIATION**



LOCALITY PLAN

DA/1549/2016

29 - 31A Balmoral Street and No. 5 Park Lane, Waitara

ATTACHMENT 1 - ITEM 3

MULTI UNIT RESIDENTIAL

29 & 31 A BALMORAL STREET, 5 PARK LANE WAITARA NSW 2077

| | | UNITS SCHEDULE | | | PRIVATE OPEN SPACE | | STORAGE | |
|--------------|---------|----------------|-----------|------------|--------------------|-----------|---------------|--|
| | Unit | Bedrooms | Area (m2) | Accessible | Area (m2) | In Unit | Basement (m3) | |
| Ground Floor | UNIT 01 | 1 BED | 50.00 | | 26.39 | COURTYARD | 3.17 | |
| | UNIT 02 | 1 BED | 52.44 | | 19.86 | COURTYARD | 4.51 | |
| | UNIT 03 | 2 BED | 70.60 | | 24.01 | COURTYARD | 4.27 | |
| | UNIT 04 | 2 BED | 71.36 | Adaptable | 17.62 | COURTYARD | 4.25 | |
| | UNIT 05 | 1 BED | 50.11 | | 15.02 | COURTYARD | 3.00 | |
| | UNIT 06 | 2 BED | 73.93 | | 15.41 | COURTYARD | 4.12 | |
| | UNIT 07 | 2 BED | 70.24 | | 19.55 | COURTYARD | 7.67 | |
| First Floor | | | | | | | | |
| | UNIT 08 | 2 BED | 70.65 | | 13.98 | BALCONY | 5.67 | |
| | UNIT 09 | 1 BED | 52.44 | | 11.62 | BALCONY | 4.51 | |
| | UNIT 10 | 2 BED | 71.68 | | 10.00 | BALCONY | 6.23 | |
| | UNIT 11 | 2 BED | 76.23 | Adaptable | 10.01 | BALCONY | 4.14 | |
| | UNIT 12 | 1 BED | 50.02 | | 8.01 | BALCONY | 3.04 | |
| | UNIT 13 | 2 BED | 70.00 | Liveable | 10.05 | BALCONY | 4.03 | |
| | UNIT 14 | 2 BED | 75.51 | Liveable | 10.45 | BALCONY | 4.38 | |
| Second Floor | | | | | | | | |
| | UNIT 15 | 2 BED | 70.65 | | 13.98 | BALCONY | 5.67 | |
| | UNIT 16 | 1 BED | 52.44 | | 11.62 | BALCONY | 4.51 | |
| | UNIT 17 | 2 BED | 71.68 | | 10.00 | BALCONY | 6.23 | |
| | UNIT 18 | 2 BED | 76.23 | Adaptable | 10.01 | BALCONY | 4.14 | |
| | UNIT 19 | 1 BED | 50.02 | | 8.01 | BALCONY | 3.04 | |
| | UNIT 20 | 2 BED | 70.00 | Liveable | 10.05 | BALCONY | 4.03 | |
| | UNIT 21 | 2 BED | 75.51 | Liveable | 10.45 | BALCONY | 4.38 | |
| Third Floor | | | | | | | | |
| | UNIT 22 | 2 BED | 70.65 | | 13.98 | BALCONY | 5.67 | |
| | UNIT 23 | 1 BED | 52.44 | | 11.62 | BALCONY | 4.51 | |
| | UNIT 24 | 2 BED | 77.21 | | 10.00 | BALCONY | 4.19 | |
| | UNIT 25 | 3 BED | 95.38 | | 16.52 | BALCONY | 8.86 | |
| | UNIT 26 | 3 BED | 95.38 | Liveable | 12.00 | BALCONY | 5.61 | |
| | UNIT 27 | 3 BED | 75.51 | Liveable | 10.45 | BALCONY | 4.40 | |
| | UNIT 28 | 2 BED | 77.91 | | 18.02 | TERRACE | 4.59 | |
| Fourth Floor | | | | | | | | |
| | UNIT 29 | 2 BED | 99.26 | | 18.02 | TERRACE | 5.13 | |
| | UNIT 30 | 2 BED | | | | | 4 | |



| PARKING COMPLIANCE SCHEDULE | |
|--|-----|
| Total Number of Units | 29 |
| HDCCP Required number of visitor spaces | 4.1 |
| HDCCP Required number of resident spaces | 28 |
| HDCCP Total number required spaces | 33 |
| HDCCP Required number of motorcycle spaces | 1 |
| Provided number of visitor spaces | 4 |
| Provided number of resident spaces | 29 |
| Total number of provided spaces | 33 |
| Provided number of motorcycle spaces | 2 |

| DRAWING LIST | | Revision |
|--------------|-------------------|----------|
| Layer Sheet | | |
| A0.01 | Titlepage | C |
| A0.11 | Roof/Site Plan | B |
| A0.21 | Basement 02 Plan | B |
| A0.22 | Basement 01 Plan | B |
| A0.23 | Basement 01 Plan | B |
| A0.24 | Ground Floor Plan | B |
| A0.25 | First Floor Plan | B |
| A0.26 | Second Floor Plan | B |
| A0.27 | Third Floor Plan | B |
| A0.28 | Fourth Floor Plan | B |
| A0.29 | Basement 02 Plan | B |
| A0.30 | Basement 01 Plan | B |
| A0.31 | Basement 01 Plan | B |
| A0.32 | Basement 01 Plan | B |
| A0.33 | Basement 01 Plan | B |
| A0.34 | Basement 01 Plan | B |
| A0.35 | Basement 01 Plan | B |
| A0.36 | Basement 01 Plan | B |
| A0.37 | Basement 01 Plan | B |
| A0.38 | Basement 01 Plan | B |
| A0.39 | Basement 01 Plan | B |
| A0.40 | Basement 01 Plan | B |
| A0.41 | Basement 01 Plan | B |
| A0.42 | Basement 01 Plan | B |
| A0.43 | Basement 01 Plan | B |
| A0.44 | Basement 01 Plan | B |
| A0.45 | Basement 01 Plan | B |
| A0.46 | Basement 01 Plan | B |
| A0.47 | Basement 01 Plan | B |
| A0.48 | Basement 01 Plan | B |
| A0.49 | Basement 01 Plan | B |
| A0.50 | Basement 01 Plan | B |
| A0.51 | Basement 01 Plan | B |
| A0.52 | Basement 01 Plan | B |
| A0.53 | Basement 01 Plan | B |
| A0.54 | Basement 01 Plan | B |
| A0.55 | Basement 01 Plan | B |
| A0.56 | Basement 01 Plan | B |
| A0.57 | Basement 01 Plan | B |
| A0.58 | Basement 01 Plan | B |
| A0.59 | Basement 01 Plan | B |
| A0.60 | Basement 01 Plan | B |
| A0.61 | Basement 01 Plan | B |
| A0.62 | Basement 01 Plan | B |
| A0.63 | Basement 01 Plan | B |
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| A0.65 | Basement 01 Plan | B |
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| A0.67 | Basement 01 Plan | B |
| A0.68 | Basement 01 Plan | B |
| A0.69 | Basement 01 Plan | B |
| A0.70 | Basement 01 Plan | B |
| A0.71 | Basement 01 Plan | B |
| A0.72 | Basement 01 Plan | B |
| A0.73 | Basement 01 Plan | B |
| A0.74 | Basement 01 Plan | B |
| A0.75 | Basement 01 Plan | B |
| A0.76 | Basement 01 Plan | B |
| A0.77 | Basement 01 Plan | B |
| A0.78 | Basement 01 Plan | B |
| A0.79 | Basement 01 Plan | B |
| A0.80 | Basement 01 Plan | B |
| A0.81 | Basement 01 Plan | B |
| A0.82 | Basement 01 Plan | B |
| A0.83 | Basement 01 Plan | B |
| A0.84 | Basement 01 Plan | B |
| A0.85 | Basement 01 Plan | B |
| A0.86 | Basement 01 Plan | B |
| A0.87 | Basement 01 Plan | B |
| A0.88 | Basement 01 Plan | B |
| A0.89 | Basement 01 Plan | B |
| A0.90 | Basement 01 Plan | B |
| A0.91 | Basement 01 Plan | B |
| A0.92 | Basement 01 Plan | B |
| A0.93 | Basement 01 Plan | B |
| A0.94 | Basement 01 Plan | B |
| A0.95 | Basement 01 Plan | B |
| A0.96 | Basement 01 Plan | B |
| A0.97 | Basement 01 Plan | B |
| A0.98 | Basement 01 Plan | B |
| A0.99 | Basement 01 Plan | B |
| A0.100 | Basement 01 Plan | B |

| UNIT MIX | | |
|-----------------------|----|-------|
| Total number of Units | 29 | |
| One Bedroom | 8 | 27.6% |
| Two Bedroom | 17 | 58.6% |
| Three Bedroom | 4 | 13.8% |
| | | |
| Livable | 6 | 20% |
| Adaptable | 3 | 10% |

| Clustering | RF Index | MAE | Quality ratio |
|-------------------------------|----------|------|--|
| Clustering & Feature Type | 6.7 | 0.17 | All missing variables except at bottom |
| Single-Cell & Anonymization | 6.7 | 0.17 | Unit 4: 13.13, 26 |
| Single-Cell & Anonymization | 5.5 | 0.17 | Unit 4: 13.13, 26 |
| Single-Cell & Anonymization | 6.7 | 0.17 | All missing variables except at bottom |
| Single-Cell & Anonymization | 6.7 | 0.17 | All missing variables except at bottom |
| Single-Cell & Anonymization | 5.5 | 0.58 | Unit 4: 13.13, 26, 28 |
| Discrete-Cell & Anonymization | 4.3 | 0.58 | Unit 4: 28 & 31 |
| Single-Cell Type | na | na | na |
| Single-Cell Type | na | na | na |

[illegible]

| | | | | | | | | | | | | | | | | |
|----------------------|--|-------------------------------|---|---|--|--|---|---|--|---|---|--|--|--|---------------------------------------|-------------------------------|
| <div>M + A + I</div> | <div>MACKENZIE ARCHITECTS</div> <div>42 THE DOCKERS</div> <div>100/101 THE DOCKERS</div> <div>PHILADELPHIA, PA 19106</div> <div>Tel: 215 528 2200</div> <div>Fax: 215 528 2201</div> <div>Email: info@mackenziearchitects.com</div> <div>www.mackenziearchitects.com</div> | <div>NAME</div> <div>DA</div> | <div>LEGEND</div> <div>1. EXISTING</div> <div>2. PROPOSED</div> <div>3. 2017 ALTERNATIVE</div> <div>4. 2017 BEFORE CONSTRUCTION</div> <div>Copyright</div> <div><small>Copyright Mackenzie Architects Limited. All rights reserved.</small></div> | <div>PROJECT NO:</div> <div>19818</div> | <div>AMENDMENTS</div> <div>A</div> <div>B</div> <div>C</div> | <div>DETAILS</div> <div>DA Kitchen</div> <div>B</div> <div>C</div> | <div>REV</div> <div>1</div> <div>2</div> <div>3</div> | <div>DATE</div> <div>21/12/2016</div> <div>12/03/2017</div> <div>27/05/2018</div> | <div>PROJECT</div> <div>23 & 31A BALHARNA STREET, 5 PARK LANE WAITARA 2017</div> | <div>PROJECT</div> <div>RESIDENTIAL 3/4 BUILDING AT</div> | <div>NORTH</div> <div></div> | <div>TYPED</div> <div>Titipage</div> | <div>DRAWING NO.</div> <div>A/01</div> | <div>SCALE</div> <div>1/4" = 1'-0"</div> | <div>SHEET NO.</div> <div>04/01</div> | <div>TITLE</div> <div>C</div> |
| | | | | | | | | | | | | <div><small>Copyright Mackenzie Architects Limited. All rights reserved.</small></div> | | | | |

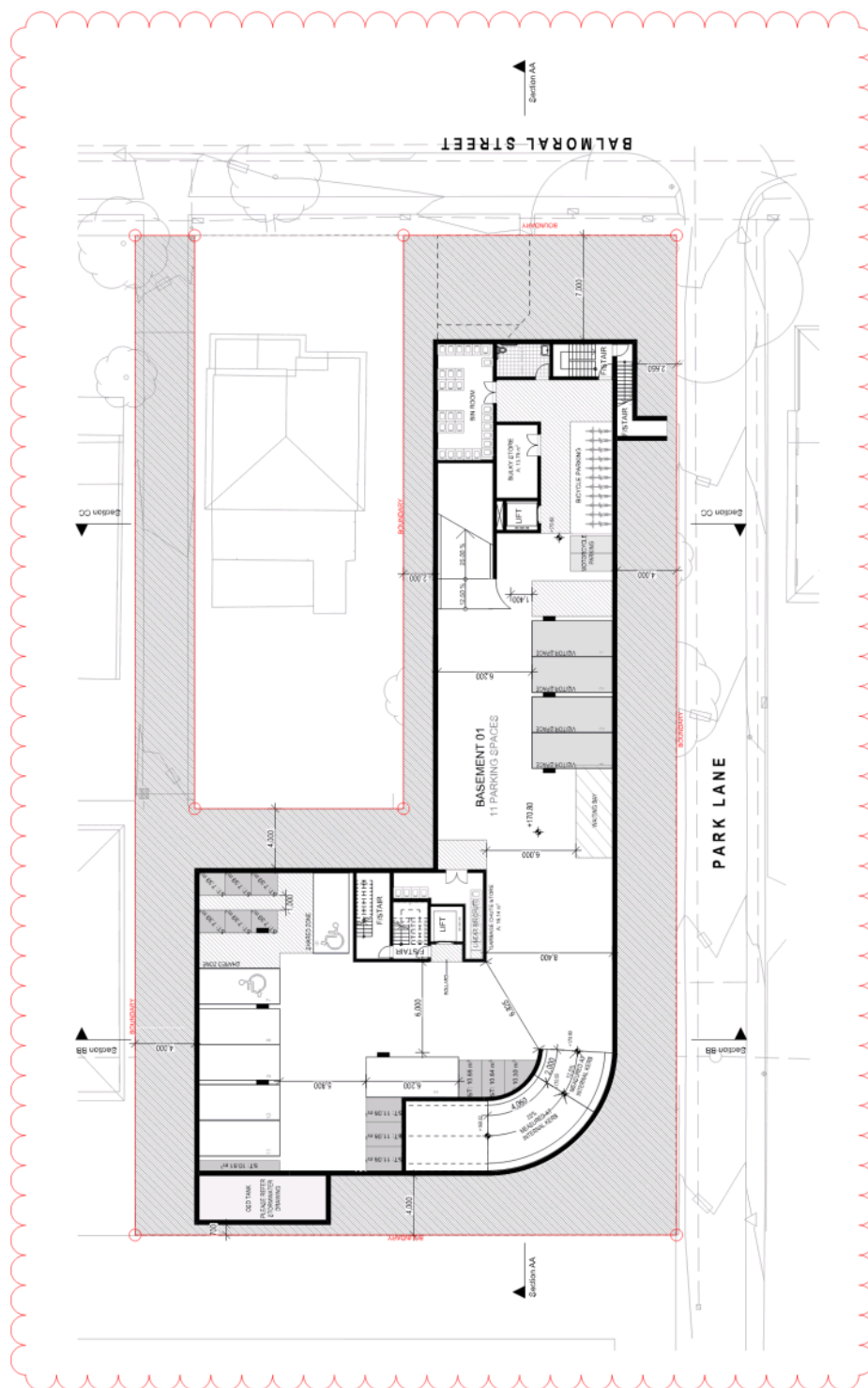
ATTACHMENT 2 - ITEM 3



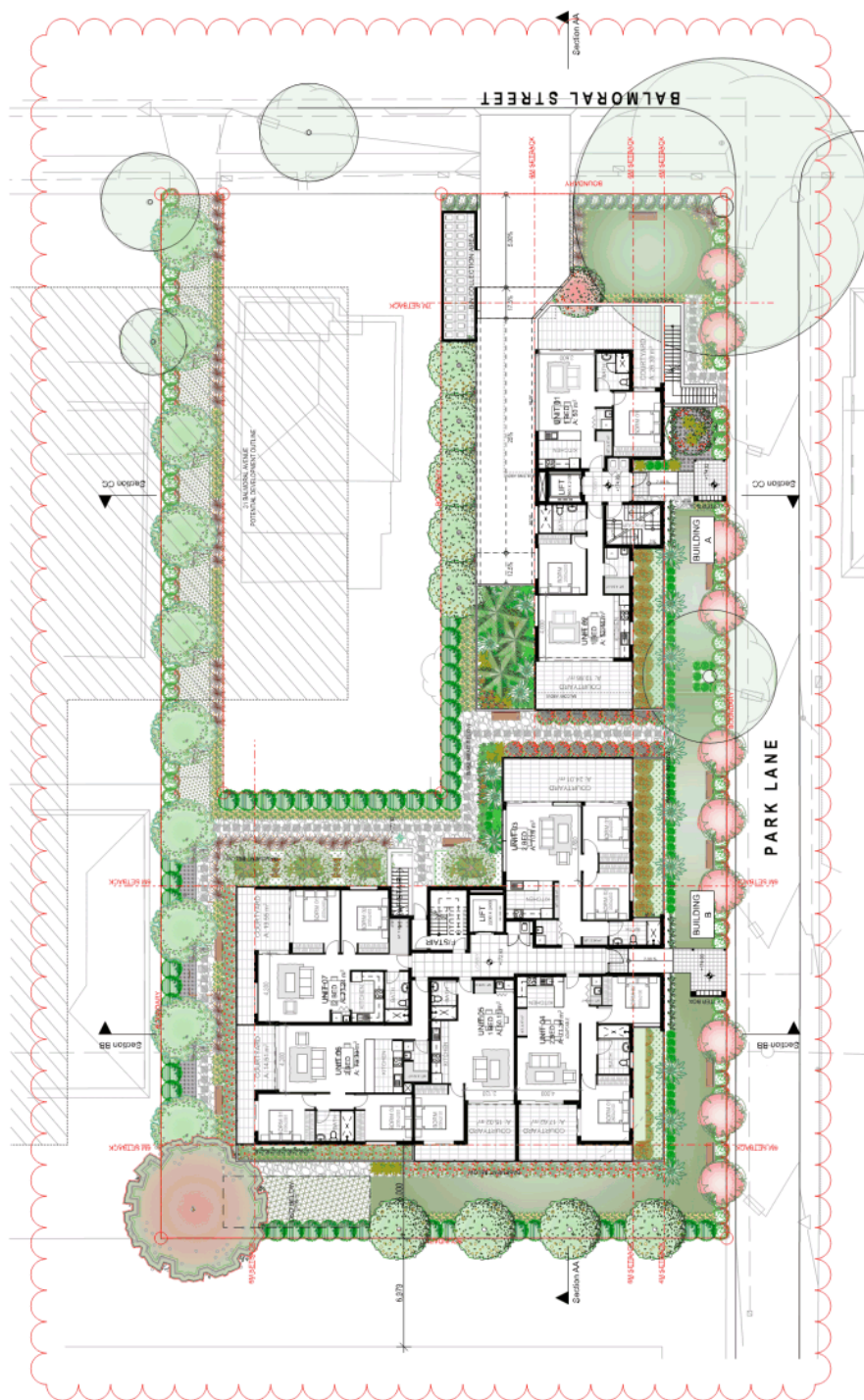
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ATTACHMENT 2 - ITEM 3

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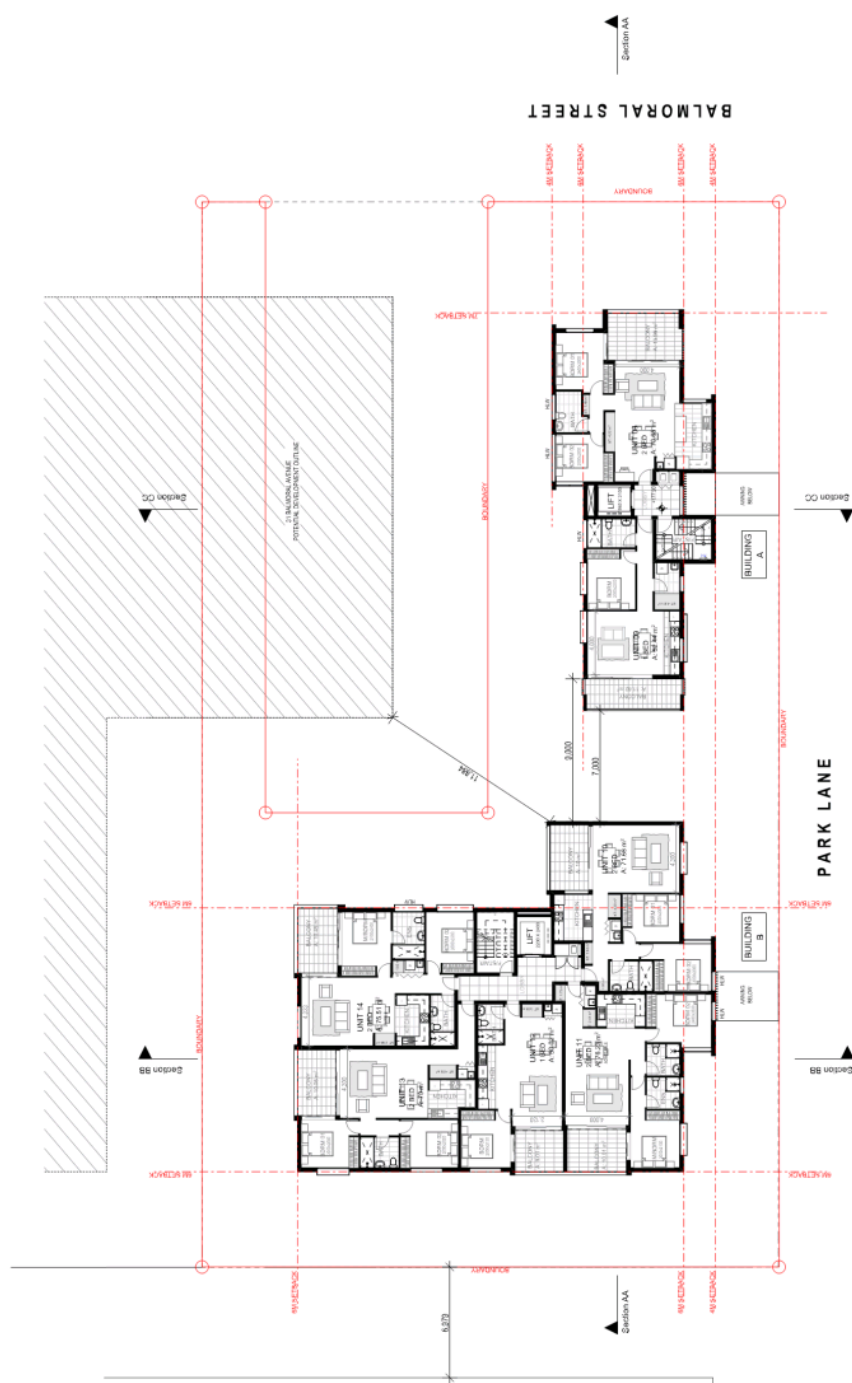
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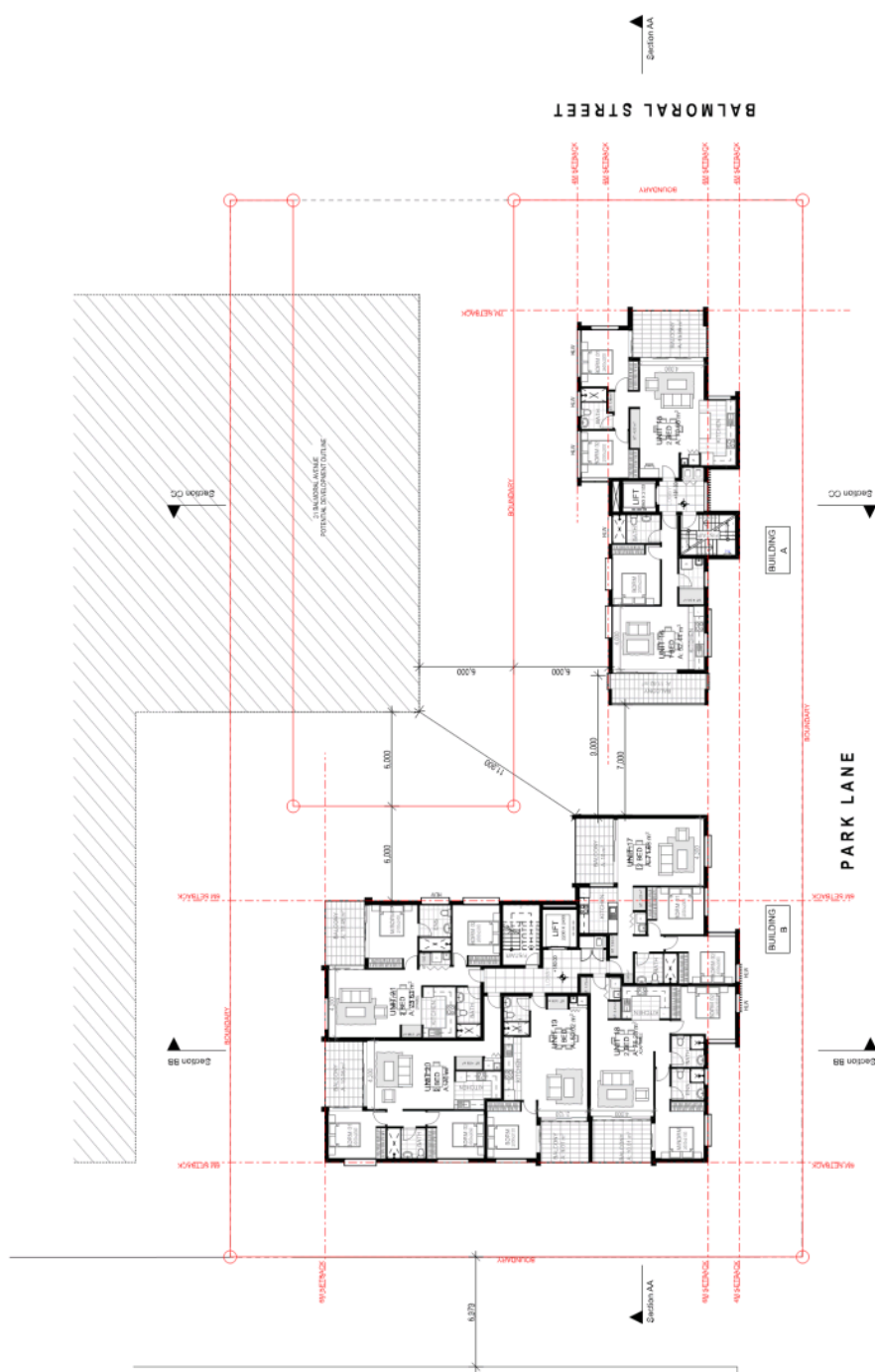
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|  | GROUND FLOOR PLAN RESIDENTIAL FLAT BUILDING AT 29 & 31 A BALMORAL STREET, 5 PARK LANE WAITARA NSW 2077 | | DRAWING NO. A22.3 DATE D |
| | PROJECT NO. 29 & 31 A BALMORAL STREET, 5 PARK LANE WAITARA NSW 2077 | DATE 29/10/2018 BY DA Mackenzie Architects 29/10/2018 | SCALE 1:1000 |

ATTACHMENT 2 - ITEM 3

ATTACHMENT 2 - ITEM 3



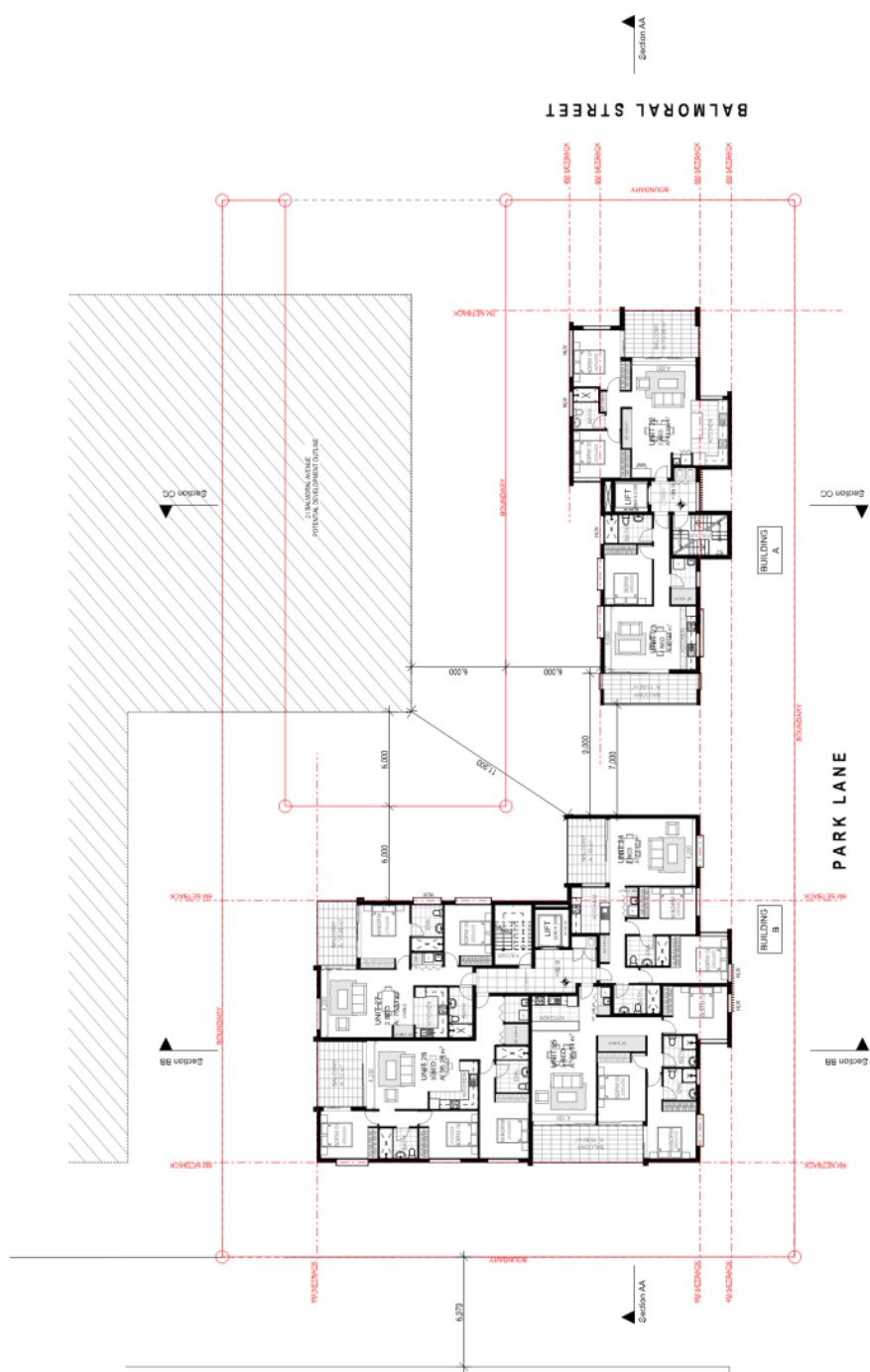
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|---|---|---------------------------|------------|-----|-----------|--------------|------------|------|---|--|------------|------------------|--|--|
| <div><div><div>M</div><div>A</div><div>T</div></div><div>MACKENZIE ARCHITECTS NATIONAL 40 YW STREET COLLINGWOOD VIC 3066 Tel: 03 9377 1944 Fax: 03 9377 1944 Email: info@mackenzie.com.au Web: www.mackenzie.com.au</div></div> | STATE VIC | PROJECT NO. 188 | AMENDMENTS | | | PROJECT NAME | | | PROJECT | | | DRAWING | | |
| | 23 & 31 A BALMORAL STREET, 5 PARK LANE WATARA NSW 2077 RECREATIONAL FLAT BUILDING AT 23 & 31 A BALMORAL STREET, 5 PARK LANE WATARA NSW 2077 | | | REV | DATE | DESCRIPTION | REV | DATE | 23 & 31 A BALMORAL STREET, 5 PARK LANE WATARA NSW 2077 RECREATIONAL FLAT BUILDING AT 23 & 31 A BALMORAL STREET, 5 PARK LANE WATARA NSW 2077 | | | First Floor Plan | | |
| | | | A | | DEVELOPER | 1 | 21/12/2014 | | | | SCALE | | | |
| | | | B | | ARCHITECT | 2 | 09/11/2017 | | | | 1:1000 A3 | | | |
| | | | C | | PLANNING | 3 | 09/11/2017 | | | | DATE | | | |
| | | | | | | | | | | | 09/11/2017 | | | |



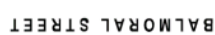
| | |
|--|--|
| | MACKENZIE ARCHITECTS A U S T R A L I A N A R C H I T E C T S 100/102 Collins Street Carlton VIC 3061 Phone 03 9221 2844 Email info@mackenziearchitects.com.au www.mackenziearchitects.com.au |
|--|--|

DESIGNER: MACKENZIE ARCHITECTS
 PROJECT NO.: 2017-001
 DATE: 2017-01-10
 SCALE: 1:100
 DRAWING NO.: 01-01
 PROJECT NAME: RESIDENTIAL FLAT BUILDING AT 23 & 31 A BALMORE STREET, 5 PARK LANE WENTWORTH NSW 2077

ATTACHMENT 2 - ITEM 3

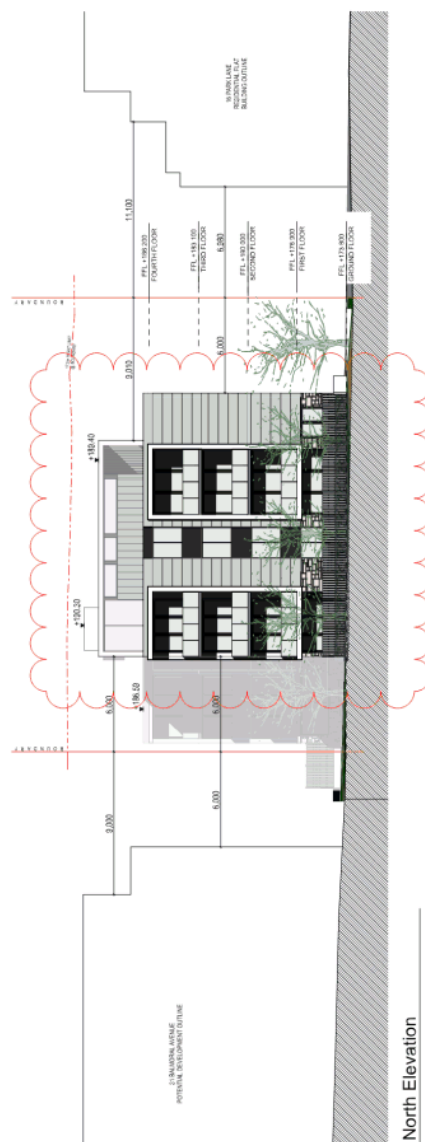
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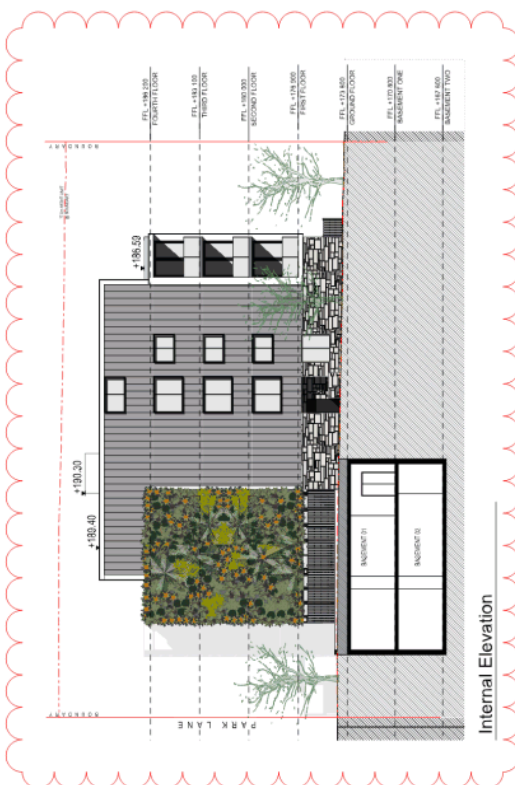


| <div><div><div>M+A+M</div><div>MACKENZIE ARCHITECTS</div><div>NATIONAL</div></div><div>40 WOOD STREET COLLINGWOOD VIC 3068 Tel: (03) 9379 1244 Fax: (03) 9379 1246 Email: info@mackenziearchitects.com.au Web: www.mackenziearchitects.com.au</div></div> | STATE VIC | PROJECT NO. 188 | AMENDMENTS | PROJECT WITHIN | PROJECT RESIDENTIAL FLAT BUILDING AT 29 & 31 A BALMORAL STREET, 5 PARK LANE WANTARA NSW 2077 | DRAWING Fourth Floor Plan SCALE A4.2.7 D DATE 11/03/14 | | | | | | | | | | | |
|--|---|--------------------|------------|----------------|--|---|------------|---|-------------|------------|---|-------------|------------|---|-------------------------|------------|--|
| | <table><thead><tr><th>REV</th><th>DETAILS</th><th>DATE</th></tr></thead><tbody><tr><td>A</td><td>CH. Elevation</td><td>21/12/2014</td></tr><tr><td>B</td><td>CH. Section</td><td>21/12/2014</td></tr><tr><td>C</td><td>CH. Section</td><td>21/12/2014</td></tr><tr><td>D</td><td>Section for Application</td><td>27/03/2014</td></tr></tbody></table> | REV | DETAILS | DATE | A | CH. Elevation | 21/12/2014 | B | CH. Section | 21/12/2014 | C | CH. Section | 21/12/2014 | D | Section for Application | 27/03/2014 | <div><div><div><div></div><div>N</div></div></div></div> |
| REV | DETAILS | DATE | | | | | | | | | | | | | | | |
| A | CH. Elevation | 21/12/2014 | | | | | | | | | | | | | | | |
| B | CH. Section | 21/12/2014 | | | | | | | | | | | | | | | |
| C | CH. Section | 21/12/2014 | | | | | | | | | | | | | | | |
| D | Section for Application | 27/03/2014 | | | | | | | | | | | | | | | |

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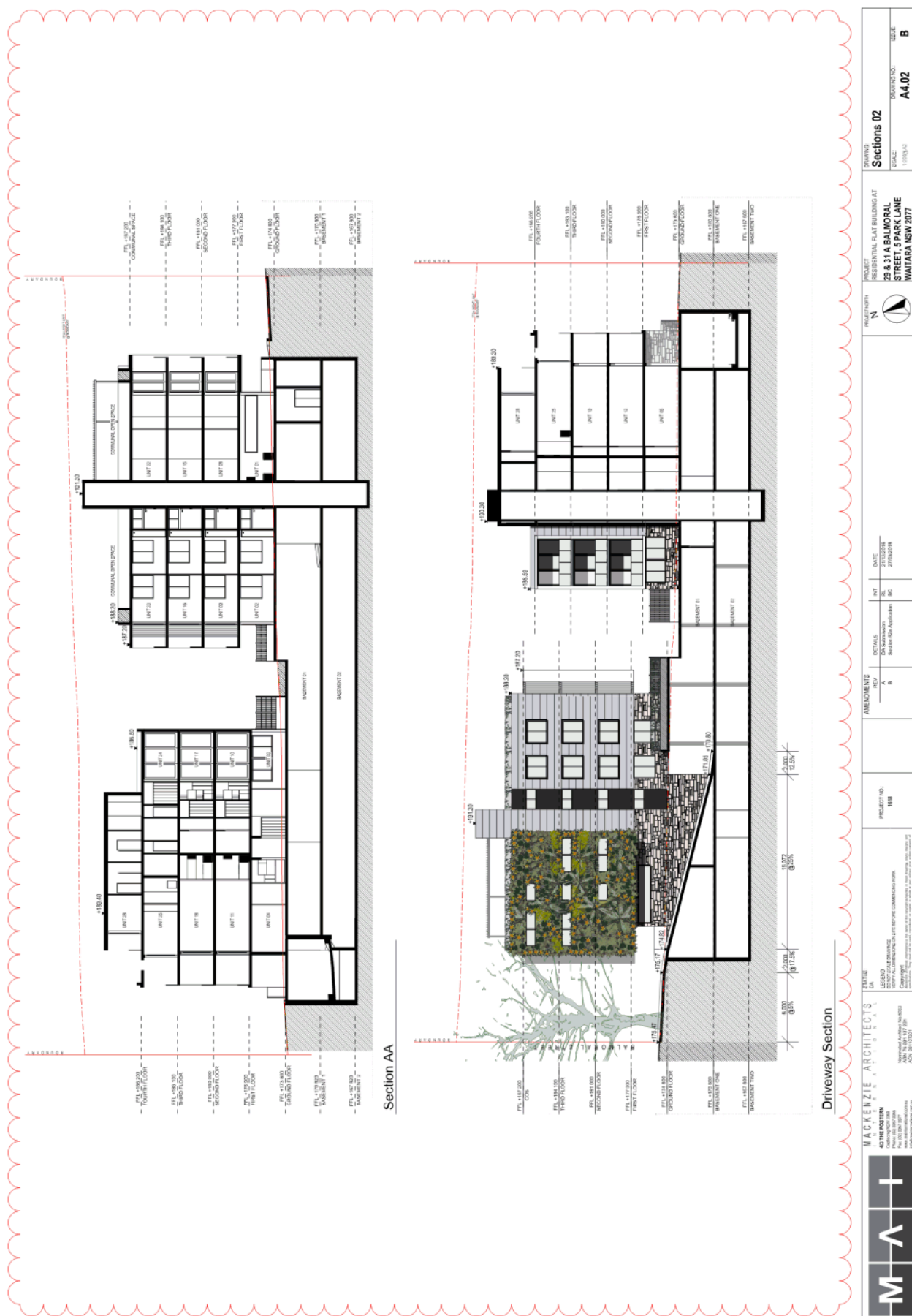
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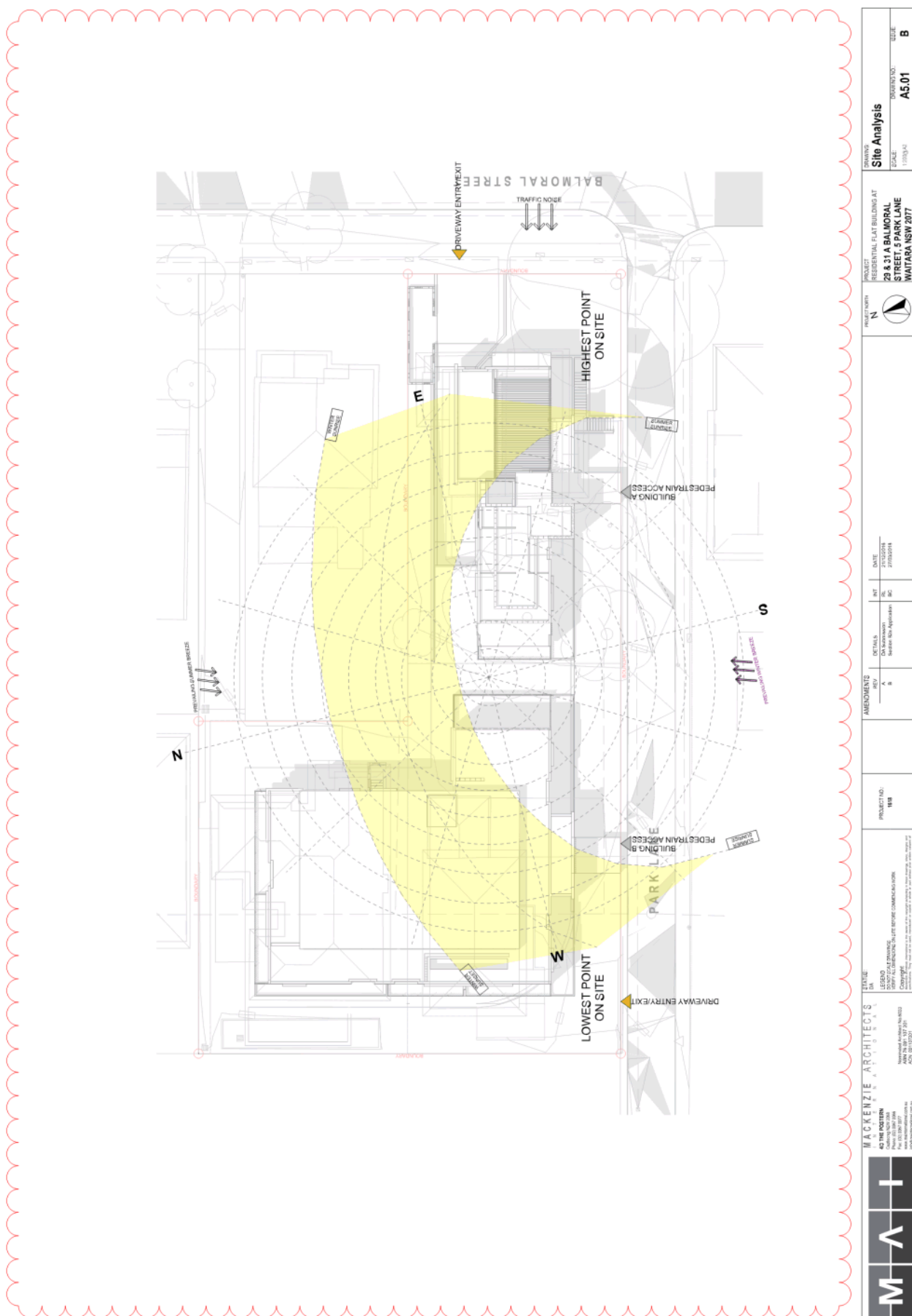
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ATTACHMENT 2 - ITEM 3



ATTACHMENT 2 - ITEM 3



ATTACHMENT 2 - ITEM 3



| SOLAR ACCESS | | | | | | | | | |
|--------------|---------|--------|---------|---------|----------|-------|-------|-----------------|------------------|
| | Unit | 9-10am | 10-11am | 11-Noon | Noon-1pm | 1-2pm | 2-3pm | 2H SOLAR ACCESS | CROSS VENTILATED |
| Ground Floor | UNIT 01 | SOLAR | SOLAR | - | - | - | - | YES | YES |
| | UNIT 02 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| | UNIT 03 | SOLAR | SOLAR | SOLAR | - | - | - | YES | YES |
| | UNIT 04 | - | - | - | - | - | - | NO | YES |
| | UNIT 05 | - | - | - | - | - | SOLAR | NO | NO |
| | UNIT 06 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| | UNIT 07 | SOLAR | SOLAR | - | - | - | - | YES | YES |
| First Floor | UNIT 08 | SOLAR | - | - | - | - | - | NO | YES |
| | UNIT 09 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| | UNIT 10 | SOLAR | SOLAR | SOLAR | SOLAR | - | - | YES | YES |
| | UNIT 11 | - | - | - | - | - | SOLAR | NO | YES |
| | UNIT 12 | - | - | - | - | - | SOLAR | NO | NO |
| | UNIT 13 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| | UNIT 14 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| Second Floor | UNIT 15 | SOLAR | - | - | - | - | - | NO | YES |
| | UNIT 16 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| | UNIT 17 | SOLAR | SOLAR | SOLAR | SOLAR | - | - | YES | YES |
| | UNIT 18 | - | - | - | - | - | SOLAR | NO | YES |
| | UNIT 19 | - | - | - | - | - | SOLAR | NO | NO |
| | UNIT 20 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| | UNIT 21 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| Third Floor | UNIT 22 | SOLAR | - | - | - | - | - | NO | YES |
| | UNIT 23 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| | UNIT 24 | SOLAR | SOLAR | SOLAR | SOLAR | - | - | YES | YES |
| | UNIT 25 | - | - | - | - | - | SOLAR | YES | NO |
| | UNIT 26 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| | UNIT 27 | SOLAR | SOLAR | SOLAR | SOLAR | SOLAR | - | YES | YES |
| | UNIT 28 | - | - | - | - | - | SOLAR | YES | YES |
| Fourth Floor | UNIT 29 | - | - | - | - | - | SOLAR | YES | YES |
| | UNIT 30 | - | - | - | - | - | SOLAR | YES | YES |

| SOLAR + NATURAL VENTILATION | |
|--------------------------------------|-----|
| Total number of Units | 29 |
| ADG Compliant 2h Solar Access | 20 |
| ADG Compliant 2h Solar Access % | 70% |
| | |
| ADG Compliance Natural Ventilation | 25 |
| ADG Compliance Natural Ventilation % | 86% |

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 NATIONAL

40 NEWCASTLE STREET
 SYDNEY NSW 2000
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 Tel: +61 2 9231 1234
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 Email: info@mackenziearchitects.com.au

Project No: 1881

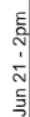
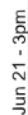
Project Name: 29 & 31 A BALMORAL STREET, 5 PARK LANE, WAITARA NSW 2077

Scale: 1:500

Drawn No: A502

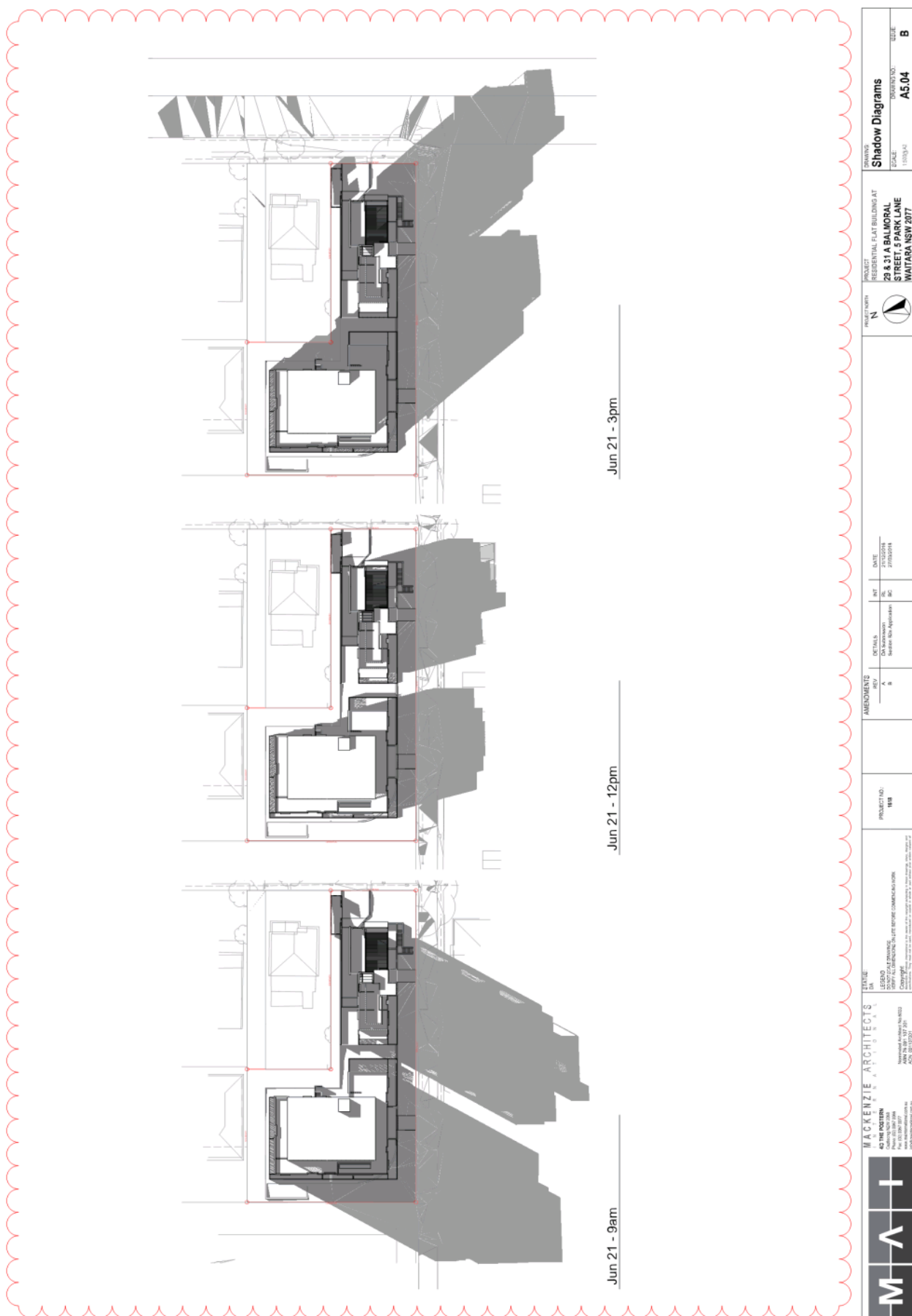
Rev: B

ATTACHMENT 2 - ITEM 3



| | | | | |
|--|--|---|--|--|
|  MACKENZIE ARCHITECTS 45 THE PENTON CANTONMENT ROAD AUCKLAND 1010 New Zealand Tel: 09 307 3201 Fax: 09 307 3201 Email: info@mackenzie.co.nz Web: www.mackenzie.co.nz | PROJECT NO: 1192 PROJECT NAME: 29 & 31 A BALMORAL STREET, 5 PARK LANE, WAITARA NSW 2077 | DATE: 27/03/2018 BY: [Signature] FOR: [Signature] | PROJECT: RESIDENTIAL FLAT BUILDING AT 29 & 31 A BALMORAL STREET, 5 PARK LANE, WAITARA NSW 2077 SCALE: 1/500 (A) | DRAWING NO: A5/03 SHEET: B |
| | AMENITIES: | DETAILS: | DATE: 27/03/2018 BY: [Signature] FOR: [Signature] | PROJECT: RESIDENTIAL FLAT BUILDING AT 29 & 31 A BALMORAL STREET, 5 PARK LANE, WAITARA NSW 2077 SCALE: 1/500 (A) |

ATTACHMENT 2 - ITEM 3



ATTACHMENT 2 - ITEM 3

01. STACKED SANDSTONE

02. VERTICAL GARDEN

03. ALUMINIUM FRAMED WINDOWS - COLOR/FINISH EQUAL TO COLORBOND MONUMENT

04. GLASS BALUSTRADE

05. FIBRE CEMENT FACADE -COLOR/ FINISH EQUAL TO EQUITONE MATERIA NO74

06. FIBRE CEMENT FACADE -COLOR/ FINISH EQUAL TO EQUITONE MATERIA N161

07. RENDERED CONCRETE - COLOR/FINISH EQUAL TO DULUX LEXICON HALF MONUMENT

08. ALUMINIUM WINDOWS + DOORS - COLOR/FINISH EQUAL TO KNOTWOOD, WOOD GRAIN ASH

09. ALUMINIUM PRIVACY BLADES - COLOR/FINISH EQUAL TO KNOTWOOD, WOOD GRAIN ASH

MACKENZIE ARCHITECTS
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LEGEND
 01-09 EXTERIOR
 10-19 INTERIOR
 20-29 LANDSCAPE
 30-39 FURNITURE
 40-49 LIGHTING
 50-59 PLANTING
 60-69 MATERIALS
 70-79 FINISHES
 80-89 DETAILS
 90-99 OTHER

PROJECT INFO:
 PROJECT: RESIDENTIAL FLAT BUILDING AT 29 & 31 BALMORAL STREET, 5 PARK LANE WAITARA NSW 2077
 DRAWING NO.: A5.06
 SCALE: 1:100
 DATE: 27/10/2024
 BY: [Signature]
 CHECKED BY: [Signature]

ATTACHMENT 2 - ITEM 3



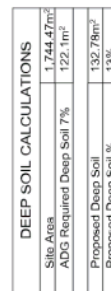
| UNIT MIX | |
|-----------------------|----------|
| Total number of Units | 29 |
| One Bedroom | 8 27.6% |
| Two Bedroom | 17 58.6% |
| Three Bedroom | 4 13.8% |
| Liveable | 6 20% |
| Adaptable | 3 10% |



| ADAPTABLE / LIVEABLE UNITS | |
|----------------------------|----------------------|
| ADAPTABLE UNITS | LIVEABLE UNITS |
| Ground Floor Unit 04 | First Floor Unit 14 |
| First Floor Unit 11 | First Floor Unit 13 |
| Second Floor Unit 18 | Second Floor Unit 20 |
| | Second Floor Unit 21 |
| | Third Floor Unit 26 |
| | Third Floor Unit 27 |

| | | | | | | | |
|--|---|----------------------------|---|--|--|---|----------|
|  MACKENZIE ARCHITECTS NATIONAL 40 NEWCASTLE OFFICE 100/101 COLLINGWOOD VIC 3068 Tel: 03 9397 1000 Fax: 03 9397 1001 Email: info@mackenzie.com.au Website: www.mackenzie.com.au | STATE VIC PROJECT NO. 1881 PROJECT NAME 29 & 31 A BALMORAL STREET, 5 PARK LANE WAITARA NSW 2077 | AMENITIES REF A B | DETAILS DATE 20/06/2018 BY J. W. WILSON | DATE 20/06/2018 BY J. W. WILSON | PROJECT NORTH  | PROJECT RESIDENTIAL FLAT BUILDING AT Adaptable Layout SCALE DRAWING NO. A507 1/100x42 B | DRAWINGS |
|--|---|----------------------------|---|--|--|---|----------|

ATTACHMENT 2 - ITEM 3



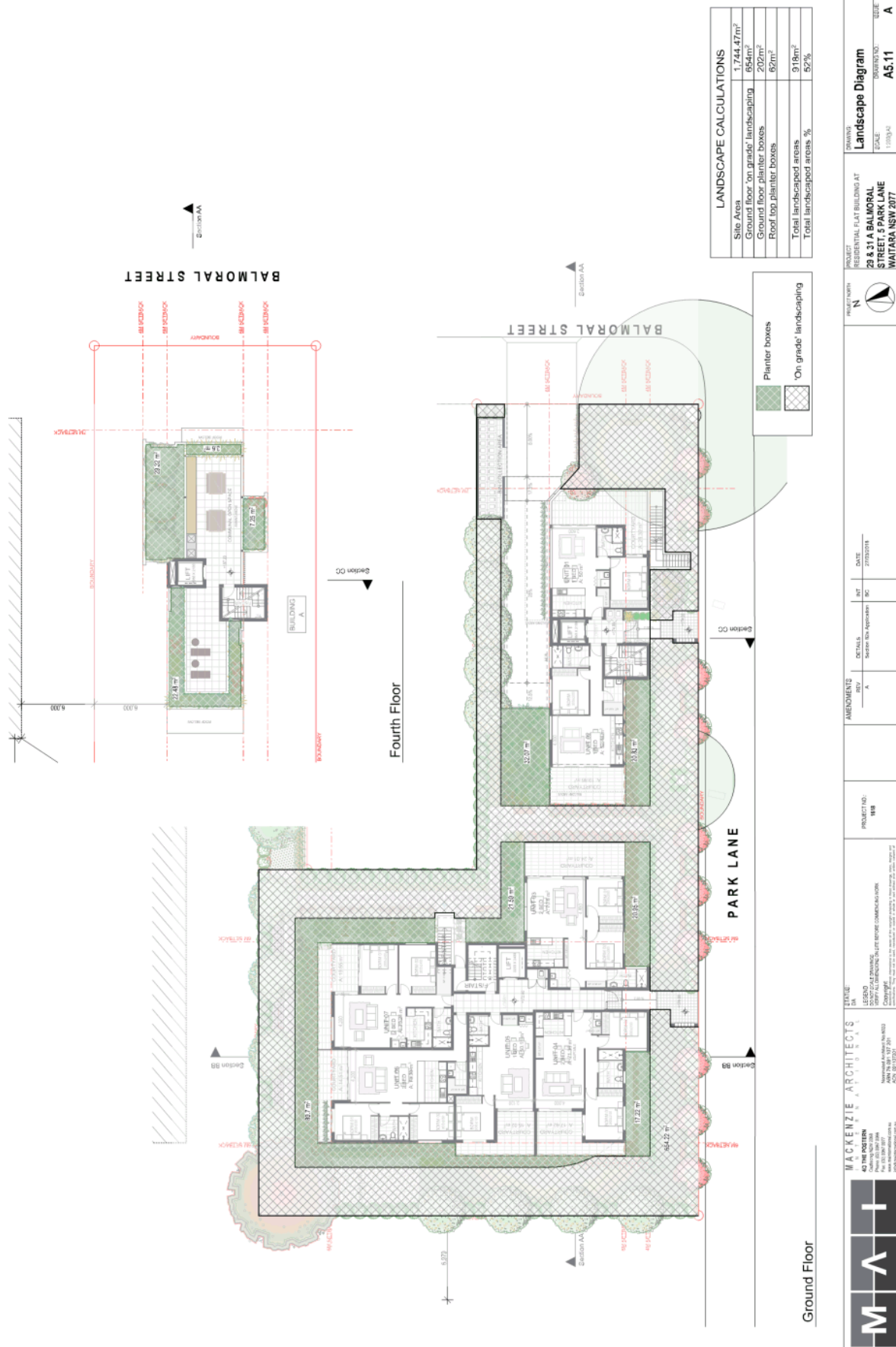


| | |
|---|-----------------|
|  | Deep Soil Area |
|  | Total Site Area |

[illegible]

ATTACHMENT 2 - ITEM 3





ATTACHMENT 2 - ITEM 3

ATTACHMENT 3 - ITEM 3

[illegible]

ATTACHMENT 3 - ITEM 3

LEGEND & SCHEDULE

NOTE: ALL PLANT QUANTITIES INDICATED ON THIS PLAN SHALL BE CHECKED AND VERIFIED BY THE LANDSCAPE CONTRACTOR. ALL PLANTS ARE TO BE ORDERED BY THE LANDSCAPE CONTRACTOR. ALL PLANTS ARE TO BE ORDERED BY THE LANDSCAPE CONTRACTOR TO BE SUBMITTED BY THE LANDSCAPE CONTRACTOR TO THE CLIENT. ALL PLANTS ARE TO BE ORDERED BY THE LANDSCAPE CONTRACTOR TO BE SUBMITTED BY THE LANDSCAPE CONTRACTOR TO THE CLIENT. ALL PLANTS ARE TO BE ORDERED BY THE LANDSCAPE CONTRACTOR TO BE SUBMITTED BY THE LANDSCAPE CONTRACTOR TO THE CLIENT.

TREES

| | |
|--|--|
| | Botanical Name: <i>Agave attenuata</i> (Native) |
| | Common Name: Foxtail Palm |
| | Plant Size: 45L |
| | Qty Required: 3 |

SHRUBS AND HEDGES

| | |
|--|---|
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 11 |
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 13 |
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 13 |
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 13 |
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 13 |

ACCENT PLANTS

| | |
|--|---|
| | Botanical Name: <i>Agave attenuata</i> |
| | Common Name: Foxtail Palm |
| | Plant Size: 45L |
| | Qty Required: 3 |
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 11 |
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 13 |
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 13 |

GRASSES + GROUNDCOVERS

| | |
|--|---|
| | Botanical Name: <i>Agave attenuata</i> |
| | Common Name: Foxtail Palm |
| | Plant Size: 45L |
| | Qty Required: 3 |
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 11 |
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 13 |

OTHER LANDSCAPE ITEMS

| | |
|--|---|
| | Timber bench fixed to planter wall |
| | Qty Required: 1 |
| | Botanical Name: <i>Agave attenuata</i> |
| | Common Name: Foxtail Palm |
| | Plant Size: 45L |
| | Qty Required: 3 |
| | Botanical Name: <i>Leucadendron</i> (Native) |
| | Common Name: Fuchsia |
| | Plant Size: 150mm |
| | Qty Required: 11 |

Organic mulching is not permitted. Non-floatable mulch could include crushed rock, gravel, coarse river sand, scoria or river pebbles, 4-7mm screenings or similar.

INSERT PLAN: BIO-RETENTION PLANTING DETAIL

Scale: 1:20

ALL PLANTS ARE TO BE ORDERED BY THE LANDSCAPE CONTRACTOR TO BE SUBMITTED BY THE LANDSCAPE CONTRACTOR TO THE CLIENT. ALL PLANTS ARE TO BE ORDERED BY THE LANDSCAPE CONTRACTOR TO BE SUBMITTED BY THE LANDSCAPE CONTRACTOR TO THE CLIENT. ALL PLANTS ARE TO BE ORDERED BY THE LANDSCAPE CONTRACTOR TO BE SUBMITTED BY THE LANDSCAPE CONTRACTOR TO THE CLIENT.

BOUNDARY

LANDSCAPE PLAN 2: ROOFTOP GARDEN

Scale: 1:100

Structural Elements:

- Stairs: 1.5m x 1.5m
- Lift: 1.5m x 1.5m
- Stairs: 1.5m x 1.5m
- Stairs: 1.5m x 1.5m

Plantings:

- Ca:** *Melaleuca linariifolia* 'Claret Tops'
- Ju:** *Carex appressa*
- In:** *Juncus usitatus*
- Ta:** *Themedia australis*

Groundcover Mix:

- Ca:** *Melaleuca linariifolia* 'Claret Tops'
- Ju:** *Carex appressa*
- In:** *Juncus usitatus*
- Ta:** *Themedia australis*

Other Landscape Items:

- Timber bench fixed to planter wall**
- Qty Required:** 1

LANDSCAPE PLAN 2: ROOFTOP GARDEN

Scale: 1:100

SHRUB

Botanical Name: *Melaleuca linariifolia* 'Claret Tops'

Common Name: Honey Myrtle (Native)

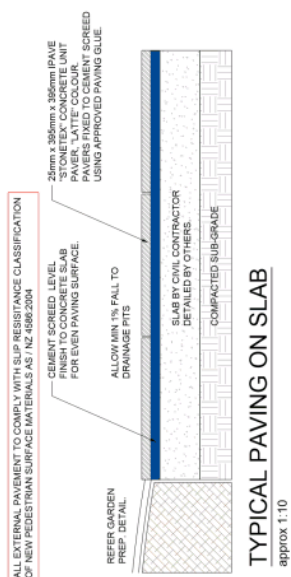
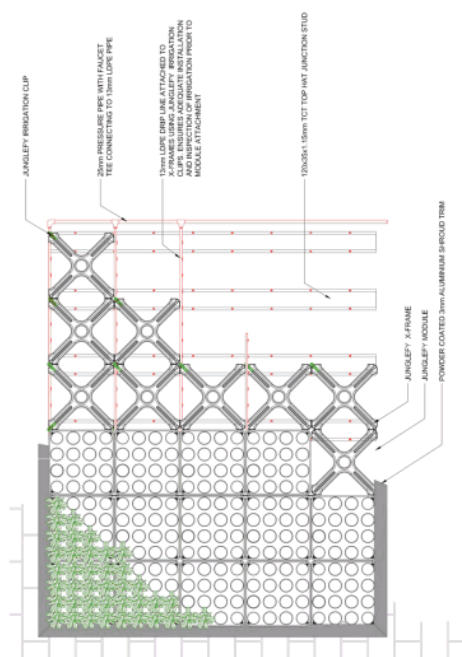
Plant Size: 300mm

Mature H x S: 4m x 2.5m

Qty Required: tbc

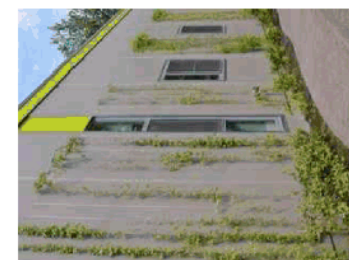
GROUNDCOVER MIX

[illegible]



TYPICAL GREENWALL TREATMENT OPTIONS INDICATED ON THIS PAGE, USING A COMBINATION OF PROPRIETARY SYSTEMS (SUCH AS ELMRICH, JUNGLEFY, VERTICAL, FYTOWALL, ETC), AND TRELLIS STYLE SYSTEMS SUCH AS RONSTAN STAINLESS STEEL CABLE SYSTEMS OR ARCHBAR WELDMESH TRELLIS STYLE SYSTEM OR SIMILAR, IS PROPOSED.

THE PRECISE MIX OF PRODUCTS AND TREATMENTS WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTATION PHASE.



SAMPLE IMAGE



Sun / high heat tolerant:

- Convolvulus* spp (Bindweed)
Dianella Little Jess (Dwarf Blue Flax Lily)
Echivaria spp (Hens & Chicks)
Kalanchoe 'Flapjack' (Flapjack)
Lampranthus spp (Ice Plant)
Nephrolepis exaltata (Boston Sword Fern)
Polygonum spp (Geranium)
Poa 'Kingsdale' (Blue Coastal Tussock Grass)
Sedum spp (Stonecrop)

Shade / low heat tolerant:

- *Adiantum fragrans* (Maidenhair Fern)
- *Aplousena Silver Queen* (Chinese Evergreen)
- *Asplenium adnigrum* (Birds Nest Fern)
- *Begonia semperflorens* (Wax Begonia)
- *Coleus Burnei* (Painted Nettle)
- *Neopogon carolinæ* (Blushing Bromeliad, 'Charm' & 'Tender') (Bromeliad)
- *Nephrolepis exaltata* (Boston Sword Fern)
- *Sarracenia trispicata* 'Hamm' (Heart Snake Plant)

Final plant species and layout to be nominated by Landscape Architect at Construction Stage

MODULAR GREEN WALL SYSTEM BY JUNGLEFY

SCALE: NTS
(www.junglefy.com.au)

TYPICAL GREEN WALL TRELLIS DETAIL - ELEVATION & SECTION

N.T.S.

[illegible]

ATTACHMENT 3 - ITEM 3

ATTACHMENT 3 - ITEM 3

[illegible][illegible]

SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany the Section 82a Application submitted for the proposed residential development at:

29 & 31a Balmoral Street + 5 Park Lane, Waitara



Prepared by:



Mackenzie Architects International

4/3 The Postern,

Castlecrag, NSW 2068

Tel: 9967 9966 Email: admin@maininternational.com.au

MACKENZIE ARCHITECTS INTERNATIONAL

ATTACHMENT 4 - ITEM 3

Verification of Qualifications/ Statement of Design

Dugald Mackenzie is a Registered Architect in New South Wales - Registration number is 6033. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale.

Dugald Mackenzie has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the Application.

Statement of Design

Mackenzie Architects International verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development are achieved for the proposed development described in the following document.



Dugald Mackenzie
Director
Registered Architect NSW, No. 6033

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL

Site Description

The subject site is located at 29 & 31a Balmoral Street + 5 Park Lane, Waitara. It comprises of Lot 212 in Deposited Plan 868605, Lot 211 in Deposited Plan 868605 and Lot 202 in Deposited Plan 1097256.

The subject site is located within the Hornsby City Council Local Government Area (LGA) and has a total area of 1897m² including the access driveway between 31 and 33 Balmoral St. The location of the subject site is illustrated in Image 1 below, where the subject site is outlined in blue.

The subject site is bounded by Balmoral St to the East and Park Lane to the South.

The site is approximately 550m south west of Waitara Railway Station (a 5 minute walk). Hornsby Westfields is approximately 1.1km North West of the site along Edgeworth David Ave.

The existing development comprises:

- 29 Balmoral St : A two story brick residential dwelling
- 31a Balmoral St : A single story brick residential dwelling
- 5 Park Lane : A two story brick residential dwelling



Image 1 – Aerial view of subject site and existing context

Source: Google Maps

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL



Image 2 – Approximate dimensions of the subject site

Source: SIX Maps

The subject site is zoned R4, High Density Residential under the Hornsby council LEP 2013

A maximum building height of 17.5 meters applies to the site.

There is no restriction to the FSR.



Photo 1 – View of subject site looking West down park lane

Source: Google Maps

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL



Photo 2 – View of subject site looking south along Balmoral Street

Source: Google Maps

Surrounding Context

Waitara is approximately 23 kilometres north-west of Sydney CDB. It is currently characterised by low-to-medium density residential with residential flat building within close proximity to the train line.

Waitara Railway Station is 550m south west, a 5 minute walk, Mark Taylor Oval is located to the North West of the site along Park Avenue.

Ku-rin-gai Hospital is located approximately 900m to the north east, Waitara local shops are located approximately 300m away to the north along Balmoral Street.

Hornsby commercial and retail centre with major shopping outlets, entertainment, and clubs, commercial and professional services 1.2km North West of the project site.



Photo 3 – Residential Flat building to Southern Boundary

Source: MAI

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL

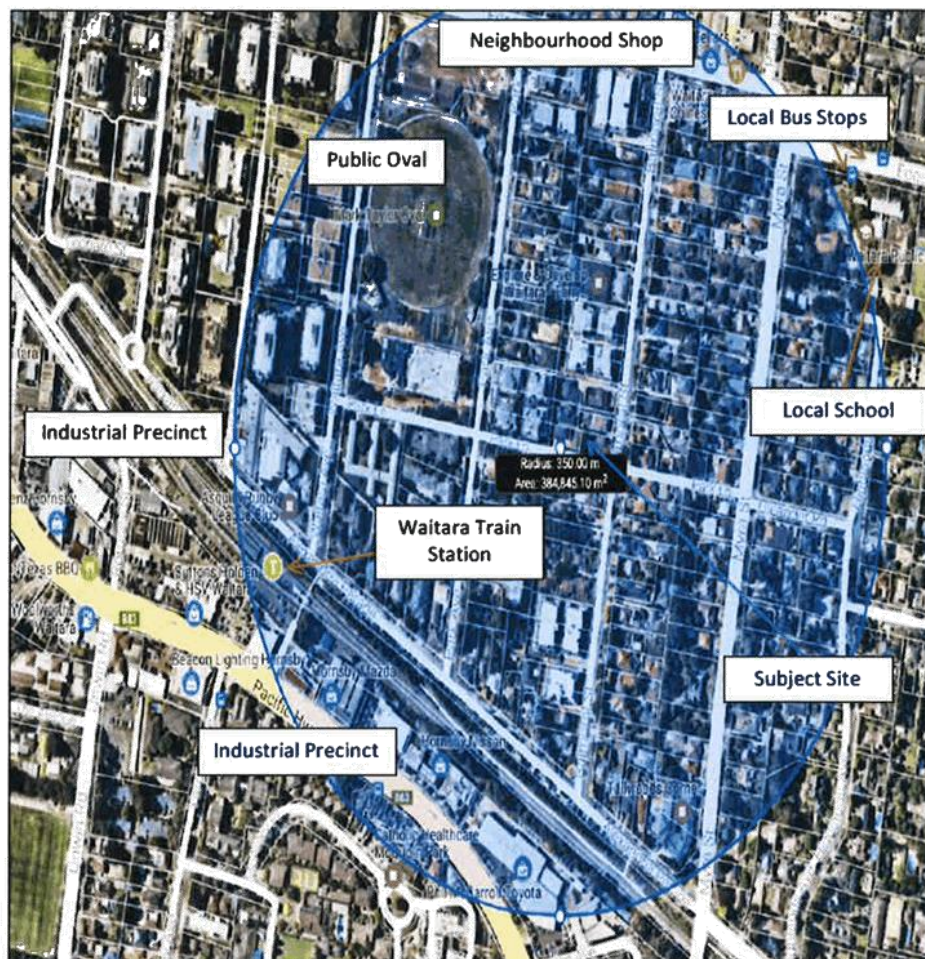


Image 3 – Broader Aerial Map of the Subject Site

Source: Think Planners SEE



Photo 3 – Showing 5 Park Lane as viewed from Park Lane Looking Northwards

Source : Think Planners Statement of Environmental Effects

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL

Future Context

The site is located on the East edge of the Hornsby Council LEP High Density Residential zone with the area being zoned Low Density Residential to the East of the site. This high density zone has a height control of 17.5m. This residential block forms part of the concentrated housing model that has been adopted by council.



Image 4 – Aerial view of subject site and neighboring RFB
Source: Think Planners SEE

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL

Design Proposal

The Development Proposal incorporates:

- Demolition of all existing structures on the site including associated outbuildings / hardstand areas.
- Construction of two buildings.
 - Building A, 4 story Residential flat building with roof top garden/ COS.
 - Building B, 5 story Residential flat building.
- Two level basement car parking link both Building A + Building B.
- Car parking comprises a total of 33 car spaces being;
 - 29 Residential car spaces (including 3 accessible)
 - 4 Visitor car spaces
 - 2 Motorcycle spaces
 - 11 Bicycle spaces
- 29 residential apartments comprising:
 - One bedroom apartment - 8
 - Two bedroom apartment - 17
 - Three bedroom apartment - 4Including 3 adaptable and 6 livable units
- Basement levels comprise of
 - Unit storage
 - Bin room
 - Caretaker toilet
 - Parking
- Associated landscaped communal open spaces at ground and roof levels.

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL

Principle 1: Context and Neighborhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighborhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

- Whilst the existing site is single storey, the area is undergoing significant transformation into the residential block that forms part of the concentrated housing model that has been adopted by council.
- The subject site is zoned R4 High Density Residential, and a maximum building height of 17.5 meters applies to the site. There is no restriction to the FSR
- The development seeks to utilize the land in accordance with the zoning and take advantage of its proximity to public transport and series.
- The development aims to present a strong and attractive interface that addresses the sites frontages whilst aiming to be consistent with the evolving high density character within the subject residential block
- The proposal will increase housing stock within Waitara by 26 additional dwellings or a total of 29 dwellings
- The proposed building responds to its immediate context through:
 - Façade design that respond to the existing and future street and adjacent urban forms, strengthening urban form, street alignments and street activation
 - Having a strong corner form and articulation that defines and address the intersection at Park lane and Balmoral Street
 - Upper levels have increased setbacks to allow for privacy into the existing and future Residential flat buildings
 - The facade scale is broken down by vertically proportioned articulation and Vertical gardens, horizontal cladding with vertical blades and window treatments as well as vertical articulation of the two entries



Image 5 - View of proposed development from the Park Lane + Balmoral Street corner looking down towards Park lane

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL

Principle 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

- The future context of the site has been described above. The proposal is designed to comply with the intended concentrated housing model that has been adopted by council for this area
- The articulation of the built form is designed to create a consistent architectural form when perceived from the street and surrounding location;
- The proposal is for four-five levels of residential development and two levels of basement car parking. The street elevations clearly articulate entry porticoes, a one storey masonry (stone) ground floor level and different façade expression and materials above this and again at the upper most levels. This creates definitions and separation of the basic façade and building elements and assists in reducing the bulk of the development
- The upper floor is setback and differentiated from lower levels through changes to material, detail and form. This setback and articulation further enhances the scale and streetscape of the overall building therefore minimizing the dominance of built form and perceived height.
- The height of the building is under the 17.5m height limit. The proposal is consistent with the development controls for R4 High Density Residential, with landscaped setbacks from all boundaries.
- The building has been designed to subtly activate the local area and encourage pedestrian movement within the site whilst being veiled and softened by a well landscaped communal areas and separate private courtyard spaces fronting the street

Façade

- A careful composition of massing and detailing, building elements, textures, materials and colours contribute to the consideration of scale within the building design – the interplay of these ensure the building is respectful to the existing and future surrounding context.
- The building contains two levels of car parking to allow for easy undercover access to all apartments. The secure carpark is accessed via swipe card and intercom call points.
- Vertical blades and deep articulation within the façade identify the entry points for the development
- Important building corners are given visual prominence through corner balconies and landscaping
- Facades lengths are an appropriate scale consistent with SEPP65 + ADG design objectives;

Accordingly, the proposal responds well to the topography and future urban context of the neighborhood and the envisaged future character of the area.

Issue: A - 29-Mar-18

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Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

- The residential development provides high density urban housing and comprises 29 apartments on a site area of 1,740 sqm.
- The development comprises of the following unit mix in response to market demand in relation to typologies and living patterns.
 - One bedroom apartment - 8
 - Two bedroom apartment - 17
 - Three bedroom apartment - 4
- The density of the development is considered sustainable within the existing availability of infrastructure, commercial and retail precincts, public transport, recreational and community facilities, and environmental qualities of the site. As such the proposal provides an appropriate density for a residential development in the immediate context
- The basement car parking houses car spaces as well as residential storage, bin rooms, and services areas. Bicycle parking is also provided.
 - 29 Residential car spaces (including 3 accessible)
 - 4 Visitor car spaces
 - 2 Motorcycle spaces
 - 11 Bicycle spaces

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

A comprehensive analysis of the building has been undertaken as part of the Basix Assessment however we note the following general inclusions as part of the proposal:

- A high degree of cross flow ventilation (86% of units)
- 70% of units will have a minimum of 2 hours direct solar access in mid-winter.
- Internal layouts and orientation have been arranged so as to provide good natural daylight and solar access to primary living areas, external private open space and courtyards;
- Typical floor plates have been used to minimize structural transfers and false ceilings, other levels minimize transfers;
- A number of bathrooms are naturally ventilated and all others will be mechanically exhausted to the façade or roof.
- Appropriate overhangs, awnings and screening as required to the northern & western/eastern façades
- Energy efficient appliances and fixtures as part of the internal fit out to minimize water consumption of resources
- Centralized gas hot water system
- Good access to public transport through Waitara railway station linking to Sydney CBD, Chatswood CBD, Hornsby and the Central coast.

Principle 5: Landscape

Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighborhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbors' amenity, provides for practical establishment and long term management.

- Refer to the landscape drawings prepared by Concept
- All apartments have generous balconies or ground level courtyards positioned to flow from primary living spaces and take advantage of orientation and outlook
- With a general focus on low maintenance, the proposal incorporates selective planting of various heights and density with an overall desire to blend into the characteristic landscaping of the area

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbors. Achieving good amenity contributes to positive living environments and resident well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility

The future residents of the development will benefit from a good level of amenity assisted with provision made for the following:

- A good variety of apartment sizes, layouts and general configuration.
- Appropriate connections and subtle separation of spaces within the apartments to capture northern light
- Apartments achieve the cross ventilation requirement of 60% with corner apartments, facilitating a good flow of natural breezes. A range of windows, sliding doors to balconies provide the residents a variety of options to altering their own internal environment
- Private recreational areas (balconies and courtyards) accessed directly from main living spaces for each apartment.
- Excellent day lighting, solar access and natural ventilation for all habitable rooms within the apartments
- Carefully considered privacy measures to any balconies and bedroom windows facing adjoining properties
- Our solar study has indicated that 70% of the apartments achieve over 2 hours solar access at June 21. Please refer to Solar Access drawings and analysis prepared by Mackenzie Architects International A5.02 and A5.03
- 10% of apartments are to be adaptable meeting the requirements of Council's DCP and AS4299.
- An accessible path of travel is available from the street entry to all units and to all common areas and car parking.
Accessible car spaces are provided –3 spaces.
Lifts will be accessible.

Issue: A - 29-Mar-18

MACKENZIE ARCHITECTS INTERNATIONAL

Principle 7: Safety

Good design optimizes safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximize passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- Clearly identifiable main building entrances and generous open entry areas allow for adequate surveillance. It is clearly visible from the street with a glass security door installed with security camera and intercom to identify visitors to the building complex.
- Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street/ public and common areas
- Secure basement car parking provided with keyed access. Fire stairs at carpark level provide paths for all residents from basements to street level and separate stairs within each building core provides escape paths from top to street level. Clear circulation paths in the basement allow safe pedestrian movement, in particular when waiting at the lift and access to individual parking space and storage area.
- A clear definition between public and private spaces with clear, safe access points and adequate lighting of entrances and pedestrian areas including a separate access-way for pedestrian and for vehicles with a clear visibility.
- Communal spaces and BBQ areas are located at ground level and rooftop, offering more privacy for the residents and a safe and accessible path to and from the units.

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MACKENZIE ARCHITECTS INTERNATIONAL

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents

- The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants.
- As set out in DCP, min. 10% of the units are designed to be adaptable with minimum retrofit at a later stage. In addition, the development has also provided generous width of lobbies for ease of accessibility and analysis has been conducted to ensure the development complies with the accessibility requirements. General access for people with disabilities has also been addressed in the design of the building and the landscaped areas.
- Communal open space facilities at ground and roof levels, with BBQs, seating and well-designed landscaping provided on site encourage social interaction amongst residents.
- Necessary facilities including public transport, supermarkets, major retail outlets, educational and leisure facilities as well as healthcare, are located adjacent or nearby and included the following:
 - Retail, commercial and entertainment amenities in the regional center around Hornsby train station
 - Parks, playing and sports fields;
 - Waitara train station – 550m walk from the subject site, and bus routes along Edgeworth David Ave

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MACKENZIE ARCHITECTS INTERNATIONAL

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The contemporary architectural style coupled with the orientation and configuration of the site enables a highly articulated aesthetic broken down in the following elements:

- The elevations have a consistent architectural expression designed to respond to sun, setbacks and the site. The building has a modern and clean aesthetic, tempered by environmental control, site response and landscape elements
- The building is characterized by its articulated form, corner balconies, with 3 storey facade-framing, vertical blade walls and glazing reducing its bulk and creating a visual division within the building form as well as providing a more human scale
- The building will be predominantly concrete floor slab and roof systems and lightweight cladding/ screening attachments
- An interplay of light and shade through various reveals, planes and recesses will assist to break down the massing of the building
- All materials selected will be durable and hard wearing so the development does not prematurely age. This will enhance the long-term image of the building with its careful composition of building elements, textures, materials, colours, internal design and structure contributing positively to the desired future character of the vicinity.

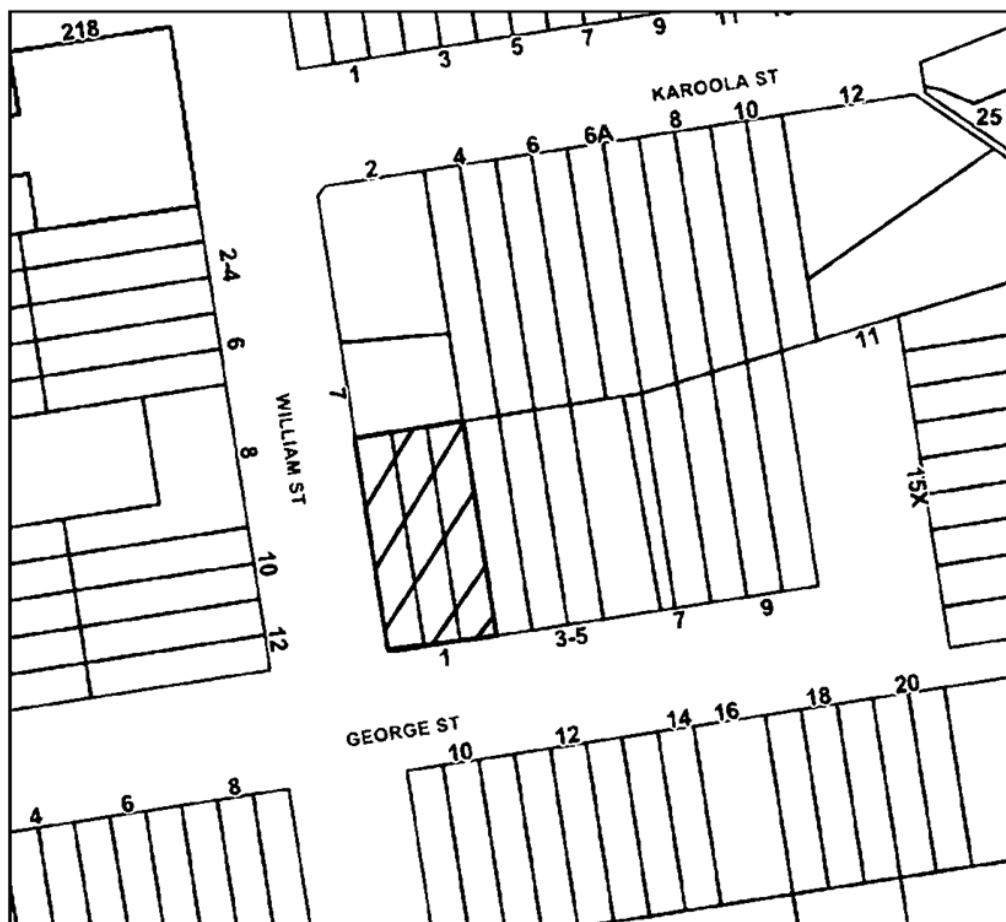
Issue: A - 29-Mar-18

ATTACHMENT/S

REPORT NO. LPP28/18

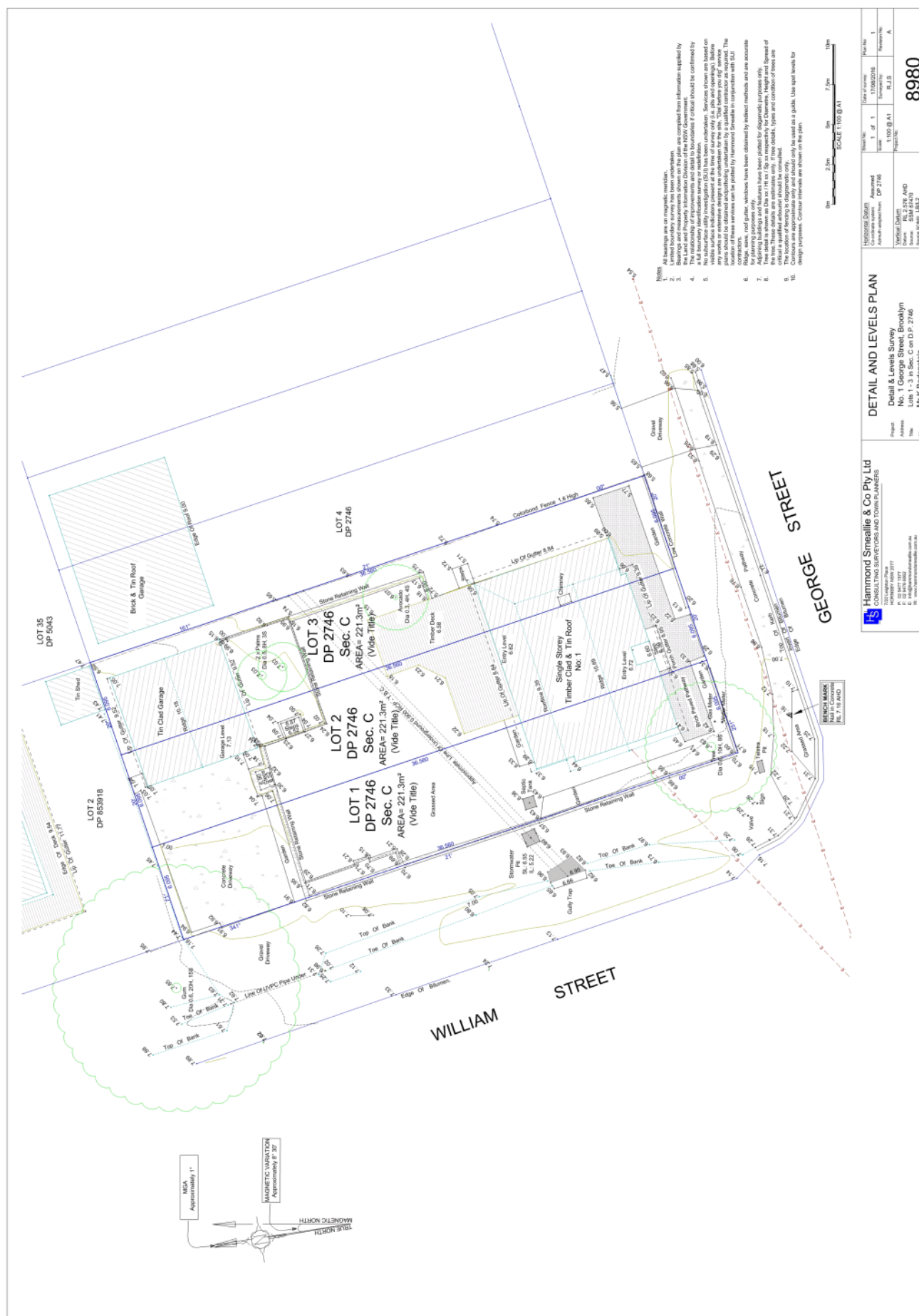
ITEM 4

- 1. LOCALITY PLAN**
- 2. SURVEY PLAN**
- 3. SUBDIVISION PLAN**
- 4. BUILDING ENVELOPE PLAN**
- 5. CLAUSE 4.6 VARIATION**
- 6. PRE AND POST DEVELOPMENT 100YR ARI FLOOD
EXTENT PLANS**

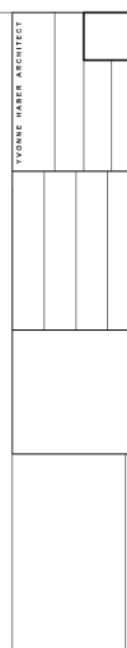


LOCALITY PLAN
DA/897/2017
1 George Street, Brooklyn

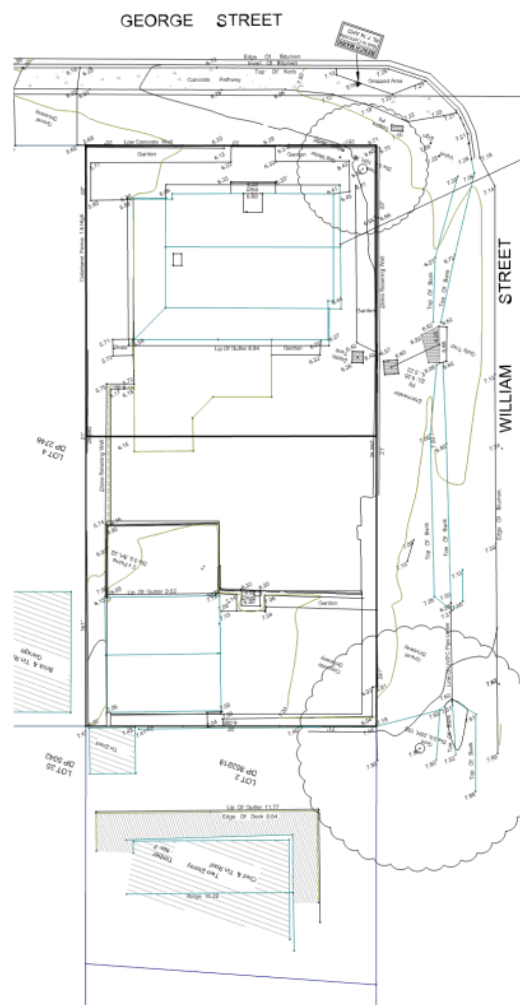
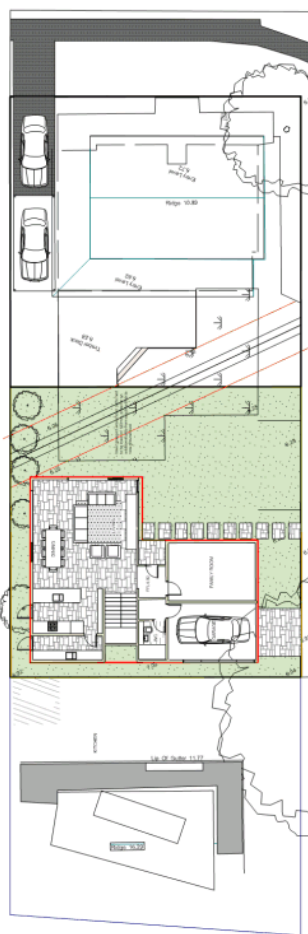
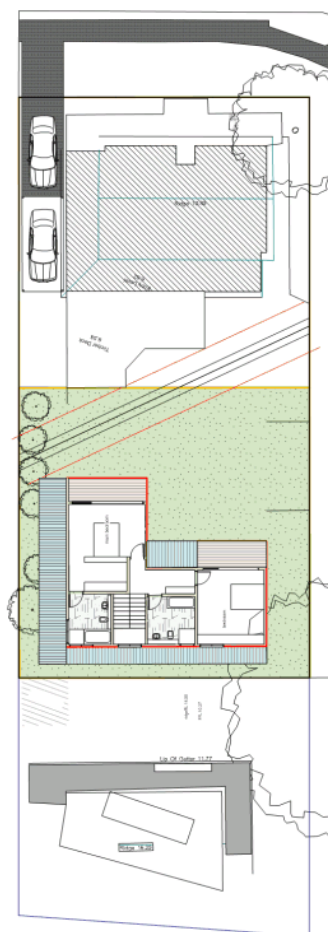
ATTACHMENT 1 - ITEM 4



ATTACHMENT 2 - ITEM 4



ATTACHMENT 3 - ITEM 4



| | | | | | |
|--|--|--|--|---|--|
| <p>SITE AREA = 3342QM SITE COVERAGE/ FOOTPRINT = 1382QM LANDSCAPED AREA = 1960QM</p> <p>GROUND LEVEL = 1382QM including bridge</p> <p>UPPER LEVEL = 862QM including balcony</p> <p>A 140/14 - subject to and subject to the A 140/14 - subject to and subject to the</p> | | <p>Project Biddellian Residence</p> <p>Address 1 George Street, Brooklyn</p> <p>Client 140/14 Biddellian</p> <p>Drawing Planning</p> | | <p>TYDORRE MARKER ARCHITECT 140/14 Biddellian 140/14 Biddellian 140/14 Biddellian 140/14 Biddellian</p> <p>Arch No. 140/14</p> <p>Drawn By DA-01</p> <p>Scale May 2017</p> <p>Sheet 1/200</p> | |
|--|--|--|--|---|--|

ATTACHMENT 4 - ITEM 4

STATEMENT OF ENVIRONMENTAL EFFECTS AND CLAUSE 4.6 VARIATION

Minimum Subdivision Lot Size

The minimum lot size for the area is 500m².


The proposed lot sizes are 331.95m².

A Clause 4.6 Variation will be submitted with the proposal to justify varying the development standard.

Clause 4.6 Variation

Clause 4.6(3) states that 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 the matters outlined in Clause 4.6(3)

An assessment against the matters of consideration have been addressed in the following tables.

| Clause 4.6(3) Requirements | Comment |
|---|--|
| (a) <i>that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</i> | It is considered that strict compliance is both unreasonable and unnecessary and that there is sufficient environmental planning grounds to justify the contravening of the standard for the following reasons: <ul style="list-style-type: none"> The site currently comprises of three small allotments each with the potential to accommodate a small dwelling that would not be consistent with the existing character of the area or built environment. The proposed subdivision is more aligned to the existing subdivision pattern, lot sizes and dwelling sizes in the surrounding area. The resultant allotment sizes allow for dwellings that meet and are consistent with the applicable controls and will not present any potential privacy, amenity or overshadowing impacts on the neighbouring properties. The site is located on a corner that presents opportunities for two frontages and two driveways. |
| (b) <i>that there are sufficient environmental planning grounds to justify contravening the development standard.</i> |  <p>Figure 13 <i>Aerial of site and surrounding properties (site outlined in red and shaded yellow) showing the existing subdivision pattern and built forms in the locality (Source: SIXViewer)</i></p> |

STATEMENT OF ENVIRONMENTAL EFFECTS AND CLAUSE 4.6 VARIATION

ATTACHMENT 5 - ITEM 4



Figure 14

View of George Street to the east highlighting the dwelling density and streetscape (Source: Google StreetView)



Figure 15

View of William Street to the north highlighting the dwelling density and streetscape (Source: Google StreetView)

STATEMENT OF ENVIRONMENTAL EFFECTS AND CLAUSE 4.6 VARIATION

Clause 4.6(4) states consent must not be granted for development that contravenes a development standard unless the following has been addressed.

| Clause 4.6(4) Requirements | Comment |
|---|--|
| (a) <i>the consent authority is satisfied that:</i> | |
| i. <i>the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</i> | The matters of subclause 3 have been addressed throughout this report. |
| ii. <i>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</i> | <p>The proposed development is considered consistent with the objectives of <i>Clause 4.1 Minimum Subdivision Lot Size</i> in that:</p> <ul style="list-style-type: none"> • The proposal results in a density that is lower than the existing subdivision pattern of the site. • The resultant building envelopes and landscaped areas are consistent with those of other dwellings in the low density residential area. • The proposal will not adversely affect the streetscape, skyline or landscape when viewed from the street or public domain. • The proposal is an appropriate correlation between the size of the site and the extent of the development as it is generally consistent with the overall building envelope and setbacks for a dwelling house. • There are no significant adverse impacts on the amenity of the adjoining, adjacent or properties in terms of solar access, visual bulk and privacy. • The proposed development is permissible with consent and consistent the applicable zone objectives. |
| (b) <i>the concurrence of the Director-General has been obtained.</i> | Noted. |

Clause 4.6(5) states that in deciding whether to grant concurrence, the Director-General must consider the following.

| Clause 4.6(5) Requirements | Comment |
|--|---|
| (a) <i>whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and</i> | <p>The contravention is consistent with zone and standard objectives.</p> <p>The proposal does not raise any matter of significance for State or regional environmental planning.</p> |
| (b) <i>the public benefit of maintaining the development standard, and</i> | There is no public benefit of maintaining the development standard as no members of the public are affected by the proposed development or contravention of the development standard. |
| (c) <i>any other matters required to be taken into consideration by the Director-General before granting concurrence.</i> | N/A |

STATEMENT OF ENVIRONMENTAL EFFECTS AND CLAUSE 4.6 VARIATION

Having regard to the Clause 4.6 variation provisions it is considered that:

- The proposed development is consistent with the zone objectives.
- The site specific and contextually responsive development is consistent with the surrounding built environment and with the objectives of the minimum lot size standard.
- There are no significant adverse impacts on the amenity of the adjoining, adjacent or properties in terms of solar access, visual bulk and privacy.
- Given the design quality of the development and the developments ability to comply with the zone and density objectives that approval would not be contrary to the public interest.
- Contravention of the development standard does not raise any matter of significance for State or regional environmental planning.
- Approval of the proposal will not set a precedent for non-complying applications.

Floor Space Ratio

There is no maximum permissible FSR for the site specified in the LEP.

Preservation of Trees and Vegetation

Several trees are required to be removed in order to accommodate the future dwelling on the new allotment.

Refer to the Arboricultural Impact Assessment prepared by Tree Survey Australia Pty Ltd for further details on the trees to be removed.

Heritage Conservation

The site is located in the vicinity of several heritage items of local significance under Schedule 5 (Environmental Heritage) of *HLEP*, being:

- 8 William Street (Item No. 250 - 'Telephone Exchange').
- 5 George Street (Item No.230 – House).
- 7 George Street (Item No. 231 – House).
- 2 Karoola Street (Item No. 235 – House).



Figure 15

Extract from the Heritage Map showing the subject site and surrounding heritage items



