HORNSBY SHIRE COUNCIL

Supplementary Attachments

Local Planning Panel meeting

Wednesday 29 April 2026
at 4:00 PM

TABLE OF CONTENTS

SUPPLEMENTARY REPORTS

ITEM 2

ATTACHMENT/S

REPORT NO. LPP9/26

ITEM 2

1. CLAUSE 4.6 WRITTEN REQUEST
2. ARCHITECTURAL PLANS

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Angel Place, Level 8, 123 Pitt Street
Sydney NSW 2000 Australia (Gadigal Country)
Urbis Ltd
ABN 50 105 256 228

ATTACHMENT 1 - ITEM 2

Clause 4.6 – Request to vary development standard

Request to vary clause [4.3] in Hornsby Local Environmental Plan 2013

Address: 449C Pennant Hills Road, Pennant Hills 2120

Date: 09/04/2026

Site and proposed development

Site Description

The site is situated within Pennant Hills, 23kilometres north-east of Sydney CBD, and is known as Mount St Benedict College. Mount St Benedict College sits across two lots known as 449C Pennant Hills Road, Pennant Hills which are legally referred to as Lot 11 on DP1209584 and Lot 10 on DP1209584. Importantly, the proposed works subject to this application fall on Lot 11 on DP1209584 (**Figure 2**).

The key features of the site are summarised in the following table.

Table 1 Site Description

Feature	Description
Street Address	449C Pennants Hills Road, Pennant Hills, 2120 NSW
Legal Description	Lot 11 on DP1209584 and Lot 10 on DP1209584
Site Area	~4.10 hectares
Easements and Restrictions	Based on the Survey submitted by LTS there are no encumbrances applicable to the site.
Site Topography	The site is relatively flat along the Pennant Hills Road boundary to the north, a natural ridge point rests in the centre of the site, in which the Hildegard Building (H Block) is set below. The site then undulates down towards the southern boundary line.
Vegetation	The site is identified to contain terrestrial biodiversity and is well serviced by canopy coverage distributed across the site.
Existing Development	The site currently accommodates several education buildings and carparking predominantly situated in the northern corner along Pennant Hills Road. The site also contains local heritage item; Mount St Benedict Convent (St Thomas Syro Malabar Church).

Feature	Description
Adjacent Development North	Directly north of the Site is SP2 major arterial road Pennant Hills Road. Further north is land zoned R2 Low Density Residential characterised by single and double-storey dwellings.
Adjacent Development East	The site adjoins a densely vegetated park, Ludovic Blackwood Memorial Sanctuary. Further east is Pennant Hills commercial centre and St Agatha's Catholic Primary School (approx. 600m).
Adjacent Development South	South of the site is land zoned R2 Low Density Residential, mainly consisting of free-standing dwellings.
Adjacent Development West	Land use is characterised by low-density residential dwellings.
Access Network	The site is accessible via a range of public transport options. These include Pennant Hills train station which is approximately 1.8km northeast of the site. There are several bus stops in proximity to the site, particularly along both sides of Pennant Hills Road.

Figure 1 Location Plan

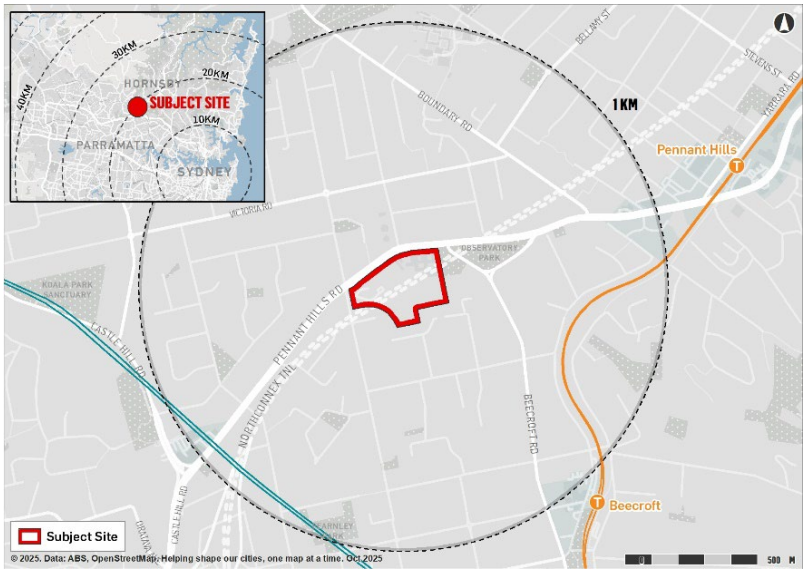


Figure 2 Aerial Photograph

Figure 3 Site Photos

Picture 1 Hildegard Building set into ridge basin

Picture 2 Existing walkway from Hildegard building to main MSB centre

Picture 3 Mount St Benedict School ground

Picture 4 Existing rooftop open space next to Hildegard Building

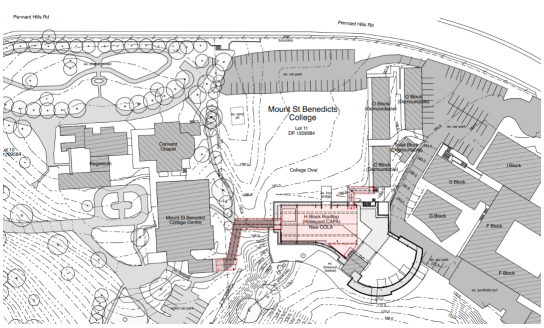
Source: Urbis

Proposed Development

The proposed development is for alterations and additions to the Mount St Benedict (MSB) College campus. More specifically, the development seeks consent to construct a covered outdoor learning area (COLA) on the rooftop of the existing Hildegard Building (H Block) and covered walkways, linking O Block to the MSB

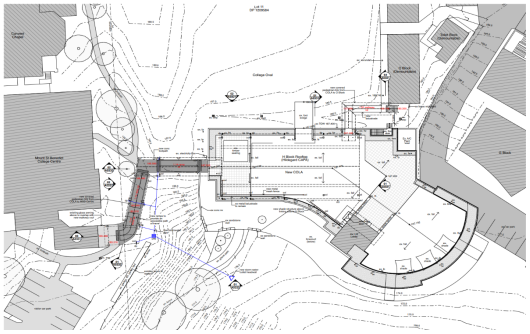
Centre fire stairs through the COLA (**Figure 4**). The proposed works will allow improved all-weather amenity of the site, providing protection from heat or wet weather conditions for staff and students.

Figure 4 Proposed Development



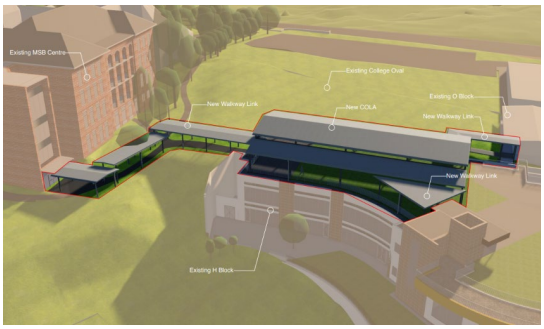
Picture 5 Location of proposed development within MSB site

Source: Stanton Dahl Architects



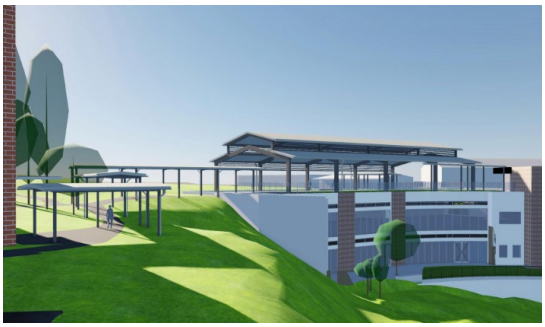
Picture 6 Proposed Plan

Source: Stanton Dahl Architects



Picture 7 Render of proposed development

Source: Stanton Dahl Architects



Picture 8 Southwest Perspective of COLA and walkways from MSB Centre

Source: Stanton Dahl Architects

A summary of the key features and details of the proposed development (including land use and works) is provided in the table below:

Table 2 Development Description

Key Element	Description
Building Height	The proposed development seeks to vary the HLEP's maximum permissible height of 8.5m. The COLA roof structure is 7.3m in height, on top of the existing H block building height. It is noted that H Block was approved for a height of 17.55m under DA/1234/2015. This DA seeks to achieve a total building height of **16.05m** (from the height to the top of the COLA roof: RL194.400, to the base of the existing ground floor slab of the Hildegard Building (H Block) which is RL178.350). Refer to **Figure 7**. Existing ground level is identified as RL178.550 which is the top of the finished slap however, for the purpose of determining the RL at the underside of the existing ground level base slab, the applicant has adopted 200mm as per the recent LEC decision: *Hayek v Randwick City Council* [2024] NSWLEC 1631 at [64]. This is lower than the previously approved application but still non-compliant with the HLEP's maximum permissible height. This Clause 4.6 application seeks a proposed height variance percentage of 88.8%
Stormwater / Drainage	The site has existing stormwater and drainage infrastructure that service the campus. The proposal seeks to add one additional stormwater pit and supporting piping to ensure MSB can maintain sufficient on-site drainage during storm events.
Built Form, Design and Materials	The proposed development is sympathetic to the contemporary design of existing buildings on campus. The proposed finishes ensure the COLA and walkways will be subordinate to the fabric, design and interpretation of local heritage item, Mount St Benedict's Convent.
Heritage	MSB falls within a heritage conservation area, with the proposed works encroaching on the curtilage of local heritage item, Mount St Benedict's Convent. The HIS supporting this DA and Clause 4.6 Application identifies that the proposed development is visually detached from the heritage item and will not impact the significance of the item.
Tree Removal or Retention	The proposed development seeks to remove 1 Corymbia ficifolia (**Figure 5**) due to encroachment from the proposed covered walkway. The encroachment

	means retention is not viable. 4 trees next to the MSB centre will be protected and retained.
Construction Waste Management	The proposed development's CWMP identifies the possibility of reverting 96% of construction waste from landfill, through a program of recycling and reuse where possible.
Hours of Construction, Program Duration	The construction program has an indicative length of 18 weeks. Construction will occur Monday to Friday between 7:00am-5:00pm.

Figure 5 Tree proposed for removal next to MSB centre entryway

Photo 2: Looking Southwest from within the site toward tree 88. The proposed covered walkway roof will be setback from the trunk by approximately 300mm and significant canopy pruning will be required to accommodate the works. Approximately 35% of the live foliage area will require removal (red hatched area), and the tree will not be viable for retention.

Source: Urban Arbor 2025

Planning instrument, development standard and proposed variation

1. What is the planning instrument you are seeking to vary?

Hornsby Local Environmental Plan 2013 (HLEP)

2. What is the site's zoning?

R2 Low Density Residential

3. What is the development standard to be varied?

Clause 4.3 Height of Buildings in the HLEP.

(1) 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.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the *Height of Buildings Map*.

4. Type of development standard?

Part 4 Principal Development Standard, s4.3 of the HLEP 2013.

5. What is the numeric value of the development standard in the environmental planning instrument?

Numeric standard of 8.5m maximum building height applies to site.

Development Application No. DA/1234/2015 for the Hildegard Building was approved for a maximum height of 17.55 metres from existing ground level.

Due to the tiered design of the COLA the height varies, however at its tallest point the COLA roof structure is 7.3m in height. The proposed development seeks to vary the HLEP's maximum permissible height of 8.5m. The COLA roof structure is 7.3m in height, on top of the existing H block, equalling a total building height of **16.05m**.

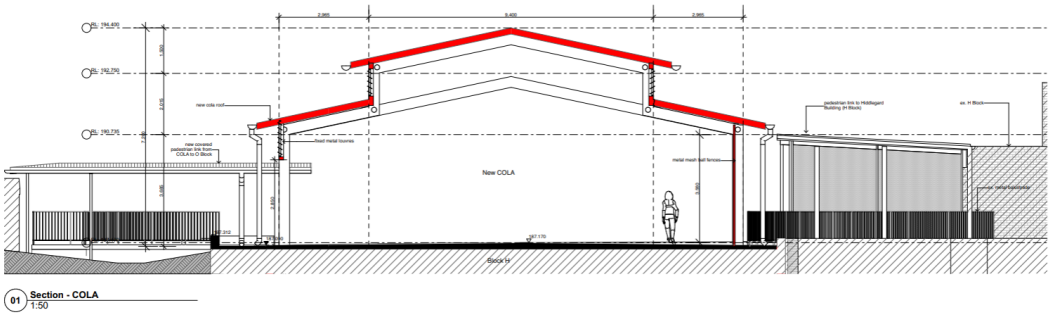
This Clause 4.6 application seeks a proposed height variance percentage of **88.8%**

Refer to **Figure 6** for elevations.

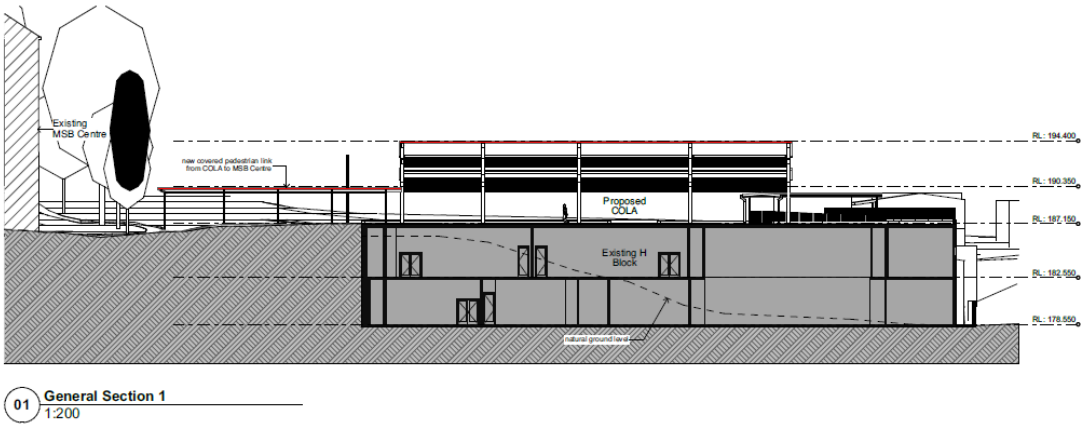
6. What is the difference between the existing and proposed numeric values? What is the percentage variation (between the proposal and the environmental planning instrument)?

The proposal exceeds the maximum 8.5m development standard by 7.55m, which is a percentage variation of **88.8%**

Figure 6 Architectural Plans Highlighting RL for COLA Height

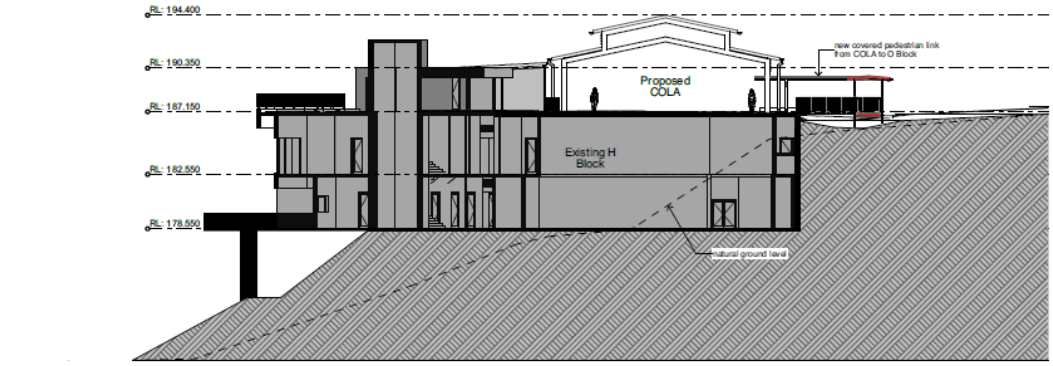


Picture 9 Section 01 - COLA



Picture 10 General Section 1

URBIS

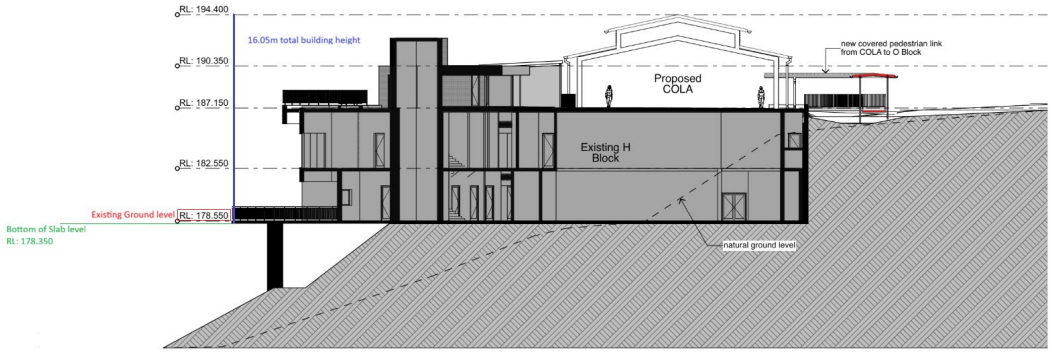


02 General Section 2
1:200

Picture 11 General Section 2

Source: Stanton Dahl Architects

Figure 7 Mark-up demonstrating total building height



02 General Section 2
1:200

Picture 12 Building Height using underside of EGL base slab

Source: Stanton Dahl Architects drawing, mark-up by Urbis

10

URBIS

Justification for the proposed variation

1. How is compliance with the development standard unreasonable or unnecessary in the circumstances of the particular case?

Key Questions	Response
a) Are the objectives of the development standard achieved notwithstanding the non-compliance?	Clause 4.3 Height of Buildings in the HLEP outlines the following objective: *(1) 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 proposed COLA height will not result in unreasonable bulk or scale and is sympathetic to the existing scale of other buildings on the MSB campus. The height variation will follow the existing development pattern onsite, will not result in intensity of land-use.
b) Are the underlying objectives or purpose of the development standard not relevant to the development? (Give details if applicable)	*N/A*
c) Would the underlying objective or purpose be defeated or thwarted if compliance was required? (Give details if applicable)	The objective speaks to permitting building heights that are appropriate to a site's constraints. The current maximum building height of 8.5m is not responsive to variances in topography on sites. As such, complying with 8.5m specific to MSB campus' undulating topography would hinder developing buildings that feasible and responsive to the site's constraints.
(d) Has the development standard been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard?	Previously, development Consent was provided to Mount St Benedict College to vary the height control under DA/1234/2015. This consent allowed the construction of Hildegard Building to a non-compliant height of 17.55m. A precedence has been set to depart from the HLEP's maximum building height control. The proposed development, inclusive of an additional 7.3m height to support the COLA roof structure, will not result in visual or acoustic impacts for neighbouring residential properties to the south due to the Hildegard building being set within a ridgeline basin, and located

Key Questions	Response
	centrally within the site. Site lines will not be disrupted despite this additional height.
e) Is the zoning of the land unreasonable or inappropriate so that the development standard is also unreasonable or unnecessary?	*N/A*

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

The proposed building height variation is supported by sufficient environmental planning grounds that relate directly to the aspect of the development which contravenes the height standard. These grounds are consistent with the subject matter, scope and purpose of the Environmental Planning and Assessment Act 1979 (EP&A Act), particularly the objects relating to:

(c) to promote the orderly and economic use and development of land,

(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,

(g) to promote good design and amenity of the built environment,

1. Response to Site Context and Topography
The site's physical characteristics, including its slope and surrounding built form, necessitate a taller building envelope to achieve a coherent and functional design. The increased height allows the building to step with the terrain and align with the scale of nearby structures, avoiding abrupt changes in height that could detract from the streetscape. Additionally, the shaded but open design of the COLA and walkways do not result in reduction of open space access or cross-ventilation for the site (**Figure 4**).

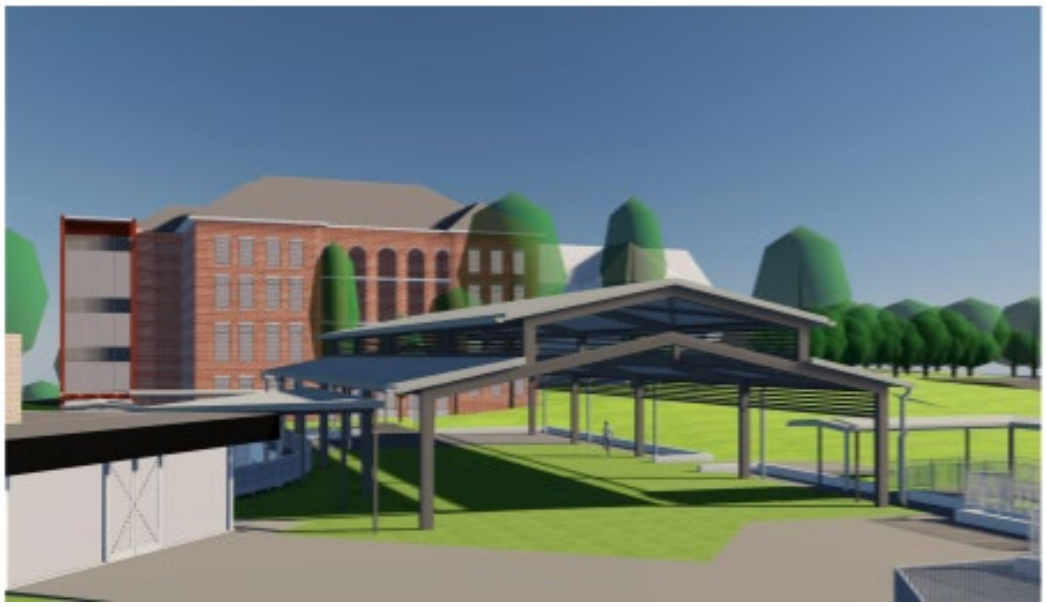
2. No Unacceptable Adverse Impacts
Technical reports supporting the DA outline that the proposed height will not result in unreasonable overshadowing, loss of privacy, or obstruction of key view corridors for low density residential dwellings to the north or south (**Figure 9** and **Figure 10**). Furthermore, the proposed height will not exceed that of other buildings across the MSB campus, with the Mount St Benedict College Centre to the west resting taller, the proposed height is appropriate to the development pattern onsite. The building's articulation, siting, and materiality ensure that the perceived bulk and scale are moderated when viewed from public spaces, refer to **Figure 8**.

The height variation is justified on environmental planning grounds because it enables a design that is responsive to the site's constraints, improves environmental performance, and delivers positive urban design outcomes without causing adverse impacts. The proposal is consistent with the objects of the EP&A Act and represents an appropriate and sustainable form of development for the locality.

3. Is there any other relevant information relating to justifying a variation of the development standard? (If required)

The proposed development seeks to continue supporting the operation of the site as an education facility. The proposed works allow for increased student and staff amenity by offering infrastructure that is useable in all-weather conditions. The proposed works, through design, support accessibility and are part of a masterplan to upgrade and improve the wider campus to the benefit of staff and students. The COLA, which will vary the height standard if approved, will not result in any negative social, economic or environmental impacts onsite or to surrounding development.

Figure 8 Render of COLA and walkways



Picture 13 Sightlines retained with sense of bulk reduced due to open air structure

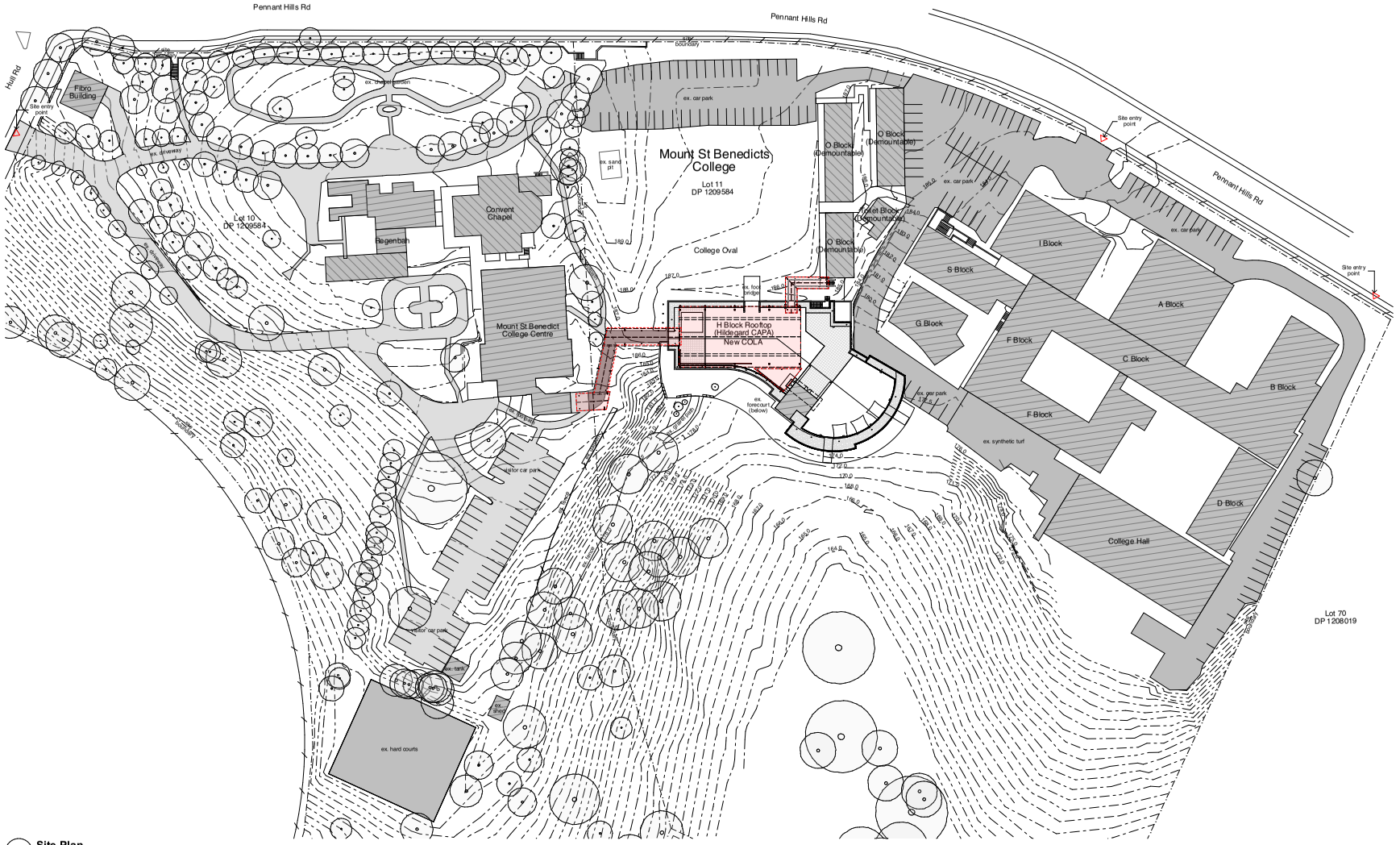
Source: Stanton Dahl Architects

Figure 9 Topography of land

Figure 10 Distance of proposed works from neighbouring residences

Picture 14 Site boundary shown in yellow, neighbouring low density residential properties between 125-170m away from proposed works. Southern properties shielded by mature canopy coverage indicating negligible acoustic or visual disturbance from proposed works. Properties to the North

Source: Near Maps, 2025



01 Site Plan
1:500

Legend (external work / site plan)
note: drawing may not contain all items listed below

- ex.contours & banking line
- existing trees to be retained
- existing buildings
- extent of proposed work
- lot boundary
- ex.RL 00.00 → existing levels
- RL 00.00 → proposed levels
- existing fence
- new fence as specified

note:
1. all levels for building are noted on floor plans / sections etc.
2. refer to civil engineers details for set-out levels and details for roadworks.
3. for full extent of new landscaping refer to landscape designers drawings.
4. all external concrete paving, retaining walls etc. refer to structural engineers details etc.
5. for full extent of sag's & dp's refer to hydraulic engineers details.
6. all 1:14 ramps to be in accordance with AS 1428.1.
7. all trees shown to remain shall be fully protected from damage

Rev	Issue	Date
P01	Prelim. Development Application	27/10/2025
P02	Prelim. Development Application	05/11/2025
P03	Prelim. Development Application	19/11/25
P04	Issue to Consultants	04/12/2025
P05	Issue to Project Manager	04/12/2025
P06	Issue for DA	05/12/2025

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Mount St Benedict College
Development Application

449C Pennant Hills Road,
Pennant Hills, NSW

Project No; 3228.25
Drawing No; A0141
Revision#; P06

Proposed Site Plan

Drawn; HW
Checked; AD/PR
Plot date; 16/12/2025
Scale; 1:500, 1:100 as noted @ A1

ATTACHMENT 2 - ITEM 2

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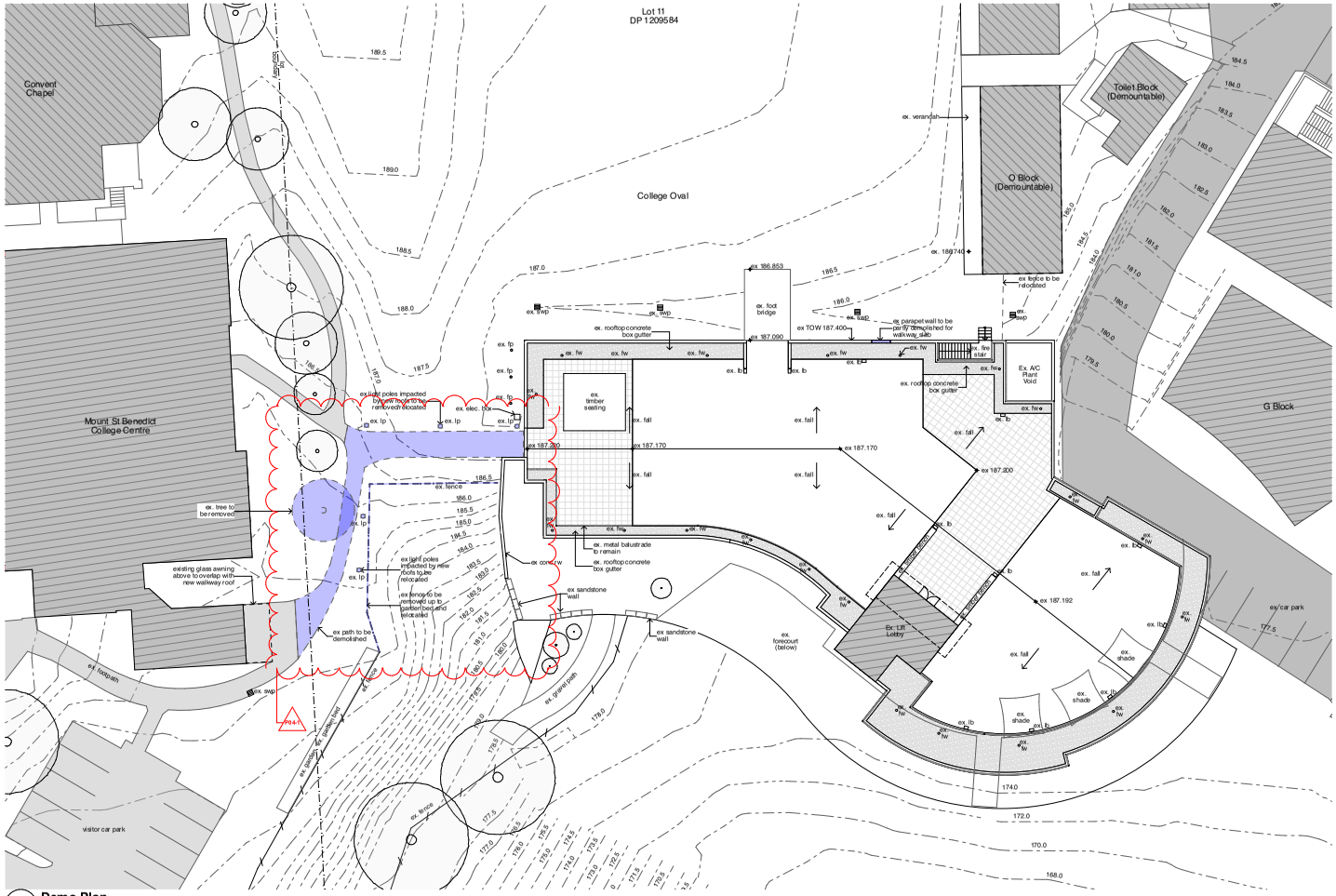
scale: 1:200 @ A1



01 **Demo Plan**
1:200

Print in Colour

Legend
note: drawing may not contain all items listed below

- existing trees to be retained
- existing trees to be removed
- existing slabs to be removed
- not in scope of works
- existing walls
- denotes existing items to be demolished or removed (walls, equipment etc.)

a/c	air conditioner condenser
bal(t)	balustrade (type)
col	column
comms	communication cabinet
conc	concrete
dp	downpipe
edb	electrical distribution box
ex.	existing
fc(t)	face brickwork (type)
fe	fire extinguisher
fhr	fire hose reel
fp	flag pole
fw	floor waste
gtd	grated drain
ht(t)	handrail (type)
ht	hose tap
hyd	hydrant
lb	light bollard
lp	light pole
rw	retaining wall
rwt	rainwater tank
swp	storm water pit
tgsi	tactile ground surface indicators

note:
1. this drawing shall be read in conjunction with structural and service engineer documents.
2. investigations into the general extent of demolition and removal but full extent of these works includes all ancillary and associated elements not necessarily described by the specific notes.
3. where ex. walls are to be demolished, provide all temporary structural supports as required and as detailed by engineer. all redundant equipments to be returned to client for storage.
4. refer to services consultants drawings for removal of ex. services and requirements.
5. remove all ex. loose furniture and return to client for storage.
6. remove all ex. fixed joinery items and make good to ex. finishes and walls as required.
7. remove and relocate all ex. equipments as per equipment schedule. return to client if not noted.

All dimensions to be verified on site and any discrepancies referred to architect for determination. figured dimensions to take precedence over scaled dimensions.

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Rev	Issue	Date
P01	Issue to Consultants	04/12/2025
P02	Issue to Project Manager	04/12/2025
P03	Issue for DA	05/12/2025
P04	Re-Issue for DA	05/03/2026

	Amendments
P04-1	Additional Demolition Notes

Stanton Dahl Architects

Mount St Benedict College
Development Application

449C Pennant Hills Road,
Pennant Hills, NSW

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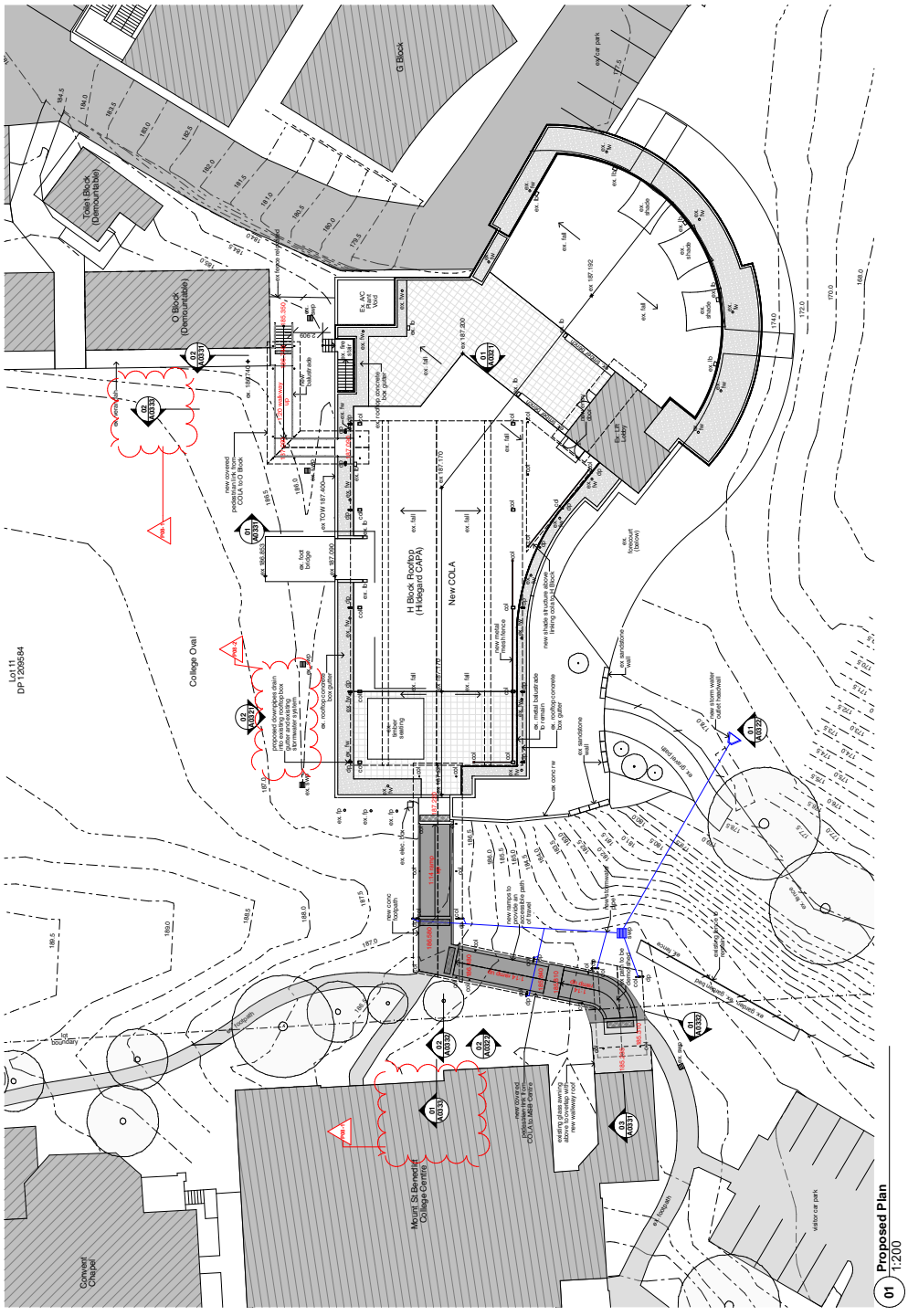
Project No; 3228.25
Drawing No; A0211
Revision#; P04
Drawn; HW
Checked; AD/PR
Plot date; 5/3/2026
Scale; 1:200 as noted @ A1

Demolition Plan

ATTACHMENT 2 - ITEM 2

ATTACHMENT 2 - ITEM 2



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Mount St Benedict College
Development Application
445C Pennant Hills Road, Pennant Hills, NSW

Project No: 3228.25
Drawing No: A0212
Revision#: P08
Proposed Plan

Drawn: HW
Checked: AD/PR
Plot date: 5/3/2026
Scale: 1:200 as noted @ A1

Rev	Issue	Date
P01	Pre-lim. Development Application	10/10/2025
P02	Pre-lim. Development Application	27/10/2025
P03	Pre-lim. Development Application	05/11/2025
P04	Pre-lim. Development Application	04/12/2025
P05	Issue to Consultants	04/12/2025
P06	Issue to Project Manager	04/12/2025
P07	Re-Issue for DA	05/02/2026
P08	Re-Issue for DA	05/03/2026

Amendment	
P08_1	Add Fire Hydrant Booster
P08_2	Additional Downpipe Notes

All dimensions to be verified on site and all discrepancies to be referred to architect for determination. Figured dimensions to take precedence over scaled dimension.

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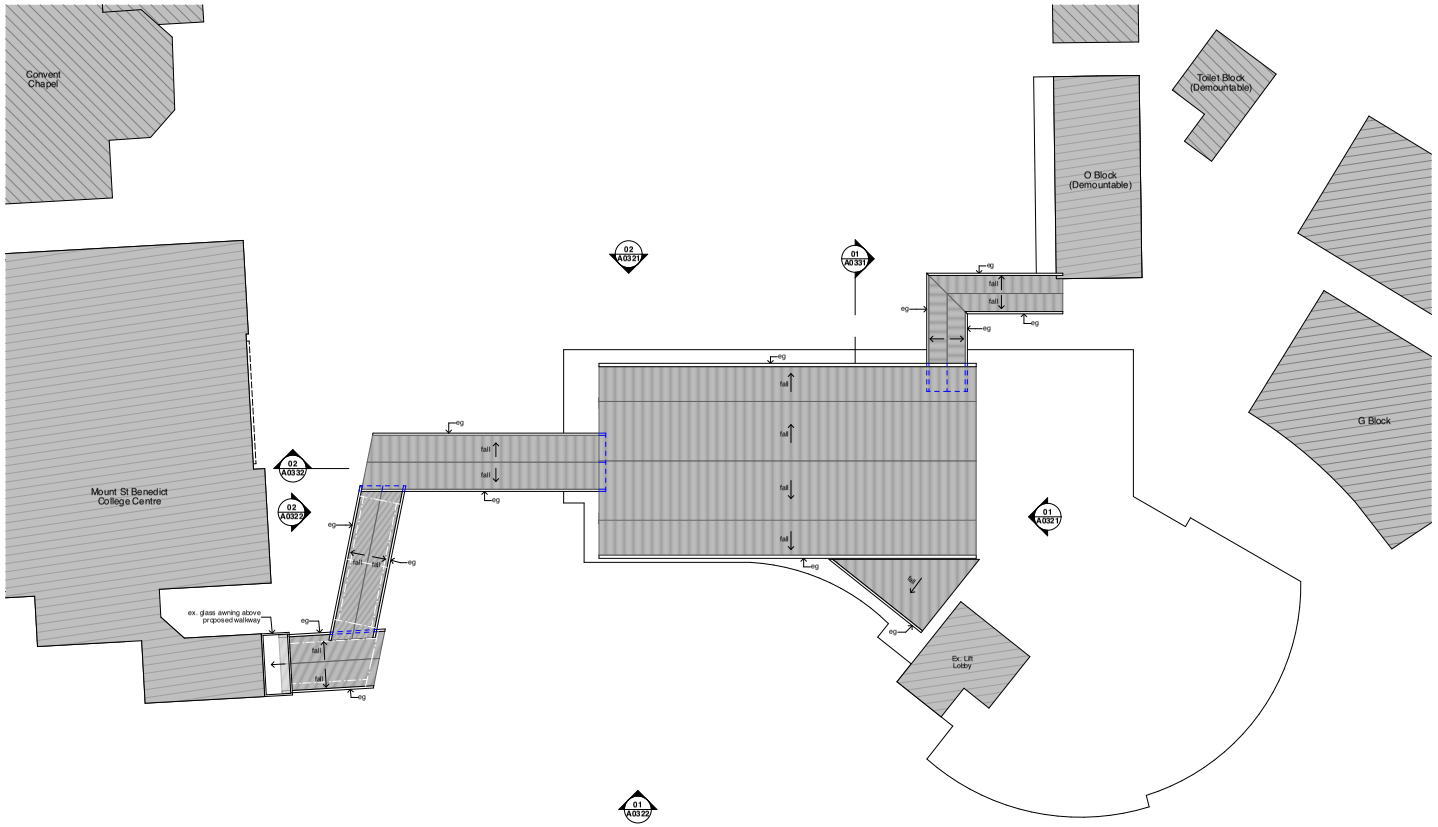

Legend (roof plans)
note drawing may not contain all items listed below

ap	access panel
bc	barge capping
dp	downpipe
eg	eaves gutter
ex.	existing
fg	flashing
gu	gutter
mdr	metal deck roof sheeting
of	overflow
pc	parapet capping
rc	roof ridge capping
rwh	rainwater head
sk	skylight/skylube
tf	tray flashing
vg	valley gutter
vof	vertical overflow
vp	vent pipe

note:
1. provide flashings and cappings to all roof penetrations in accordance with roof manufacturers details.
2. gutter on brackets as specified.
3. roof safety system to be installed. refer to specification.
4. refer to services drawings for full extent of roof penetrations.

01 **Proposed Roof Plan**
1:200

Rev	Issue	Date
P01	Prelim. Development Application	27/10/2025
P02	Prelim. Development Application	05/11/2025
P03	Issue to Consultants	04/12/2025
P04	Issue to Project Manager	04/12/2025
P05	Issue for DA	05/12/2025

Stanton Dahl Architects

Mount St Benedict College
Development Application
449C Pennant Hills Road,
Pennant Hills, NSW

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Project No; 3228.25
Drawing No; A0213
Revision#; P05
Roof Plan

Drawn; HW
Checked; AD/PR
Plot date; 16/12/2025
Scale; 1:200 as noted @ A1

ATTACHMENT 2 - ITEM 2

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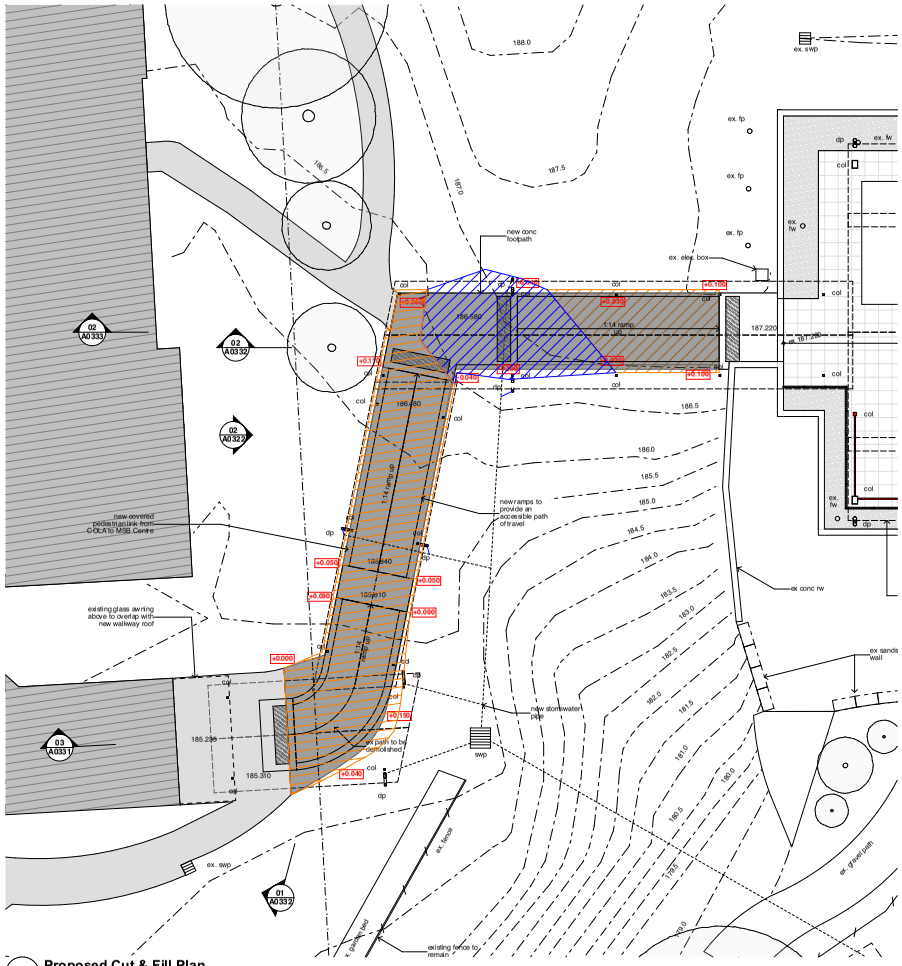

01 Proposed Cut & Fill Plan
1:100

Print in Colour

Legend
note: drawing may not contain all items listed below

existing trees
existing buildings
existing conc. road/footpath
proposed fill
proposed cut
+0.100 extent cut/fill

a/c	air conditioner condenser
balt)	balustrade (type)
col	column
comms	communication cabinet
conc	concrete
dp	downpipe
edb	electrical distribution box
ex.	existing
fb(1)	face brickwork (type)
fe	fire extinguisher
fhr	fire hose reel
fp	flag pole
gtd	grated drain
hr(t)	handrail (type)
ht	hose tap
hyd	hydrant
lb	light bollard
lp	light pole
rw	retaining wall
rwt	rainwater tank
swp	storm water pit
tgsi	tactile ground surface indicators

All dimensions to be verified on site and any discrepancies referred to architect for determination. figured dimensions to take precedence over scaled dimensions.

Rev	Issue	Date
P01	Re-Issue for DA	10/04/2026

Amendments

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Mount St Benedict College
Development Application
449C Pennant Hills Road,
Pennant Hills, NSW

Project No; 3228.25
Drawing No; A0214
Revision#; P01
Drawn; HW
Checked; AD/PR
Plot date; 10/4/2026
Scale; 1:100 as noted @ A1

Cut & Fill Plan

ATTACHMENT 2 - ITEM 2

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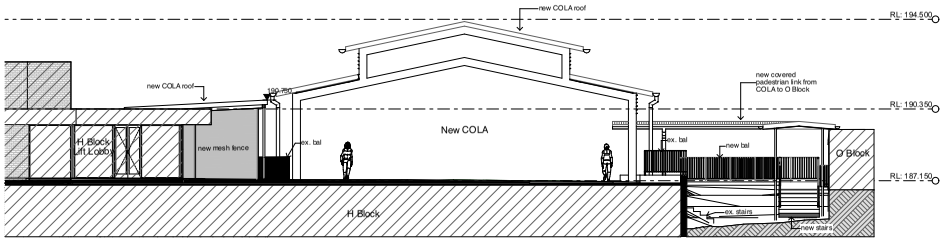
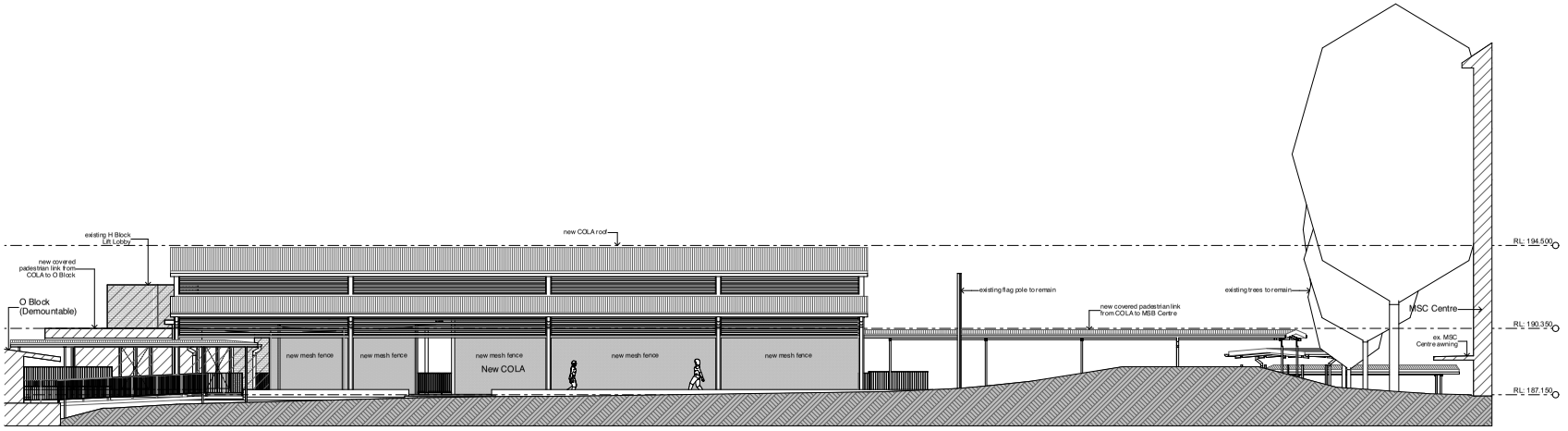
scale: 1:100 @ A1



01 **East Elevation**
1:100



02 **North Elevation**
1:100

Legend (elevation & sections)
note: drawing may not contain all items listed below

existing buildings
existing structures
proposed structures
adjustable louvres
bal(t) balustrade (type)
bg box gutter
col column
conc. concrete
cos confirm on site
dp downpipe
eg eaves gutter
egl existing ground line
ex. existing
fcl finished ceiling level
ffl finished floor level
fp flag pole
flv fixed louvres
gl ground line
hr(t) hand rail (type)
lp light pole
mr metal deck roof
rw retaining wall

note:
1. all handrails, balustrades & louvres shown indicatively only. refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining s/s/ings) are to include 12x12mm aluminium angle.

Rev	Issue	Date
P01	Prelim. Development Application	10/10/2025
P02	Prelim. Development Application	27/10/2025
P03	Prelim. Development Application	05/11/2025
P04	Issue to Consultants	04/12/2025
P05	Issue to Project Manager	04/12/2025
P06	Issue for DA	05/12/2025

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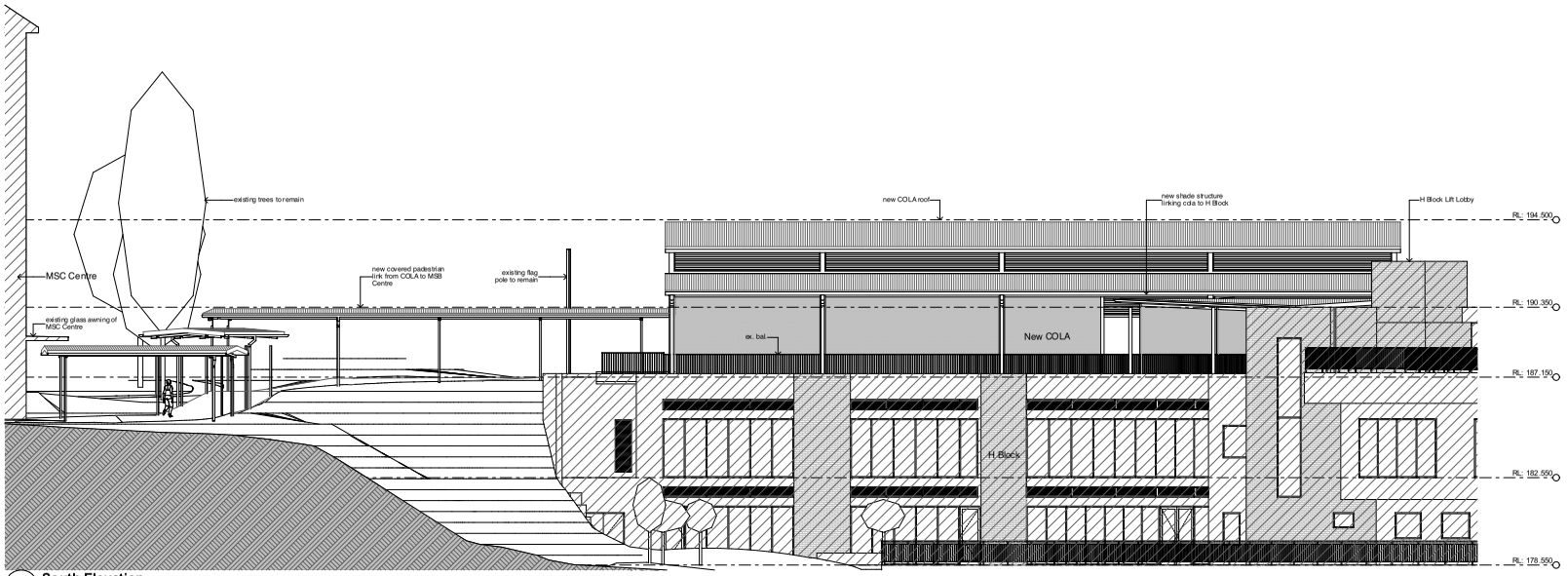
Project No; 3228.25
Drawing No; A0321
Revision #; P06

Elevations 1

Drawn; HW
Checked; AD/PR
Plot date; 16/12/2025
Scale; 1:100 as noted @ A1

ATTACHMENT 2 - ITEM 2

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @ A1



01 **South Elevation**
1:100

Legend (elevation & sections)
note: drawing may not contain all items listed below

existing buildings
existing structures
proposed structures
adjustable louvres (adv)
balustrade (type) (bal(1))
box gutter (bg)
column (col)
concrete (conc.)
confirm on site (cos)
downpipe (dp)
eaves gutter (eg)
existing ground line (egl)
existing (ex.)
finished ceiling level (fcl)
finished floor level (ffl)
flag pole (fp)
fixed louvres (flv)
ground line (gl)
handrail (type) (hr(1))
light pole (lp)
metal deck roof (mdr)
retaining wall (rw)

note:
1. all handrails, balustrades & louvres shown indicatively only. refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining s/s/ring) are to include 12x12mm aluminium angle.

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P05	Issue to Project Manager	04/12/2025
P06	Issue for DA	05/12/2025

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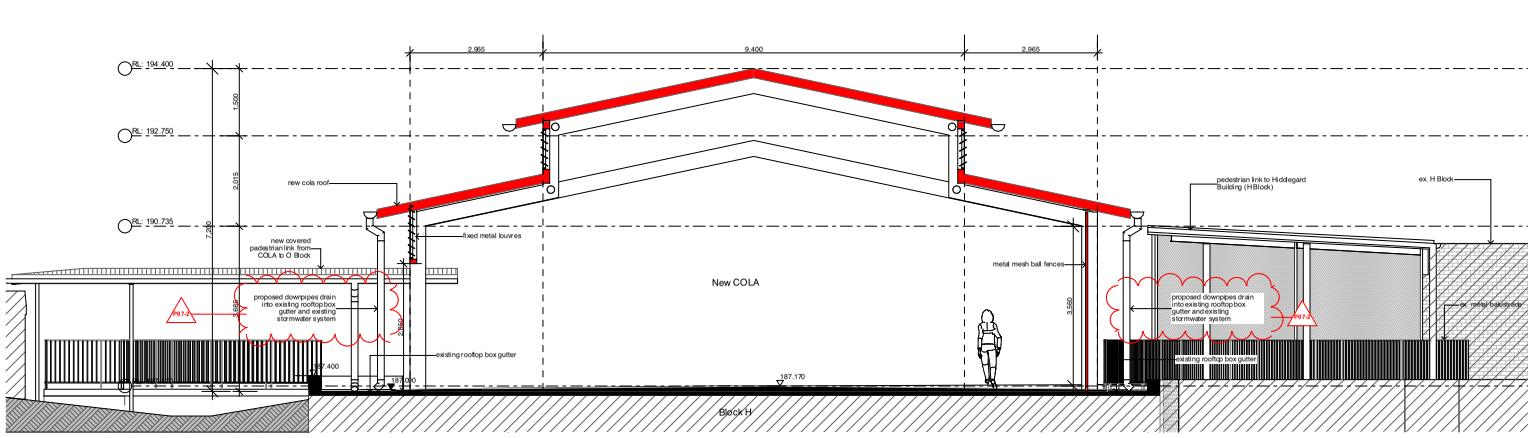
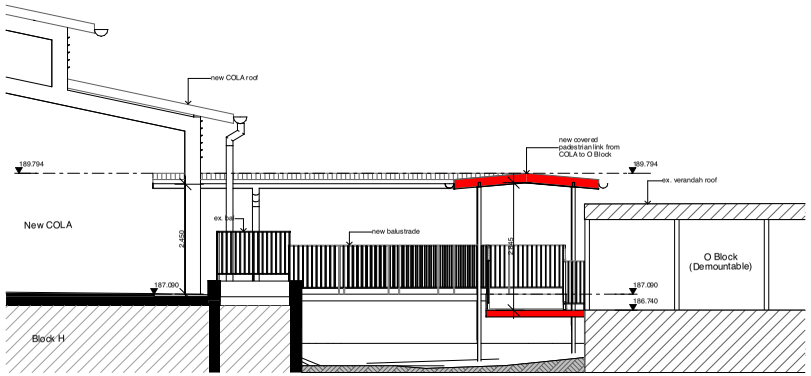
Project No; 3228.25
Drawing No; A0322
Revision #; P06
Drawn; HW
Checked; AD/PR
Plot date; 16/12/2025
Scale; 1:100 as noted @ A1

Elevations 2

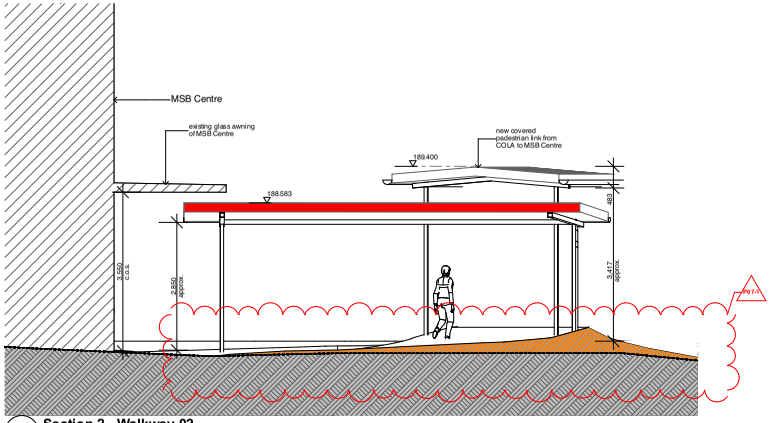
ATTACHMENT 2 - ITEM 2



01 Section - COLA
1:50



02 Section 1 - Walkway 01
1:50



03 Section 2 - Walkway 02
1:50

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P05	Issue to Project Manager	04/12/2025
P06	Issue for DA	05/12/2025
P07	Re-Issue for DA	06/03/2026

	Amendments
P07-1	Cut & Fill Notes
P07-2	Additional Downpipe Notes

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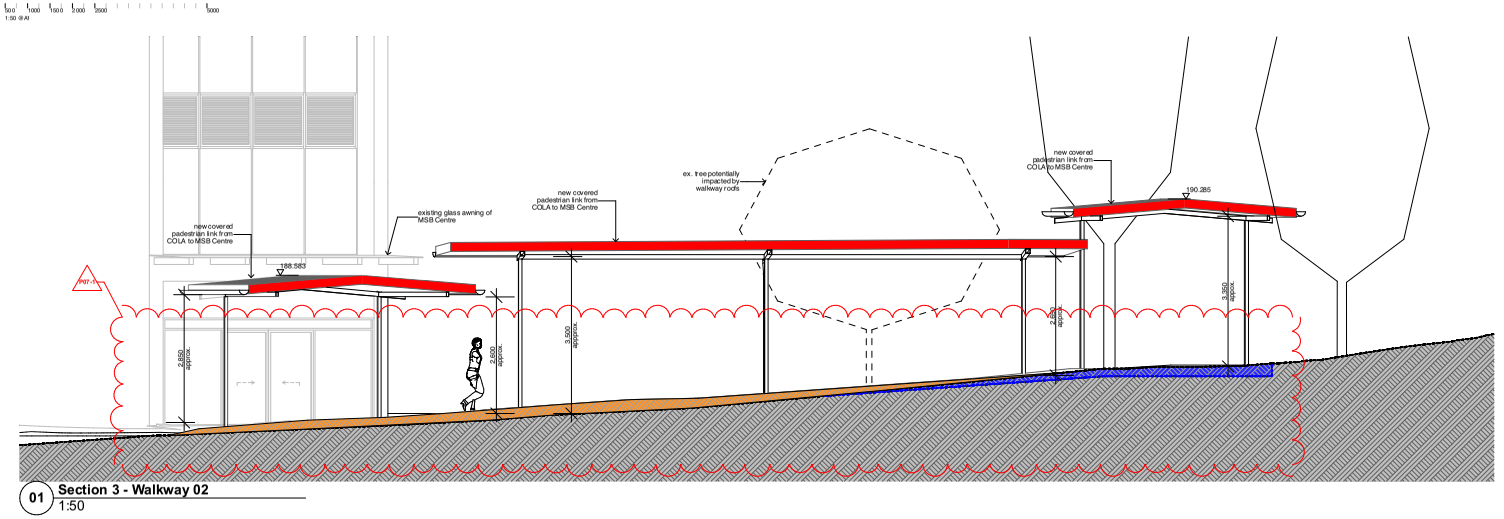
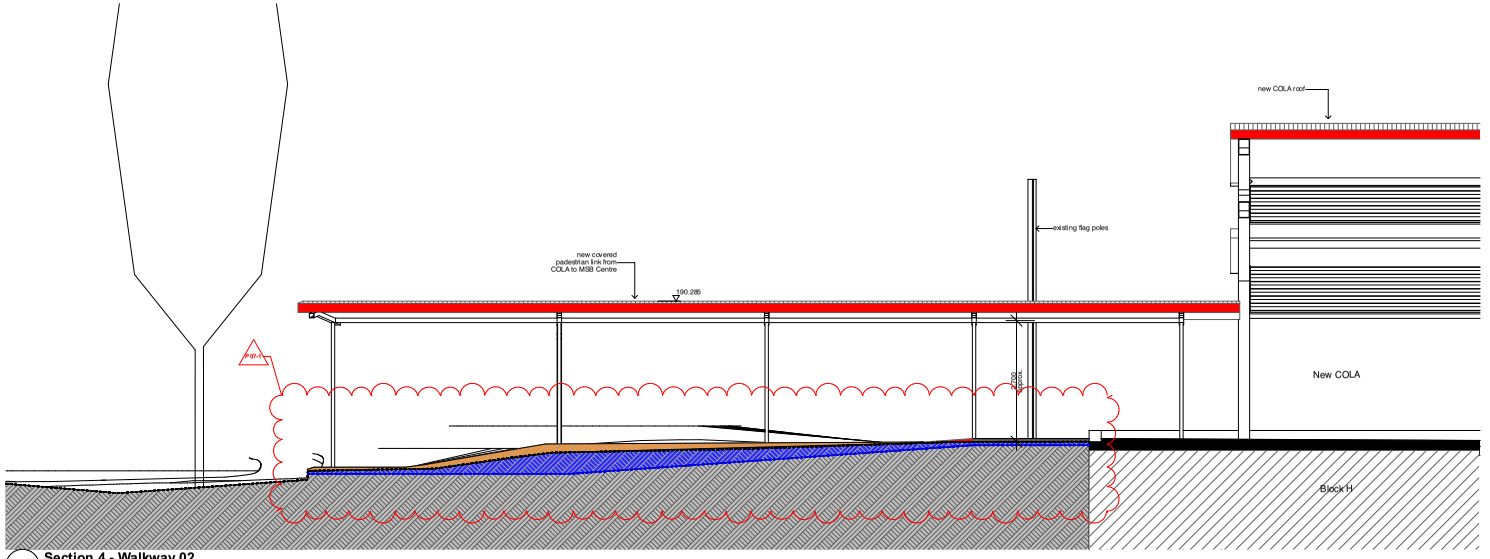
Project No; 3228.25
Drawing No; A0331
Revision#; P07
Sections 1

Drawn; HW
Checked; AD/PR
Plot date; 6/3/2026
Scale; 1:50, 1:100 as noted @ A1

ATTACHMENT 2 - ITEM 2



01 Section 3 - Walkway 02
1:50



02 Section 4 - Walkway 02
1:50

Legend (elevation & sections)
note: drawing may not contain all items listed below

existing buildings
existing structures
proposed structures
natural ground line
proposed fill
proposed cut

alv	adjustable louvres
bal(t)	balustrade (type)
bg	box gutter
col	column
conc.	concrete
cos	confirm on site
dp	downpipe
eg	eaves gutter
egl	existing ground line
ex.	existing
fcl	finished ceiling level
fl	finished floor level
fp	flag pole
flv	fixed louvres
gl	ground line
hr(t)	handrail (type)
lp	light pole
mdr	metal deck roof
rw	retaining wall

note:
1. all handrails, balustrades & louvres shown indicatively only, refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.

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P03	Prelim. Development Application	05/11/2025
P04	Issue to Consultants	04/12/2025
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P06	Issue for DA	05/12/2025
P07	Re-Issue for DA	06/03/2026

	Amendments
P07-1	Cut & Fill Notes

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Project No; 3228.25
Drawing No; A0332
Revision#; P07
Sections 2

Drawn; HW
Checked; AD/PR
Plot date; 6/3/2026
Scale; 1:50, 1:100 as noted @ A1

ATTACHMENT 2 - ITEM 2

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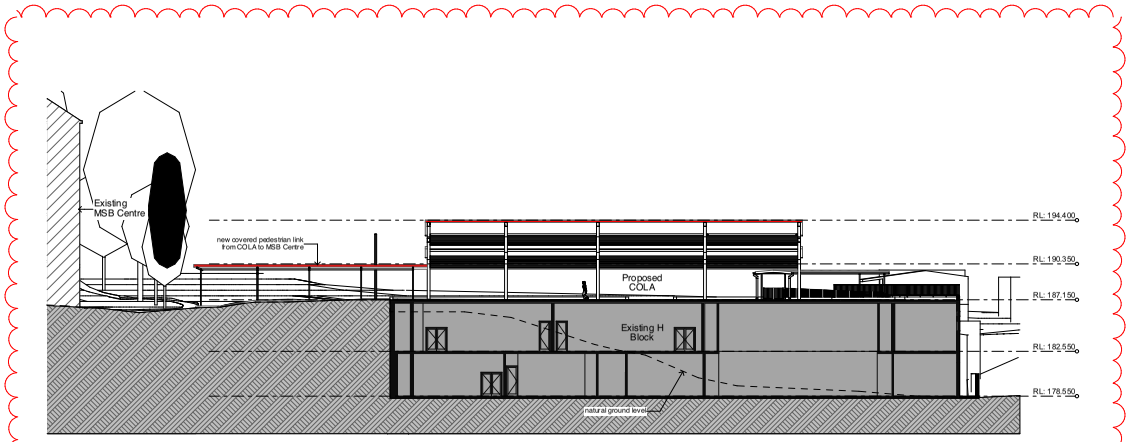
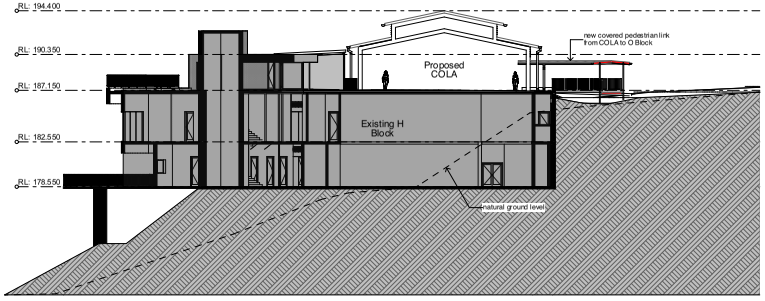
scale: 1:100 @ A1



01 General Section 1
1:200

P01-1



02 General Section 2
1:200

P01-1

Legend
(elevation & sections)
note: drawing may not contain all items listed below

existing buildings
existing structures
proposed structures
natural ground line
proposed fill
proposed cut

alv	adjustable louvres
bal(t)	balustrade (type)
bg	box gutter
col	column
conc.	concrete
cos	confirm on site
dp	downpipe
eg	eaves gutter
egl	existing ground line
ex.	existing
fcl	finished ceiling level
fl	finished floor level
fp	flag pole
flv	fixed louvres
gl	ground line
hr(t)	handrail (type)
lp	light pole
mdr	metal deck roof
rw	retaining wall

note:
1. all handrails, balustrades & louvres shown indicatively only, refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.

All dimensions to be verified on site and any discrepancies referred to architect for determination. Figured dimensions to take precedence over scaled dimensions.

Rev	Issue	Date
P01	Re-Issue for DA	05/03/2026

	Amendments
P01-1	Additional Sections

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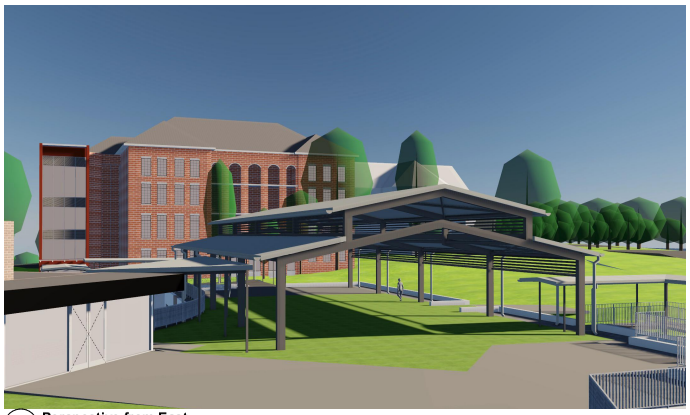
Project No; 3228.25
Drawing No; A0333
Revision#; P01
Drawn; HW
Checked; AD/PR
Plot date; 5/3/2026
Scale; 1:200, 1:100 as noted @ A1

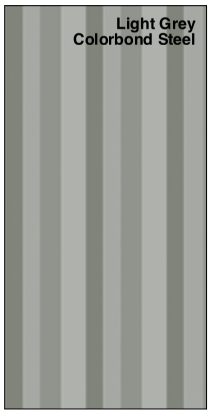
General Sections

ATTACHMENT 2 - ITEM 2

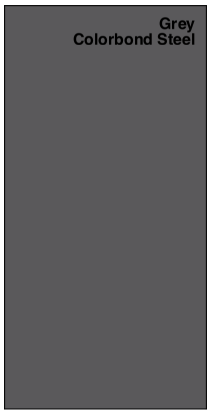


01 Perspective from East

02 Perspective from South East

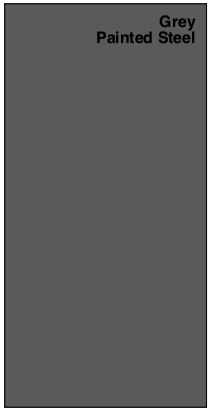


Roofing



Gutters/Downpipes

Metal Mesh (Ball Fence)



Columns/Beams

Louvres/Screens

Balustrades/Handrails

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Project No; 3228.25

Drawing No; A0701

Revision#; P03

Drawn; HW
Checked; AD/PR
Plot date; 16/12/2025

Scale; as noted @ A1

Materials & Finishes

ATTACHMENT 2 - ITEM 2