



# **Supplementary Attachments**

## **Local Planning Panel meeting**

**Wednesday 28 October 2026  
at 4:00 PM**



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**ATTACHMENT/S**

**REPORT NO. LPP26/26**

**ITEM 3**

- 1. HEIGHT VARIATION WRITTEN REQUEST**
- 2. ARCHITECTURAL PLANS**



# ATTACHMENT 1 - ITEM 3



# ADDENDUM TO SEE

***4A Carrington Street***  
**WAHROONGA**

OCT 2026

Andrew Martin Planning Pty Ltd - Town | Urban | Environmental

ABN 71 101 798 001

t. 02 9518 4120 m. 0405 449 150 e. [amartin@amplanning.com.au](mailto:amartin@amplanning.com.au) p. PO Box 601 Pyrmont NSW 2009  
[www.amplanning.com.au](http://www.amplanning.com.au)



**ATTACHMENT 1 - ITEM 3**

SEE ADDENDUM OCT 2026

andrewmartin  
PLANNING

The addendum clarifies the extent of the height variation and provides justification additional to the SEE. The addendum utilises the revised plan (see Fig 1 and 2 below) that shows the variation to height under the S4.56. The plan now specifically shows the area of the top floor (roof element) that sits over the pool level depression over the height control. As can be seen the extent of the roof area over the pool depression is not as great as first thought and is acceptable having regard to the fact that the depression is a pre existing site condition that skews the height compliance line. In essence 6sqm of the additional 25sqm (i.e. the pink hatched area Fig 1) is over the pool (i.e. 6sqm) and as such the remaining area and roof over complies with height.

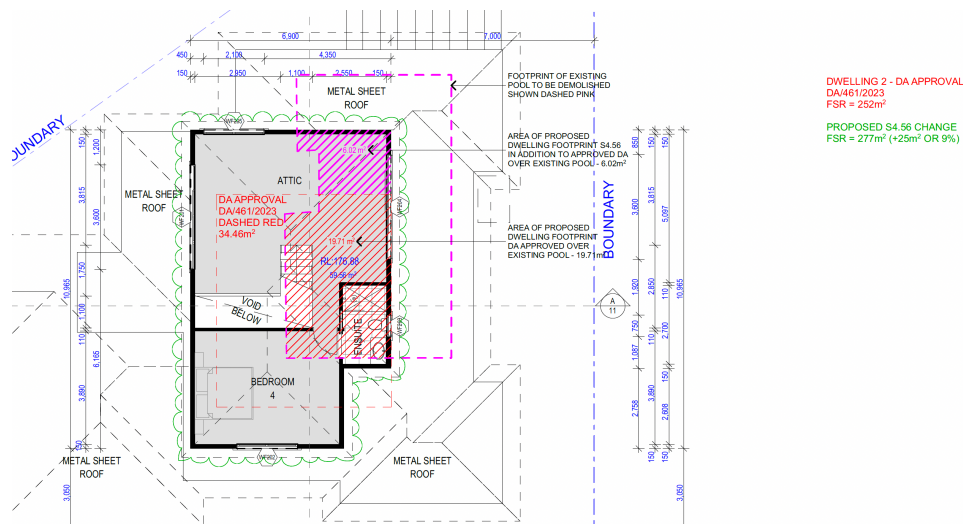


**Fig 1: Shows the additional 6sqm of floor area over the pool and the roof above is over the control by max of 1.17m**

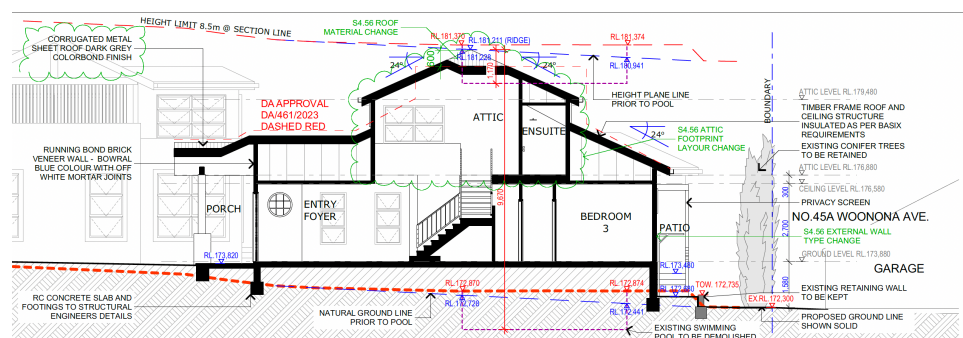


**Fig 2: Shows the bottom of the pool level and the proposed S4.56 ridge at 1.17m above the 8.5m height line**



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As stated in our recent email the proposal is only 25sqm larger than the approved drawings (252sqm), this Section 4.56 application (277sqm), and this still under the DCP 330sqm, also provides a better outcome and is not overshadowing neighbouring property due to the hipped roof arrangements.

We have also provided an updated shadow analysis plan that shows the extent of the shadows (or lack of) resulting from the height variation a lot clearer. Essentially there is no additional shadow and some reduction.

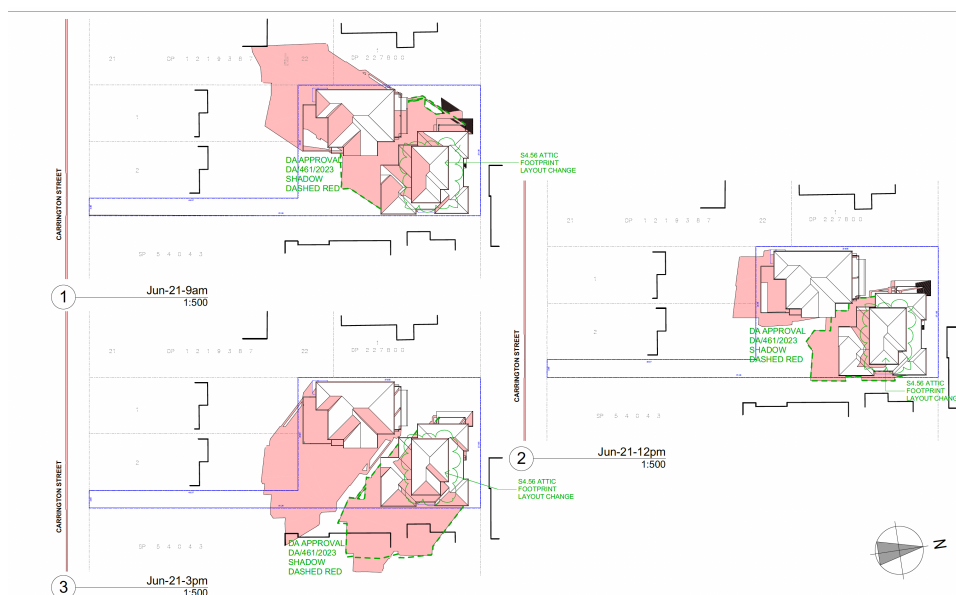


**Fig 3: Shadows diagrams**

Clause 4.3 of the HLEP 2013 provides express objectives of the height *development standard*.

The objectives of Clause 4.3 relevantly provide:

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

The relevant objectives are discussed below:

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

The proposed variation is a result of a technical interpretation of the definition based on the finished level of the existing swimming pool being the bottom level of the pool. Had the swimming pool not existed or had been filled prior to the DA the height would comply. The non-compliance only related to the very upper level of the roof and ridgeline. The variation is minor and does not impact on the site or neighbouring properties. As shown in the shadow diagrams there is no additional impact. The variation does not impact on

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the development potential or infrastructure capacity of the locality. The variation does not erode any development potential of any adjoining site. The technical interpretation of the height control in this example unnecessarily skews the ground level which leads to a planning outcome which does not reasonably represent the purpose of the standard. The objective is satisfied.

Based on the proposed S4.56 scheme the dwelling height is acceptable given that:

- The proposed variation is site specific and only applies to proposed Dwelling 2 in the development.
- The variation is a technical issue raised by the location of the existing swimming pool and its existing finished levels.
- The proposed variation would not be required if the pool did not exist or had been filled in prior to the application. In that case, the height of Dwelling 2 would be fully compliant.
- The proposed variation does not impact on the development potential of the site or the locality or any adjoining site.
- The dwelling does not read as a full two storey dwelling and the upper level whilst having partly exposed external walls (and not an attic roof form) still has less bulk and scale than a traditional 2 storey dwelling with a traditional two storey external wall. The hipped roof form intersects with the external wall of the upper level and reduces the overall bulk and scale.
- The extent of the area of non-compliance does not create any undue impacts on residential amenity of neighbouring properties.

The proposal with its proposed height is able to reasonably satisfy the stated objectives of the R2 Low Density Residential zone. The zone objectives are:

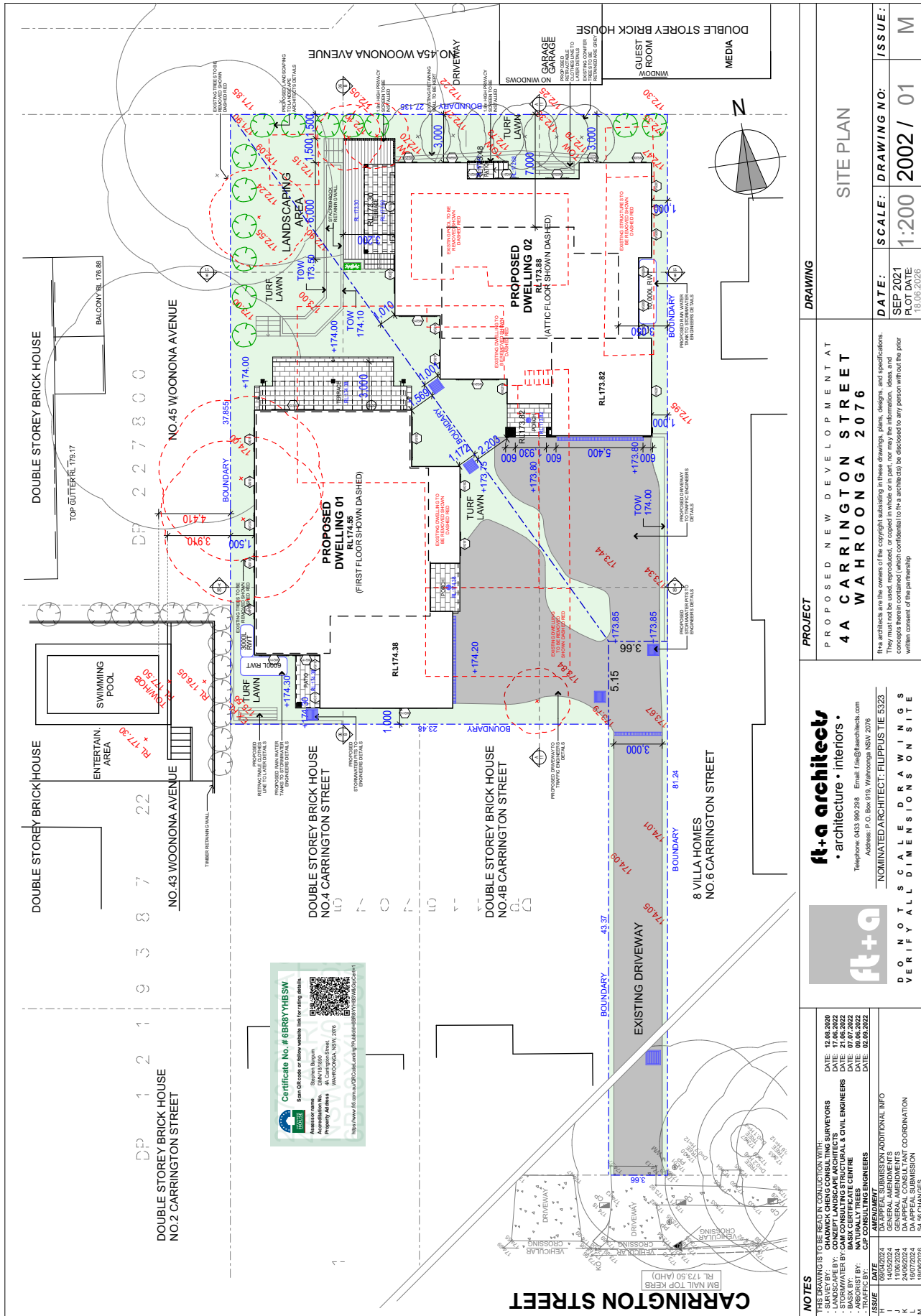
*1 Objectives of zone*

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

The proposed development with the stated height variation satisfies the first objective given that it will provide for the housing needs of the local community and will not hinder the attainment of housing (present and in the future) on any adjoining site. The proposal with its height variation does not hinder the attainment of the second objective.

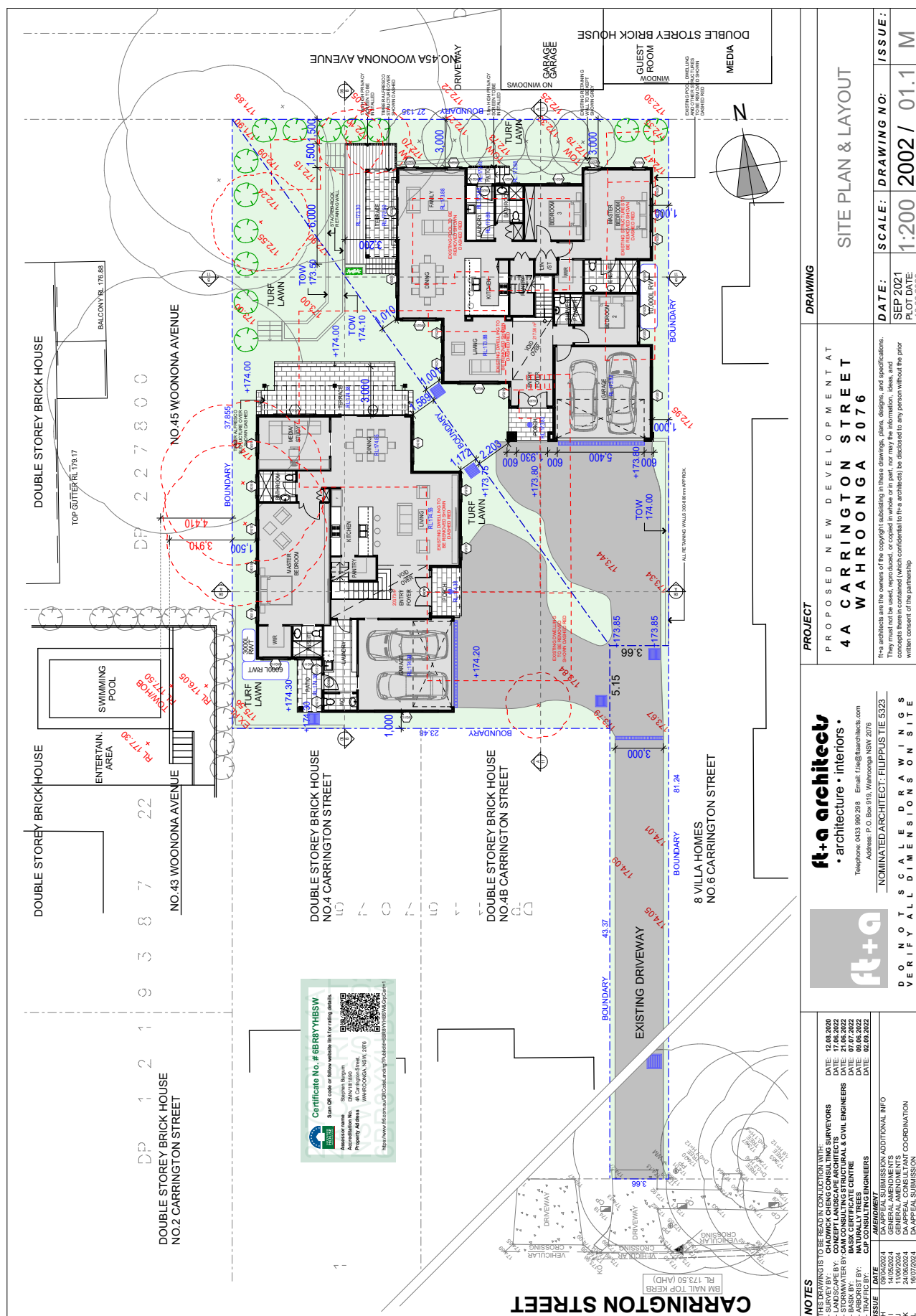
The proposed development as amended by the subject S4.56 technically contravenes Clause 4.3 of the HLEP 2013 however this technical variation to the control is justified given that there are no adverse impacts; the proposal does not offend other controls under the HLEP and HDCP; and the presentation of the building is less than a traditional two storey development. As shown in the section the upper level external walls are mostly masked by the intersecting roof form to reduce the overall bulk and scale.

**Andrew Martin MPIA**  
**Planning Consultant**

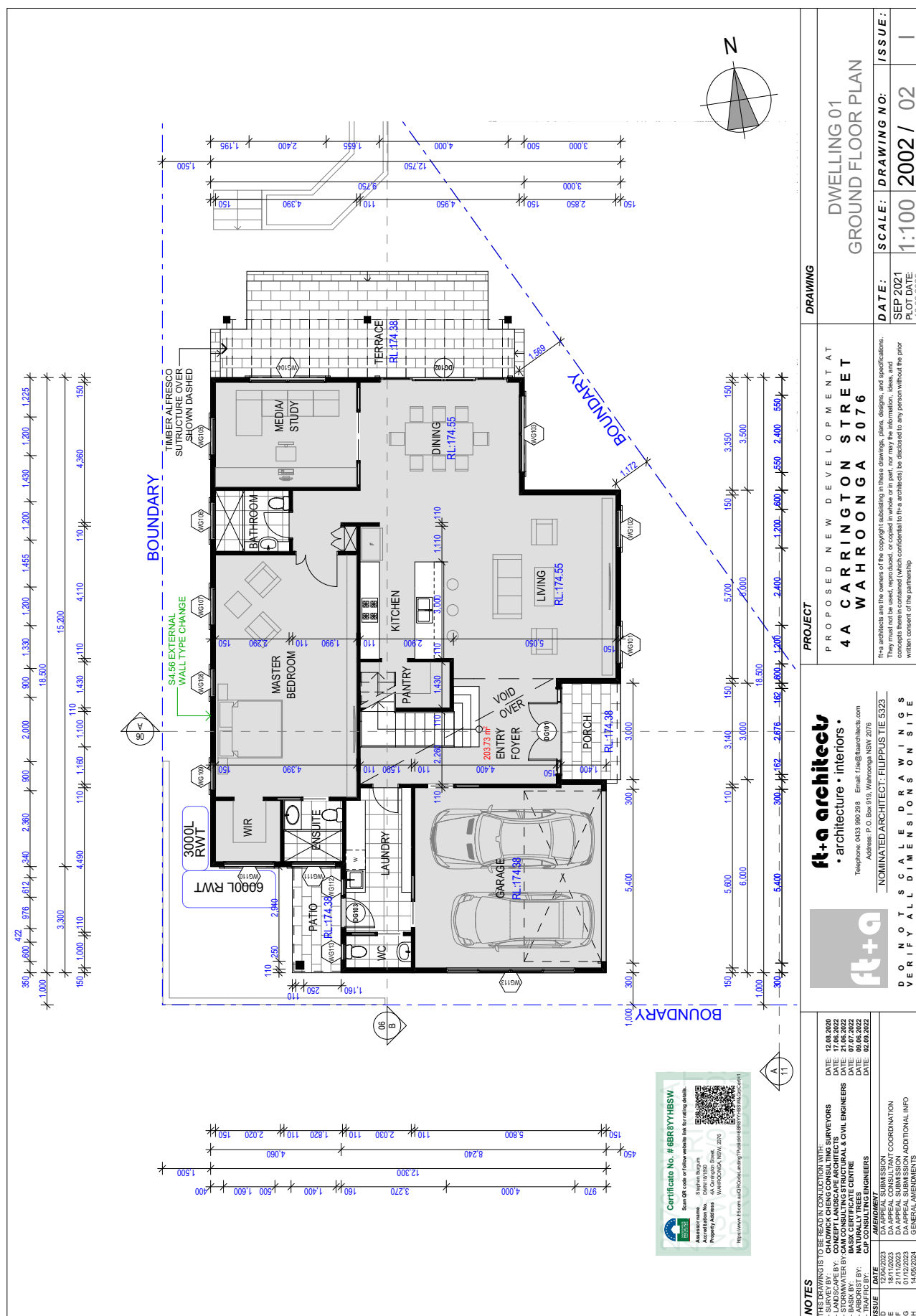


# ATTACHMENT 2 - ITEM 3

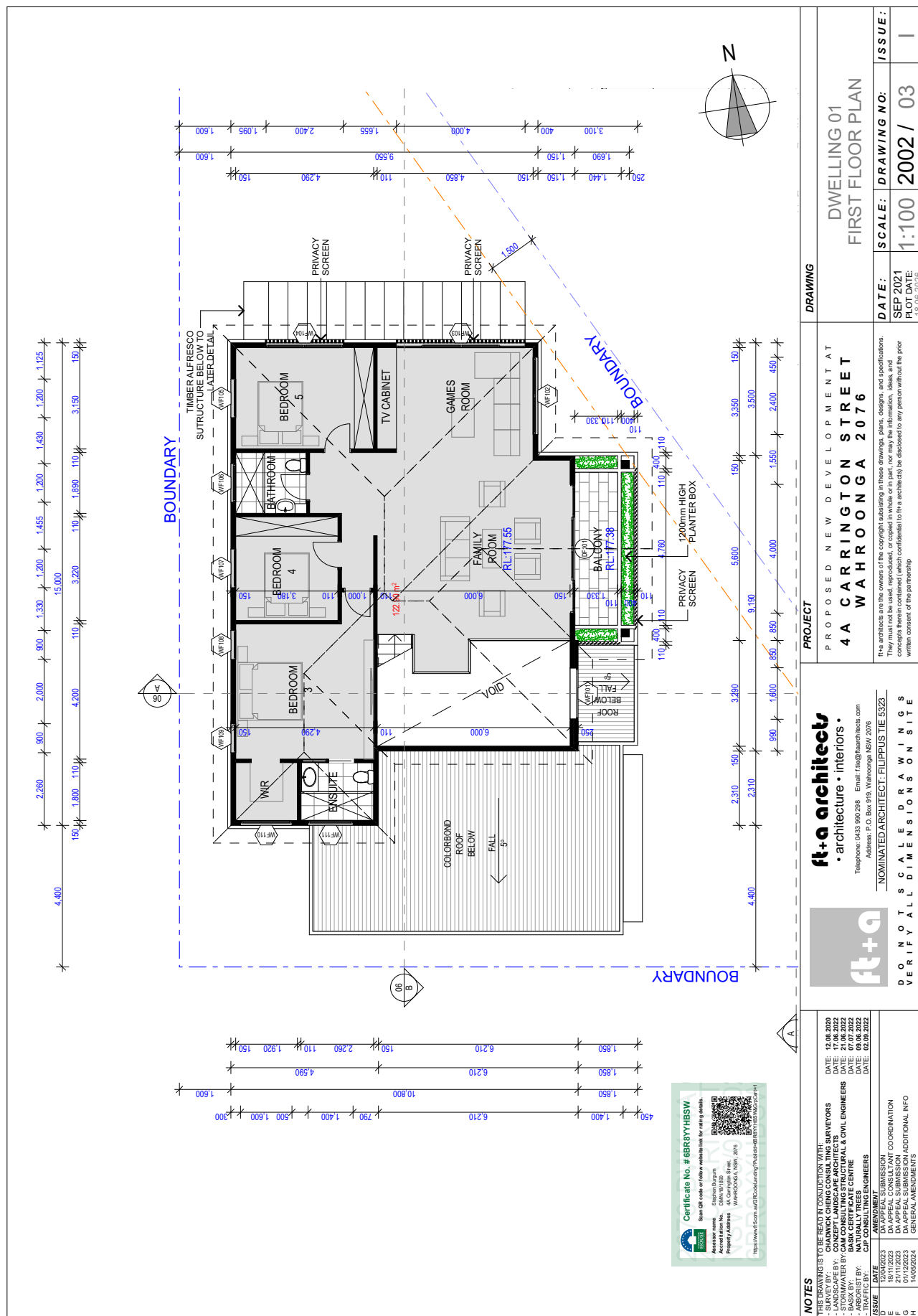
| NOTES                                                        |            | PROJECT                     |       | DRAWING     |  |
|--------------------------------------------------------------|------------|-----------------------------|-------|-------------|--|
| THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:              |            | PROPOSED NEW DEVELOPMENT AT |       | SITE PLAN   |  |
| - SURVEY BY: CHADWICK CHING CONSULTING SURVEYORS             |            | 4A CARRINGTON STREET        |       |             |  |
| - STORMWATER BY: CAM CONSULTING STRUCTURAL & CIVIL ENGINEERS |            | WAHROONGA 2076              |       |             |  |
| - BASIX BY: BASIX CERTIFICATE CENTRE                         |            |                             |       |             |  |
| - TRAFFIC BY: CIP CONSULTING ENGINEERS                       |            |                             |       |             |  |
| AMENDMENT SUBMISSION ADDITIONAL INFO                         |            | DATE:                       |       | SCALE:      |  |
| 1                                                            | 14/05/2024 | 12/08/2020                  | 1:200 | DRAWING NO: |  |
| 2                                                            | 14/05/2024 | 21/06/2022                  |       | 2002 / 01   |  |
| 3                                                            | 14/05/2024 | 07/07/2022                  |       | DATE:       |  |
| 4                                                            | 14/07/2024 | 02/09/2022                  |       | SEP 2021    |  |
| 5                                                            | 14/07/2024 |                             |       | PLOT DATE   |  |
| 6                                                            | 14/07/2024 |                             |       | 18/06/2026  |  |
| 7                                                            | 14/07/2024 |                             |       | ISSUE:      |  |
| 8                                                            | 14/07/2024 |                             |       | M           |  |



## ATTACHMENT 2 - ITEM 3

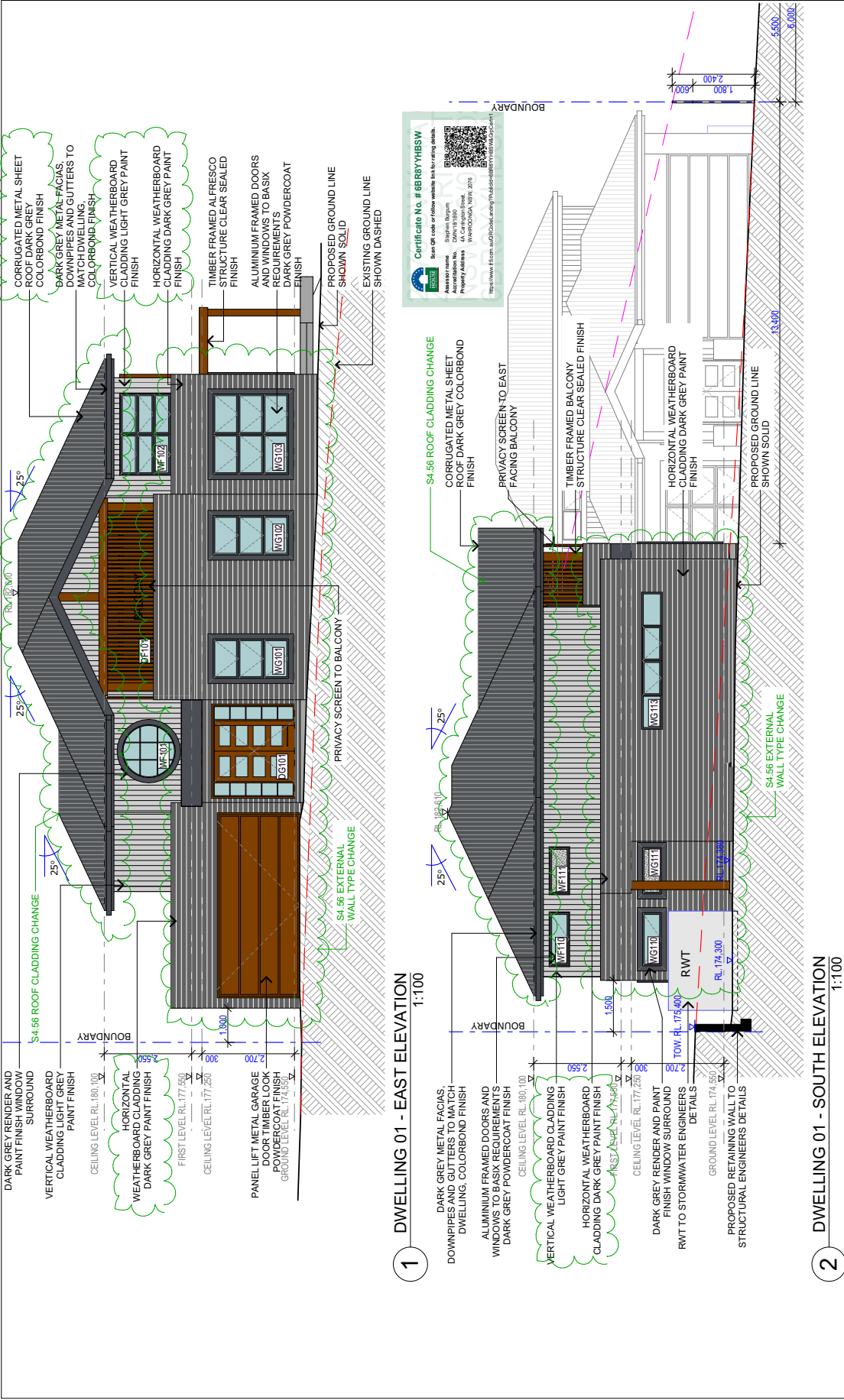


# ATTACHMENT 2 - ITEM 3



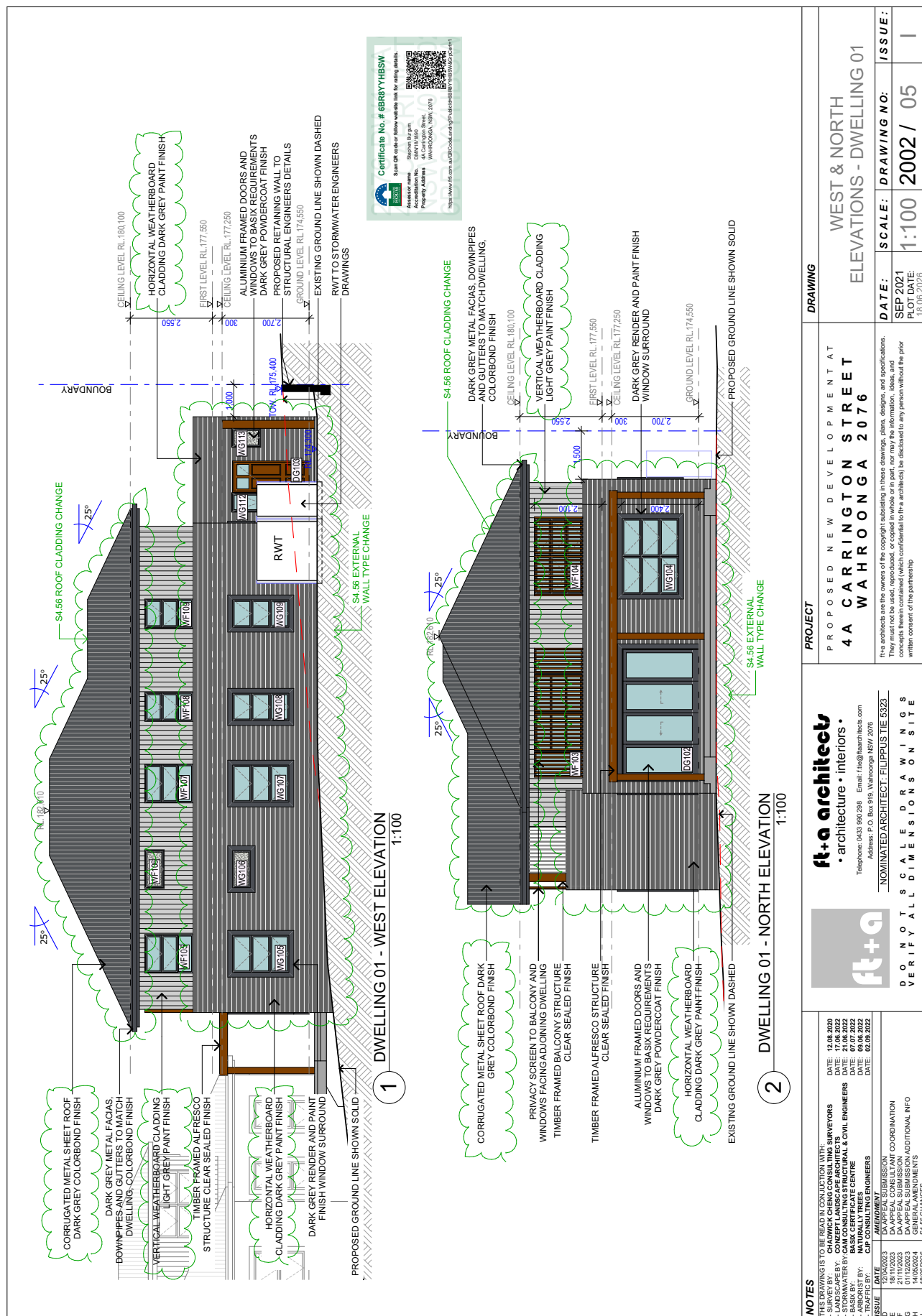
## ATTACHMENT 2 - ITEM 3

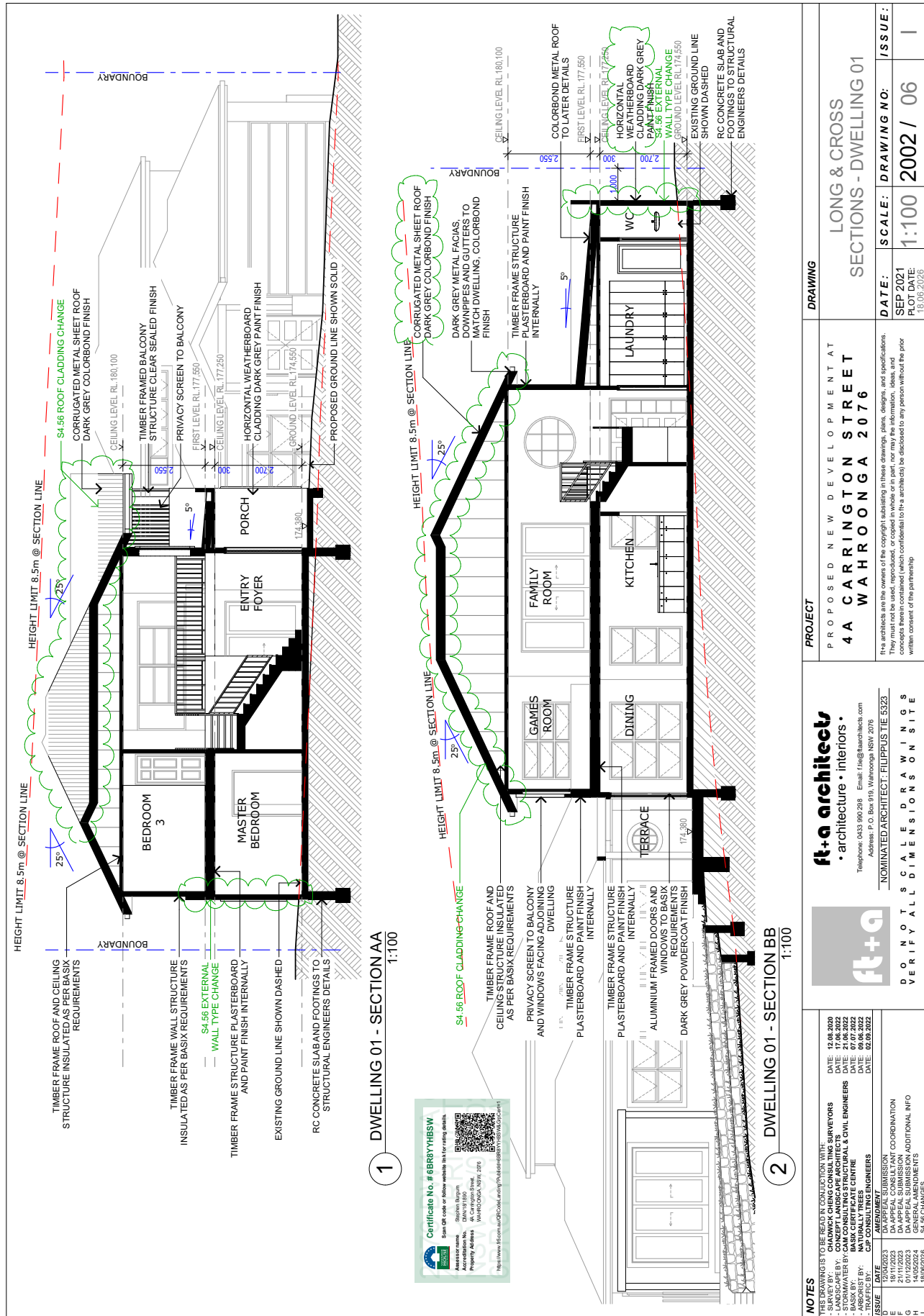




ATTACHMENT 2 - ITEM 3

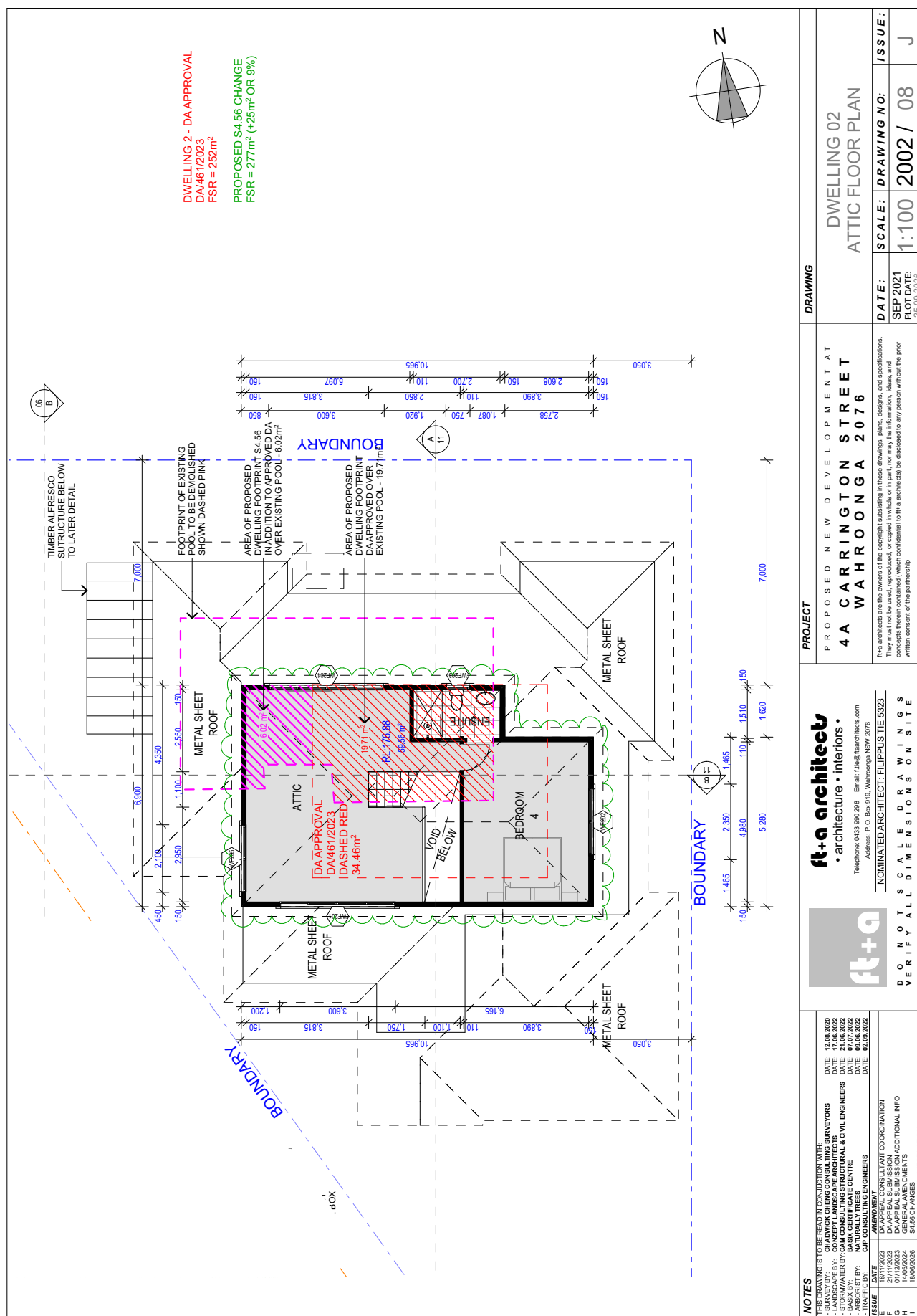




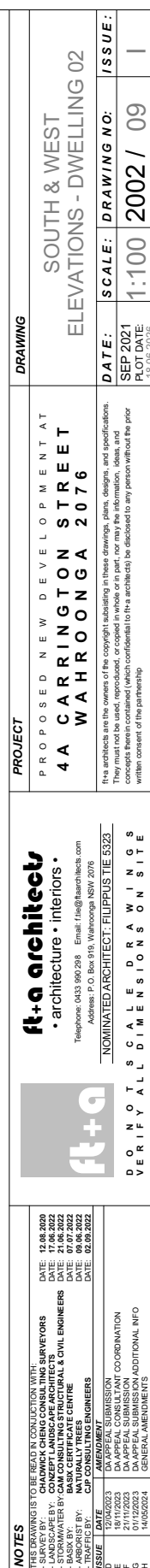


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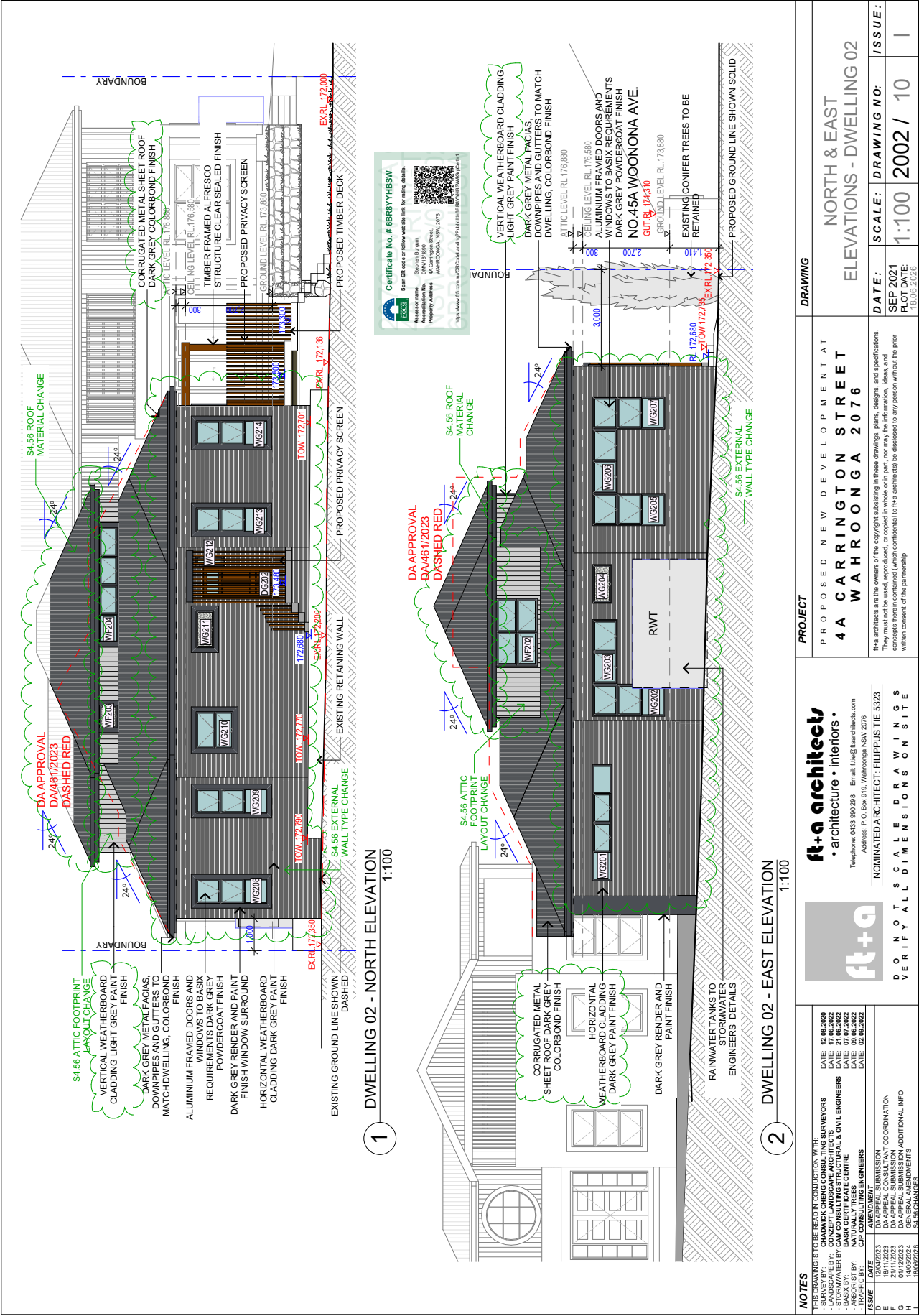


## ATTACHMENT 2 - ITEM 3



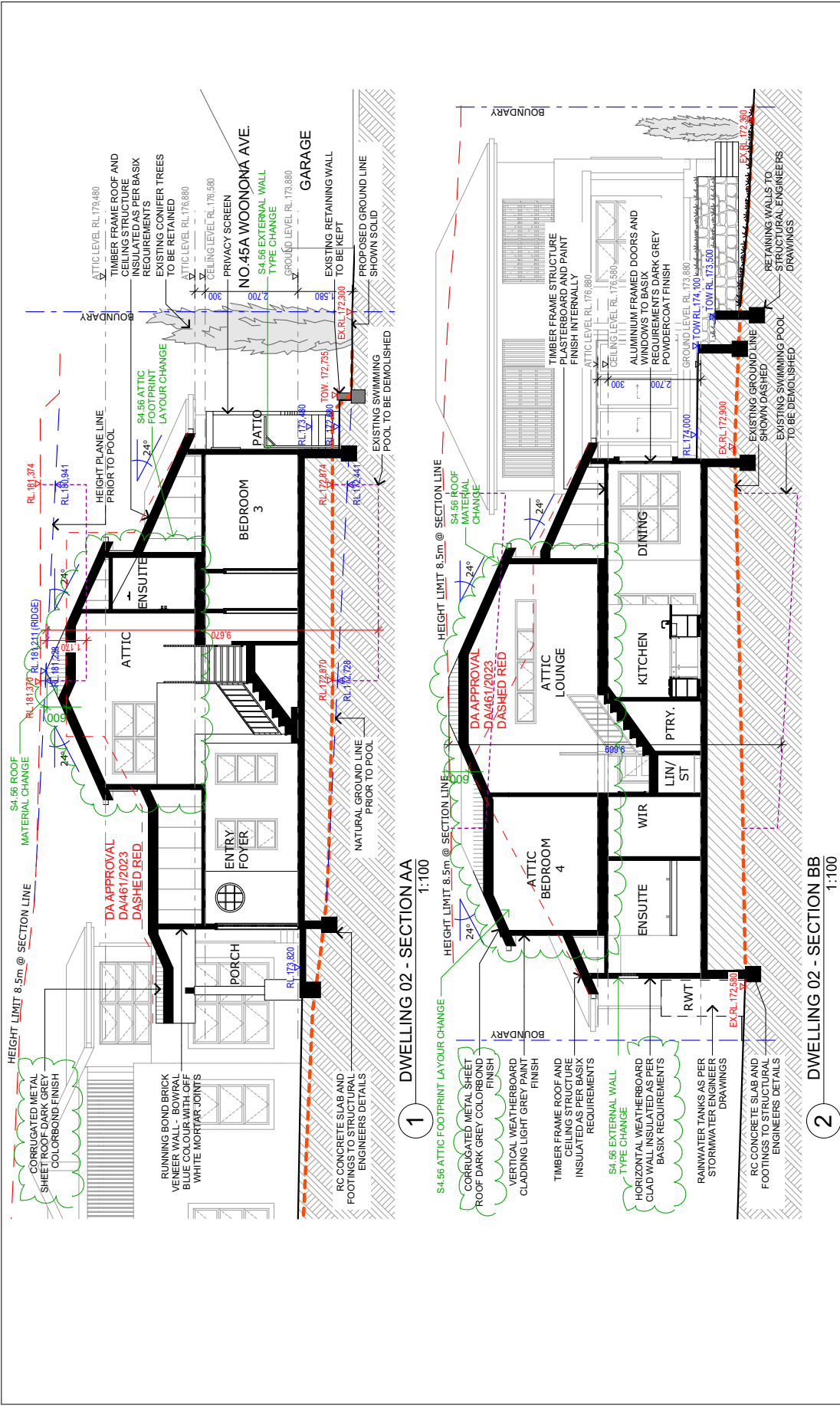
## ATTACHMENT 2 - ITEM 3





ATTACHMENT 2 - ITEM 3





| PROJECT                                                                                                                                               |  | DRAWING                                 |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------|--|
| PROPOSED NEW DEVELOPMENT AT<br>4 A CARRINGTON STREET<br>WARRONGA 2076                                                                                 |  | LONG & CROSS<br>SECTIONS - DWELLING 02  |  |
| ft+a architects<br>• architecture • interiors •<br>Telephone: 0433 990 298 Email: info@ftaarchitects.com<br>Address: P.O. Box 313, Warrongga NSW 2076 |  | DATE: SEP 2021<br>PLOT DATE: 25/09/2026 |  |
| NOMINATED ARCHITECT: FLUPPUS TIE 5323                                                                                                                 |  | SCALE: 1:100                            |  |
| DO NOT SCALE DRAWINGS<br>VERIFY ALL DIMENSIONS ON SITE                                                                                                |  | DRAWING NO: 2002 / 11                   |  |
|                                                                                                                                                       |  | ISSUE: J                                |  |

# ATTACHMENT 2 - ITEM 3

**ATTACHMENT/S**

**REPORT NO. LPP1/26**

**ITEM 4**

- 1. CLAUSE 4.6 (BUILDING ENVELOPE)**
- 2. CLAUSE 4.6 (FLOOR SPACE RATIO)**
- 3. ARCHITECTURAL PLANS**
- 4. LANDSCAPE PLAN**
- 5. CIVIL PLANS OF FOOTPATH (WORKS IN ROAD RESERVE)**
- 6. SUBDIVISION PLAN**

**Chapman Planning Pty Ltd**

Suite 8/88 Mountain Street  
ULTIMO NSW 2007

Phone: 9560 1718  
[www.chapmanplanning.com.au](http://www.chapmanplanning.com.au)

26 June 2026

**Clause 4.6 Variation to Development Standard**

**Property Description:** 132A-134 Burdett Street, Wahroonga  
**Development:** Seniors Housing Development  
**Development Standard:** Section 84(2)(c)(iii) Development standards – general – *SEPP (Housing) 2021*

**Introduction**

This is a clause 4.6 written request to support the development proposal for demolition of the existing dwelling house and structures on the site and construction of a *Seniors Housing* development including 10 x self-contained dwellings with basement parking at 132A-134 Burdett Street, Wahroonga.

The proposed development is for Seniors Housing pursuant to *State Environmental Planning Policy (Housing) 2021* which provides a maximum permissible building height of 9.5m for development on land in a residential zone where *residential flat buildings* are not permitted. Section 84(2)(c)(iii) states:

*(2) Development consent must not be granted for development to which this section applies unless—*

*(c) for development on land in a residential zone where residential flat buildings are not permitted—*

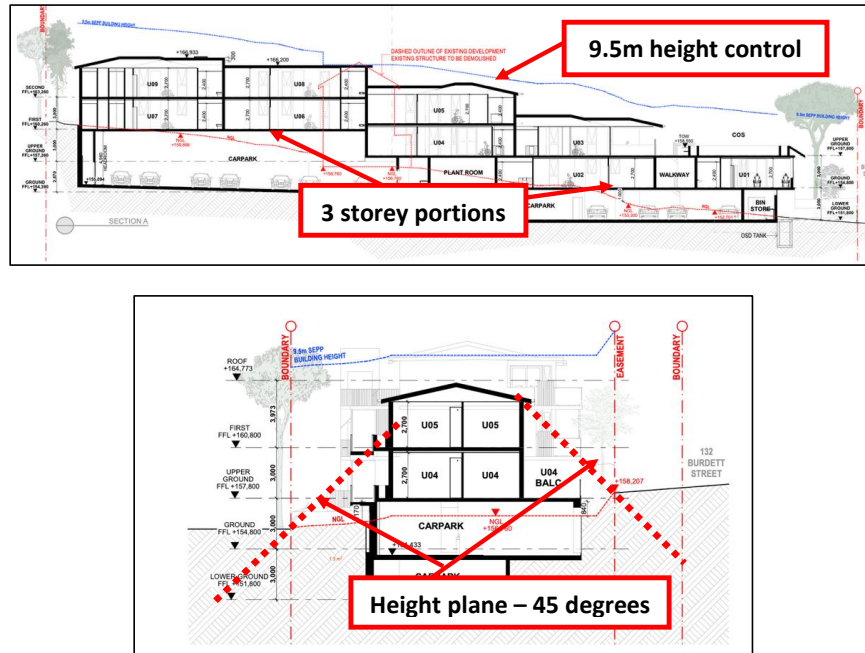
*(i) the development will not result in a building with a height of more than 9.5m, excluding servicing equipment on the roof of the building, and*

*(ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m—the servicing equipment complies with subsection (3), and*

***(iii) if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.***

The proposal has a three storey form at the front and central portions of the site, as a result of the topography of the land. The proposed basement carpark is partly located >1m above existing ground level beneath the development resulting in a three storey form. As

such, the proposal presents a variation to the above standard which requires that buildings more than 2 storeys are set back within a 45 degree plane measured from the side and rear boundaries of the site, as depicted in the plan extracts below:



This written request addresses the variation to the height of buildings development standard contained in Section 84(2)(c)(iii) of the *Housing SEPP*. The proposed building complies with the maximum permissible building height of 9.5m pursuant to Section 84(2)(c)(i) of the SEPP, with the variation being to the 45 degree height plane measured from the side boundaries at the three storey portions of the building depicted in the long section above.

The request to contravene the development standard has been prepared in accordance with the principles applied in relevant case law including:

1. *Winten Property Group Limited v North Sydney Council* (2001) 130 LGERA 79;
2. *Wehbe v Pittwater Council* (2007) 156 LGERA 446;
3. *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 1009;
4. *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118;
5. *Al Maha Pty Ltd v Huajun Investments Pty Ltd* (2018) 233 LGERA 170; and
6. *RebelMH Neutral Bay Pty Limited v North Sydney Council* (2019) NSWCA 130
7. *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7

This Clause 4.6 variation request is set out in accordance with the relevant principles established by the Court including:

1. Is the proposed development consistent with the objectives of the development standard which is not met?
2. Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case? (cl 4.6(3)(a))
3. Are there sufficient environmental planning grounds to justify contravening the development standard and therefore the Applicant's written request to vary the development standard is well founded? (cl 4.6(3)(b))

The public interest test has been removed from Clause 4.6. Consistency with the objectives of the land use zone are a consideration under section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act and has been addressed within the statement of environmental effects submitted with the development application.

**Matters required to be demonstrated under clause 4.6(3) of the LEP**

**Compliance with the development standard is unreasonable or unnecessary in this particular case**

Pursuant to clause 4.6(3)(a), the variation to the standard is acceptable in the circumstances of this case and compliance with the development standard is considered unreasonable and unnecessary because the proposed development is consistent with the objectives of the development standard, notwithstanding non-compliance with the standard.

Whilst the Housing SEPP does not list objectives for the standard contained within Section 84(2)(c)(iii), the variation has been assessed against the relevant principles of the Housing SEPP as follows:

• **Principles of the Housing SEPP**

The principles of the *Housing SEPP* are:

- (a) *enabling the development of diverse housing types, including purpose-built rental housing,*
- (b) *encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- (c) *ensuring new housing development provides residents with a reasonable level of amenity,*
- (d) *promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,*
- (e) *minimising adverse climate and environmental impacts of new housing development,*

*(f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,*

*(g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,*

*(h) mitigating the loss of existing affordable rental housing.*

The proposed development meets the principles of the SEPP based on the following:

- **Objectives (a) & (b):** The proposed development contributes to the provision of diverse housing within the locality, with seniors housing – 3 bedroom dwellings proposed on the site within close proximity to local facilities and services, including nearby medical services – Hornsby Ku-ring-gai Hospital.
- **Objective (c):** The development provides residents with a good level of amenity, with large open plan living areas, generous private open space, and an appropriate interface between internal and external spaces within each dwelling. The proposed dwellings will receive suitable solar access in accordance with Section 108(2)(g) of the Housing SEPP, and all dwellings within the development are naturally cross-ventilated.
- **Objective (d):** The development is located within close proximity to existing infrastructure including Hornsby Ku-ring-gai Hospital and the nearby Hornsby Railway Station Precinct. In accordance with Section 93 of the Housing SEPP, the subject site is located within walking distance of a number of regularly serviced bus stops providing access to nearby commercial services and facilities that cater to the needs of future residents of the site.
- **Objective (e):** The design of the development ensures environmentally sustainable measures are achieved with respect to solar access and natural cross-ventilation, minimizing reliance upon artificial cooling and heating within the building.
- **Objective (f):** The proposed development reflects and enhances the surrounding locality, providing for the visual uplift of the subject site within a form of development that is sympathetic to the existing built form character along Burdett Street. The immediate locality is typically defined by single – two storey residential dwelling houses within a landscaped setting, including examples of larger 2-3 storey dwellings along Burdett Street.

The development proposal is a Seniors Housing development being a separate building typology to the prevailing built form in the locality. Nevertheless, the proposal has been designed in a form compatible with the surrounding locality a 2-3 storey form and pitched roof, incorporating deep soil and landscaped corridors within the front and side setbacks to ensure that, although a separate building typology, the proposal is not inconsistent with the overarching design of dwellings in the vicinity of the site. The built form presentation to Burdett Street, and the form of development is sympathetic with development in the locality which includes examples of multi-dwelling development adjoining the site to the south.



- **Objective (g):** Not applicable.
- **Objective (h):** Not applicable.

In line with the decisions in *Wehbe v Pittwater Council* [2007] NSWLEC 827 the proposal meets the first test as the objectives of the development standard – principles of the Housing SEPP are achieved notwithstanding the non-compliance.

It is unreasonable and unnecessary to require compliance with the development standard contained in Section 84(2)(c)(iii) of the Housing SEPP due to the following reasons:

- The variation to the height standard – 45 degree height plane applied to development greater than two storeys measured to the eastern boundary of the site adjoins a vegetated corridor of the Pacific Motorway – M1, with the western elevation of the development presenting a two storey scale notwithstanding the variation. As such the non-compliance does not present any bulk and scale or visual impacts upon the surrounding locality or adjoining properties. It is unnecessary to require compliance with the height plane as the development otherwise complies with the maximum permissible height of 9.5m for seniors housing, with the varying elements being comfortably absorbed within the site.
- It is unreasonable to require compliance with the storey standard – 45 degree height plane as the overall form and scale of the development is compatible with the surrounding locality, with the side and front boundary setbacks designed to comply with the setback controls for development within the R2 Low Density Residential zone pursuant to the Hornsby DCP 2024. The development meets the design principles for Seniors Housing pursuant to Section 99 of the Housing SEPP with respect to neighbourhood amenity and streetscape notwithstanding the proposed variation.
- The development proposal is in the public interest because it is consistent with the principles of the SEPP and the objectives of the low density residential zone which are addressed within the Statement of Environmental Effects submitted with the development application.

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

Pearson C held in *Four2Five vs Ashfield Council* [2015] NSWLEC 1009 that to satisfy clause 4.6(3)(b), a clause 4.6 variation must identify environmental planning grounds that are particular to the circumstances of the proposed development on the particular site. That decision was upheld on appeal by Pain J ([2015] NSWLEC 90) and the Court of Appeal ([2015] NSWCA 248).

Preston CJ noted in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118, that in order for there to be 'sufficient' environmental planning grounds to justify a written request under clause 4.6, the aspect of the development that contravenes the development standard should be the focus (as opposed to the development as a whole) of any analysis.

Pursuant to clause 4.6(3)(b) of the LEP, there are sufficient environmental planning grounds to justify the variation to the height of buildings development standard because:

- The variation to the storey standard is partly the result of the topography of the land which has a cross-fall of approximately 12m from the rear boundary – south-western corner (RL 161.8) to the front boundary – north-eastern corner (RL 149.9). The proposed basement carpark is partly located >1m above existing ground level as a result of the fall of the land and provision of consistent floor plates that step with the topography of the site, with the basement protrusion beneath the development resulting in a partial three storey form across the site. As such, the proposed variation to the standard is a result of the topography of the site.
- There are no adverse amenity impacts arising from the breach of the height of buildings development standard (with regard to overshadowing, visual privacy, view loss). This is a recognised environmental planning ground. *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7 at 34. In this instance, the variation is directly the result of building elements which are not largely perceptible from the surrounding properties, with any shadow cast by these elements being minor. The variation to the storey limit also does not contribute to significant bulk and scale impacts upon the adjoining property to the west, with the development presenting a two storey scale at the elevation with the additional height – storeys to be appropriately screened by canopy tree plantings within the western side setback.
- The overall height of the development is consistent with that anticipated by Section 84 of the *Housing SEPP* noting the proposal complies with the 9.5m height control which applies to seniors housing development. The development is therefore consistent with the character envisaged by the planning controls for the site, and the additional height – storey within the 45 degree height plane does not result in a building appearance that is incompatible with the development context of the site or the locality. The resultant building form is suitable for the subject site based on what is envisioned by the *Housing SEPP* in providing *seniors housing* in a low density residential zone, and is also compatible with the planning objectives and intended outcomes of the objectives of the zone.
- The variation is the result of the basement carpark of the proposal, with parking provided to meet the requirements specified in Clause 3.4 of the NDIS Specialist Disability Accommodation Design Standard which requires parking spaces to have a minimum length of 5.4m and width of 3.8m. As such, the storey variation measured to the basement is a result of the function of the seniors housing development.

### **Conclusion**

The development proposal has a variation to the 45 degree height plane for development greater than two storeys pursuant to Section 84(2)(c)(iii) of the *Housing SEPP*. Notwithstanding, the proposal has been designed with a built form that complies with the overall height standard for seniors housing – 9.5m pursuant to Section 84(2)(c)(i) and is of a form of development anticipated for Seniors Housing under the *SEPP*.

The variation to the height plane standard is confined to portions of the site where the basement carpark protrudes greater than 1m out of existing ground level being an environmental planning ground specific to the site, and does not attempt to affect the planning outcome for the broader locality; rather the proposed variation and overall development is consistent with the scale and form of development planned for the locality, and the building height is suitable for this site.

The elements of the development which vary the control will not impact upon the adjoining properties with respect to visual impact or bulk and scale. The building has been designed to comply with the 9.5m height control when measured to the overall building height confirming that the scale of the proposal is suitable for the subject site as anticipated by the *Housing SEPP*.

Consistency with the objectives of the land use zone are a consideration under section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act, demonstrating the development is in the public interest and has been addressed within the Statement of Environmental Effects. Notwithstanding, the contravention to the height plane development standard facilitates a development form that is consistent with the objectives of the low density residential zone.

In my opinion the proposed development for a seniors housing development and variation to the height plane development standard is well founded as the proposal meets the objectives of the development standard and achieves an acceptable planning outcome for the subject site that is in the public interest. In accordance with the environmental planning grounds addressed in this clause 4.6 variation, the proposed development can be supported.

Chapman Planning Pty Ltd  
Member PIA

**Chapman Planning Pty Ltd**

Suite 8/88 Mountain Street  
ULTIMO NSW 2007

Phone: 9560 1718  
[www.chapmanplanning.com.au](http://www.chapmanplanning.com.au)

26 June 2026

**Clause 4.6 Variation to Development Standard**

**Property Description:** 132A-134 Burdett Street, Wahroonga  
**Development:** Seniors Housing Development  
**Development Standard:** Section 108(2)(c) Non-discretionary development standards for independent living units-the Act, s4.15 *SEPP (Housing) 2021*

**Introduction**

This is a clause 4.6 written request to support the development proposal for demolition of the existing dwelling house and structures on the site and construction of a *Seniors Housing* development including 10 x self-contained dwellings with basement parking at 132A-134 Burdett Street, Wahroonga.

The proposed development is for Seniors Housing pursuant to *State Environmental Planning Policy (Housing) 2021*. The SEPP provides a non-discretionary standard pertaining to density which nominates a maximum FSR of 0.5:1 for independent living units. Section 108(2)(c) states:

- (2) The following are non-discretionary development standards in relation to development for the purposes of independent living units—*  
*(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,*

Clause 4.15(3) of the Environmental Planning and assessment Act 1979 provides the following with regard to non-discretionary development standards.

- (3) If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards—*  
*(a) subsection (2) does not apply and the discretion of the consent authority under this section and section 4.16 is not limited as referred to in that subsection, and*  
*(b) a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard.*

Hornsby LEP 2013 does not provide a floor space ratio development standard.

The subject site benefits from development consent for subdivision into two lots and construction of two 11 x room boarding houses under Development Applications DA/248/2019, DA/131/2021, and DA/133/2021.

Noting the approved development on the site, the total density proposed under this application is largely consistent with that approved by Council in the construction of two boarding houses, demonstrating the density is consistent with the environmental capacity of the site.

The proposal has a maximum gross floor area of 910.07m<sup>2</sup> resulting in an FSR of 0.57:1 proposed on the site, and as such presents a variation of 15% - 121.57m<sup>2</sup> to the non discretionary development standard - density contained in Section 108(2)(c) of the SEPP.

The request to contravene the development standard has been prepared in accordance with the principles applied in relevant case law including:

1. *Winten Property Group Limited v North Sydney Council* (2001) 130 LGERA 79;
2. *Wehbe v Pittwater Council* (2007) 156 LGERA 446;
3. *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 1009;
4. *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118;
5. *Al Maha Pty Ltd v Huajun Investments Pty Ltd* (2018) 233 LGERA 170; and
6. *RebelMH Neutral Bay Pty Limited v North Sydney Council* (2019) NSWCA 130
7. *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7

This Clause 4.6 variation request is set out in accordance with the relevant principles established by the Court including:

1. Is the proposed development consistent with the objectives of the development standard which is not met?
2. Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case? (cl 4.6(3)(a))
3. Are there sufficient environmental planning grounds to justify contravening the development standard and therefore the Applicant's written request to vary the development standard is well founded? (cl 4.6(3)(b))

The public interest test has been removed from Clause 4.6. Consistency with the objectives of the land use zone are a consideration under section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act and has been addressed within the statement of environmental effects submitted with the development application.

#### **Matters required to be demonstrated under clause 4.6(3) of the LEP**

##### **Compliance with the development standard is unreasonable or unnecessary in this particular case**

Pursuant to clause 4.6(3)(a), the variation to the non discretionary standard is acceptable in the circumstances of this case and compliance with the development standard is considered unreasonable and unnecessary because the proposed development is

consistent with the objectives of the development standard, notwithstanding non-compliance with the standard.

The object of this standard is contained within Section 108(1) of the Housing SEPP which states:

*(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of independent living units that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.*

The Housing SEPP does not list objectives for the standard contained within Section 108(2)(c), and the variation has been assessed against the relevant principles of the Housing SEPP as follows:

- **Principles of the Housing SEPP**

The principles of the *Housing SEPP* are:

- (a) enabling the development of diverse housing types, including purpose-built rental housing,*
- (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- (c) ensuring new housing development provides residents with a reasonable level of amenity,*
- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,*
- (e) minimising adverse climate and environmental impacts of new housing development,*
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,*
- (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,*
- (h) mitigating the loss of existing affordable rental housing.*

The proposed development meets the principles of the SEPP based on the following:

- **Objectives (a) & (b):** The proposed development contributes to the provision of diverse housing within the locality, with seniors housing – 3 bedroom dwellings proposed on the site within close proximity to local facilities and services, including nearby medical services – Hornsby Ku-ring-gai Hospital.



- **Objective (c):** The development provides residents with a good level of amenity, with large open plan living areas, generous private open space, and an appropriate interface between internal and external spaces within each dwelling. The proposed dwellings will receive suitable solar access in accordance with Section 108(2)(g) of the Housing SEPP, and all dwellings within the development are naturally cross-ventilated.
- **Objective (d):** The development is located within close proximity to existing infrastructure including Hornsby Ku-ring-gai Hospital and the nearby Hornsby Railway Station Precinct. In accordance with Section 93 of the Housing SEPP, the subject site is located within walking distance of a number of regularly serviced bus stops providing access to nearby commercial services and facilities that cater to the needs of future residents of the site.
- **Objective (e):** The design of the development ensures environmentally sustainable measures are achieved with respect to solar access and natural cross-ventilation, minimizing reliance upon artificial cooling and heating within the building.
- **Objective (f):** The proposed development reflects and enhances the surrounding locality, providing for the visual uplift of the subject site within a form of development that is sympathetic to the existing built form character along Burdett Street. The immediate locality is typically defined by single – two storey residential dwelling houses within a landscaped setting, including examples of larger 2-3 storey dwellings along Burdett Street.

The development proposal is a Seniors Housing development being a separate building typology to the prevailing built form in the locality. Nevertheless, the proposal has been designed in a form compatible with the surrounding locality a 2-3 storey form and pitched roof, incorporating deep soil and landscaped corridors within the front and side setbacks to ensure that, although a separate building typology, the proposal is not inconsistent with the overarching design of dwellings in the vicinity of the site. The built form presentation to Burdett Street, and the form of development is sympathetic with development in the locality which includes examples of multi-dwelling development adjoining the site to the south.

- **Objective (g):** Not applicable.
- **Objective (h):** Not applicable.

In line with the decisions in *Wehbe v Pittwater Council* [2007] NSWLEC 827 the proposal meets the first test as the objectives of the development standard – principles of the Housing SEPP are achieved notwithstanding the non-compliance.

It is unreasonable and unnecessary to require compliance with the development standard contained in Section 108(2)(c) of the Housing SEPP due to the following reasons:

- The subject site benefits from development consent for subdivision into two lots and construction of two 11 x room boarding houses under Development Applications DA/248/2019, DA/131/2021, and DA/133/2021. The total density proposed across the site under this application is largely consistent with that approved by Council on the

site in the construction of two boarding houses on the subject site. It is unreasonable to request compliance with a non discretionary development standard relating to density in the instance that the density proposed on the site has been approved by Council for the site, within a similar diverse housing type made pursuant to the Housing SEPP. The approval of the previous applications demonstrate the proposed density is within the environmental capacity of the site.

- It is unreasonable to require compliance with the density non discretionary standard under Housing SEPP noting the Hornsby LEP 2013 does not provide a FSR standard and in place relies upon built form provisions to control density. As such, the use of an FSR standard to control density on the site is inappropriate within the overall context of the planning framework applicable to the proposal. The overall form and scale of the development is compatible with the surrounding locality, with the side and front boundary setbacks designed to comply with the setback controls for development within the R2 Low Density Residential zone pursuant to the Hornsby DCP 2024. The development meets the design principles for Seniors Housing pursuant to Schedule 8 of the Housing SEPP with respect to neighbourhood amenity and streetscape notwithstanding the proposed variation.
- The development proposal is in the public interest because it is consistent with the principles of the SEPP and the objectives of the low density residential zone which are addressed within the Statement of Environmental Effects submitted with the development application.

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

Pearson C held in *Four2Five vs Ashfield Council* [2015] NSWLEC 1009 that to satisfy clause 4.6(3)(b), a clause 4.6 variation must identify environmental planning grounds that are particular to the circumstances of the proposed development on the particular site. That decision was upheld on appeal by Pain J ([2015] NSWLEC 90) and the Court of Appeal ([2015] NSWCA 248).

Preston CJ noted in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118, that in order for there to be 'sufficient' environmental planning grounds to justify a written request under clause 4.6, the aspect of the development that contravenes the development standard should be the focus (as opposed to the development as a whole) of any analysis.

Pursuant to clause 4.6(3)(b) of the LEP, there are sufficient environmental planning grounds to justify the variation to the density development standard because:

- There are no adverse amenity impacts arising from the breach of the density development standard (with regard to overshadowing, visual privacy, view loss). This is a recognised environmental planning ground. *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7 at 34. In this instance, the variation proposed is consistent with the approved density of development on the site, with the proposal presenting consistent bulk and scale compared to that approved under previous applications. In this regard, the variation does not result in bulk and scale impacts upon adjoining properties beyond that accepted by Council for the site.

- The overall height and scale of the development is compatible with the surrounding locality being of a two-three storey form consistent with examples of larger dwellings within Burdett Street, and larger multi-dwelling housing developments with long building footprints adjoining the site to the south as depicted in the map extract below:



The development is sympathetic to the character envisaged by the planning controls for the site, with a height of 9.5m, and side and front setbacks consistent with that envisioned by the Hornsby DCP 2024 for dwelling house development. The additional floor area does not result in a building appearance that is incompatible with the development context of the site or the locality. The resultant building form is suitable for the subject site based on what is envisioned by the *Housing SEPP* in providing *seniors housing* in a low density residential zone, and is also compatible with the planning objectives and intended outcomes of the objectives of the zone.

- Council have demonstrated that the density proposed for the site under this application has previously been accepted noting a similar diverse housing typology – boarding house development has been approved on the site with a similar density/FSR pursuant to Development Applications DA/248/2019, DA/131/2021, and DA/133/2021.

### **Conclusion**

The development proposal has a variation to the density non discretionary standard of which nominates a FSR of 0.5:1 for seniors housing development pursuant to Section 108(2)(c) of the *Housing SEPP*. The proposed density, when expressed as a floor space ratio is consistent with the density previously approved on the site under the Housing SEPP being for 2 x boarding houses across the site.

The variation to the non discretionary standard does not attempt to affect the planning outcome for the broader locality; rather the proposed variation is a function of an inconsistency with the application of the Housing SEPP and Hornsby LEP specific to the site circumstances and development application history.

It is unreasonable to require compliance with the density non discretionary standard under Housing SEPP noting the Hornsby LEP 2013 does not provide a FSR standard and in place relies upon built form provisions to control density. As such, the use of an FSR standard to control density on the site is inappropriate within the overall context of the planning framework applicable to the proposal. The overall form and scale of the development is compatible with the surrounding locality, with the side and front boundary setbacks designed to comply with the setback controls for development within the R2 Low Density Residential zone pursuant to the Hornsby DCP 2024. The development meets the design principles for Seniors Housing pursuant to Schedule 8 of the Housing SEPP with respect to neighbourhood amenity and streetscape notwithstanding the proposed variation.

The overall density proposed by the development will not impact upon the adjoining properties with respect to visual impact or bulk and scale. The building has been designed to comply with the 9.5m height control for seniors housing development and has been designed with generous side and front setbacks to contain deep soil and landscaped areas accommodating canopy tree plantings which serve to soften the proposed density and built form.

Consistency with the objectives of the land use zone are a consideration under section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act, demonstrating the development is in the public interest and has been addressed within the Statement of Environmental Effects. Notwithstanding, the contravention to the development standard facilitates a development form that is consistent with the objectives of the low density residential zone.

In my opinion the proposed development for a seniors housing development and variation to the non discretionary development standard is well founded as the proposal meets the objectives of the development standard and achieves an acceptable planning outcome for the subject site that is in the public interest. In accordance with the environmental planning grounds addressed in this clause 4.6 request, the proposed development can be supported.

Chapman Planning Pty Ltd  
Member PIA

## DRAWING SCHEDULE

| DRAWING NAME                                         |                                | SCALE | REV. | ID         |
|------------------------------------------------------|--------------------------------|-------|------|------------|
| A0000 GENERAL INFORMATION                            |                                |       |      |            |
| A0001                                                | COVERPAGE                      |       | 02   | 23004/2026 |
| A0002                                                | SITE ANALYSIS                  |       | 02   | 23004/2026 |
| A0003                                                | SITE ROOF PLAN                 | 1:250 |      | -          |
| A0004                                                | PATH OF TO THE BUS STOP        | 1:250 | 02   | 23004/2026 |
| A0005                                                | CUT & FILL PLAN                | 1:200 | 02   | 23004/2026 |
| A1000 GENERAL ARRANGEMENT PLAN                       |                                |       |      |            |
| A1001                                                | LOWER GROUND FLOOR PLAN        | 1:200 | 02   | 23004/2026 |
| A1002                                                | GROUND FLOOR PLAN              | 1:200 | 03   | 2506/2026  |
| A1003                                                | UPPER GROUND FLOOR PLAN        | 1:200 | 03   | 2506/2026  |
| A1004                                                | FIRST FLOOR PLAN               | 1:200 | 03   | 2506/2026  |
| A1005                                                | SECOND FLOOR PLAN              | 1:200 | 03   | 2506/2026  |
| A1006                                                | ROOF PLAN                      | 1:200 | 02   | 23004/2026 |
| A2000 ELEVATIONS                                     |                                |       |      |            |
| A2001                                                | NORTH & EAST ELEVATIONS        | 1:200 | 02   | 23004/2026 |
| A2002                                                | SOUTH & WEST ELEVATIONS        | 1:200 | 02   | 23004/2026 |
| A2100 SECTIONS                                       |                                |       |      |            |
| A2101                                                | SECTIONS A/B/C                 | 1:200 | 02   | 23004/2026 |
| A2102                                                | SECTIONS D/E/F                 | 1:200 | 01   | 23004/2026 |
| A3000 ADDITIONAL INFO                                |                                |       |      |            |
| A3001                                                | FSR CALCULATIONS               | 1:400 | 02   | 23004/2026 |
| A3002                                                | DEEP SOIL CALCULATION          | 1:400 | 02   | 23004/2026 |
| A3003                                                | LANDSCAPE CALCULATION          | 1:400 | 02   | 23004/2026 |
| A3004                                                | BUILDING HEIGHT PLAN           |       | 02   | 23004/2026 |
| A3005                                                | BUILDING 45 DEGREE PLANE E...  | 1:200 | 01   | 23004/2026 |
| A3006                                                | BUILDING 45 DEGREE PLANE -W... | 1:200 | 01   | 23004/2026 |
| A3007                                                | SAMPLE BOARD                   | 1:200 | 02   | 23004/2026 |
| A3100 NDIS SDA HIGH PHYSICAL SUPPORT ACCESS DIAGRAMS |                                |       |      |            |
| A3101                                                | NDIS SDA ACCESS DIAGRAMS 01    | 1:50  | 02   | 23004/2026 |
| A3102                                                | NDIS SDA ACCESS DIAGRAMS 02    | 1:50  | 02   | 23004/2026 |
| A4000 SHADOW DIAGRAMS                                |                                |       |      |            |
| A4001                                                | SHADOW DIAGRAMS                | 1:900 | 02   | 23004/2026 |
| A4100 SOLAR ANALYSIS                                 |                                |       |      |            |
| A4101                                                | SOLAR ANALYSIS 01              |       | 03   | 2506/2026  |
| A4102                                                | SOLAR ANALYSIS 02              |       | 03   | 2506/2026  |
| A4103                                                | SOLAR ANALYSIS 03              |       | 03   | 2506/2026  |
| A4104                                                | SOLAR ANALYSIS 04              |       | 03   | 2506/2026  |
| A4105                                                | SOLAR ANALYSIS 05              |       | 03   | 2506/2026  |

| UNIT No. | AREA (m2) | POS<br>(AREA m2) |
|----------|-----------|------------------|
| U01      | 97.93     | 16.73            |
| U02      | 107.41    | 22.53            |
| U03      | 111.51    | 15.79            |
| U04      | 102.69    | 45.80            |
| U05      | 102.85    | 13.74            |
| U06      | 99.15     | 16.92            |
| U07      | 99.15     | 15.58            |
| U08      | 99.15     | 11.91            |
| U09      | 99.15     | 40.18            |

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## ATTACHMENT 3 - ITEM 4

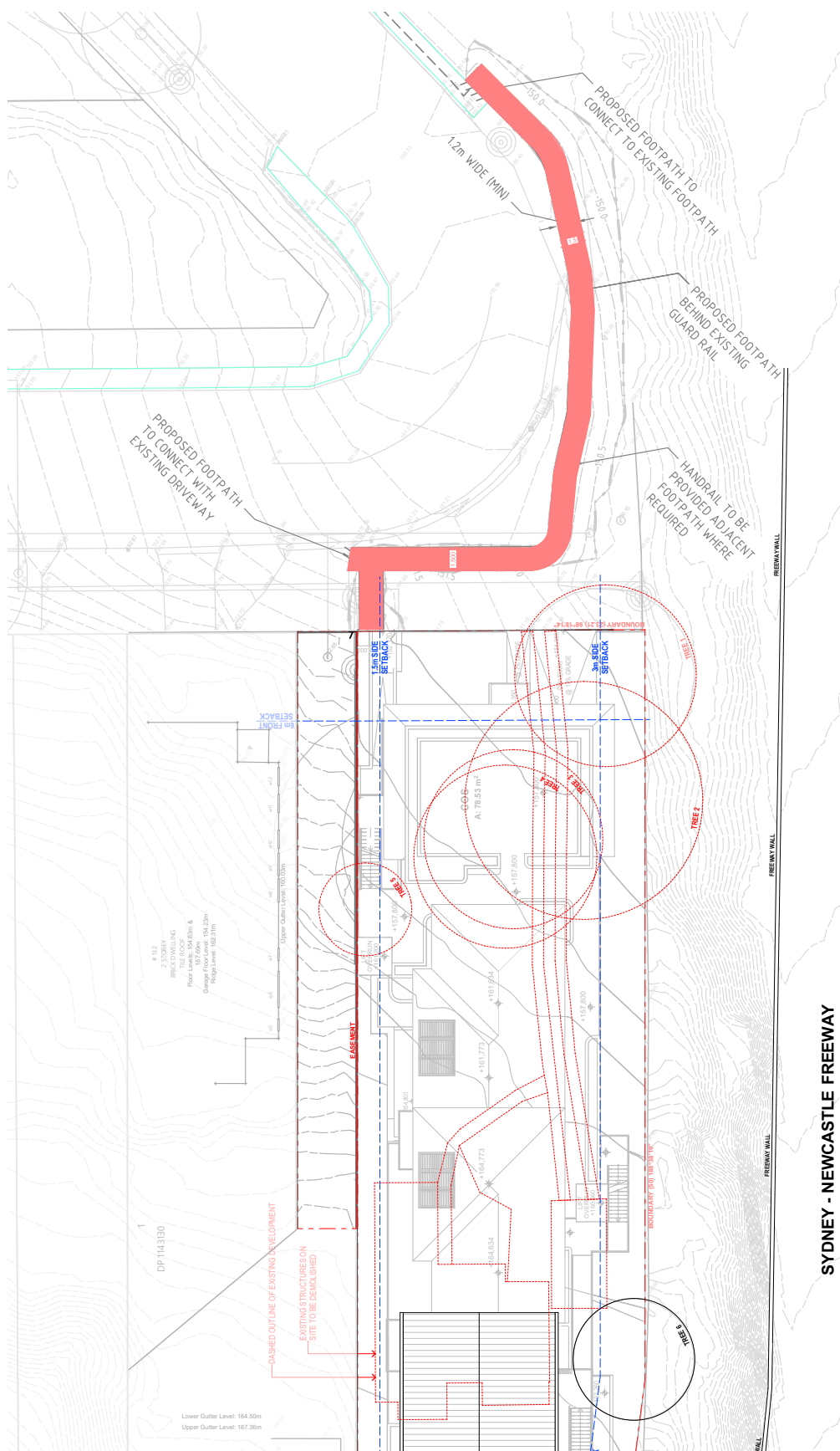




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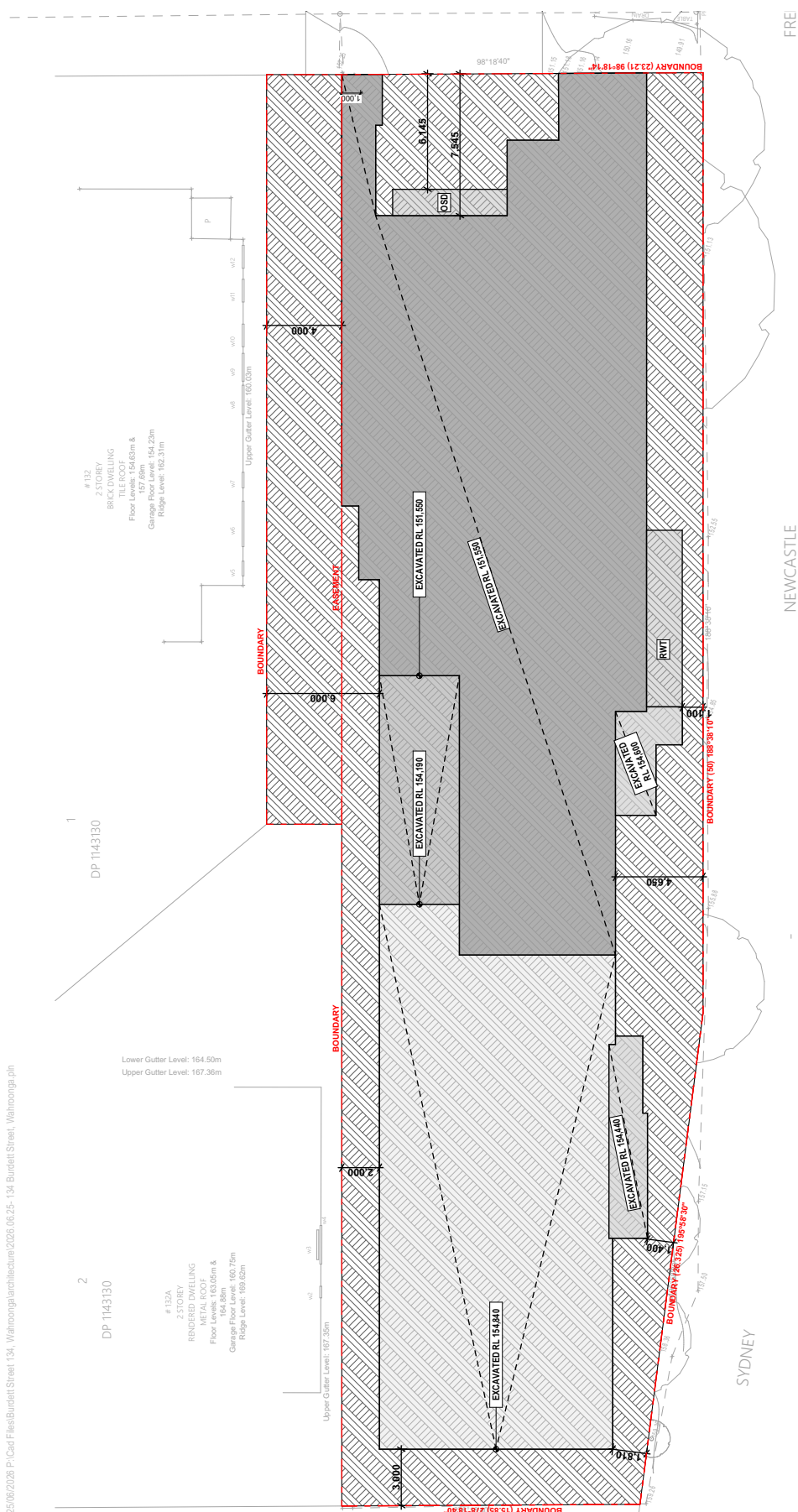
25/06/2026 P:\CadFiles\Burdett Street 134, Warrongga\architecture\2026.06.25-134 Burdett Street, Warrongga.pjn



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|                                                                                                                                    |                                                                                                                                                                                |  | <b>REVISION</b> <b>DATE</b> <b>DESCRIPTION</b>                                                                                                                        |  | <b>01</b> 30/10/2015      PRELIMINARY D.A. SUBMISSION<br><b>02</b> 23/04/2016      D.A. SUBMISSION<br><b>03</b> 25/06/2016      D.A. AMENDMENTS |  |                                                                                                              |  |                                                                                                                                           |  |

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| <div><div><div>M</div><div>A</div><div>I</div></div><div><div>mackenzie</div><div>architects</div><div>international</div></div></div> <div><div>724 PACIFIC HIGHWAY</div><div>GLENCOE VIC 3257</div><div>Phone: (03) 9967 9966</div><div>Fax: (03) 9967 9977</div><div>www.mackenzieinternational.com.au</div><div>Email: info@maci.com.au</div></div> | <div><div>LEGEND</div><div><div><div><div></div><div>0</div></div><div><div></div><div>10000</div></div><div><div></div><div>20000</div></div><div><div></div><div>30000</div></div><div><div></div><div>40000</div></div><div><div></div><div>50000</div></div></div><div>SCALE DRAWINGS</div><div>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK</div><div>COMMENTS: *Customer has requested that the owner of the property undertake to have the site plan, all dimensions and specifications. These must not be used for construction or copied in whole or in part without the written permission of the architect.</div></div></div> | <div>REVISION:      DATE:</div> <div><div>01</div><div>30/10/2005</div></div> <div><div>02</div><div>23/04/2006</div></div> <div>DESCRIPTION:</div> <div><div>PRELIMINARY DA SUBMISSION</div><div>DA SUBMISSION</div></div> | <div>PROJECT NORTH</div> <div><div><div></div><div>N</div></div></div> | <div>SENIORS LIVING</div> <div>PROJECT</div> <div>134 BURDETT STREET</div> <div>WAHRROONGA</div> | <div>DRAWING</div> <div>ROOF PLAN</div> | <div>SENIORES</div> <div>1006</div> | <div>DATE</div> <div>12/09/03</div> | <div>SCALE</div> <div>1:100</div> | <div>PROJECT NO.</div> <div>1006</div> | <div>REVISION</div> <div>1:100</div> | <div>DRAWING</div> <div>1006</div> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------|-------------------------------------|-----------------------------------|----------------------------------------|--------------------------------------|------------------------------------|

## ATTACHMENT 3 - ITEM 4





**mackenzie architects international**

724 PACIFIC HIGHWAY  
 PORTLAND, OR 97204  
 Phone: (503) 997-9988  
 Fax: (503) 997-9977  
[www.mackenziearch.com](http://www.mackenziearch.com)  
 400-997-9977

**SENIORS LIVING**

**PROJECT**  
 134 BURRETT STREET  
 WACARUS

**DRAWING NO.**  
 A2001

**DATE**  
 2/20/03

**SCALE**  
 1/8" = 1'-0"

**ISSUE**  
 2

**DESCRIPTION**

PRELIMINARY DA SUBMISSION

DA SUBMISSION

**REVISION**

DATE

01 3/07/2025

02 2/20/2026

**1" = 10'0"**



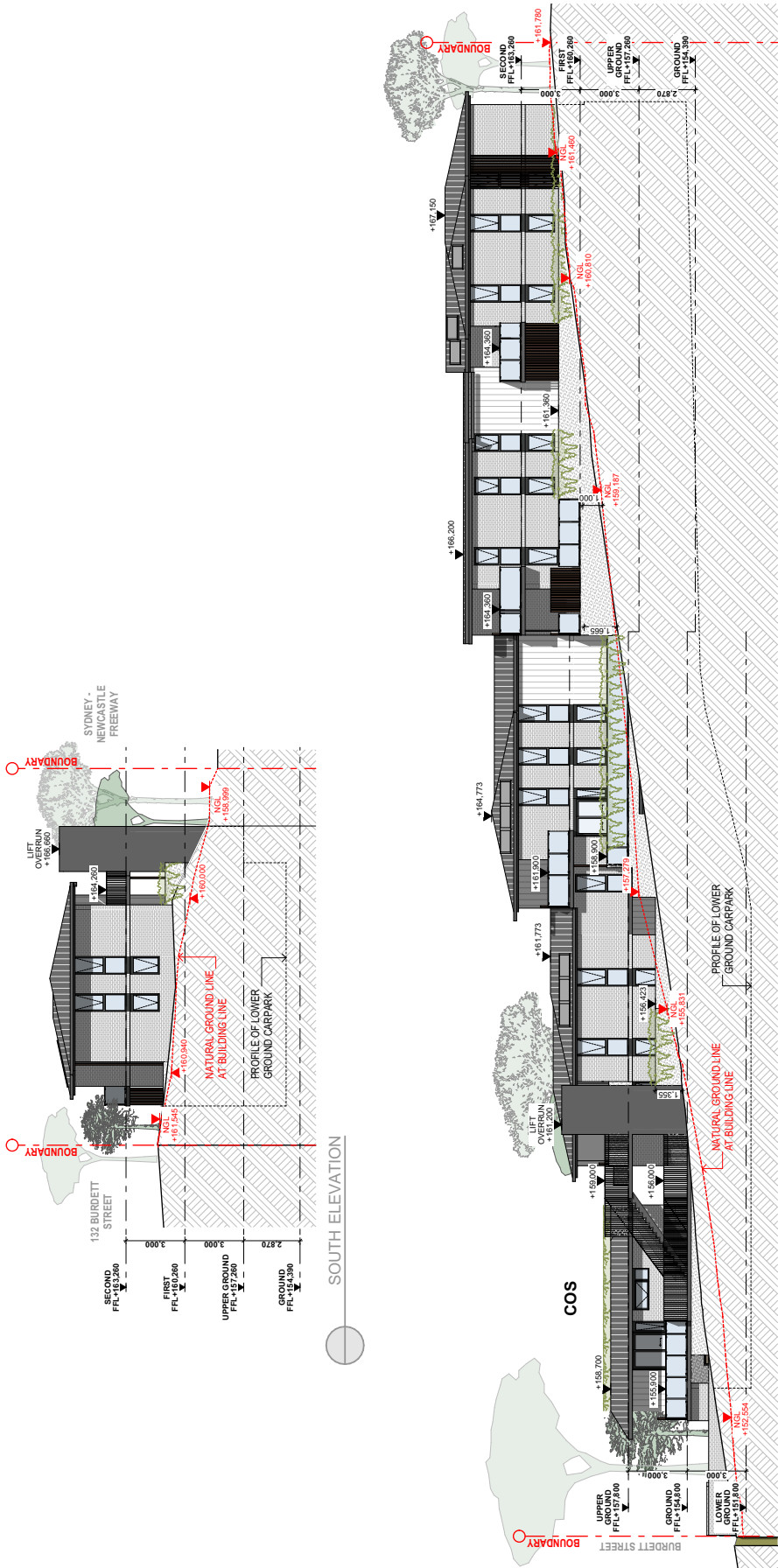
**VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK**

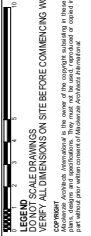
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Revised/Updated On: 02/20/03  
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 AutoCAD Plot: 030203.dwg

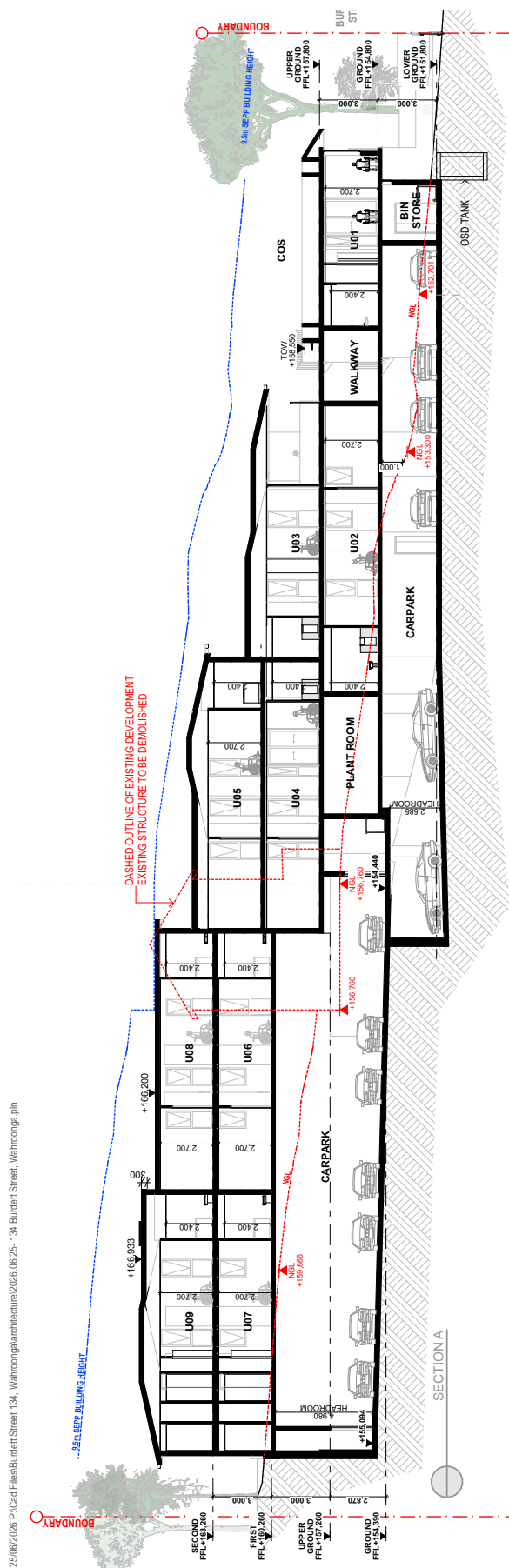
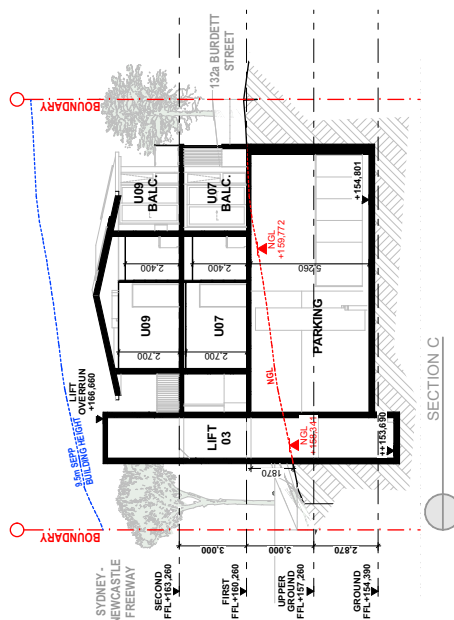
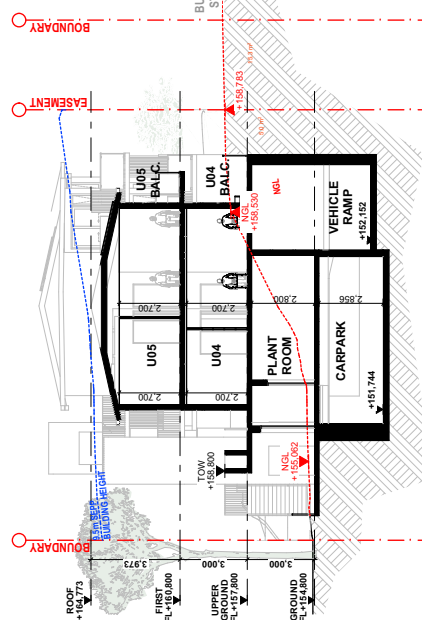
# ATTACHMENT 3 - ITEM 4

25/06/2026 P:\CadFiles\Burdett Street 134, Warringong\architecture\2026.06.25-134 Burdett Street, Warringong.dgn



|                                                                                                                                   |                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                              |                                                                  |                                                                    |                                                |          |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------|----------|
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|                                                                                                                                   |                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                              |                                                                  |                                                                    |                                                |          |

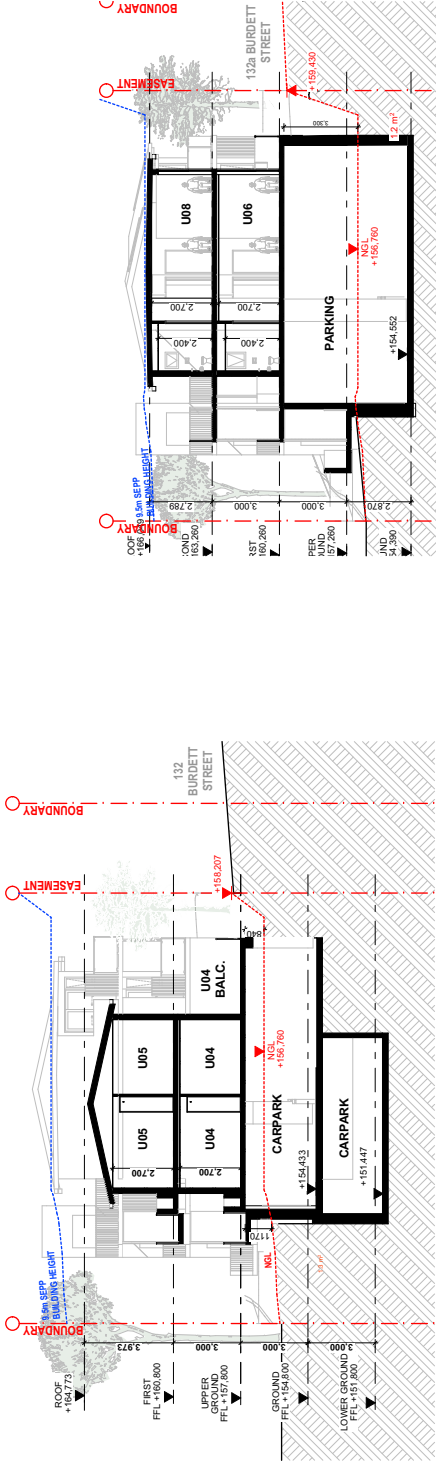
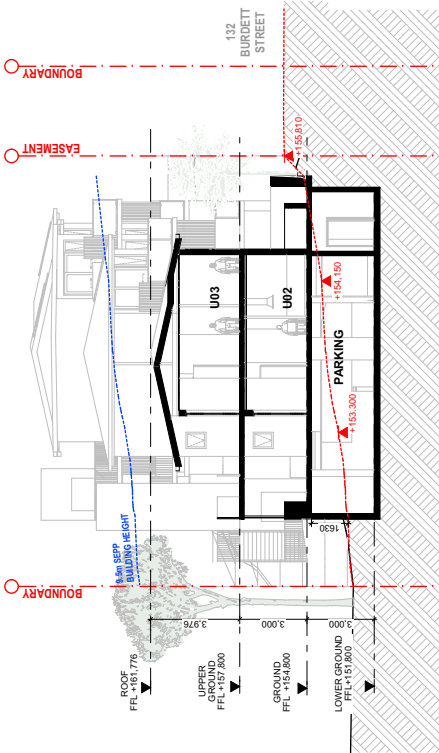
ATTACHMENT 3 - ITEM 4



|  |                                                                                                                                                      |                                                                           |                                                                      |                                                               |         |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------|---------|
|  | <b>TRIPARTITE AGREEMENT</b><br>GARDEN NSW/ACT<br>Phone: (02) 9697 8866<br>Fax: (02) 9697 8877<br>Email: info@mackenziearchitects.com.au<br>1/21/2026 | <b>REVISION</b><br>NO. 02<br>DATE 23/04/2026<br>DESCRIPTION DA SUBMISSION | <b>SENIORS LIVING</b><br>134 BURDETT STREET<br>WAHROONGA<br>NSW 2160 | <b>SECTIONS A/B/C</b><br>SCALE 1:200 (A)<br>DRAWING NO. AZ101 | SHEET 2 |
|  |                                                                                                                                                      |                                                                           |                                                                      |                                                               |         |

# ATTACHMENT 3 - ITEM 4

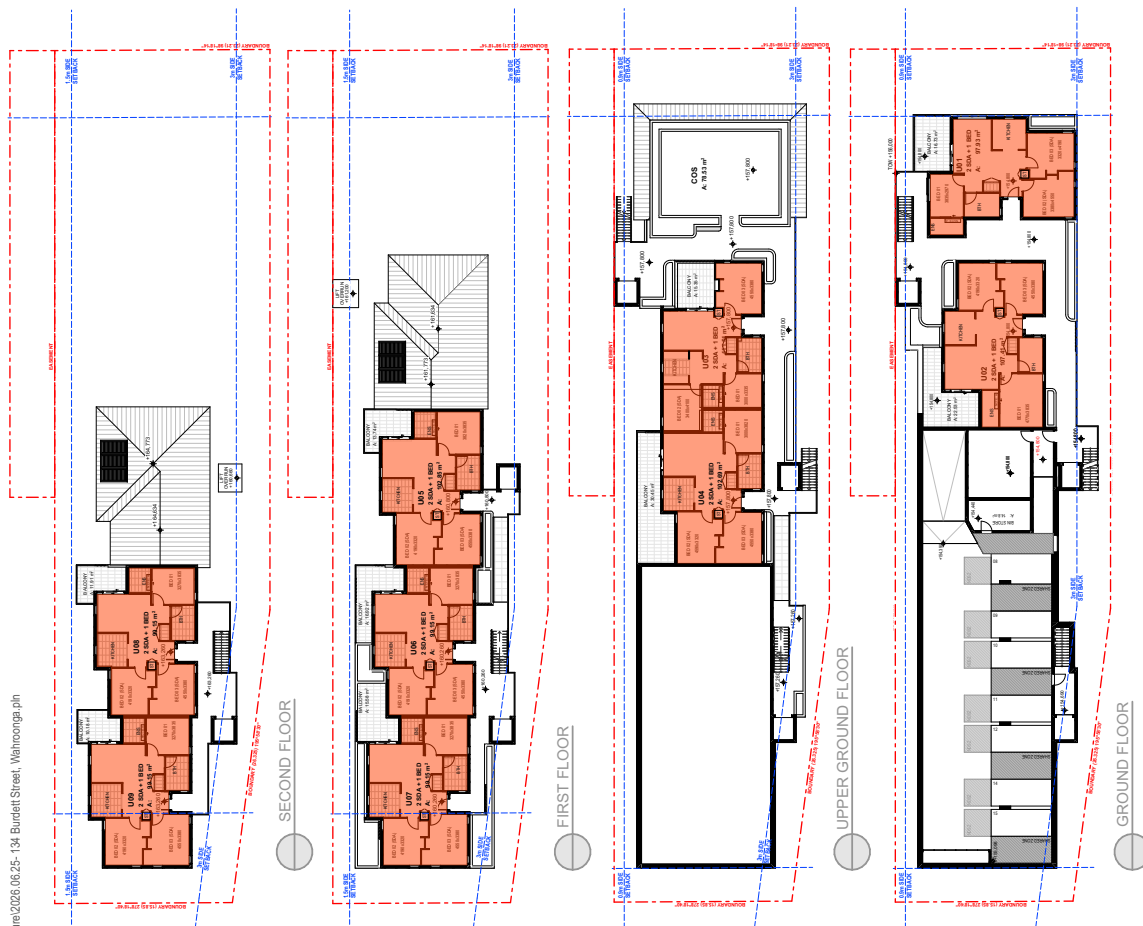
25/06/2026 P:\Cad Files\Burdett Street 134, Wahroonga\architecture\2026.06.25-134 Burdett Street, Wahroonga.pln



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| <br>mackenzie<br>architects<br>international | <b>718 PACIFIC HIGHWAY</b><br>Gordon NSW 2071<br>Phone: (02) 9607 8986<br>Fax: (02) 9607 8977<br>www.mackenziearchitects.com.au<br>info@mackenziearchitects.com.au | <b>LEGEND</b><br>DON'T SCALE DRAWINGS<br>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK<br>All dimensions are given in the metric system. All dimensions are given in the metric system. All dimensions are given in the metric system.<br>All dimensions are given in the metric system. All dimensions are given in the metric system. All dimensions are given in the metric system.<br>All dimensions are given in the metric system. All dimensions are given in the metric system. All dimensions are given in the metric system.<br>All dimensions are given in the metric system. All dimensions are given in the metric system. All dimensions are given in the metric system.<br>All dimensions are given in the metric system. All dimensions are given in the metric system. 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ATTACHMENT 3 - ITEM 4





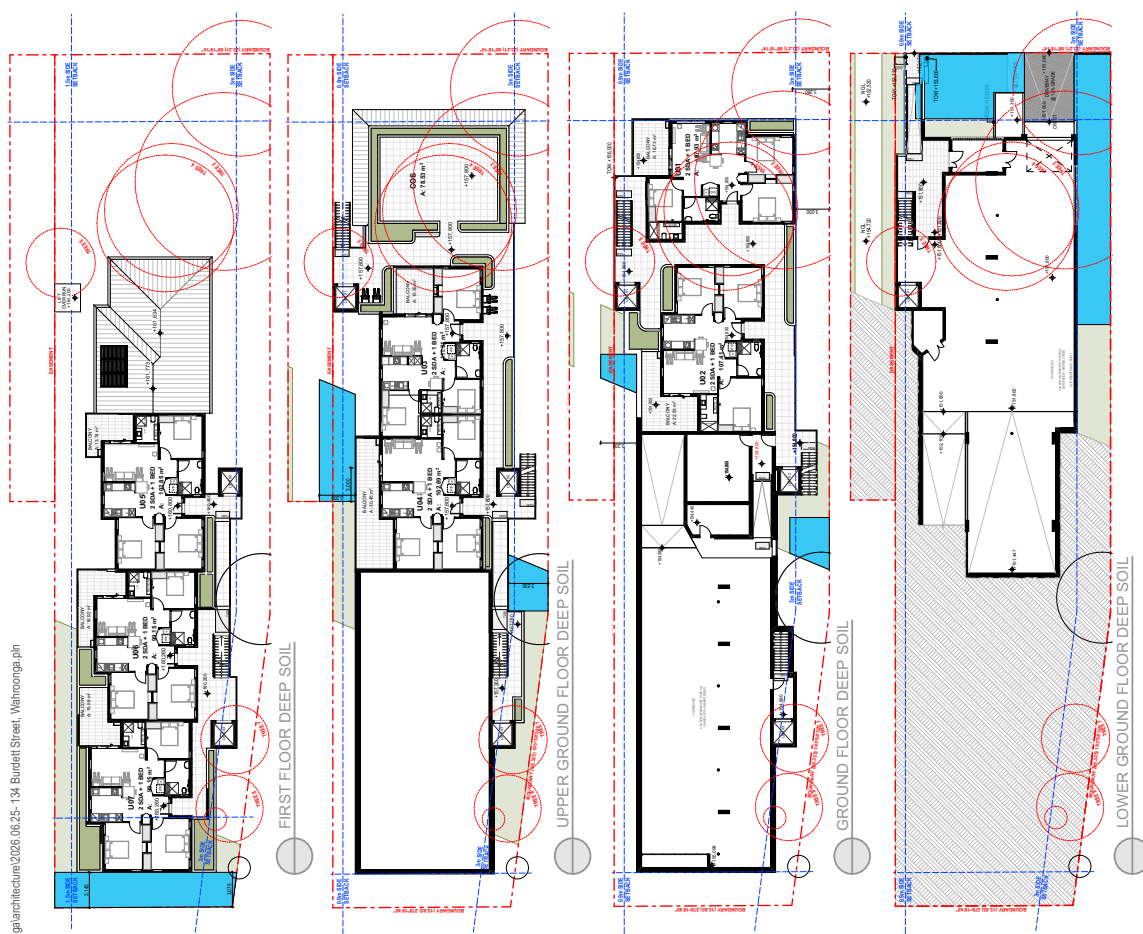
| GROSS FLOOR AREA            |                        |
|-----------------------------|------------------------|
|                             | AREA (m <sup>2</sup> ) |
| GROUND FLOOR                | 205.73                 |
| UPPER GROUND FLOOR          | 200.48                 |
| FIRST FLOOR                 | 304.09                 |
| SECOND FLOOR                | 199.77                 |
| PROPOSED GFA m <sup>2</sup> | 910.07 m <sup>2</sup>  |
|                             | GFA MEASURED           |

| FSR CALCULATIONS   |                      |
|--------------------|----------------------|
| SITE AREA          | 1,577m <sup>2</sup>  |
| SEPP 2021 MAX. FSR | 0.5:1                |
| SEPP 2021 MAX. GFA | 788.5m <sup>2</sup>  |
| PROPOSED GFA       | 910.07m <sup>2</sup> |
| PROPOSED FSR       | 0.57:1               |

|                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                           |                   |                                                                          |                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------|-------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <br><b>mackenzie architects international</b><br><b>TRANSPARENCY</b><br>Goshen NSW 2071<br>Phone: (02) 9697 9896<br>Fax: (02) 9697 9877<br>Email: info@mackenziearchitects.com.au<br>ABN: 62 101 107 272 | REVISION<br>DT<br>02                                                                                                                                                                                                                                                                                                                                                                                                                                                | DATE<br>20/07/2026<br>23/07/2026 | DESCRIPTION<br>PRELIMINARY DA SUBMISSION<br>DA SUBMISSION | PROJECT NORTH<br> | SENIORS LIVING<br>134 BURDETT STREET<br>WAHROONGA<br>PROJECT NO.<br>2006 | DRAWING<br>FSR CALCULATIONS<br>DRAWN BY<br>H.A.<br>CHECKED BY<br>J.D.T.<br>SCALE<br>1:500 (A)<br>DRAWING<br>A3001<br>ISSUE<br>2 |
|                                                                                                                                                                                                          | LEGEND<br>DO NOT SCALE DRAWINGS<br>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK<br>Acknowledgement: Architectural Interpretation is the name of the copyright material in these drawings. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written consent of Mackenzie Architects International. |                                  |                                                           |                   |                                                                          |                                                                                                                                 |

# ATTACHMENT 3 - ITEM 4





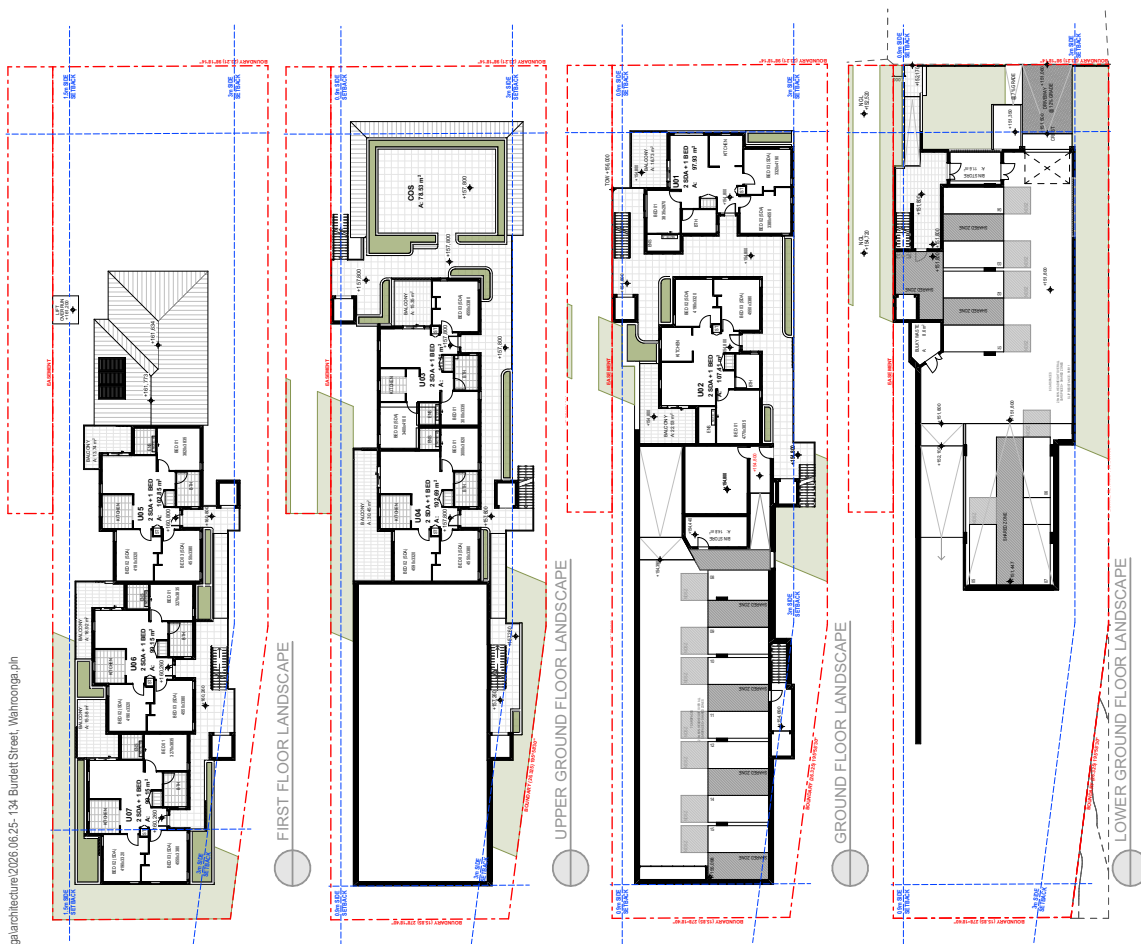
| DEEP SOIL AREA     |                        |
|--------------------|------------------------|
| STORY              | AREA (m <sup>2</sup> ) |
| LOWER GROUND FLOOR | 124.09                 |
| GROUND FLOOR       | 227.3                  |
| UPPER GROUND FLOOR | 47.82                  |
| FIRST FLOOR        | 50.06                  |
|                    | 244.70 m <sup>2</sup>  |
|                    | DEEP SOIL              |

| DEEP SOIL CALCULATIONS                  |                      |
|-----------------------------------------|----------------------|
| SITE AREA                               | 1,577m <sup>2</sup>  |
| SEPP 2021 MIN. DEEP SOIL m <sup>2</sup> | 236.55m <sup>2</sup> |
| SEPP 2021 MIN. DEEP SOIL %              | 15%                  |
| PROPOSED SEPP DEEP SOIL m <sup>2</sup>  | 244.70m <sup>2</sup> |
| PROPOSED SEPP DEEP SOIL %               | 15.5%                |

SEPP HOUSING 2021 - CHAPTER 3 - PART 5 - DIVISION 7 - 108 REQUIREMENTS  
DEEP SOIL ZONE AT LEAST 15% OF SITE AREA WITH MIN. DIMENSIONS OF 3m  
IF PRACTICABLE, AT LEAST 65% IS LOCATED AT THE REAR OF THE SITE

|  |  |                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                 |                                     |                                                                  |                          |                                                                      |                                                                                                                                     |
|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <b>TRANSPARENCY</b><br>Goshen NSW 2071<br>Phone: (02) 9697 8986<br>Fax: (02) 9697 8977<br>Email: info@mackenziearchitects.com.au<br>info@mackenziearchitects.com.au | <b>LEGEND</b><br>DON'T SCALE DRAWINGS<br>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK<br>Architectural description is the name of the project including in these drawings<br>the name of the project including in these drawings<br>the name of the project including in these drawings | <b>REVISION</b><br>DATE<br>BY<br>NO | <b>DESCRIPTION</b><br>PRELIMINARY DA SUBMISSION<br>DA SUBMISSION | <b>PROJECT NORTH</b><br> | <b>SENIORS LIVING</b><br>134 BURDETT STREET<br>WAHROONGA<br>NSW 2006 | <b>DEEP SOIL CALCULATION</b><br>DRAWN BY<br>H.A.<br>CHECKED BY<br>J.D.T.<br>SCALE<br>1:500(A)<br>DRAWING NO.<br>A3002<br>ISSUE<br>2 |
|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|

# ATTACHMENT 3 - ITEM 4



| LANDSCAPE AREAS        |                       |
|------------------------|-----------------------|
| AREA (m <sup>2</sup> ) |                       |
| LOWER GROUND FLOOR     | 198.39                |
| GROUND FLOOR           | 70.28                 |
| UPPER GROUND FLOOR     | 236.55                |
| FIRST FLOOR            | 132.88                |
| LANDSCAPED AREA        | 638.10 m <sup>2</sup> |

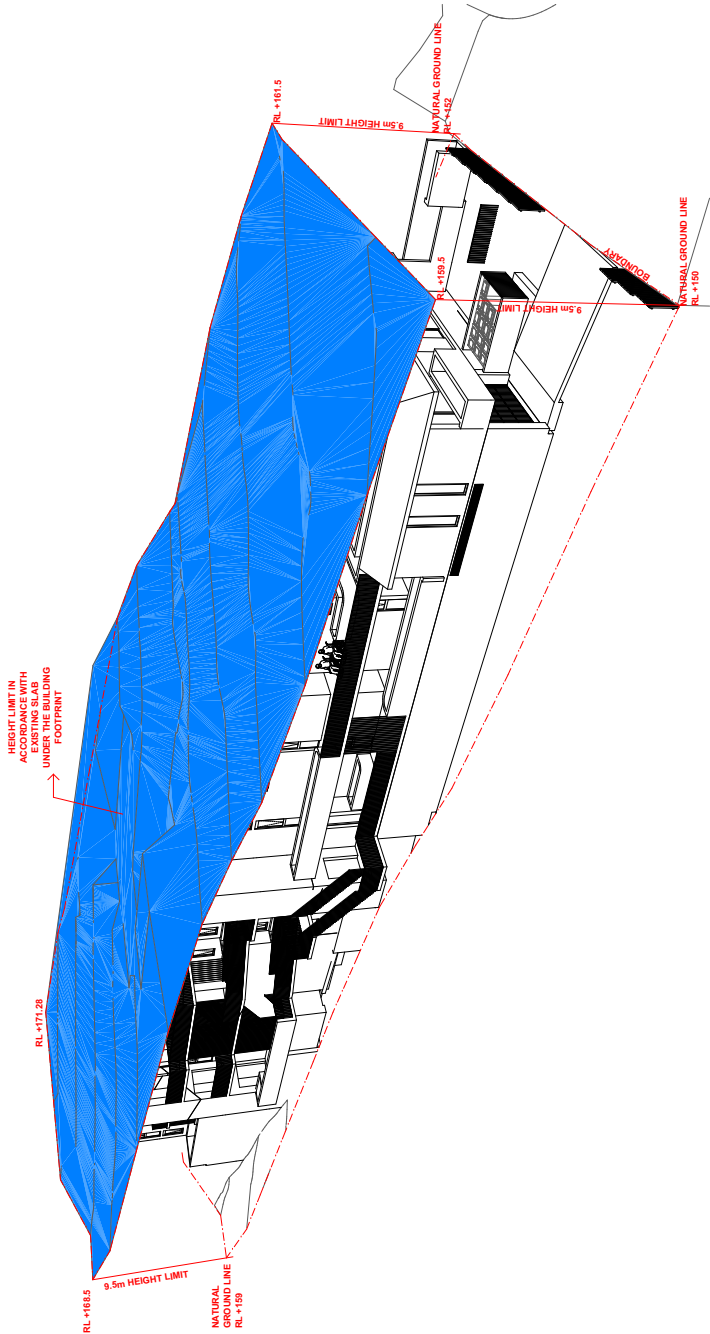
| LANDSCAPE CALCULATIONS                       |                      |
|----------------------------------------------|----------------------|
| SITE AREA                                    | 1,577m <sup>2</sup>  |
| SEPP 2021 MIN. LANDSCAPE AREA m <sup>2</sup> | 473.1m <sup>2</sup>  |
| SEPP 2021 MIN. LANDSCAPE AREA %              | 30%                  |
| PROPOSED LANDSCAPE m <sup>2</sup>            | 642.16m <sup>2</sup> |
| PROPOSED LANDSCAPE %                         | 40.77%               |

SEPP HOUSING 2021 - CHAPTER 3 - PART 5 - DIVISION 7 - 108 REQUIREMENTS  
AT LEAST 30% OF THE SITE AREA IS LANDSCAPED

|  |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                     |                                                                  |                          |                                                                      |                                      |                    |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------|--------------------------------------|--------------------|
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|  |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                     |                                                                  |                          |                                                                      | DRAWING<br>NUMBER<br>H.A.<br>0000001 | SCALE<br>1:500 (A) |

# ATTACHMENT 3 - ITEM 4

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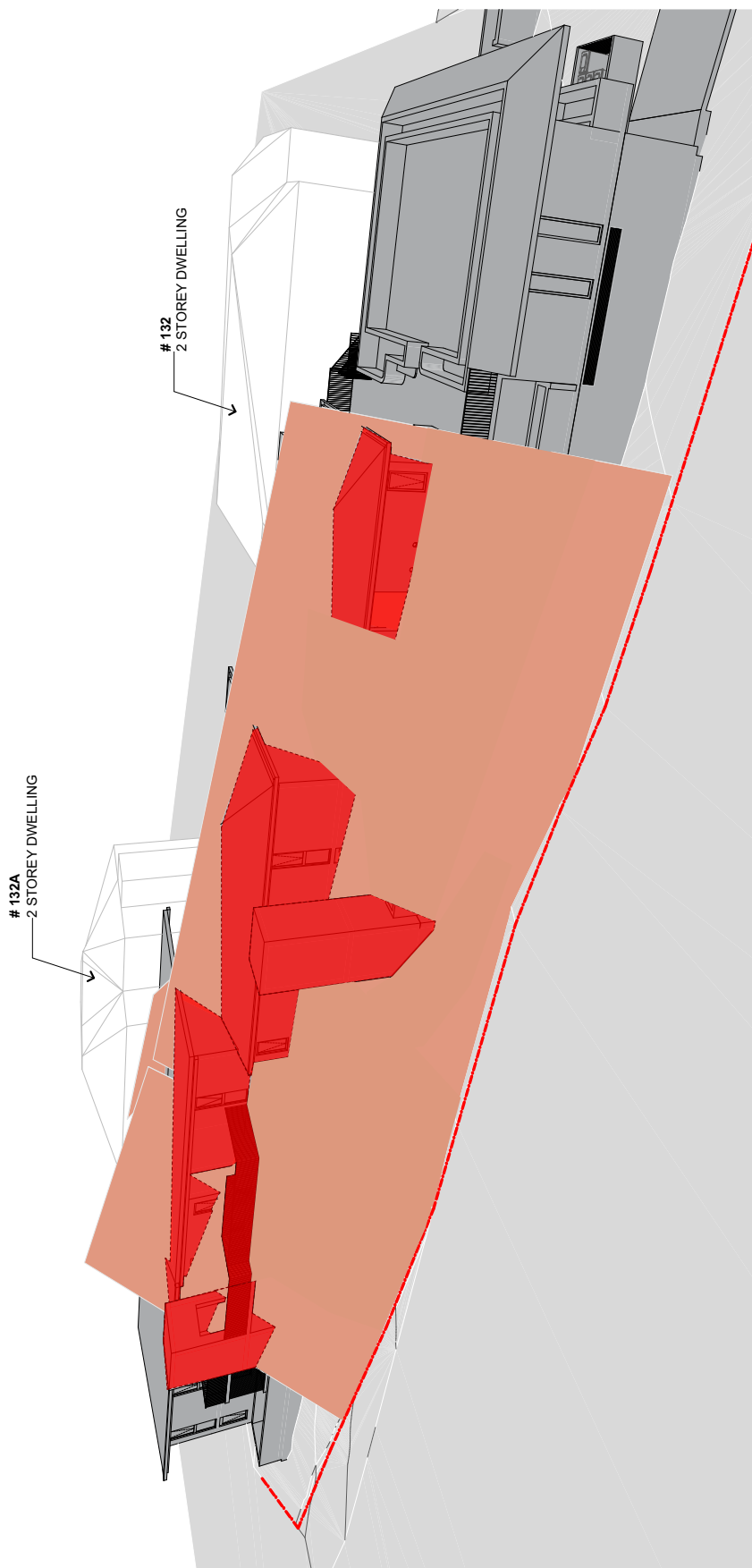
NO BREACH TO 9.5M BUILDING HEIGHT LIMIT

|                                                                                                                                   |                                                                                                                                                                     |                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                              |                                                                      |  |                    |                      |
|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|--|--------------------|----------------------|
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|                                                                                                                                   |                                                                                                                                                                     |                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                              | <b>SENIORS LIVING</b><br>134 BURDETT STREET<br>WAHROONGA<br>NSW 2006 |  | DRAWN BY<br>H.A.   | DRAWING NO.<br>A3004 |
|                                                                                                                                   |                                                                                                                                                                     |                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                              |                                                                      |  | CHECKED BY<br>J.D. | ISSUE<br>2           |

ATTACHMENT 3 - ITEM 4

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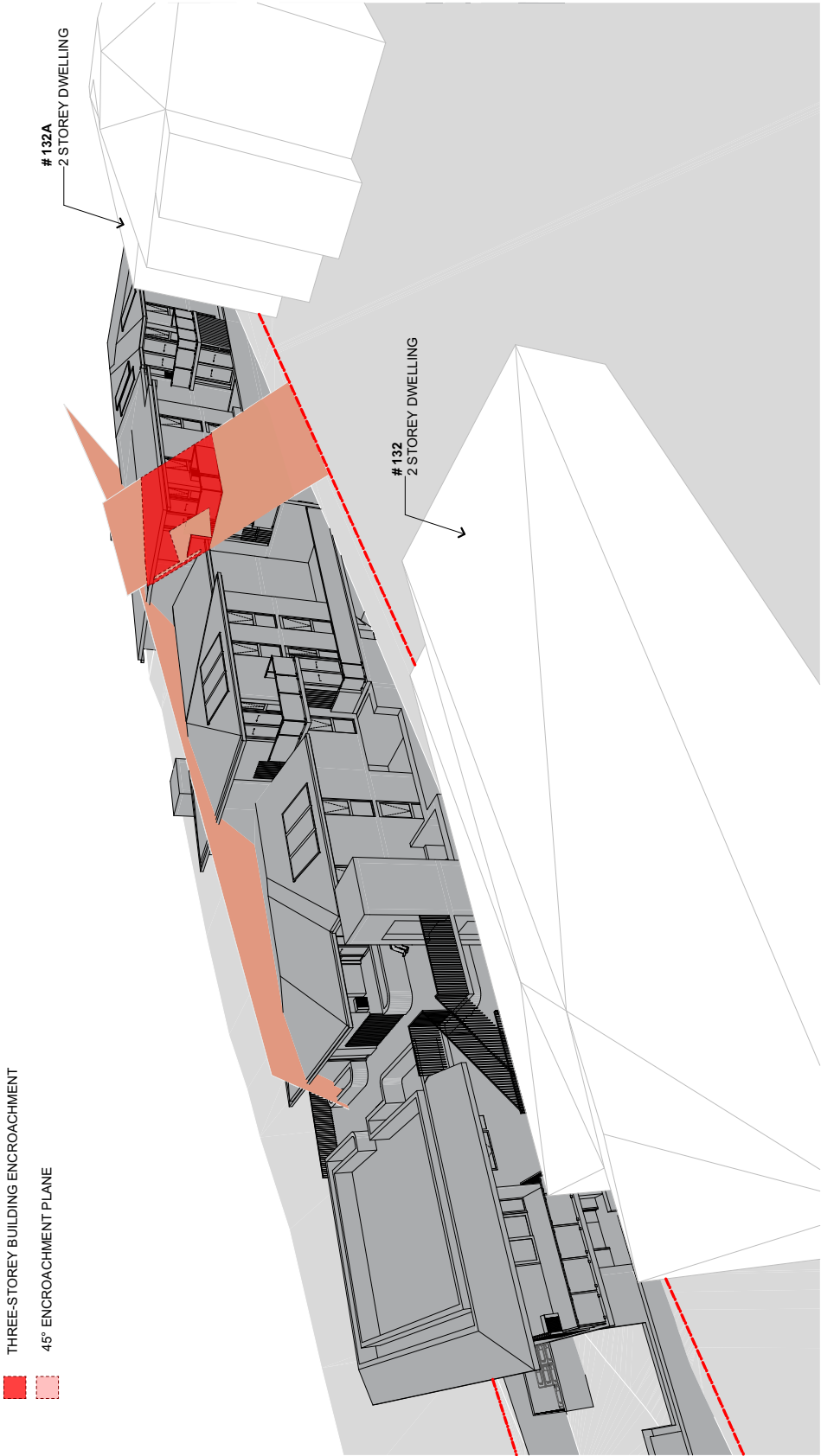
- THREE-STOREY BUILDING ENCROACHMENT
- 45° ENCROACHMENT PLANE



|                                                                                       |                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                   |                                                                     |                                                                                                    |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
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# ATTACHMENT 3 - ITEM 4

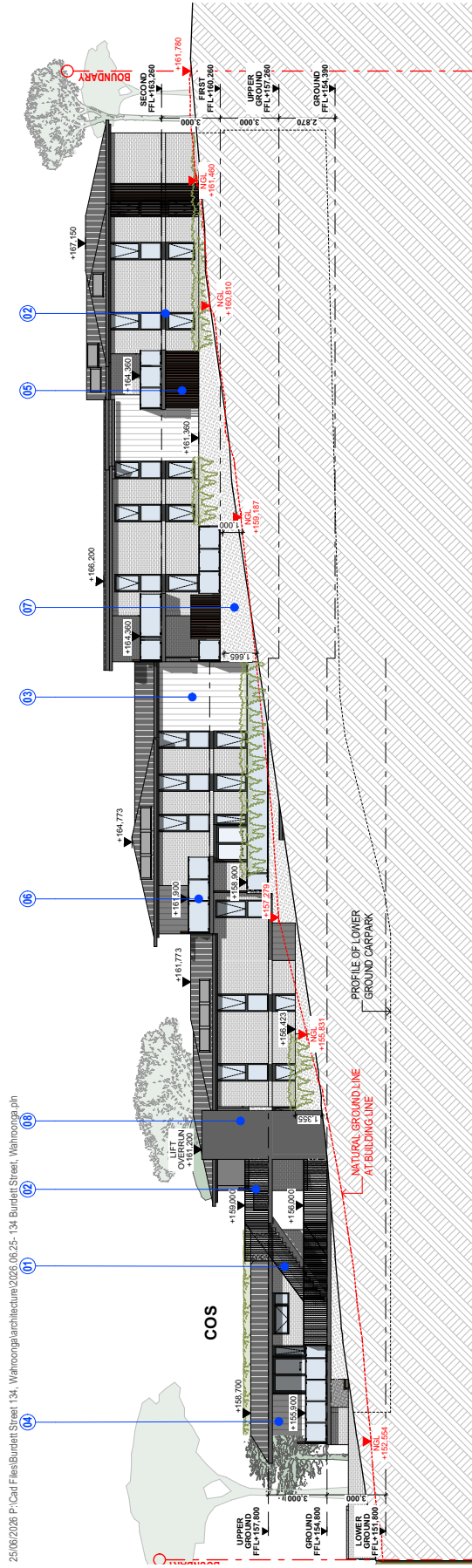
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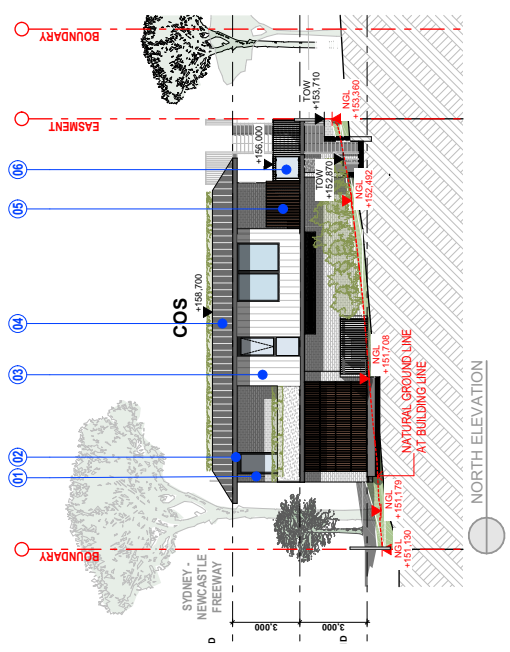
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|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------|
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|                                                                                                                                   |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                    | <b>DRAWN BY</b><br>H.A.                                                           |                                                                                 | <b>DRAWING NO.</b><br>A3006                               |
|                                                                                                                                   |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                    | <b>DATE</b><br>01/11                                                              |                                                                                 | <b>SCALE</b><br>1                                         |
|                                                                                                                                   |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                   |                                                                                 |                                                           |

ATTACHMENT 3 - ITEM 4





WEST ELEVATION



NORTH ELEVATION



01. FACE BRICK  
NATURAL LINEN OR  
SIMILAR



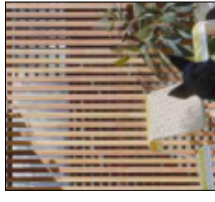
02. POWDER COATED  
ALUMINIUM  
COLOR FINISH EQUAL TO  
COLORBOND MONUMENT



03. STANDING SEAM WALL  
CLADDING  
COLOR FINISH EQUAL TO  
COLORBOND SUREMIST



04. STANDING SEAM ROOF  
CLADDING  
COLOR FINISH EQUAL TO  
COLORBOND WOODLAND GREY



05. OUTDOOR LOUVRED  
BATTENS  
COLOR FINISH EQUAL TO  
NATURAL TIMBER



06. GLASS BALUSTRADE  
HARDENED GLASS (SLIGHT  
TINT)

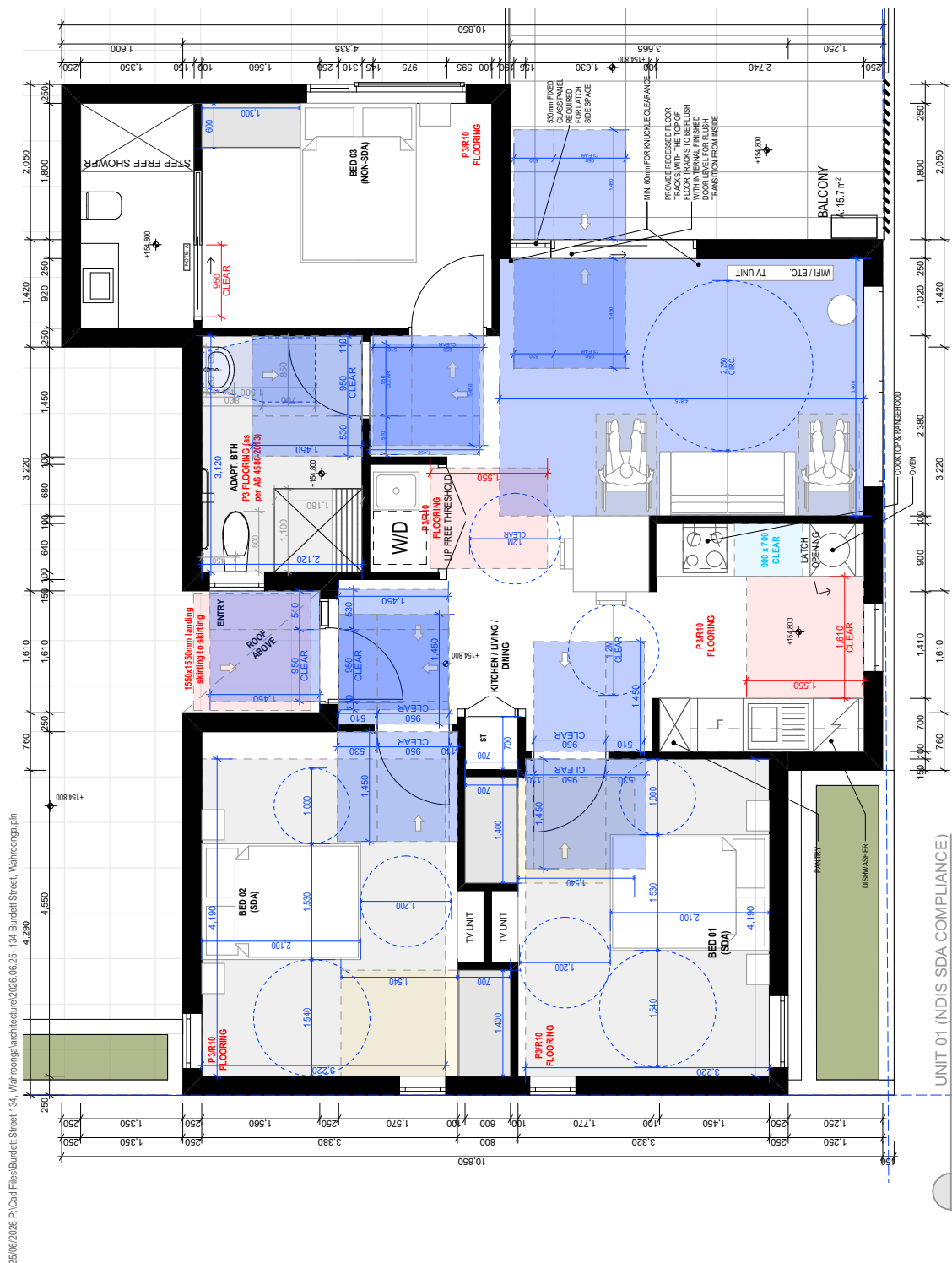


07. EXTERNAL WALL  
RENDER  
COLOR FINISH EQUAL TO  
DULUX DIESKAU OR  
SIMILAR



08. EXTERNAL WALL  
RENDER  
COLOR FINISH EQUAL TO  
COLORBOND MONUMENT

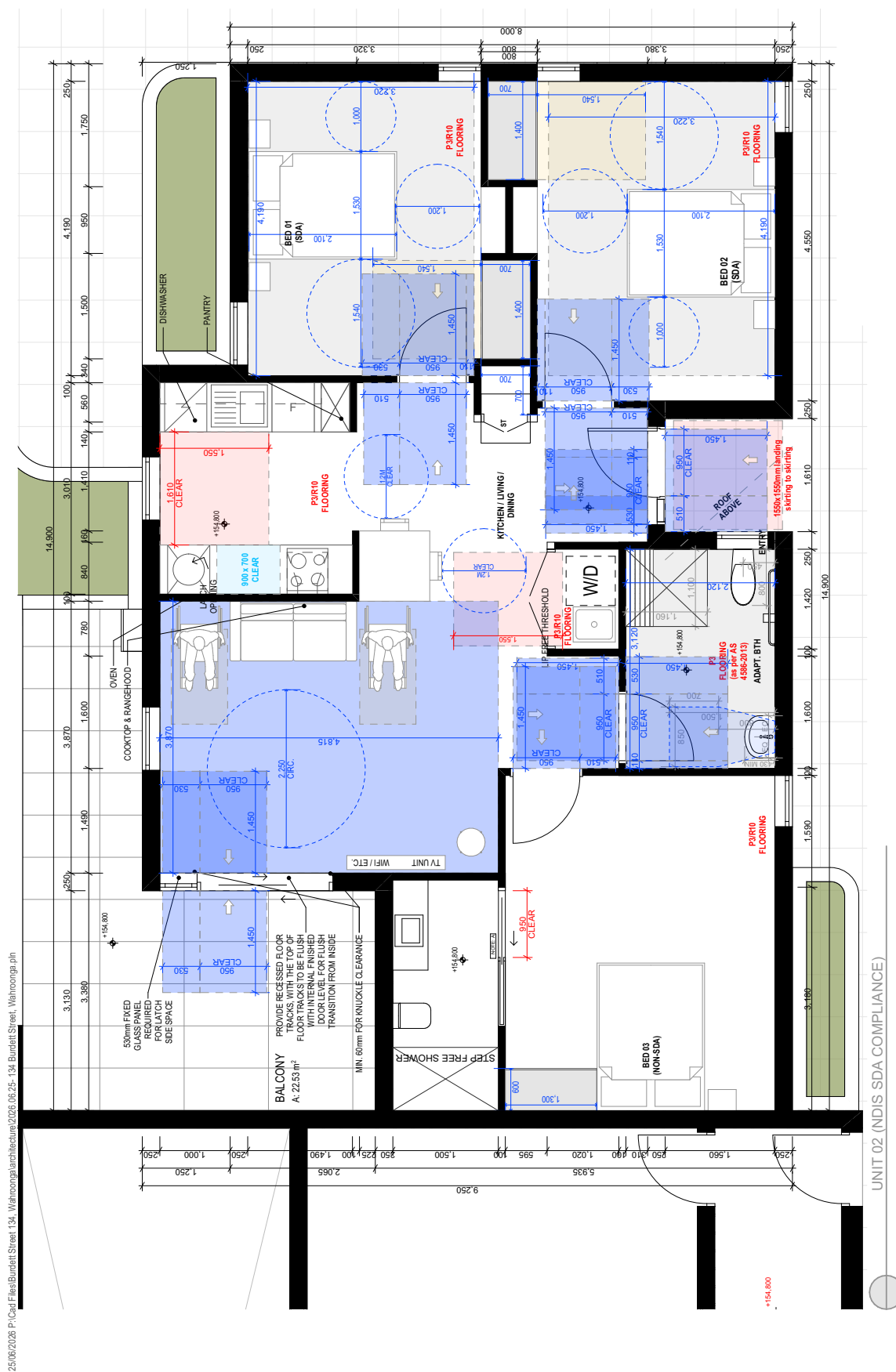
|                                                                                     |              |                                                   |                |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |
|-------------------------------------------------------------------------------------|--------------|---------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|-------|--------------|----------------|----|------------|---------------------------|--|----|------------|---------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------|--------------|--|--------|-------|------------|------------|-----------|--------|------|--|---|
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| REVISION:                                                                           | DATE:        | DESCRIPTION:                                      | PROJECT NORTH: |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |
| 01                                                                                  | 30/10/2025   | PRELIMINARY DA SUBMISSION                         |                |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |
| 02                                                                                  | 23/04/2026   | DA SUBMISSION                                     |                |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |
|                                                                                     |              |                                                   |                |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |
|                                                                                     |              |                                                   |                |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |
|                                                                                     |              |                                                   |                |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |
| DRAWING:                                                                            | SAMPLE BOARD |                                                   |                |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |
| SUBMIT                                                                              | NO. E        | NUMBER/NO.                                        |                |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |
| CHECKED BY                                                                          | 1-2026(A)    | A.3007                                            |                |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |
| D.M.                                                                                |              | 2                                                 |                |                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |           |       |              |                |    |            |                           |  |    |            |               |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                           |  |          |              |  |        |       |            |            |           |        |      |  |   |



|                                                                                                                                    |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                     |                                                                  |                                                                                                             |                                                                      |                                                                                                    |
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|                                                                                                                                    |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                     |                                                                  |                                                                                                             |                                                                      | DRAWN BY<br>H.A.<br>CHECKED BY<br>J.H.<br>SCALE<br>1:50 (A3)<br>DRAWING NO.<br>A3101<br>ISSUE<br>2 |

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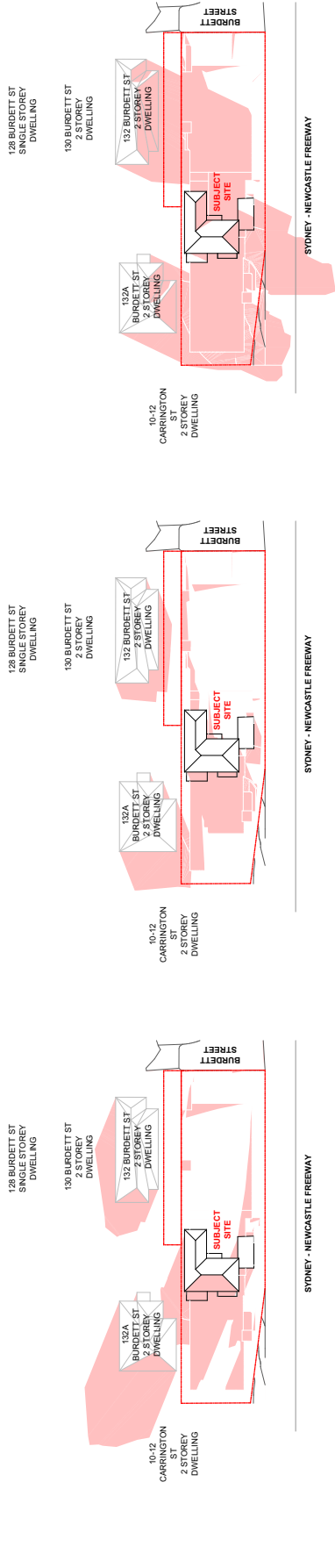




|                                                                                                                                          |                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                               |  |  |                                                   |  |  |                                                           |  |  |                                                                               |  |  |                      |  |  |                             |  |  |
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|                                                                                                                                          |                                                                                                                                                                                                                                     | COMMON: Architectural information is the owner of the copyright and shall remain the property of the architect. No part of this work may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. |  |  | REVISION: DATE:                                   |  |  | DESCRIPTION                                               |  |  | PROJECT NAME                                                                  |  |  | DRAWING NO.          |  |  | NDIS SDA ACCESS DIAGRAMS 02 |  |  |

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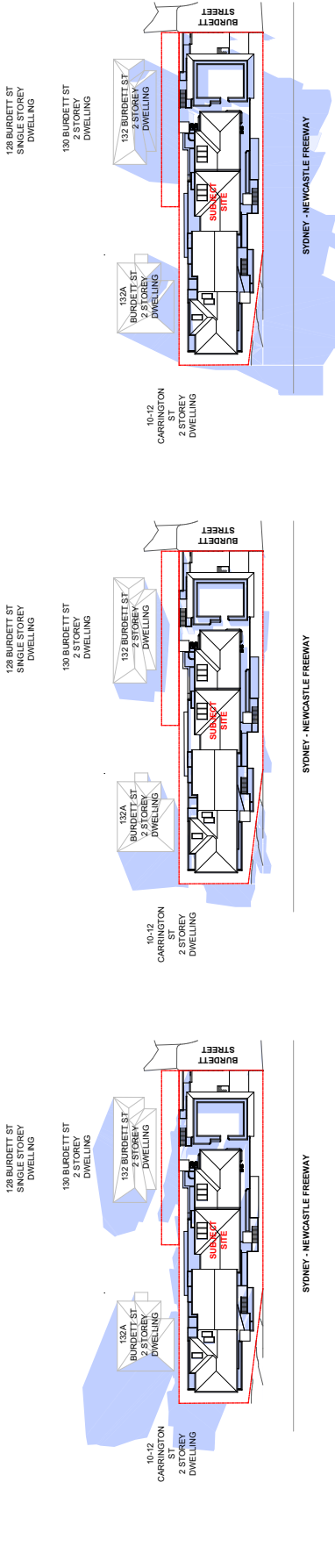
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SHADOW DIAGRAM - 9AM - EXISTING (22 JUNE)

SHADOW DIAGRAM - 12PM - EXISTING (22 JUNE)

SHADOW DIAGRAM - 3PM - EXISTING (22 JUNE)



SHADOW DIAGRAM - 9AM - PROPOSED (22 JUNE)

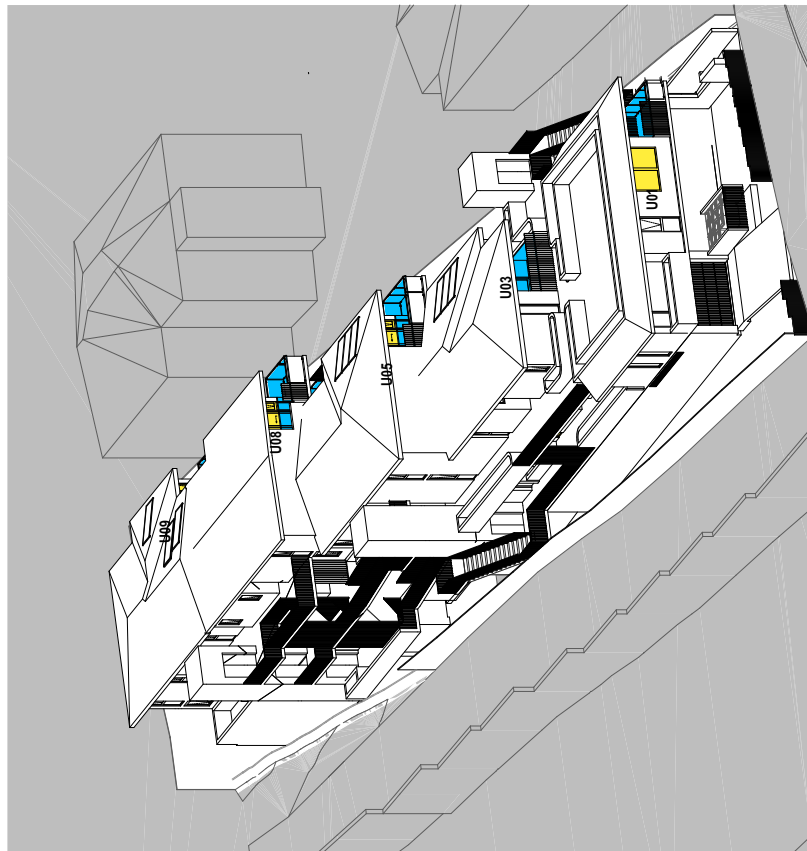
SHADOW DIAGRAM - 12PM - PROPOSED (22 JUNE)

SHADOW DIAGRAM - 3PM - PROPOSED (22 JUNE)

|                                                                                                                                   |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                         |                                                   |                                                                  |                                                                                                             |                                                                                 |                                 |                       |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------|-----------------------|
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|                                                                                                                                   |                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                         |                                                   |                                                                  |                                                                                                             |                                                                                 | <b>DRAWING</b><br>H.A.<br>01/01 | <b>SCALE</b><br>A4001 |

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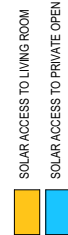


22 JUNE 9 AM



22 JUNE - 10:00AM

#### LEGEND



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Gordon NSW 2071  
Phone: (02) 9607 8866  
Fax: (02) 9607 8877  
Email: info@tripackerarchway.com.au  
info@tripackerarchway.com.au

Not a registered architect  
No. 101117222

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| 01       | 20/06/2026 | PRELIMINARY DA SUBMISSION |
| 02       | 25/04/2026 | DA SUBMISSION             |
| 03       | 25/06/2026 | DA AMENDMENTS             |

**SENIORS LIVING**  
134 BURDETT STREET  
WAHROONGA  
Project No.  
2006

**REVISION**  
**SOLAR ANALYSIS 01**  
DRAWN BY  
H.A.  
CHECKED BY  
J.H.  
DATE  
01/01  
ISSUE  
3

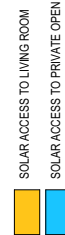
# ATTACHMENT 3 - ITEM 4

25/06/2026 P:\CadFiles\Burdett Street 134, Warringong\architecture\2026.06.25-134 Burdett Street, Warringong.pjn



22 JUNE - 11:00AM

#### LEGEND



**TRIPLEX ARCHITECTS**  
Gordon NSW 2071  
Phone: (02) 9607 8866  
Fax: (02) 9607 8877  
Email: info@triplexarchitects.com.au  
info@triplexarchitects.com.au

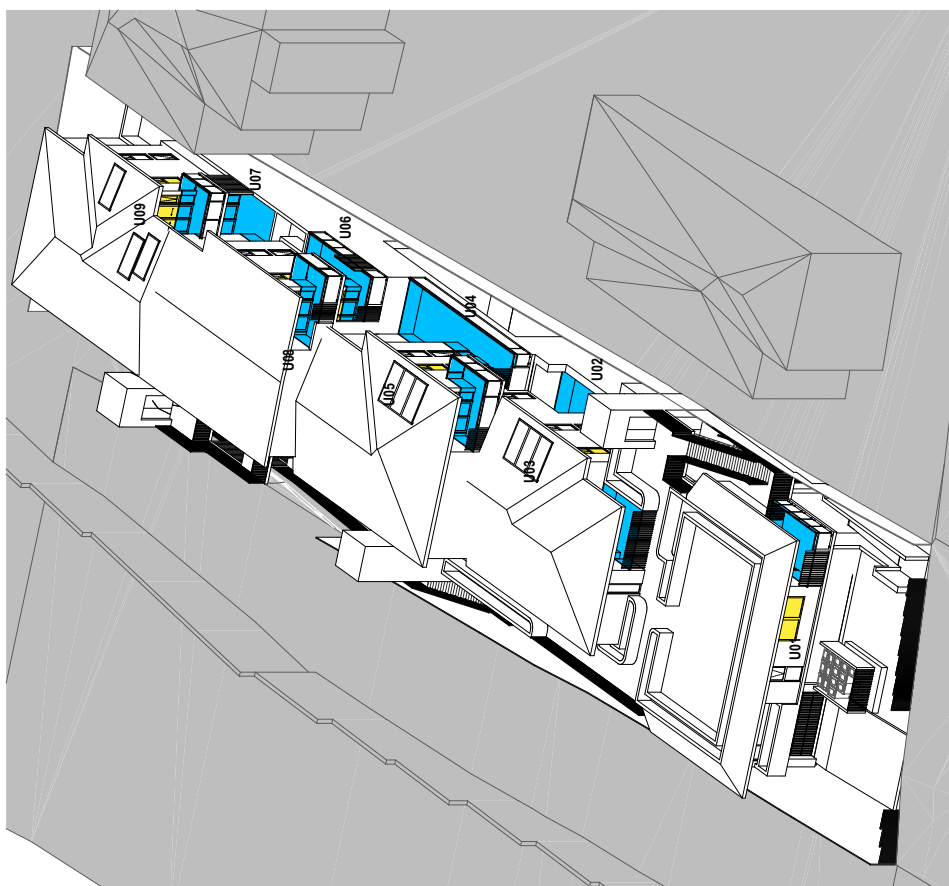
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No. 1000  
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| 03       | 25/06/2026 | DA AMENDMENTS             |

**SENIORS LIVING**  
134 BURDETT STREET  
WARRONG  
PROJECT NO.  
2006

**SOLAR ANALYSIS 02**  
DRAWN BY  
H.A.  
CHECKED BY  
J.H.  
DATE  
A4102  
3

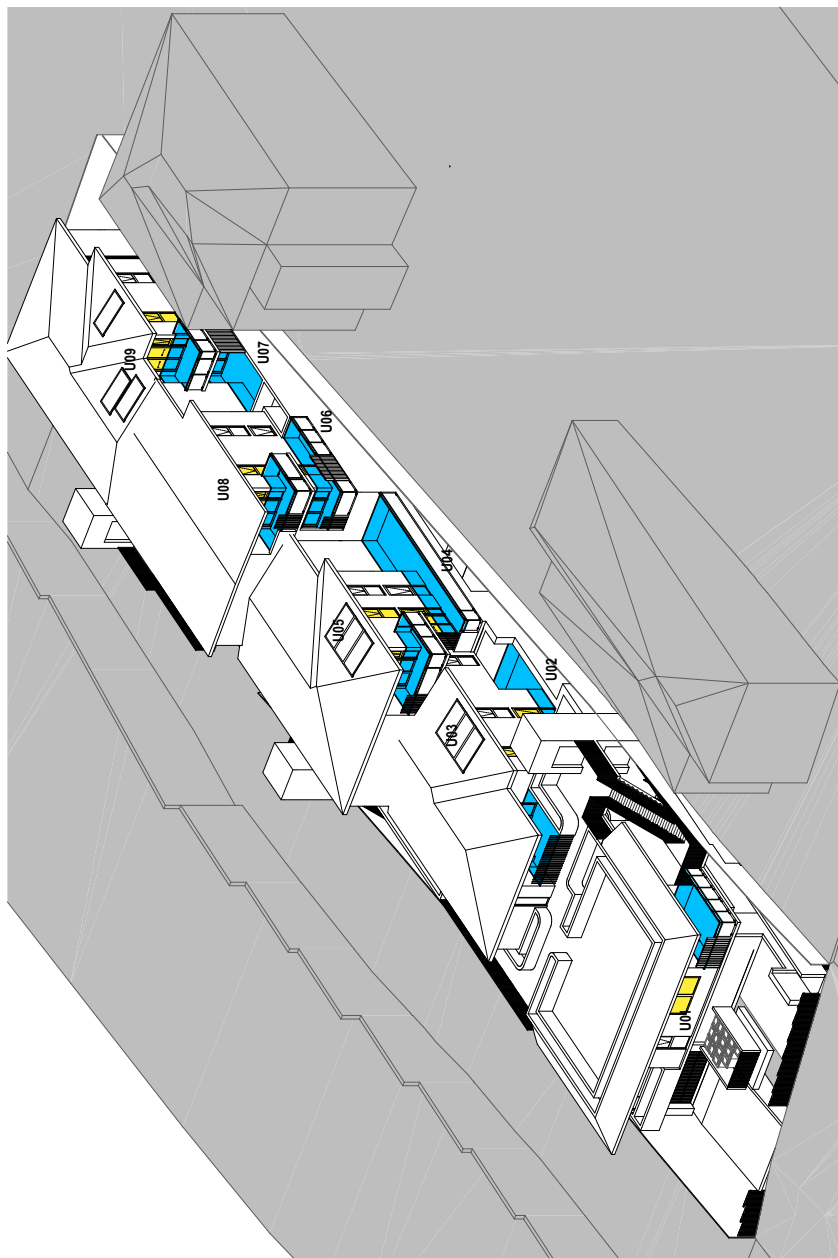


22 JUNE - 12:00PM

# ATTACHMENT 3 - ITEM 4



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## LEGEND

SOLAR ACCESS TO LIVING ROOM

SOLAR ACCESS TO PRIVATE OPEN SPACE AT 1m ABOVE FFL


**mackenzie  
architects  
international**
**TRIPRAKAR ARCHWAY**  
 Sydney NSW 2001  
 Phone: (02) 9697 8866  
 Fax: (02) 9697 8977  
 Email: [info@triprakararchway.com.au](mailto:info@triprakararchway.com.au)  
 Website: [www.triprakararchway.com.au](http://www.triprakararchway.com.au)
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| 03       | 25/06/2026 | DA AMENDMENTS             |

**SENIORS LIVING**  
 134 BURDETT STREET  
 WAHROONGA  
 NSW 2006

**REVISION**  
**SOLAR ANALYSIS 03**
**DRAWN BY**  
 H.A.

**CHECKED BY**  
 J.H.

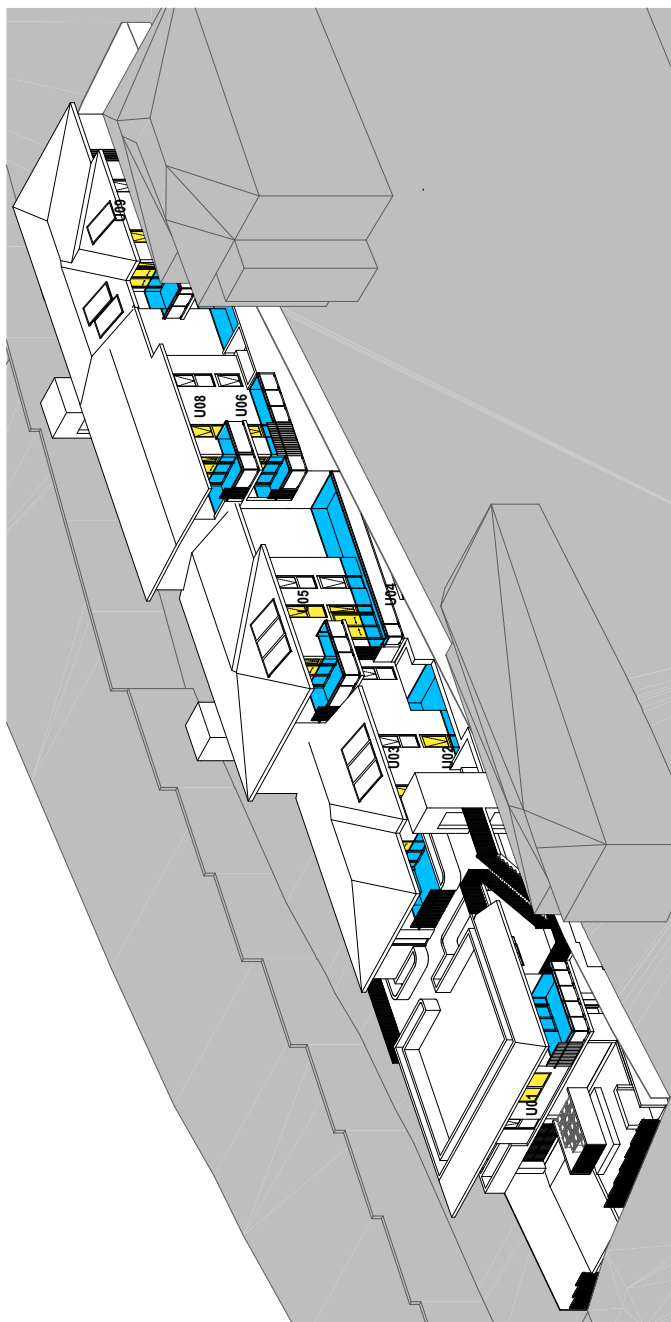
**DRAWING NO.**  
 A4103

**DATE**  
 25/06/2026

**SCALE**  
 3

# ATTACHMENT 3 - ITEM 4

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22 JUNE - 2:00PM

## LEGEND

SOLAR ACCESS TO LIVING ROOM

SOLAR ACCESS TO PRIVATE OPEN SPACE AT 1m ABOVE FFL


**mackenzie**  
**architects**  
 international

**TRIP RACER ARCHWAY**  
 GARDEN NSW 4071  
 Phone: (02) 9697 8866  
 Fax: (02) 9697 8977  
 Email: info@tripracerarchway.com.au  
 Website: www.tripracerarchway.com.au

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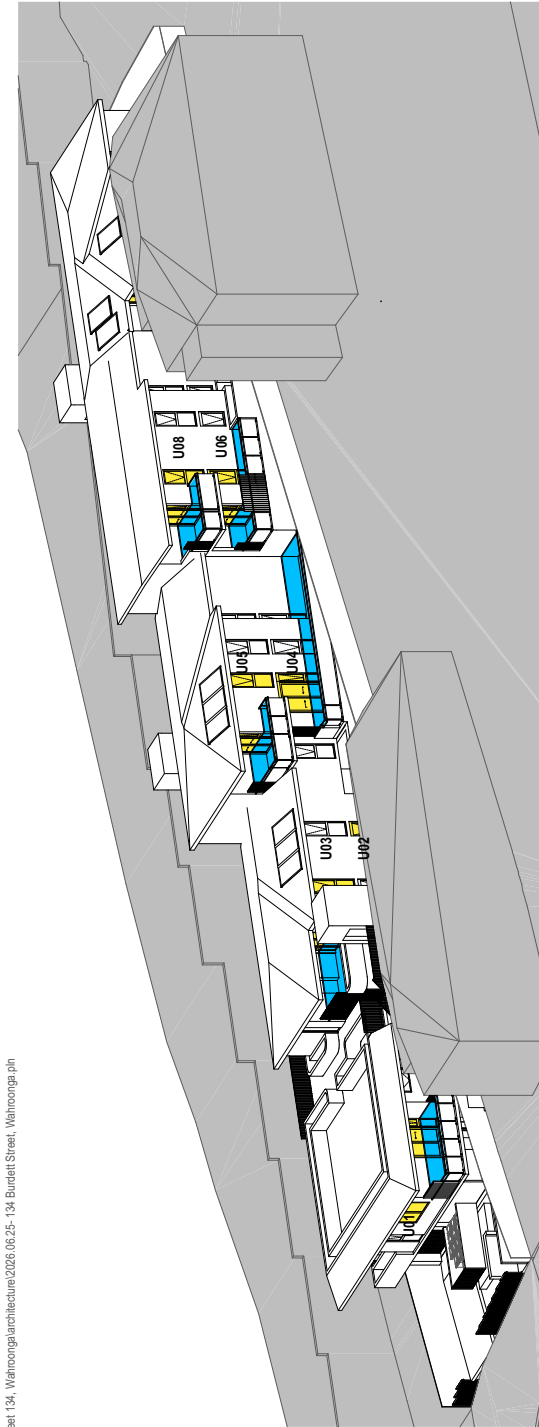
| REVISION | DATE       | DESCRIPTION               |
|----------|------------|---------------------------|
| 01       | 20/06/2026 | PRELIMINARY DA SUBMISSION |
| 02       | 20/06/2026 | DA SUBMISSION             |
| 03       | 25/06/2026 | DA AMENDMENTS             |


**SENIORS LIVING**  
 134 BURDETT STREET  
 WAHROONGA  
 PROJECT NO.  
 2006

|           |       |             |       |
|-----------|-------|-------------|-------|
| ISSUED BY | SCALE | DRAWING NO. | ISSUE |
| H.A.      | @ A1  | A4104       | 3     |

**SOLAR ANALYSIS 04**

# ATTACHMENT 3 - ITEM 4



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22 JUNE - 3:00PM

| SCHEDULE SOLAR ACCESS TO LIVING ROOM & PRIVATE OPEN SPACE |                  |                   |                   |                  |                 |                 |            |           |  |
|-----------------------------------------------------------|------------------|-------------------|-------------------|------------------|-----------------|-----------------|------------|-----------|--|
| UNIT No.                                                  | WINTER<br>9-10am | WINTER<br>10-11am | WINTER<br>11-12pm | WINTER<br>12-1pm | WINTER<br>1-2pm | WINTER<br>2-3pm | LIV. (HRS) | POS (HRS) |  |
| U01                                                       |                  |                   |                   |                  |                 |                 | 6          | 6         |  |
| U02                                                       |                  |                   |                   |                  |                 |                 | 2          | 3         |  |
| U03                                                       |                  |                   |                   |                  |                 |                 | 1          | 6         |  |
| U04                                                       |                  |                   |                   |                  |                 |                 | 2          | 4         |  |
| U05                                                       |                  |                   |                   |                  |                 |                 | 6          | 6         |  |
| U06                                                       |                  |                   |                   |                  |                 |                 | 4          | 5         |  |
| U07                                                       |                  |                   |                   |                  |                 |                 | 1          | 2         |  |
| U08                                                       |                  |                   |                   |                  |                 |                 | 6          | 6         |  |
| U09                                                       |                  |                   |                   |                  |                 |                 | 4          | 4         |  |

| SOLAR CALCULATIONS                                    |              |
|-------------------------------------------------------|--------------|
| TOTAL NUMBER OF UNITS                                 | 9            |
| MIN. REQUIRED UNIT LIVING TO ACHIEVE 2HR SOLAR ACCESS | 7            |
| PROPOSED UNIT LIVING TO ACHIEVE 2HR SOLAR ACCESS:     | 7 (COMPLIES) |
| MIN. REQUIRED POS TO ACHIEVE 2HR SOLAR ACCESS:        | 9            |
| PROPOSED POS TO ACHIEVE 2HR SOLAR ACCESS:             | 9 (COMPLIES) |

SEPP HOUSING 2021- CHAPTER 3- PART 5- DIVISION 7- 108 REQUIREMENTS  
ON MID WINTER MIN. 70% OF UNITS TO ACHIEVE MIN. 2 HOURS OF SOLAR ACCESS TO LIVING ROOM AND PRIVATE OPEN SPACE  
PROPOSED DEVELOPMENT  
TOTAL DWELLINGS: 9  
DWELLINGS WITH MIN. 2 HOURS OF SOLAR ACCESS TO LIVING ROOM AND PRIVATE OPEN SPACE: 7 OF 9 = 77%

LEGEND  
SOLAR ACCESS TO LIVING ROOM  
SOLAR ACCESS TO PRIVATE  
OPEN SPACE AT 1m ABOVE FFL

|                                                                                                                                  |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                            |                                                                           |                      |            |
|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------|------------|
| <br>mckenzie<br>architects<br>international | <br>TRANSPACER ARCHWAY<br>Gordon NSW 2071<br>Phone: (02) 9607 5866<br>Fax: (02) 9607 5877<br>Email: info@mackenziearchitects.com.au<br>info@mackenziearchitects.com.au<br>info@mackenziearchitects.com.au | <br>LEGEND<br>DON'T SCALE DRAWINGS<br>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK<br>Mackenzie Architects International is the name of the copyright material in these drawings.<br>All other drawings are the property of Mackenzie Architects International.<br>All other drawings are the property of Mackenzie Architects International. | <br>REVISION DATE DESCRIPTION<br>01 20/06/2026 PRELIMINARY DA SUBMISSION<br>02 20/06/2026 DA SUBMISSION<br>03 25/06/2026 DA AMENDMENTS | SENIORS LIVING<br>134 BURDETT STREET<br>WARRONGONG<br>PROJECT NO.<br>2006 | DRAWING NO.<br>A4105 | ISSUE<br>3 |
|                                                                                                                                  |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                            |                                                                           |                      |            |
|                                                                                                                                  |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                            |                                                                           |                      |            |

ATTACHMENT 3 - ITEM 4

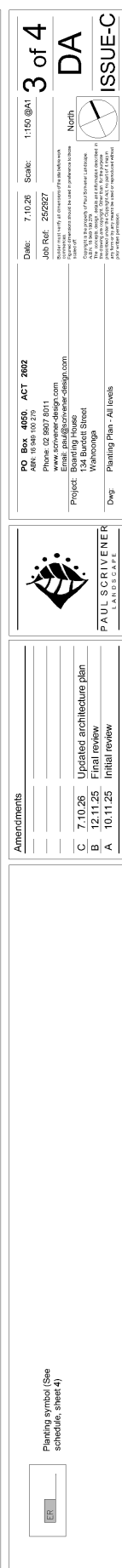
# ATTACHMENT 4 - ITEM 4











## Maintenance schedule

## General construction notes

General construction notes

**Site preparation**

Any existing trees and vegetation to be retained shall be preserved and protected from any existing tree sort during the execution of landscape work. In particular, root systems of existing plants must be disturbed as little as possible. Any nearby site works must be carried out so that no damage occurs to the trees or their roots.

The following measures shall be taken to ensure that the existing trees are not damaged during landscaping works, protected by fencing or removing where necessary. Trees shall not be removed or topped unless specific written approval to do so is given or is indicated on the drawings.

Storage of materials, moving of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not be permitted within three (3) metres of any trees.

Debris cleared from the site, or building materials, within the drip-line of existing trees, vehicular access shall not be permitted within three (3) metres of any tree.

**Soil preparation**  
 The proposed planting area was prepared by first being treated with a fire breaker. Apply at least 200mm depth good quality garden soil mix to the garden planting areas. To comply with AS 4419 'Turfed areas' good quality garden soil mix to soft leaf Buffalo be laid over 130mm good quality turf underlay over existing soil which is to be deep ripped to 200mm prior to installation. To be worked in with rotary hoe to break up any clumps of weeds and roots. The soil structure should be broken down to a fine crumbly texture. The soil should be worked to a depth of 200mm. To comply with the requirements of the Arborists' report, where planting is to occur in existing soil profiles ensure soil conditioners and compost worked into the top 200mm profile. To comply with AS 4534:1999.

- New plantings** New plantings and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. Newly planted mature heights of plants as shown on planting schedule or as available to the grower should be noted on the planting schedule. Nominations for plants to be planted in shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over the contained soil are less than their normal specified heights in acknowledgement of the contained soil environment. For other deep soil types heights are subject to particular site conditions, intended hedging or pruning for particular plant forms. Planting measurements such as available planting width, intended underdrainage and soil depth should be noted.

planter slab levels to fall to drainage outlets detailed by Stormwater Engineer. Ensure planter slab levels to fall to drainage outlets detailing planter slabs habitable rooms of building. Provide cavity clear of debris by providing tapping roof built against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in exterior water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects drawing. All planting containers have the following:

- Impervious waterproof membrane along base and up to top of soil level; containers to

- Atlantis' drainage cell (or engineer's approved equivalent at base to be connected to drainage system of development as per stormwater Engineer's details.

A.N.L. planter box soil mix or equivalent. To comply with AS 4419 and AS 3743 Contractor to install all planter box finishes after site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes throughout construction and installation period.

**Mulching**  
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 1454.

**3. Fertiliser**  
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

**Staking**  
To those plants indicated on the planting schedules provide hardwood stakes as recommended and driven into ground to a depth able to achieve firm support.

**Lawn edging** All ground level garden beds adjacent to site boundary or paved areas to have edging as nominated on the plans.

**Turfing**  
Turfed nature strip areas to be Soft leaf Buffalo or Soft Leaf Buffalo 'shademaster' (as nominated on plans) to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation.

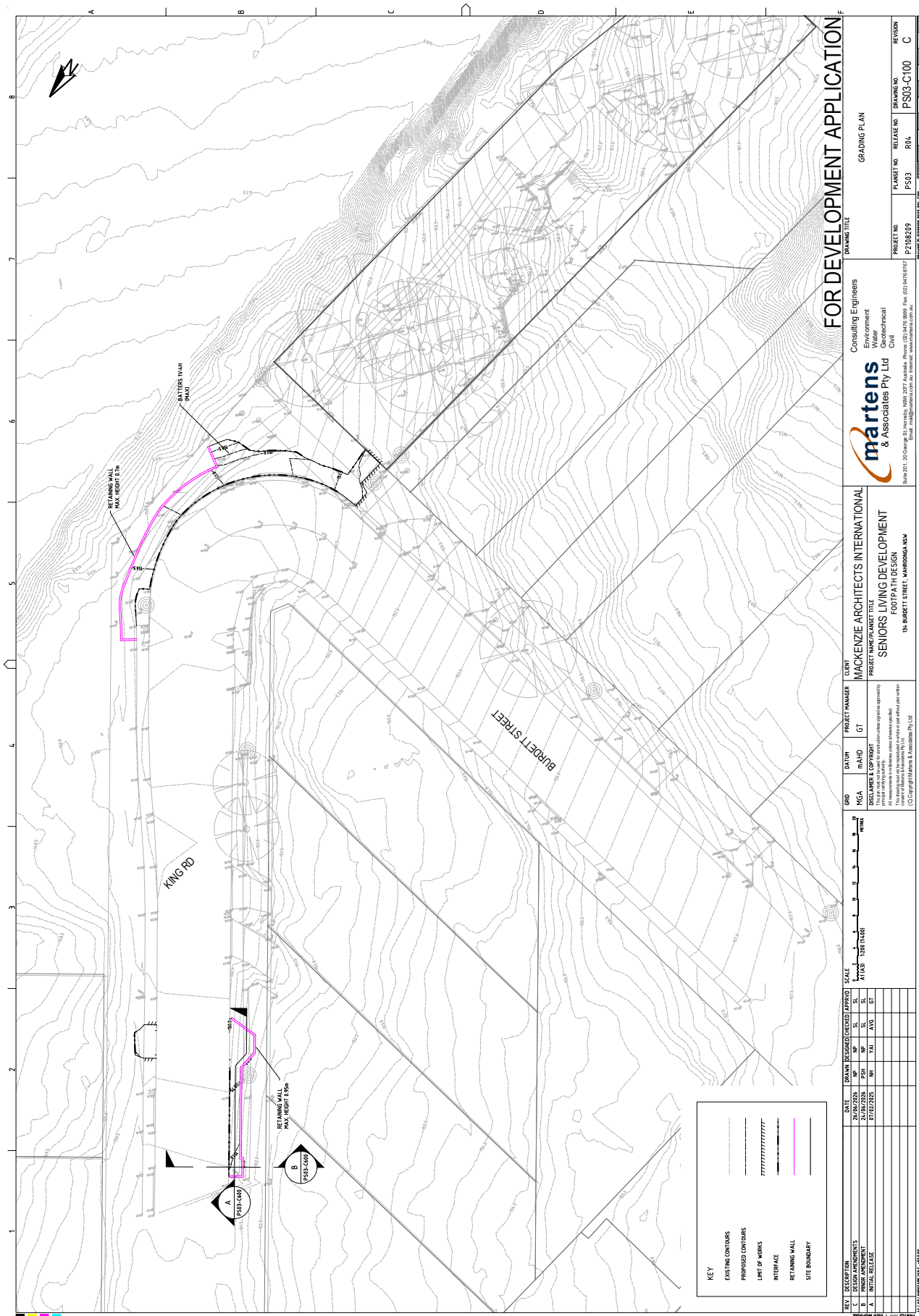
**0. Structural**  
All structural details whatsoever to Engineer's details. All drainage and waterproofing details to Engineer's details.

| Amendments |
|------------|
| —          |
| —          |
| —          |
| —          |
| C 7.10.28  |
| B 12.11.25 |
| A 10.11.25 |

[illegible]

[illegible]

## ATTACHMENT 5 - ITEM 4



# ATTACHMENT 5 - ITEM 4





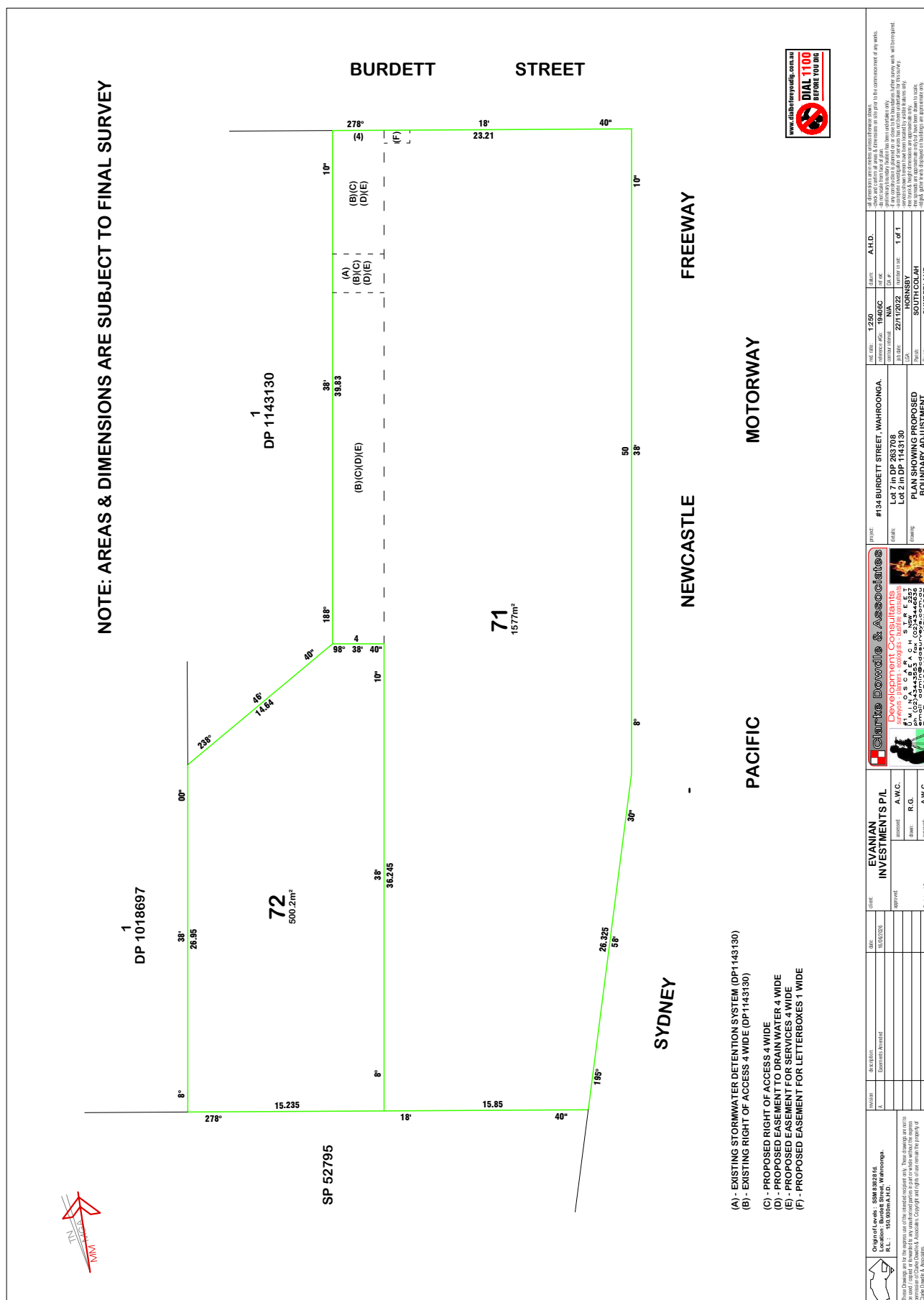












# ATTACHMENT 6 - ITEM 4