NSLPP MEETING HELD ON 07/05/2025

Attachments:
1. Site Plan
2. Architectural Plans
3. Clause 4.6
4. Landscape Plan
5. Design Verification Statement
6. Survey Plan
7. DEP Minutes

ADDRESS/WARD:	111-115 Chandos Street, Crows Nest
APPLICATION No:	DA363/24
PROPOSAL:	Demolition of existing building and construction of a 5-storey residential flat building with rooftop terrace
PLANS REF:	Refer to Condition A1
OWNER:	111 Chandos St Pty Ltd
APPLICANT:	Equicentia Pty Ltd
AUTHOR:	Rachel Wu, Assessment Officer
DATE OF REPORT:	16 April 2025
DATE LODGED:	10 December 2024
RECOMMENDATION:	Refusal

EXECUTIVE SUMMARY

This development application seeks consent for demolition of existing structures and construction of a 5-storey residential flat building with two levels of basement parking and a rooftop terrace on land at 111-115 Chandos Street, Crows Nest.

The application is reported to the North Sydney Local Planning Panel for determination as the application seeks a variation to the Clause 4.3 Height of Buildings development standard by more than 10%.

The Applicant commenced proceedings in the Land and Environment Court on 19 February 2025 for deemed refusal of the subject application on 19 February 2025. Irrespective of the proceedings in the Land and Environment Court, as the application has been deemed refused, it may be determined by the North Sydney Local Planning Panel prior to a determination by the Land and Environment Court.

The Panel's determination of this application is required to assist in the direction of the appeal and to reduce the total time for determination which will be applied in the NSW Planning Portal. Currently "deemed refusal" is not treated as a determination for statistical purposes by the Portal with only a determination, or a court decision finalising the application process. A Panel decision is required to assist Council in meeting the Minister's expected processing time of 115 days for the entire application stream.

Development for the purpose of a residential flat building is permitted within the R4 High Density Residential zone.

The proposed building results in a non-compliance with the height of buildings development standard in Clause 4.3 of the North Sydney Local Environmental Plan 2013. A written request has been submitted pursuant to clause 4.6 in NSLEP 2013 which is considered inadequate and does not demonstrate that compliance with the development standard is unreasonable and unnecessary against the objectives of the standard, and have not demonstrated that there are sufficient environmental planning grounds to justify the variation in the circumstances of the case. The variation is therefore not in the public interest as the proposed development is inconsistent with the objectives of the standard and the objectives of the R4 High Density Residential zone, of the North Sydney Local Environmental Plan 2013.

Notification of the proposal has attracted eight (8) submissions (7 in support and 1 objection). The objection raises particular concerns about the excessive scale, loss of natural light, impact on sustainability, neighbourhood character, height non-compliance and overshadowing. The assessment has considered these concerns as well as the performance of the application against NSW Government and Council's planning requirements.

Following this assessment the development application is recommended for **refusal**:

1. The proposed development does not satisfy provisions of the State Environmental Planning Policy (Housing) 2021, in particular compliance with the Apartment Design Guide.
2. The proposed development is inconsistent with Clause 1.2 Aims of Plan in NSLEP 2013.

3. The proposed development is inconsistent with objectives of the R4 High Density Residential zone of the North Sydney Local Environmental Plan 2013.

4. The Clause 4.6 request does not justify non-compliance with Clause 4.3 objectives by demonstrating:

    a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

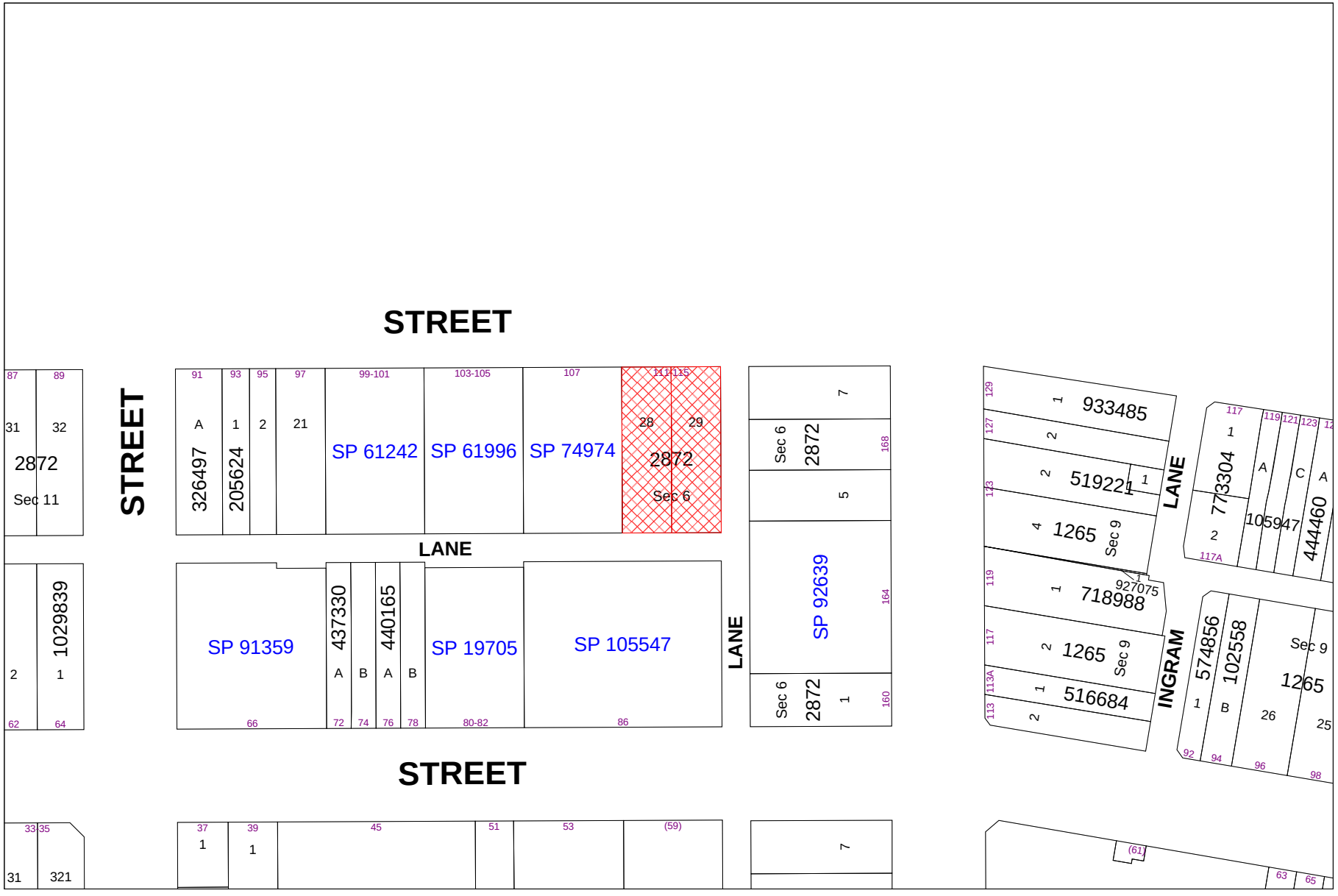
    b) that there are sufficient environmental planning grounds to justify the contravention of the development standard in clause 4.3 of NSLEP 2013.

5. Insufficient information in relation to a structural engineer's report not being submitted does not allow a proper assessment of the potential for lowering the floor to ceiling heights.
6. The application is inconsistent with provisions of North Sydney Development Control Plan 2013, Part B Development Controls, Section 1 - Residential Development, Section 19 Waste Minimisation, and Part C, Section 3 Area Character Statement.
7. The application did not submit adequate and sufficient information to enable a proper and comprehensive assessment of the proposal, which should have included:

    (a) Revised 2D and 3D architectural drawings confirming the location for A/C condensers and other mechanical equipment.
    (b) A Structural Engineer's Report
    (c) An outline of the eastern elevation window openings of 107-109 Chandos Street on the western elevation drawing of the proposal, to assess the extent of visual privacy impacts.
    (d) Plans showing details of areas of waste collection and an acceptable bin holding area.

8. The proposal is unsuitable for the site for the reasons 1 – 7.
9. Approval of the application would not be in the public interest, for reasons 1-8.

LOCATION MAP



Property/Applicant ● Submitters - Properties Notified

DESCRIPTION OF PROPOSAL

An application has been received seeking consent for Demolition of the existing building (2 commercial levels + 1 level basement parking) and construction of a residential flat building for 10 units (1 x 2 bedroom and 9 x 3 bedroom apartments) with two (2) levels of basement parking and communal open space on the roof.

The architectural plans contain details of the proposal as follows:

Basement 2

- 6 x adaptable vehicular parking spaces with 1 x motorbike parking space
  - Visitor bicycle storage
  - Fan Room
  - Hydraulic Pump Room
  - Lift
  - 2 x Waiting Spaces

Basement 1

- 3 x adaptable parking spaces and 1 x Residential parking space
  - Car Wash Bay
  - Bulky Waste Room
  - Bin Storage Room
  - Waste Chute Collection Room
  - Main Switch Room
  - Comms Switch Room
  - Lift
  - Fire Stairs
  - 2 x Waiting Spaces and 1 x Waiting Bay

Ground Floor

- Main pedestrian entry from Chandos Street
- Vehicular Access from Atchison Lane
- Secondary private entry to Ground Floor Apartment Terrace from Chandos Street
- Hydrant Booster and Mains fronting Chandos Street
- 2 x three (3) Bedroom apartments
- Entry Lobby including mailboxes
- Lift
- 2 x Fire Stairs with one being a secondary basement egress
- Services (Comms + Electrical services)
- Waste chute

Level 1

- 2 x three (3) bedroom apartments
- Fire stairs and one (1) Lift
- Lobby

Level 2
- 2 x three (3) bedroom apartments
- Fire stairs and one (1) Lift
- Lobby
- Services

Level 3
- 2 x three (3) bedroom apartments
- Lobby, fire stairs and one (1) Lift
- Services

Level 4
- 1 x three (3) bedroom apartment
- One (1) two bedroom and one (1) three bedroom apartment
- Lobby, fire stairs and one (1) Lift
- Services

Roof Plan
- Lift and Fire Stairs
- Covered Lobby and BBQ Area
- Hot Water Plant
- Open Communal Rooftop Space partially covered with fixed pergola
- Car Park Exhaust Fan
- Bin Storage
- Condenser Zone
- Fixed Pergola over partial Level 4 Terrace
- Fixed Southern Pergola over Level 4 Terrace below

Figure 1 (left): Photomontage of proposed development as viewed from Chandos Street.
Figure 2 (right): Photomontage of southern and eastern elevations of the proposed development as viewed north from Hume Lane besides No.86 Atchison Street (Source: Applicant's Architectural Package)

STATUTORY CONTROLS

- S*tate Environmental Planning Policy (Housing) 2021* and Apartment Design Guide.
- *State Environmental Planning Policy (Resilience and Hazards) 2021* – Chapter 4
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021* – Chapter 6
- *State Environmental Planning Policy (Transport and Infrastructure) 2021* – Cl2.119 Development with Frontage to Classified Road
- *State Environmental Planning Policy (Sustainable Buildings) 2022* – Schedule 1 & 2
- *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024*
  - Greater Sydney 'Medium or high-density residential development'

- *North Sydney Local Environmental Plan 2013 (NSLEP 2013)*

POLICY CONTROLS

- *North Sydney Development Control Plan 2013 (NSDCP 2013)*
- *North Sydney Council Interim Floodplain Management Policy*
- *Floodplain Risk Management Study and Plan*
- *North Sydney Council Green Roof and Wall Resource Manual*
- *North Sydney Local Infrastructure Contributions Plan 2020*

DESCRIPTION OF LOCALITY

Subject site

The subject site comprises two lots legally identified as Lots 28 and 29, Section 6, DP 2872. The site is commonly known as No.111-115 Chandos Street, Crows Nest.

The site is rectangular in shape and has an approximate total area of 764m2. It has a frontage to Chandos Street to the north, Hume Lane to the east, and Atchison Lane to the south. The combined northern frontage to Chandos Street measures 21.34m, with side boundaries of 35.815m, and a rear boundary to Atchison Lane of 21.34m. The topography of the site slopes from the northwestern corner down to the southeastern corner over an average fall of 2.25m (RL78.75 to RL76.5).

Existing on site is a two-storey commercial building with one level of basement parking with vehicular access from Atchison Lane. The site is situated within Zone R4 High Density Residential subject to the provisions of North Sydney Local Environmental Plan 2013 (NSLEP 2013). An extract of the applicable Land Zoning Map with the site outlined in yellow is provided below at Figure 1.

The site is situated in a mixed use context, surrounded by residential flat buildings, mixed-use and commercial buildings. The site is located within a flood planning area (Refer to Figure xx below).

Adjoining sites

A five storey residential flat building with three basement levels located to the west of the subject site at No.107-109 Chandos Street.

A five storey residential flat building is located at No.84-90 Atchison Street, to the south of the site.

A mixed-use development (shop top housing consisting of four storeys and two levels of basement parking) is located to the south east of the site No.162-166 Willoughby Road (now known as 164 Willoughby Road). The zoning of the site is MU1 Mixed Use.

No.168 Willoughby Road contains a two-storey brick commercial building that is also located within the MU1 Mixed Use Zone. The last approval for this site on 20 December 2005 was in relation to alterations for a café and to create four retail tenancies on the ground floor.

Across Chandos Street to the north are developments located within the Willoughby City Council area.

Figure 3: Extract from Land Zoning Map (Espatial Viewer 2025)

Figure 4: Aerial photograph with site shaded red (source: Nearmap 20 January 2025)

Figure 5: Extract from North Sydney Council Flood Risk Management Plan Map (site hatched red) for consideration under NSLEP 2013, Clause 5.21 Flood Planning

RELEVANT HISTORY

Previous Applications

Pre98 DA1125/1998 granted approval by Council on 21 June 1988 for the use of premises as television post production studio.

DA41/10 granted approval on 10 May 2010 for the installation of operable louvres to northern and eastern elevations.

DA155/10 granted approval by Council on 28 July 2010 for new signage.

DA363/24 (subject application) deemed refusal on 19 February 2025 for the demolition of existing building and construction of a five-storey residential flat building. The Applicant commenced proceedings in the Land and Environment Court on 19 February 2025.

Current Application

Date	***Action***
10/12/2024	Development Application lodged.
24/1/2025	The development application was notified to adjoining properties and the local precinct for a period of 14 days in accordance with the Community Engagement Protocol, finishing on 7 February 2025. Eight (8) submissions were received by Council, 7 in support and 1 in objection.
4/2/2025	Referral comments received from Council's Traffic Engineer.
6/2/2025	Applicant provided justification statement in response to the Waste referral comments.
19/2/2025	Applicant commenced the proceedings in the Land and Environment Court. The development application has not been determined.

INTERNAL REFERRALS

BUILDING

The proposed works the subject of this application have not been assessed in accordance with compliance with the National Construction Code of Australia. This would need to be undertaken prior to the issue of a Construction Certificate. Should significant changes be required to achieve compliance with NCC standards, a Section 4.55 application would be necessary.

HEALTH

The application has been referred to Council's Environmental Health Officer who raised no objections and recommended conditions in the case of determination.

ENGINEERING

The application has been referred to Council's Development Engineer who raised no objections and recommended conditions in the case of determination.

TRAFFIC ENGINEER

The application has been referred to Council's Traffic Engineering Officer who raised the key concerns below and recommended conditions in the case of determination.

> *"• Laneway Impacts: The reliance on Atchison Lane for vehicle access and servicing may create congestion, particularly with waste collection and delivery vehicle movements.*
> - *Construction Traffic Management: The proponent should provide a CTMP to ensure minimal disruption to laneways and surrounding local roads.*
> - *Post-Occupancy Monitoring: Given the constrained nature of Atchison Lane, post-construction monitoring should be required to assess vehicle queuing impacts.*
>
> *Overall, the proposed development complies with North Sydney Development Control Plan (NSDCP) 2013 in most respects. However, reliance on laneway servicing and signalised ramp controls requires careful management to avoid operational issues. Further clarification on construction staging and mitigation measures is recommended."*

FLOOD ENGINEER

The application has been referred to Council's Flood Engineer who recommended the following condition in the case of determination.

> *"The site is located within the Flood prone area and therefore the floor levels will need to comply with the Floodplain Management Policy (interim)."*

LANDSCAPING

The application has been referred to Council's Landscape Development Officer who provided the following comments:

"2 x Platanus sp. planted in the Council verge in front of 111-115 Chandos Street are shown for retention. While the existing basement will limit impact posed by excavation it is considered that hoardings & infrastructure works, in addition to actual construction, will result in negative impact, including likely extensive canopy pruning.

No arborist report has been provided.

It is considered that an improved outcome would be achieved by removing these two existing street trees, removing the power pole on the corner of Chandos Street & Hume Lane, undergrounding the wires extending across Chandos Street, and planting 2 x Liriodendron tulipifera (200l) in approximately the same location as the 2 x removed Platanus sp.

No objection is raised to other proposed landscaping."

Planning Response: Conditions are recommended by Council's Landscape Development Officer in the case of determination.

DESIGN EXCELLENCE PANEL (DEP)

On 11 February 2025, the development application was presented to the Design Excellence Panel (DEP). In summary, the Panel's advice noted the following design amendments are necessary:

- Improve articulation of built form to the eastern elevation
- Reduce height to align with 84-90 Atchison Street
- Reduce site coverage exceedance to achieve landscape area compliance
- Alternative fire egress on the ground floor to exit to Atchison Lane to allow an increase in large-scale planting within front setback
- Increase the western elevation setback in accordance to achieve ADG building separation
- Improve visual privacy impacts on 107-109 Chandos Street unclear
- Use quality materials (proper bricks (not veneer, and other self-finished materials)
- Incorporate additional sustainability improvement strategies
- Provide appropriate garbage storage facilities.

The Applicant was informed of the advice from the DEP.

EXTERNAL REFERRALS

AUSGRID

The application has been referred to Ausgrid under s2.48 of SEPP (Transport and Infrastructure) 2021 who raised no objections to the proposal subject to conditions regarding construction management in the vicinity of overhead powerlines and new driveways to be in proximity to existing poles.

SYDNEY WATER

The application has been referred to Sydney Water under Section 78 of the Sydney Water Act 1994. Sydney Water recommended conditions to be imposed in the determination. The conditions include a Section 73 Compliance Certificate, Building Plan Approval (including Tree Planting Guidelines) and Tree Planting be required.

SUBMISSIONS

Council notified adjoining properties, Willoughby Council, and the Holtermann Precinct of the proposed development seeking comment between 24 January to 7 February 2025. Council received eight (8) submissions, 7 in support and 1 in objection. The matters raised in the submissions are listed below.

The issues raised in the submissions are summarised below and addressed later in this report. The original submissions may be viewed by way of DA tracking on Council's website https://www.northsydney.nsw.gov.au/Building_Development/Current_DAs and are available for review by NSLPP members.

Basis of Submissions

- Uncharacteristic Height, Bulk and Scale to Locality
- Contravention with Height of Building control
- Loss of daylight for adjoining properties
- Sustainability impacts on adjoining properties from loss of daylight
- Request for detailed shadow impact assessment

CONSIDERATION

The relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act* 1979 (as amended), are assessed under the following headings:

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021

SEPP (Biodiversity and Conservation) 2021

Chapter 6 - Sydney Harbour Catchment

The provisions of Chapter 6 Water Catchments apply to the subject site which is located within the Sydney Harbour Catchment. The subject site is not located in a foreshore waterways area or adjacent to waterways and it is considered that there is unlikely to be adverse effects on the quality of water by the development and the proposal is satisfactory in this regard.

SEPP (Resilience and Hazards) 2021

The provisions of SEPP (Resilience and Hazards) require Council to consider the likelihood that the site has potentially been contaminated and to address the methods, if necessary, to remediate the site. This can be satisfied under the grant of consent through conditions of consent.

SEPP (Housing) 2021

Clause 147 of SEPP (Housing) 2021 states:

> *"**147 Determination of development applications and modification applications for residential apartment development***
> *(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment*

development must not be modified, unless the consent authority has considered the following—

(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,

(b) the Apartment Design Guide"

The proposal has been assessed against the Apartment Design Guide and is considered inconsistent with the following principles:

(a) Principle 1: Context and Neighbourhood Character;

The proposed development does not respond and contribute to its context, adjacent sites, streetscape and neighbourhood (please refer to Part C later in the report for the Area Character Statement assessment).

(b) Principle 2: Built Form and Scale

The proposed development does not achieve a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. The building does not achieve an appropriate built form that defines the public domain and does not contribute positively to the character of streetscapes having regard to the lack of building articulation on the eastern elevation, non-compliance with the height control, non-compliance with ADG building separation guidelines and non-compliance with setback controls including front, side, topmost storey setback as per the Area Character Statement.

Approximately 50% of proposed Level 4 sits above the permitted height plane which is not acceptable. The Roof Level contributes to further height exceedance via the lift overrun and stairs lobby, and the proposed pergola structure. The height exceedance is not sympathetic with surrounding development on the southern side of Chandos Street and is unacceptable.

(c) Principle 4: Sustainability

The proposed development does not achieve sustainable design through quality, self-sustaining materials such as proper bricks for thermal design. Other contributing factors are inadequate waste management facilities and insufficient deep soil area for groundwater discharge and vegetation.

(d) Principle 5: Landscape

The proposed development provides insufficient deep soil area, which is limited to narrow strips, inadequate for planting of trees and other vegetation.

(e) Principle 6: Amenity

The proposed development does not provide adequate building separation to No.107-109 Chandos Street and may potentially impact on visual privacy and outlook of both sites. The proposed development does not provide sufficient front setback and landscaping within the front setback and compromises the amenity of Unit G01. The building also compromises solar access to adjacent residential development.

(f) Principal 9: Aesthetics

The proposed development does not provide adequate articulation. The proposed eastern elevation partially consists of a 19.1m unmodulated wall over four stories, which should be articulated to reduce the bulk and massing of the development.

The visual appearance of the proposed building does not respond to the existing or future local context as the proposal has excessive bulk and scale.

The proposal does not ensure a positive transition in height and scale down from the tall towers of St Leonards Railway Station, to the lower scale development on Chandos Street as stated in the Area Character Statement for the desired future character of the 'St Leonard's Town Centre'. The proposed development increases in height rather than decrease from the west and contravenes s3.1.3.1 requiring setback of the topmost storey (Level 4), creating a greater form, massing and scale that is considered inconsistent with the streetscape and locality.

SEPP (Transport & Infrastructure) 2021

The subject site fronts an SP2 Classified Road, Chandos Street. Vehicular access to the subject site is by Atchison Lane into the basement parking and not directly off Chandos Street. The proposal is satisfactory against Clause 2.119 *Development with frontage to classified road.* Council's traffic engineer recommended conditions to be applied should consent be granted.

The application has been referred to Ausgrid under s2.48 of SEPP (Transport and Infrastructure) 2021 who raised no objections to the proposal subject to conditions regarding construction management in the vicinity of overhead powerlines and new driveways to be in proximity to existing poles. The proposal is considered satisfactory in this regard.

SEPP (Sustainable Buildings) 2022

A valid BASIX Certificate *(No.1774535M, dated 25 November 2024)* for a residential flat building has been submitted with the application to satisfy the Aims of the SEPP.

NORTH SYDNEY LOCAL ENVIRONMENT PLAN (NSLEP 2013)

1. Aims of Plan

The development application should be refused because it is not consistent with the Aims of NSLEP 2013, the Objectives in Zone R4 High Density Residential of NSLEP 2013 or the General Objectives in Part B of NSDCP 2013.

The relevant Aims of NSLEP 2013 in clause 1.2 are:

> *"(2) The particular aims of this Plan are as follows—*
>
> *…*
>
> *(a) to promote development that is appropriate to its context and enhances the amenity of the North Sydney community and environment,*
>
> *(b) in relation to the character of North Sydney's neighbourhoods—*
>
> *(i) to ensure that new development is compatible with the desired future character of an area in terms of bulk, scale and appearance, and*
>
> *(ii) to maintain a diversity of activities while protecting residential accommodation and local amenity, and*
>
> *…*
>
> *(c) in relation to residential development—*
>
> *(i) to ensure that new development does not adversely affect residential amenity in terms of visual and acoustic privacy, solar access and view sharing, and*
>
> *…*
>
> *(e) in relation to environmental quality—*
>
> *(i) to maintain and protect natural landscapes, topographic features and existing ground levels, and*
>
> *(ii) to minimise stormwater run-off and its adverse effects and improve the quality of local waterways,*
>
> *(f) to identify and protect the natural, archaeological and built heritage of North Sydney and ensure that development does not adversely affect its significance…"*

The proposed development is not compatible with the desired future character of the St Leonards – Crows Nest area in terms of its built form and scale and streetscape character. The proposal also does not provide adequate visual privacy to the adjacent building at No.107-109 Chandos Street and provides poor amenity for proposed Unit G01. Residential amenity is further eroded and the development's ability to effectively manage the quality and quantity of stormwater runoff is compromised, as deep soil is inadequate.

2. Permissibility

The proposed work can be defined as demolition and construction of a residential flat building and is permissible in the R4 High Density Residential zone.

3. Objectives of the zone

The objectives for an R4 High Density Residential zone are:

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

- *To encourage the development of sites for high density housing if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area.*
- *To ensure that a reasonably high level of residential amenity is achieved and maintained. "*

The proposed development is not compatible with the desired future character of the area in terms of height, bulk and scale and setbacks and does not create a positive transition with adjoining buildings, resulting from non-compliances with the NSLEP 2013, NSDCP 2013 and ADG.

The amenity of residents of the subject site and nearby properties will be adversely affected by lack of building separation, sense of enclosure and potential impact from proposed excavation within 1.0m of the western boundary and 3.0m of the northern boundary.

The amenity of residents on the subject site would be compromised by the deficient landscape and deep soil zones in contravention of NSDCP 2013.

Adequate waste management facilities are not provided for the residents, as the requirements of the NSDCP 2013 requirements are not satisfied.

The development application is not consistent with the Aims of NSLEP 2013, the Objectives of the R4 High Density Zone or the General Objectives in section 1.1.1 of Part B of NSDCP 2013 and should be refused.

Part 4 – Principal Development Standards

COMPLIANCE TABLE Principal Development Standards North Sydney Local Environmental Plan 2013			
Site Area - 764m²	**Proposed**	**Control**	**Complies**
Clause 4.3 – Heights of Building	20.5m* (RL98.12 to the top of the lift and stair lobby roof located on the rooftop)	16m	No Variation 4.5m (28.2%)

*Clause 4.6 statement submitted

4. Height of Building

The following objectives for the permissible height limit 16m pursuant to clause 4.3 in NSLEP 2013 are stated below:

"(a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,
(b) to promote the retention and, if appropriate, sharing of existing views,
(c) to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,
(d) to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,
(e) to ensure compatibility between development, particularly at zone boundaries,

(f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.

(g) to maintain a built form of mainly 1 or 2 storeys in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone C4 Environmental Living.

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

The maximum building height permitted for the site pursuant to the Height of Buildings Map is 16m. The development proposes a maximum height of 20.5m (RL98.12 to the top of the lift and stair lobby roof located on the rooftop) which exceeds the height of buildings development standard by 4.5m (28.2%).

Figure 6: Height Plane Diagram

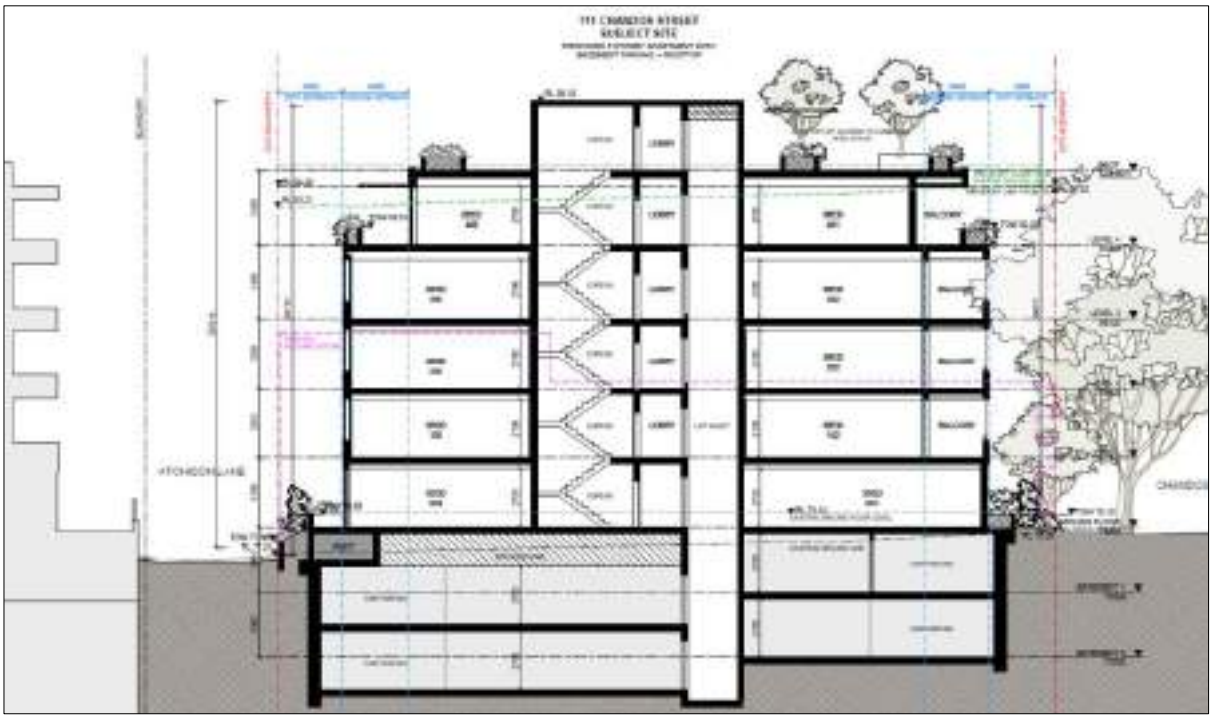


Figure 7: Proposed Long Section with the green line demonstrating Cl4.3 maximum height of building permissible (16m*)*

Approximately 50% of proposed Level 4 sits above the permitted height plane which is not acceptable. The Roof Level contributes to further height exceedance via the lift overrun and stairs lobby, and the proposed pergola structure. The height exceedance is not sympathetic with surrounding development on the southern side of Chandos Street and is unacceptable.

The excessive height of the proposal will result in a visually intrusive building that will appear out of character in the local context, when viewed from surrounding properties and the public domain. In this regard the proposal will have an adverse impact on surrounding properties and is inconsistent with the objectives in clause 4.3(1) of NSLEP 2013.

The Applicant has submitted a document that sets out grounds to demonstrate that the matters referred to in clause 4.6.(3) of NSLEP 2013 have been satisfied, in relation to the proposed contravention of the height development standard in clause 4.3(2) of NSLEP 2013 (the clause 4.6 document).

Request to breach the maximum building height standard

The Applicant's Clause 4.6 justification for the breach of the maximum building height standard states that compliance with the Clause 4.3 development standard is unreasonable or unnecessary satisfies the objectives of the LEP height of building clause 4.3 notwithstanding the exceedance of the development standard, because: -

- *"The proposal's physical impacts on surrounding development is acceptable in the circumstances, specifically in relation to solar impacts on the surrounding high density environment.*
- *The proposal's appearance is in harmony with the buildings around it and the character of the area. The additional height is not anomalous in the precinct. In addition, the materials and colour palette has lent on the existing built fabric of the area."*

The Applicant states that there are sufficient environmental planning grounds to justify the contravention of the development standard as:

- *"The proposed exceedance generally relates to the central lift core and over-run that is in order to provide accessible rooftop communal open space, which is considered suitable in the context of the area, and the narrow nature of the site. The provision of communal open space at the rooftop that is accessible to all residents is a better planning outcome than if compliance were to be achieved and this area to be removed/deleted with private open space delivered at ground level.*
- *The exceedance of the height results from the site being flood affected and must be built to a flood planning level in accordance with Council guidelines and also to satisfy Object H of the EP&A Act, to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants. Importantly, the requirement to raise the finished floor level of the proposed building is a primary reason for the increase to the building height above the development standard."*

The Clause 4.6 statement has not adequately addressed the following matters required to be demonstrated and therefore should be refused:

1. that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
2. that there are sufficient environmental planning grounds to justify the contravention of the development standard in clause 4.3 of NSLEP 2013.

The Clause 4.6 statement has not achieved the objectives of the R4 zone as detailed in the report under the heading "objectives of the zone" and the objectives of the Height of Building development standard (Clause 4.3) including promoting visual privacy for residents, and encouraging a development that promotes the character of the area.

The submitted environmental planning grounds are unacceptable because:

- Rasing the roof and the amenities and facilities proposed thereon enable the creation of an additional habitable level, and
- Flooding is insufficient reason to justify breach of a development standard, being an environmental constraint any development must satisfactorily address, without causing an unacceptable urban design outcome (Mount Annan 88 Pty Ltd v Camden Council [2016] NSWLEC 1072, paragraphs 53 and 76)

5. Earthworks

The proposed depth of excavation is approximately 5.8m (RL 70.7m AHD) for the basement 2 carpark level and 6.3m (RL 70.2m AHD) for the lift shaft.

The proposal is likely to impact the adjoining property at 107-109 Chandos Street from proposed excavation within 1.0m of the western boundary and 3.0m of the northern boundary.

The Applicant's Geotechnical Report states:

> *"It is recommended that the following review/inspections must be undertaken during the construction and design stage:*
>
> - *Temporary and permanent support design should be approved by an experienced consultant.*
> - *Structural drawings for footings should be reviewed and approved by an experienced Consultant.*
> - *All the footings should be cleared of debris, softened materials and designed by a qualified professional Structural Engineer."*

Insufficient information and design is provided at the subject design stage to allow a proper understanding of the impacts to the adjoining residential flat building at No.107-109 Chandos Street and to Council pedestrian footpath on Chandos Street, and whether any temporary and permanent support design will require the approval adjoining property owners.

6. Residential flat buildings

The subject site is a corner site and will not isolate any sites and hinder their capability for development as a residential flat building. The proposal is considered satisfactory with regard to Clause 6.12 of NSLEP 2013.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

The proposal has been assessed under the following heading within NSDCP 2013:

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 1- Residential Development		
	Complies	***Comments***
1.2 Social Amenity		
1.2.1 Population Mix	Yes	The proposed residential flat building will increase the dwelling density on site from nil (commercial building) to 10 units (1 x 2 bedroom and 9 x 3 bedroom apartments). The proposal satisfies the provision by providing at least two types of dwelling within the RFB, being a two-bedder and three-bedder dwelling typology.
1.3 Environmental Criteria		
1.3.1 Topography - Minimise negative impact on neighbour amenity	No	Refer to the comments above the DCP table regarding the **Earthworks** requirements of the LEP.
1.3.2 Bushland	N/A	
1.3.3 Bush Fire Prone Land	N/A	

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 1- Residential Development		
	Complies	***Comments***
1.3.4 Foreshore Frontage	N/A	
1.3.6 Views	N/A	No significant views are impacted.
1.3.7 Solar Access	Yes	The proposal satisfies the minimum ADG requirements for solar access.
1.3.8 Acoustic Privacy	Yes Subject to conditions	Appropriate conditions are recommended by Council's Environmental Health Officer under the grant of consent. An acoustic report was provided by the Applicant to support the proposal.
1.3.10 Visual Privacy	No	The proposal does not provide adequate visual privacy to the adjacent building at No.107-109 Chandos Street. The proposal does not comply with the minimum required setbacks to the western boundary for habitable rooms and balconies as identified in Objective 3F-1 of the ADG. Please refer to Building Separation and Visual Privacy under the DCP table for more detail.) The proposed development does not provide sufficient front setback and landscaping within the front setback and compromises the amenity of **Unit G01**. Please refer to Building Separation and Visual Privacy under the DCP table for more detail.
1.4 Quality built form		
1.4.1 Context	No	Excessive height and bulk, evidenced by amenity impacts and breach of front and side setback/building envelope controls, render the proposal incompatible with its context.
1.4.3 Streetscape	N/A	
1.4.4 Laneways	N/A	
1.4.5 Siting	No	Discussed in relation to site coverage and setback controls below.
1.4.6 Setback – Side ***Objectives*** ***Building Separation*** *P8 In addition to the setback controls in P1-P7 above, residential flat buildings are required to provide adequate separation between habitable rooms, balconies and non-habitable rooms, in accordance with the provisions contained within s.1.3.10 to Part B of the DCP."*	No	The proposal is not consistent with the side setback controls for adequate building separation in accordance with the ADG. Pease refer to heading **Building Separation and Visual Privacy** below the DCP Table. The proposal does not comply with the minimum required setbacks to the western boundary for habitable rooms and balconies as identified in Objective 3F-1 of the ADG and therefore impacts on the visual privacy and amenity of No.107-109 Chandos Street. Please refer to Building Separation and Visual Privacy under the DCP table for more detail. The development proposes a 2.025m-3.3m setback from Hume Lane, which is non-compliant with the 3m whole of building setback on the eastern boundary required by P1 in Section 3.1.3.3 within Part C of NSDCP 2013. In this regard, the application does not satisfy the objectives of Section 3.1.3.3 in creating a distinct spatial entity, which is unacceptable.
P1 Front setback *O1 To reinforce the characteristic pattern of setbacks and building orientation within the street.*	**Front:** No	**Front setback** The proposal is not consistent with the front setback of the primary facades on adjoining properties. The subject site proposes a front setback of 3m.

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 1- Residential Development		
	Complies	***Comments***
O2 To control the bulk and scale of buildings. *O3 To provide separation between buildings.* *O4 To preserve the amenity of existing dwellings and provide amenity to new dwellings in terms of shadowing, privacy, views, ventilation and solar access.* ***Provisions*** ***Front*** *P1 The front setback must match the alignment of the primary facades of buildings on adjoining properties. Where different setbacks occur, the average of the setbacks of those primary facades is to be used.*		No.107-109 Chandos Street has a front setback of 5.074m. No.103-105 Chandos Street has a front setback of 5.101m. The subject site should seek a front setback of 5.1m to align with the primary facades of adjoining properties and ensure a characteristic pattern of setbacks is achieved, lessen the impact of bulk and scale on pedestrians, and allow more useability and privacy for residents. The variation of almost 60% is unacceptable.
P5 Rear Setback	**Rear:** No	The rear setback is considered consistent with adjoining dwellings although it is non-compliant with the minimum building separation requirement of 18m between balconies and habitable rooms as per the ADG between the subject site and 84-90 Atchison Street.
1.4.7 Form Massing Scale *O1 To ensure the size of new buildings are consistent with surrounding, characteristic buildings and they are not significantly larger than characteristic buildings.* *P2 Where applicable, the number of storeys within a building should be consistent with that identified in the relevant area character statement* ***(refer to Part C of the DCP).***	No	Please refer to Part C, Area Character Statement under the DCP table for more detail regarding form, massing and scale. Part C, s3.1.3.2 of the DCP under the subject Area Character Statements seeks to ensure a positive transition in height and scale down from tall towers of St Leonards Railway Station, Crows Nest Metro Station and Pacific Highway down to the surrounding areas and the lower scale development on Chandos Street, Willoughby Road, Crows Nest Town Centre, the Upper Slopes Neighbourhood and Crows Nest Neighbourhood. The proposed development increases in height rather than decrease from the west and contravenes s3.1.3.1 requiring setback of the topmost storey (Level 4). The form, massing and scale of the proposal is considered inconsistent with Part C of the DCP and as prescribed for consideration within s1.4.7 under Part B of NSDCP 2013.
1.4.8 Built Form Character	No	The proposal's design is uncharacteristic in the locality due to its height, setback and other non-compliances stated throughout this report.
1.4.9 Dwelling Entry	Yes	Pedestrian access from the northwestern corner of the site into the lobby is considered satisfactory.
1.4.10 Roofs	Yes	The flat roof proposed is consistent with development in the R4 zone within 'St Leonard's Town Centre' as stated within Part C of NSDCP 2013.
1.4.12 Materials	No	Use of brick veneer is unacceptable, not being a sustainable material that achieves adequate thermal performance.
1.5 Quality Urban Environment		
1.5.1 High Quality Residential Accommodation	N/A	
1.5.2 Lightwells & Ventilation	N/A	

<table>
<tr><th colspan="3">DEVELOPMENT CONTROL PLAN 2013 – Part B Section 1- Residential Development</th></tr>
<tr><td></td><td>Complies</td><td>Comments</td></tr>
<tr><td>1.5.3 Safety and Security</td><td>N/A</td><td></td></tr>
<tr><td>1.5.4 Vehicle Access and Parking</td><td>N/A</td><td>Appropriate conditions are recommended by Council's Development Engineer and Traffic Engineer under the grant of consent.</td></tr>
<tr><td>1.5.5 Site Coverage</td><td>No</td><td>See table below and further details under the heading of Site Coverage below the DCP table.</td></tr>
<tr><td>1.5.6 Landscape Area</td><td>No</td><td>
<table>
<tr><th>Control</th><th>Required</th><th>Proposed</th><th>Compliance</th></tr>
<tr><td>Site coverage (max %)</td><td>45%</td><td>52%</td><td>No Variation 7% or 53.48m^2</td></tr>
<tr><td>Landscaped area (min %)</td><td>40%</td><td>19.7%</td><td>No Variation 20.3%</td></tr>
<tr><td>Unbuilt-upon area (max %)</td><td>15%</td><td>8%</td><td>No Variation 7%</td></tr>
<tr><td colspan="4">*19.7% inclusive of 11.2% of deep soil area</td></tr>
</table>
See discussion below this table.

Please refer to Landscaped Area discussion below the table.
</td></tr>
<tr><td>1.5.9 Private and Communal Open Space</td><td>Yes</td><td>The proposed communal open space on the rooftop satisfies the minimum requirements in ADG, Please refer to Site Coverage and Landscaped Area discussion under the DCP table on provision of private open space on the ground level for better amenity, visual and acoustic privacy for residents.</td></tr>
<tr><td>1.5.12 Garbage Storage</td><td>N/A</td><td>Please refer to the heading Waste Management under the DCP table.</td></tr>
<tr><td>1.5.13 Site Facilities</td><td>N/A</td><td></td></tr>
<tr><td>1.5.14 Servicing of new lots</td><td>N/A</td><td></td></tr>
<tr><td colspan="3">1.6 Efficient Use of Resources</td></tr>
<tr><td></td><td>Yes</td><td>A valid BASIX certificate has been submitted with the application and BASIX commitments included on the plans. These cover the applicable provisions of the DCP.</td></tr>
</table>

Topography

From the filed Statement of Facts and Contentions:

> *'The development application should be refused because the proposal does not comply with the topography controls in section 1.3.1 of Part B of NSDCP 2013 in terms of the excavation associated with, and size of, the proposed basement, which is unacceptable.*
> *Section 1.3.1 of Part B of NSDCP 2013 states:*
>
> *"**Objective***
> *O1 To ensure that the natural topography and landform are maintained.*
> *O2 To retain existing vegetation and allow for new substantial vegetation and trees.*
> *O3 To minimise the adverse effects of excavation on the amenity of neighbouring properties.*

O4 To minimise excavation and site disturbance so as to retain natural landforms, natural rock faces, sandstone retaining walls and the like and to retain natural water runoff patterns and underground water table and flow patterns.

…

Provisions

P1 Development that includes excavation must not be carried out unless:

(a) the development is in accordance with and promotes the objectives to this subsection; and

(b) land stability of the site and adjoining land is preserved; and

(c) the natural drainage patterns of the land and catchment will not be disrupted; and

(d) adverse effects on other properties are avoided or minimised.

…

P5 Excavation should not occur within 1m of any property boundary. Where excavation is required within 500mm of a property boundary, Council must not grant development consent unless it is satisfied that the proposed excavation will not result in adversely impacting upon the structural integrity of adjoining properties.

***Note**: In order to satisfy Council that the level of excavation is acceptable, it is recommended that applicants submit appropriate details from a structural engineer.*

…

P9 Consent must not be granted to a development for the purposes of multi dwelling housing or residential flat buildings in any residential zone, where the excavation for any associated garages, car parking, plant rooms or ancillary storage and access thereto exceeds 70% of the site area.

P10 Where practical,

(a) a minimum of 50% of the un-excavated area should be located at the rear of the site. Sites with dual or rear lane frontages, this area may be relocated to allow buildings to address the secondary frontage.

(b) a minimum of 30% of the unexcavated area should be located within the front setback.

(c) a minimum 1.5m wide strip of landscaped area should be located along at least one side boundary. A minimum 1.5m wide strip should be provided along both boundaries where the site width permits."

Excavation for the proposed basement and driveway occupies 77% (593.4m^2) of the total site area where a maximum of 70% (739.2m^2) is permitted pursuant to Section 1.3.1 of Part B of NSDCP 2013.

A side setback of 400mm only is provided on the western elevation for the basement. No structural report was provided with the application.

A landscape strip of only 1m is provided along the western side boundary and 0.9m – 1.2m provided on the eastern boundary, where a minimum 1.5m landscape strip should be provided along both side boundaries.

The development does not comply with the maximum excavation, basement and building setbacks and minimum landscape strip requirements of NSDCP 2013, as discussed. As a consequence, the proposal does not provide sufficient areas to accommodate adequate deep soil zones for landscaping.'

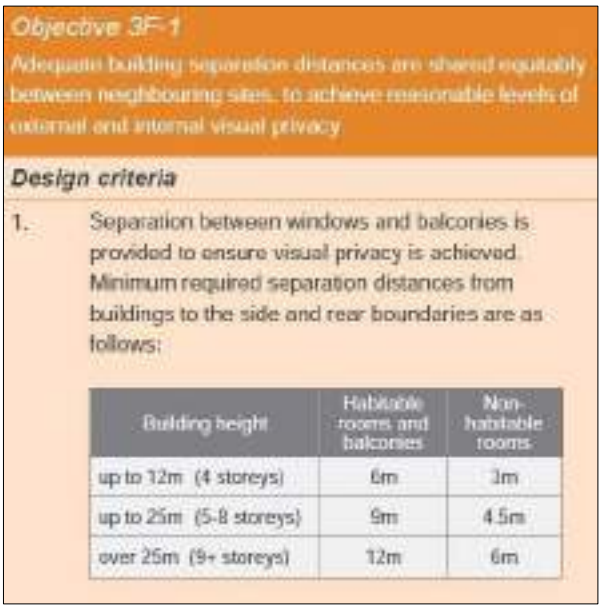
Building Separation and Visual Privacy

From the filed Statement of Facts and Contentions:

'The development application should be refused because the proposed building does not provide adequate setbacks and does not maintain acceptable visual privacy, which is inconsistent with section 3F Visual Privacy of the ADG and the design criteria specified in objective 3F-1 of the ADG.

Particulars

(a) Objective 3F-1 in the ADG states:



Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

Design criteria

1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

(b) The proposal does not comply with the minimum required setbacks to the western boundary for habitable rooms and balconies as identified in Objective 3F-1 of the ADG.

(c) The proposed building setbacks to the western boundary vary from 4.5m to 6.9m.

(d) The reduced western (side) setback causes adverse privacy impacts between the proposed development and residential flats at 107-109 Chandos Street, Crows Nest.

(e) Section 1.3.10 of Part B of the NSDCP 2013 contains the same controls in relation to visual privacy as set out in the ADG, with additional requirements for building separation between habitable and non-habitable rooms. The proposal is also inconsistent with the objective in section 1.3.10, which is "to ensure that existing and future residents are provided with a reasonable level of visual privacy" and the controls in P2 of section 1.3.10 of Part B of the NSDCP 2013.'

Site Coverage

From the filed Statement of Facts and Contentions:

'The development application should be refused because it is excessive in terms of site coverage and inconsistent with the requirements of NSDCP 2013.

Section 1.5.5 Site Coverage of Part B of NSDCP 2013 states:

"1.5.5 Site Coverage

Objectives
O1 To ensure that development is balanced and in keeping with the optimum capacity of the site with no over development.
O2 To ensure that development promotes the existing or desired future character of the neighbourhood.
O3 To control site density.
O4 To limit the building footprint so as to ensure adequate provision is made for landscaped area and private open space.

Provisions
P1 Maximum site coverage must be in accordance with Table B-1.6."

Table B-1.6 permits a maximum site coverage of 45% for Residential Flat Buildings. There is no statutory Floor Space Ratio control within NSLEP 2013 and therefore site coverage is given considerable weight.

The application proposes a site coverage of 52% (398m^2) which exceeds the maximum site coverage control by 7% or 53.48m^2 and represents an overdevelopment of the site inconsistent with the objectives in section 1.5.5 of Part B of NSDCP 2013.'

Landscaped Area

From the filed Statement of Facts and Contentions:

'The development application should be refused because the proposal does not provide sufficient landscaping and is inconsistent with the provisions of NSDCP 2013.

Particulars

(a) Section 1.5.6 of Part B of NSDCP 2013 states:

"1.5.6 Landscape Area

Objectives
O1 The specific objectives of the landscaped area controls are to:

(a) promote the character of the neighbourhood;
(b) provide useable private open space for the enjoyment of residents;
(c) provide a landscaped buffer between adjoining properties;

(d) maximise retention and absorption of surface drainage water on site;
(e) minimise obstruction to the underground flow of water;
(f) promote substantial landscaping, that includes the planting of trees that when mature will have significant canopy cover;
(g) control site density;
(h) minimise site disturbance;
(i) contributes to streetscape and amenity;
(j) allows light to penetrate between buildings;
(k) encourage the provision of space for biodiversity conservation and ecological processes; and
(l) provide a buffer between bushland areas and development

Provisions
P1 Provide minimum landscaped area and maximum un-built upon areas in accordance with Table B-1.7."

(b) Table B-17 identifies that the minimum landscaped area for a residential flat building is 40% and the maximum un-built upon area is 15%.
(c) The application provides for approximately 19.7% landscaped area (150.7m^2) inclusive of 11.2% (85.6m^2) of deep soil area which is unacceptable, and inconsistent with provision P1 and the objectives of section 1.5.6 of Part B of NSDCP 2013. In this regard, the application does not provide sufficient useable private open space for the enjoyment of residents, sufficient landscaping, and does not control site density, streetscape and amenity with an acceptable landscaped buffer between adjoining properties.
(d) The applicant's calculations are not in accordance with NSDCP 2013. Landscaped area is defined below:
"Landscaped area is considered to comprise all parts of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area."
(e) The development application does not comply with the minimum setbacks prescribed under NSDCP 2013 for built form and basements, which encroach into the side setback. Consequently, the application does not provide sufficient area to accommodate adequate deep soil for landscaping within these setback areas.
(f) Overall, the proposal does not include sufficient landscaping which is appropriate for the scale of development and mitigates the visual impact of the built form.'

Waste Management

From the filed Statement of Facts and Contentions:

'The development application should be refused because the proposal does not provide adequate waste management facilities in accordance with Section 1 Residential and Section 19 Waste Minimisation and Management of Part B of NSDCP 2013.

Particulars

- *The proposal does not comply with the Objectives and Provisions in Section 1 Residential and Section 19 Waste Minimisation of Part B of NSDCP 2013 for the following reasons:*

  (i) Properties with a lift must have a garbage chute and recycling bin on each level or dual garbage and recycling chutes. This has not been demonstrated.
  (ii) Residential waste bins must not be presented on the kerb and a temporary bin holding area provided for collection off the street and within 2 - 10 metres of the street alignment as per Part B, s1.5.12 (P9, P10, P11, P14) and Appendix 3 Waste Management Guide within NSDCP 2013. The proposed holding bay must fit the minimum 6 x 240L +80L bins.
  (iii) A functional bulky waste storage area is required to hold household clean up material. This room must be separate to the waste room.
  (iv) A temporary holding bay for collections must be provided of sufficient size to accommodate the required garbage and recycling bins and located within 2 – 10 metres from the street boundary.
  (v) Space must be provided for a 120L food waste bin on each level.
  (vi) The door width for the bin and bulky waste room must be 1.5m.

- *The proposed development does not comply with NSCDCP 2013 Section 19 - Waste Minimisation and Management and Part B: Section 1 - Residential Development requirements and should be refused.'*

Relevant Planning Area (Part C of NSDCP 2013)

Section 3– St Leonards/Crows Nest Planning Area
Section 3.1– St Leonards Town Centre

From the filed Statement of Facts and Contentions:

'The development application should be refused because the proposal does not comply with the objectives and controls regarding the St Leonards Town Centre in Part C of NSDCP 2013 including relating to development within the R4 High Density Residential zone.

Particulars

(a) Section 3.1.3.10 of Part C of NSDCP 2013 states:

*"**3.1.3.10 R4 – High Density Residential Zone***

***Note:** These provisions only apply to land within the R4 High Density Residential zone. Provisions to s.3.1.3.10 prevail over the provisions under s.3.1.1-s.3.1.3.9 to Part C of the DCP to the extent of any inconsistency that arises.*

Objectives
O1 Ensure that development compliments the physical form of development in the adjoining mixed use areas.
O2 Promotion of communal open space areas.

O3 Promotion of casual visual surveillance over the public domain.

Provisions
P1 Generally 5 storeys in height, with flat roofs and the topmost storey setback from the levels below.
P2 Height of development responds to adjacent building height and form.
P3 Landscaped areas should be accessible to all residents and not fenced off into separate courtyards.
P4 Rear open spaces must be accessible from the street.
P5 Laneway fences generally between 900 and 1200mm high."

(b) Section 3.1.3.2 of Part C of NSDCP 2013 states:

*"**3.1.3.2 Form, massing and scale***

Objectives
…
O2 To ensure a positive transition in height and scale down from tall towers to neighbouring and adjoining lower density areas.
…
Provisions
P1 Buildings should generally transition in height from St Leonards Railway Station, Crows Nest Metro Station and Pacific Highway down to the surrounding areas and the lower scale development on Chandos Street, Willoughby Road, Crows Nest Town Centre, the Upper Slopes Neighbourhood and Crows Nest Neighbourhood.
…
P8 Residential floor to floor heights should generally not exceed 3.2m, except on the first-floor (of mixed use buildings in the MU1 zone)…"

(c) The proposed development does not satisfy the objectives of Section 3.1.3.10 in relation to complementing the physical form of development in the adjoining mixed-use area (refer to Figure 1), does not setback the topmost storey (Level 4), does not respond to adjacent building height and form, and proposes a fence height of 1.8m to Atchison Lane. In this regard, the proposal be refused.

(d) The proposed development does not satisfy the objectives of Section 3.1.3.2 which encourage a positive transition in height and scale from tall towers located at St Leonards Station to adjoining lower density areas within Crows Nest Town Centre to the east of the subject site.

(e) The maximum height of building control of the subject site and surrounding sites are shown below:

Figure 8: Extract from maximum Height of Building Map (Spatial Viewer)

(f) The proposed development has a height of 20.5m (RL98.12) exceeding the maximum height of building control of 16m stipulated within Clause 4.3 of NSLEP 2013.

(g) The commercial building to the east at 168 Willoughby Road has a maximum height of approximately 9.7m measured from the ground level to the top of the stairwell structure. The site has a maximum height of building control of 13m under Clause 4.3 of NSLEP 2013.

(h) The proposed development is more than double the height of the commercial building at No.168 Willoughby Road and does not provide a suitable transition to 168 Willoughby Road.

(i) The residential flat building at 107-109 Chandos Street has a maximum height of 14.56m (RL94.36) within a maximum height of building control of 16m. Across the Chandos Street frontage, No.107-109 Chandos Street is approximately 1.5m higher in elevation than the subject site.

(j) The topographical contours of the subject site and adjacent properties are shown below:

Figure 9: Extract from 2013 Contours map (North Sydney Council) showing subject site hatched red, and contour lines in 0.5m intervals

(k) The proposed development on the subject site is higher than 107-109 Chandos Street by 3.76m although based off a lower ground level. This does not allow for a transition in height in the streetscape which is unacceptable.

(l) The proposed development exceeds the maximum floor-to-floor heights of 3.2m as per Section 3.1.3, P8 of Part C of NSDCP 2013 by proposing 3.4m on both Level 3 and Level 4 which adds unnecessary and unacceptable height to the development.

(m) Section 3.1.3 Setbacks within Part C of NSDCP 2013 states:

"3.1.3.3 Setbacks

Objectives

O1 Reinforce the spatial definition of streets and public spaces.
O2 Emphasise the street as a distinct spatial entity and design the street wall frontage with an appropriate human scale and sense of enclosure for the street. O3 Ensure consistent street frontages along the street alignment.
O4 Recognise the variation in street frontage heights throughout the centre and allow flexibility to respond to context.
O5 Ensure adequate transition in scale between employment / mixed use zones and residential zones.
O6 Enable deep soil planting along the Pacific Highway and identified linear parks.

Provisions

P1 Buildings are to be setback from all street frontages in accordance with the Building Setbacks Map (refer to Figure C-3.1-3).
…
P4 A minimum 4.5m setback is required to all side and rear boundaries without a street frontage on land zoned R4 High Density Residential.
…
P7 Despite P1-P4, increased setbacks may be required for podium levels that contain residential uses to achieve adequate building separation in accordance with SEPP (Housing) 2021.
P8 Building alignments and setbacks should also respond to important elements of the nearby context including public spaces and heritage buildings, monuments and landscape elements, in order to complement the streetscape. In some places, this may require greater building setbacks than those specified in Figure C-3.1-3).
P9 Where a whole of building setback is required to the Pacific Highway, Chandos Street, Oxley Street or Mitchell Street, any basement is also required to be setback the same distance, unless it can be adequately demonstrated that sufficient soil depth can be provided to enable the planting of canopy trees capable of growing to at least the height of any adjacent podium."

Figure 10: Building Setbacks Map (subject site shaded yellow)

(n) The development proposes a 2.025m-3.3m setback from Hume Lane, which is non-compliant with the 3m whole of building setback on the eastern boundary required by P1 in Section 3.1.3.3 within Part C of NSDCP 2013. In this regard, the application does not satisfy the objectives of Section 3.1.3.3 and does not create a distinct spatial entity, which is unacceptable.

(o) The development does not achieve objectives O2 and O3 of Section 3.1.3.3 to ensure consistent street frontages along the street alignment and does not respond to important elements of the nearby context as required by provision P8 including aligning with the consistent front setback of approximately 5.1m at No.103-105 Chandos Street, and No.107-109 Chandos Street.

(p) The development does not comply with the whole of building setback of 3m from Chandos Street to both levels of the basement required by P1 of Section 3.1.3.3 within Part C of NSDCP 2013. The application seeks a 2.195m front setback of basement levels only, which reduces the available soil depth to plant canopy trees.

(q) Sections 3.1.3.4 Podium Heights and 3.1.3.5 Above Podium Setbacks within Part C of NSDCP 2013 state:

"3.1.3.4 Podium Heights

Objectives

O1 To strengthen the urban form of the Centre with consistent street wall heights.

O2 To achieve comfortable street environments for pedestrians in terms of daylight, scale, sense of enclosure and wind mitigation as well as a healthy environment for street trees.

O3 To enhance the distinctive character of streets within the Centre.

O4 To ensure the context of heritage items are not adversely eroded.

Provisions

P1 Podiums are to be provided in accordance with the Podium Heights Map (refer to Figure C-3.1-4).

P2 Despite P1, corner sites are to maintain a consistent podium height to all street frontages to achieve consistent built form.

…

P5 If required, podiums are to step down with the topography."

Figure 11: Podium Heights Map

"3.1.3.5 Above Podium Setbacks

Objectives

O1 To protect daylight access to the street level to enable the successful growing of street trees.

O2 To permit sky views from the street and neighbouring residential areas.

O3 To ensure that built form achieves comfortable public domain conditions for pedestrians, with adequate daylight, appropriate scale, and mitigation of urban heat and wind effects of tower buildings.

O4 To reinforce important elements of the local context including public spaces, heritage buildings, monuments and landscape elements.

O5 To provide adequate privacy, access to light, air and outlook for the occupants of buildings, neighbouring properties and future buildings.

O6 To ensure towers are sufficiently separated to be seen in the round and reduce the cumulative overshadowing impact of towers on neighbouring residential areas. O7 To ensure development does not prejudice the re-development of adjoining sites in the future.

O8 To avoid awkward ziggurat style built forms.

Provisions

P1 All buildings are to be designed to provide setbacks above the podium in accordance with the Above Podium Setbacks Map (refer to Figure C-3.1-5). Setbacks above the podium are to be measured from the outer wall of the podium.

P2 A minimum above podium setback to all side and rear boundaries is required as follows:

(a) 4.5m for buildings up to 8 storeys in height; or

(b) 6m for buildings from 9 storeys up to 18 storeys in height; or

(c) 12m for buildings over 18 storeys in height.

…

P5 Despite P1-P4, increased setbacks above the podium may be required to achieve adequate building separation in accordance with SEPP (Housing) 2021."

"

Figure 12: Above Podium Setbacks Map (subject site shaded yellow)

(r) Having regard to the abovementioned controls, the proposal does not comply with the Podium Height control of 4 storeys by proposing a 5-storey building, without a podium. The proposal does not comply with the Above Podium Setbacks control of 3m by proposing nil setback above the fourth storey (Level 3) as a result of the balcony planter boxes and protrusion into the Above Podium Setback by the roof structure above Level 4. The proposal does not satisfy the setback requirements as stipulated within the St Leonards Town Centre Area Character Statement under Part C of NSDCP 2013 and therefore should be refused.'

In conjunction with the *Front Setback* control within Part B, s1.4.6 of the DCP discussed within the DCP table above, the proposal is not consistent with the front setback of the primary facades on adjoining properties. The subject site proposes a front setback of 3m while the primary facades of adjoining properties at No.107-109 Chandos Street and No.103-105 Chandos Street have a front setback of approximately 5.1m. The proposal does not reinforce the characteristic pattern of setbacks to the street with adjoining properties and therefore should be refused as it presents an uncharacteristic development to the locality.

LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

In accordance with the North Sydney Local Infrastructure Contribution Plan 2020 payment of a contribution towards local infrastructure would be required, should development consent be granted. The contribution payable would be $580,000.00 levied in accordance with s7.12 of the Act dependent on the final approved form of development.

As refusal is recommended, no condition requiring payment of the contribution is required.

HOUSING & PRODUCTIVITY CONTRIBUTION

This State-levied contribution applies to the proposed development. Were the application recommended for approval, a condition requiring its payment would have been imposed.

ALL LIKELY IMPACTS OF THE DEVELOPMENT

All likely impacts of the proposed development have been considered within the context of this report.

ENVIRONMENTAL APPRAISAL		**CONSIDERED**
1.	Statutory Controls	YES
2.	Policy Controls	YES
3.	Design in relation to existing building and natural environment	YES
4.	Landscaping/Open Space Provision	YES
5.	Traffic generation and Carparking provision	YES
6.	Loading and Servicing facilities	YES
7.	Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	YES
8.	Site Management Issues	YES
9.	All relevant S4.15 considerations of Environmental Planning and Assessment (Amendment) Act 1979	YES

SUBMITTERS CONCERNS

The application was notified to adjoining properties, the Holtermann Precinct and Willoughby Council between 24 January to 7 February 2025. Council received 8 submissions inclusive of 7 in support and 1 in objection to the proposal. The following matters were raised:-

- ***Uncharacteristic Height, Bulk and Scale to Locality***

Response: The proposal is uncharacteristic with adjoining dwellings and the locality as described in the Area Character Statement and therefore recommended for refusal.

- ***Height contravention with Height of Building control***

Response: The development application should be refused because the proposed building height does not comply with the objectives or controls in clause 4.3 of the NSLEP 2013. The written request made pursuant to clause 4.6 of NSLEP 2013 regarding the contravention of the development standard is inadequate and should not be upheld.

- ***Loss of daylight for adjoining properties***

Response: The proposal satisfies the minimum requirements prescribed by Apartment Design Guide for a minimum of 70% of apartments in a building to receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter. Daylight is still accessible to adjoining properties due to the site's location as a corner site separated by Atchison Lane to the south, Hume Lane to the east, Chandos Street to the north, and set back from the western boundary to No.107-109 Chandos Street by 4.7m.

- ***Sustainability impacts on adjoining properties from loss of daylight***

Response: The proposal is considered satisfactory regarding the retention of daylight to adjoining properties.

- ***Request for detailed shadow impact assessment***

Response: A detailed shadow impact assessment has been provided with the development application.

APPEAL PROGRESS UPDATE

A Statement of Facts and Contentions was filed with the Court on 7 April 2025. The matter is currently listed for conciliation and possible hearing by way of a s34AA process on 7 August 2025.

PUBLIC INTEREST

The proposal is not considered to be in the public interest for the reasons stated throughout this report.

SUITABILITY OF THE SITE

The proposal would be located in an R4 High Density Residential zone where construction of a residential flat building is a permissible form of development. However, for the reasons detailed in this report and summarised below, the proposed development is unsuitable for the site.

HOW WERE THE COMMUNITY VIEWS TAKEN INTO CONSIDERATION?

The subject application was notified to adjoining properties, Holtermann Precinct, and Willoughby Council for 14 days. This report outlines concerns raised and how they have been considered.

CONCLUSION + REASONS

This report has assessed the subject development proposal having regard to key state planning policies and the principal LEP and DCP for the North Sydney area and concludes that the proposal is unacceptable. Refusal is recommended for reasons based on the Statement of Facts and Contentions filed in response to the deemed refusal and appeal filed by the applicant with the Land and Environment Court, for the reasons in the recommendation below.

The lodgement of the appeal restricts further discussions with the applicant which may have resulted in amendments and a more favourable outcome. The appeal was lodged well within the 115 days average determination time now set by the Minister for Planning. Negotiations which may have occurred through the DA process will now occur within the Court's rules.

If the panel is of a mind to approve the application, it may do so. In this case it should delegate to the Manager of Development Services to impose appropriate conditions.

RECOMMENDATION

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

THAT the North Sydney Local Planning Panel exercising the functions of Council as the consent authority refuse to grant consent to Development Application No.363/24 for the demolition of the existing building and construction of a 5-storey residential flat building with rooftop terrace on land at No.111-115 Chandos Street, Crows Nest for the reasons set out below:-

1. The proposed development does not satisfy provisions of the State Environmental Planning Policy (Housing) 2021, in particular compliance with the Design Quality Principles, as follows:

    (a) Principle 1: Context and Neighbourhood Character;
    (b) Principle 2: Built Form and Scale
    (c) Principle 4: Sustainability
    (d) Principle 5: Landscape
    (e) Principle 6: Amenity
    (f) Principal 9: Aesthetics

2. The proposed development is inconsistent with the following Clause 1.2 Aims of Plan in North Sydney Local Environmental Plan 2013:

"*(2) The particular aims of this Plan are as follows—*

…

(a) to promote development that is appropriate to its context and enhances the amenity of the North Sydney community and environment,

(b) in relation to the character of North Sydney's neighbourhoods—

(i) to ensure that new development is compatible with the desired future character of an area in terms of bulk, scale and appearance, and

(ii) to maintain a diversity of activities while protecting residential accommodation and local amenity, and

…

(c) in relation to residential development—

(i) to ensure that new development does not adversely affect residential amenity in terms of visual and acoustic privacy, solar access and view sharing, and

…

(e) in relation to environmental quality—

(i) to maintain and protect natural landscapes, topographic features and existing ground levels, and

(ii) to minimise stormwater run-off and its adverse effects and improve the quality of local waterways,

(f) to identify and protect the natural, archaeological and built heritage of North Sydney and ensure that development does not adversely affect its significance…"

3. The proposed development is consistent with the following objectives of the R4 High Density Residential zone within the North Sydney Local Environmental Plan 2013 as follow:

"• To encourage the development of sites for high density housing if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area.

- *To ensure that a reasonably high level of residential amenity is achieved and maintained."*

4. The Clause 4.6 statement provided does not justify the non-compliance with Clause 4.3 objectives by demonstrating:

a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

b) that there are sufficient environmental planning grounds to justify the contravention of the development standard in clause 4.3 of NSLEP 2013.

5. A structural engineer's report have not been submitted to allow proper consideration of the potential to reduce the extent of the height exceedance or comply by reducing the floor to ceiling heights in the development.

6. The application is inconsistent with the following provisions of North Sydney Development Control Plan 2013, Part B Development Controls, Section 1 - Residential Development and Part C Area Character Statements, Section 3 St Leonards Crows Nest Planning Area:

   (a) Clause 1.3.1 – Topography, information submitted does not adequately address the impacts from the excavation proposed. Neither does information submitted with the application adequately demonstrate compliance with specific requirements of the clause.
   (b) Clause 1.3.8 – Acoustic Privacy, the design of the development does not provide sufficient front setback from SP2 Classified Road Chandos Street and may result in impacts on acoustic privacy
   (c) Clause 1.3.10 – Visual Privacy, the design of the development will create unsatisfactory privacy relationships between occupants of the development and neighbouring residences, mainly due to the lack of building separation and insufficient front setback from Chandos Street.
   (d) Clause 1.4.1 – Context, the building's size and bulk in relation to adjacent development is incompatible with its context and the desired future character outlined in the Area Character Statement under Part C.
   (e) Clause 1.4.5 – Siting, the siting of the development is unacceptable, reflected by its impacts on local amenity and character detailed in Part C.
   (f) Clause 1.4.6 - Side Setbacks, the proposed development does not provide compliant and adequate setbacks to the western boundary for habitable rooms and balconies to satisfy the minimum required setbacks identified in Objection 3F-1 of the ADG and therefore causes adverse visual privacy impact to No.107-109 Chandos Street.
   (g) Clause 1.4.6 – Front Setback, the proposal is not consistent with the front setback of the primary facades on adjoining properties, thereby creating impact on pedestrians from the development's bulk and scale and impacting on the useability and privacy for residents on the Ground Level G01.
   (h) Clause 1.4.7 – Form, massing and scale, the proposal's form and scale is incompatible with the form and scale of development in the locality as prescribed in the Area Character Statement under Part C.
   (i) Clause 1.4.8 – Built form character, for reasons outlined in paragraphs (f), (g), (h), non-compliance with height of building control prescribed by NSLEP Cl4.3, and contravention with Part C, the built form of the proposal is incompatible with the built form of other buildings in the locality.
   (j) Clause 1.5.5 – Site coverage, the development exceeds the maximum site coverage prescribed. Being inconsistent with objectives of this clause, the proposal constitutes an overdevelopment of the site.
   (k) Clause 1.5.6 – Landscape area, the development has inadequate landscape area and is inconsistent with objectives of this clause.
   (l) The proposal does not satisfy the objectives and provisions in Section 1 Residential and Section 19 Waste Minimisation of Part B of NSDCP 2013.
   (m) Part C, Section 3.0 and Section 3.1 St Leonards Town Centre, the development does not satisfy the objectives and provisions, desired future character of the locality within NSDCP 2013.

7. The application did not submit adequate and sufficient information to enable a proper and comprehensive assessment of the proposal.

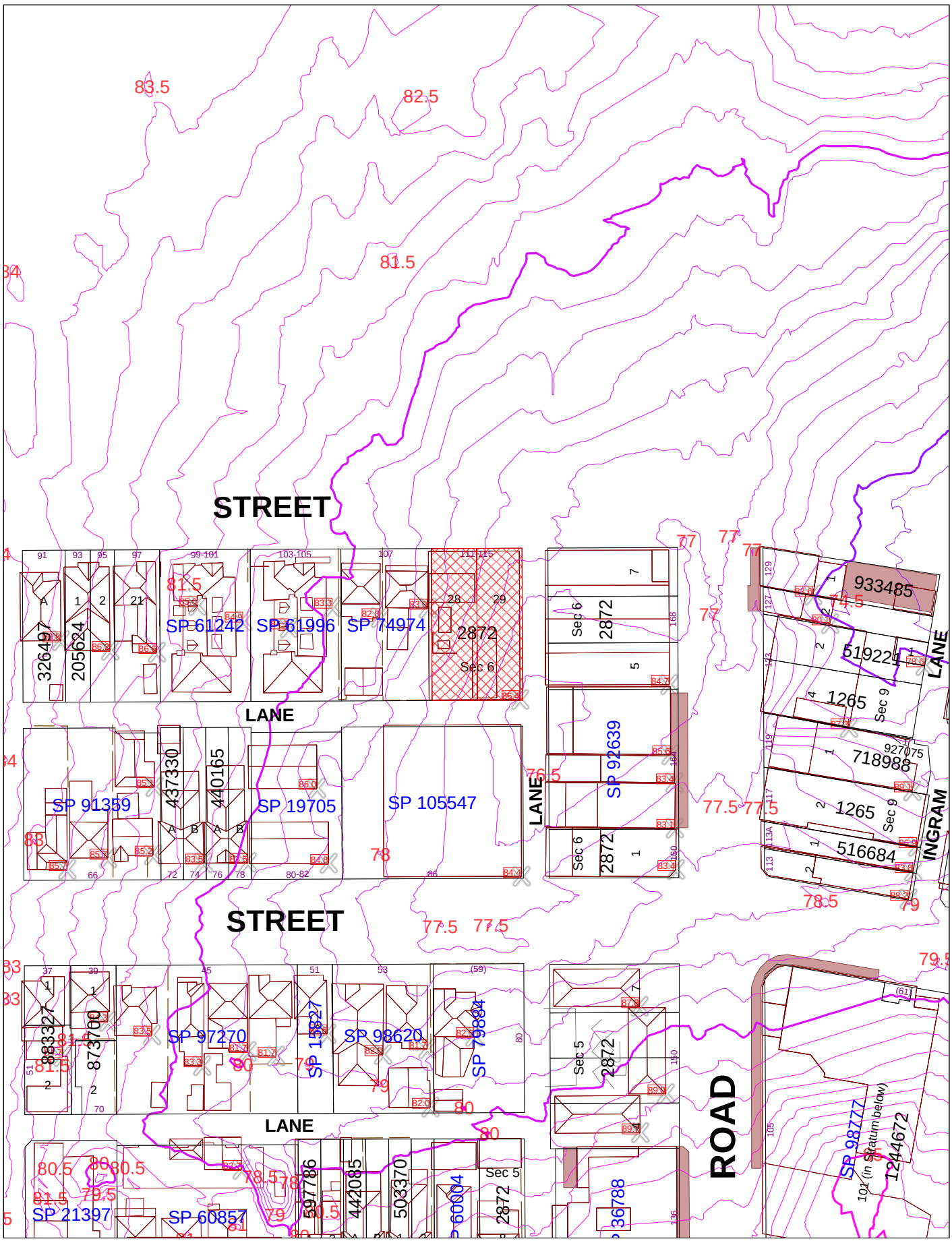
a) The landscape plan submitted in support of the application does not provide plants of adequate height within the front setback that allow for visual and acoustic privacy screening without compromising on solar access of Unit G01.
b) Revised 2D and 3D architectural drawings confirming the location for A/C condensers and other mechanical equipment are required to enable a proper assessment.
c) A Structural Engineer's Report is required to enable a proper assessment of the potential to reduce the floor to ceiling heights and reduce the overall height of the development.
d) An outline of the eastern elevation window openings of 107-109 Chandos Street on the western elevation drawing of the proposal to understand the extent of visual privacy impact is required to enable a proper assessment.
e) Plans showing details of areas of waste collection and an acceptable bin holding area are required to enable a proper assessment.

8. The proposal is unsuitable for the site for the reasons 1 – 7.

9. Approval of the application would not be in the public interest, for reasons 1-8.

RACHEL WU **JIM DAVIES**
ASSESSMENT OFFICER **EXECUTIVE PLANNER**

STEPHEN BEATTIE
MANAGER DEVELOPMENT SERVICES



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We would like to Acknowledge the Traditional Custodians of the land on which we live and practice. We pay our respects to elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country. We acknowledge that sovereignty was never ceded.

EQUICENTIA

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NSW 2065

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2010 Australia
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Project Number: **6992**
Date: **22.11.2024**
Client: **EQUICENTIA**

FOR APPROVAL

CONTENTS

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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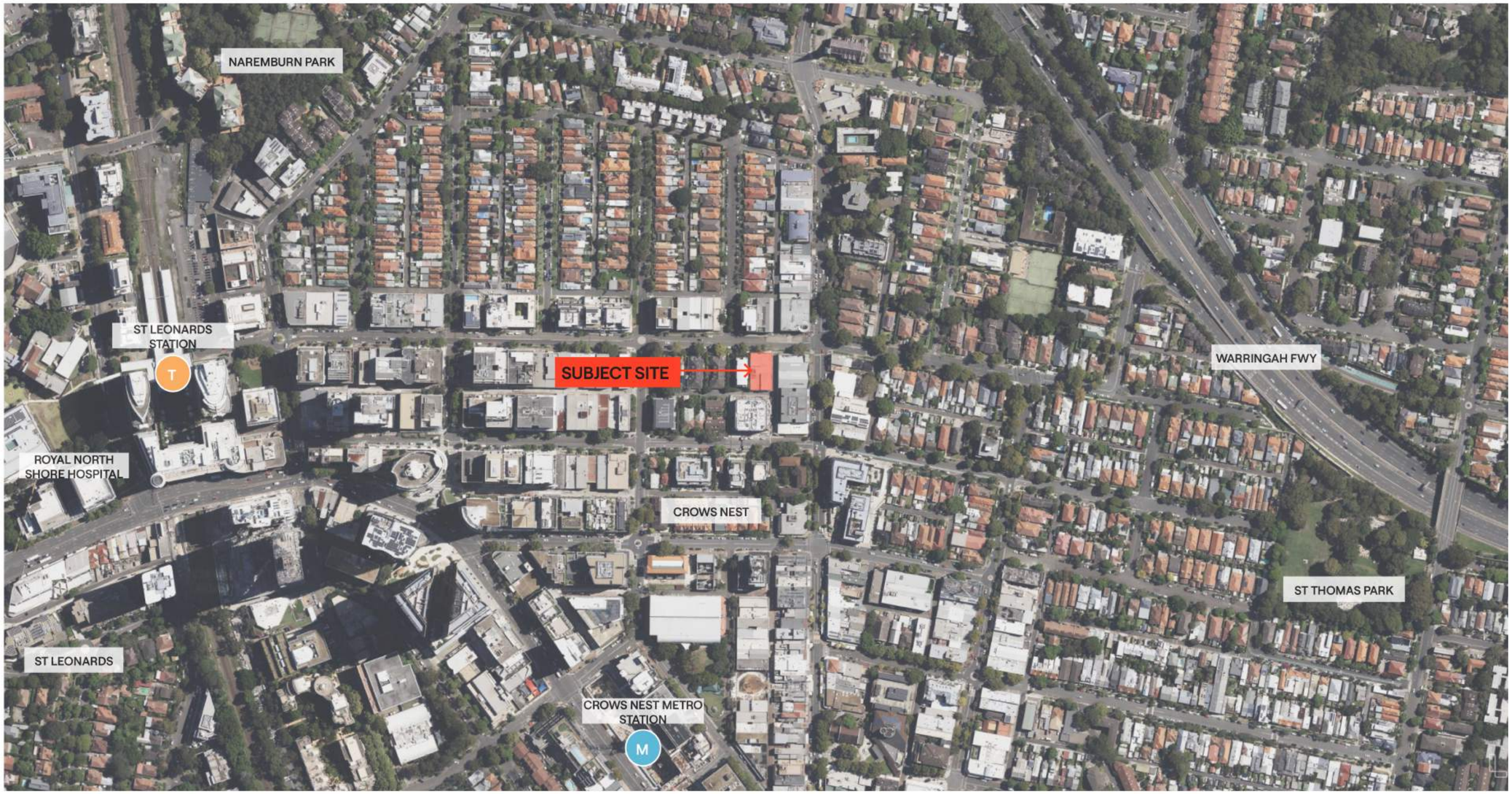

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

LOCATION PLAN

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Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
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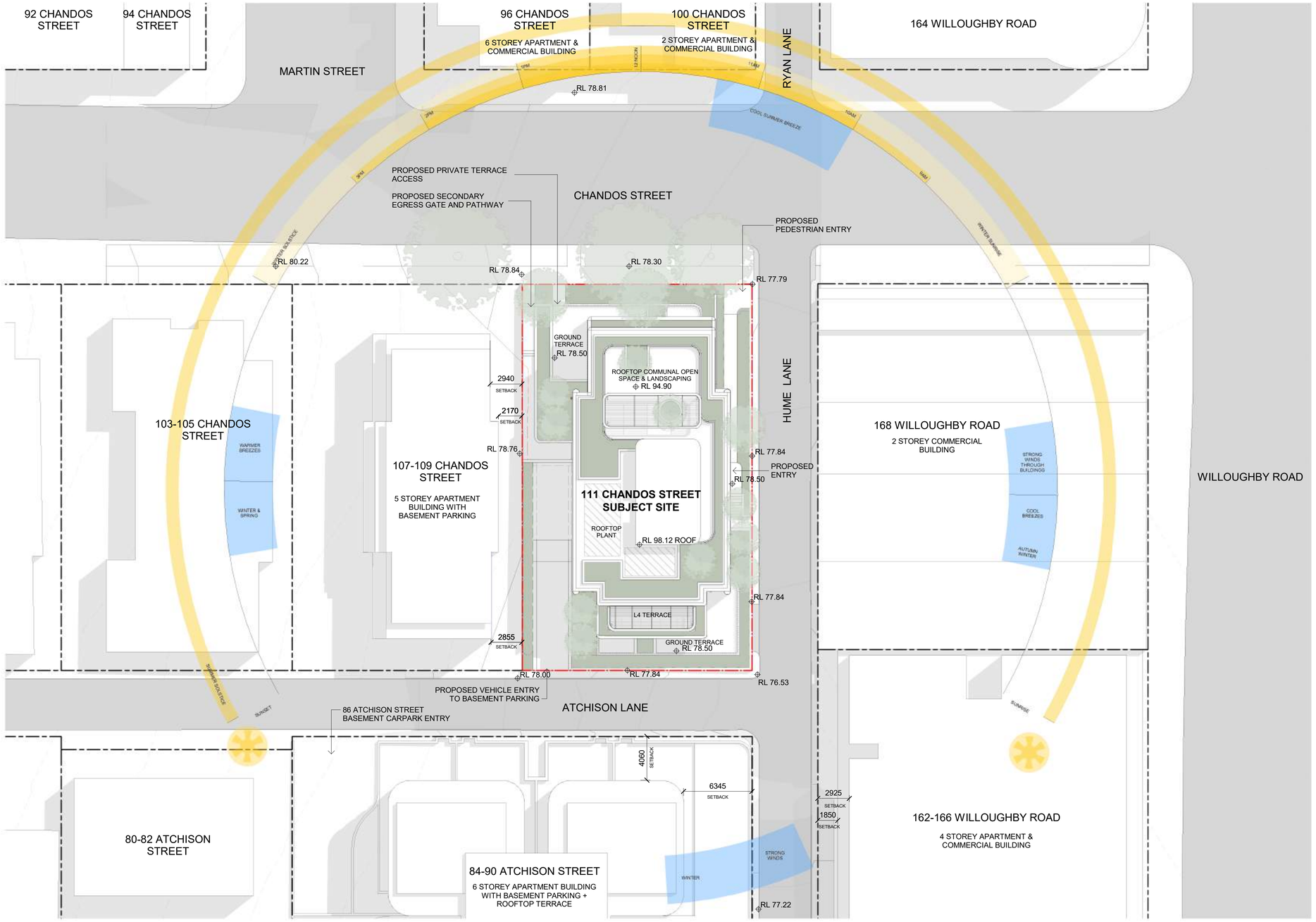

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Country: GAMARAGAL

Drawing Name

SITE ANALYSIS

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Drawn	**Chk.**	**Job No.**
Author	Checker	6992
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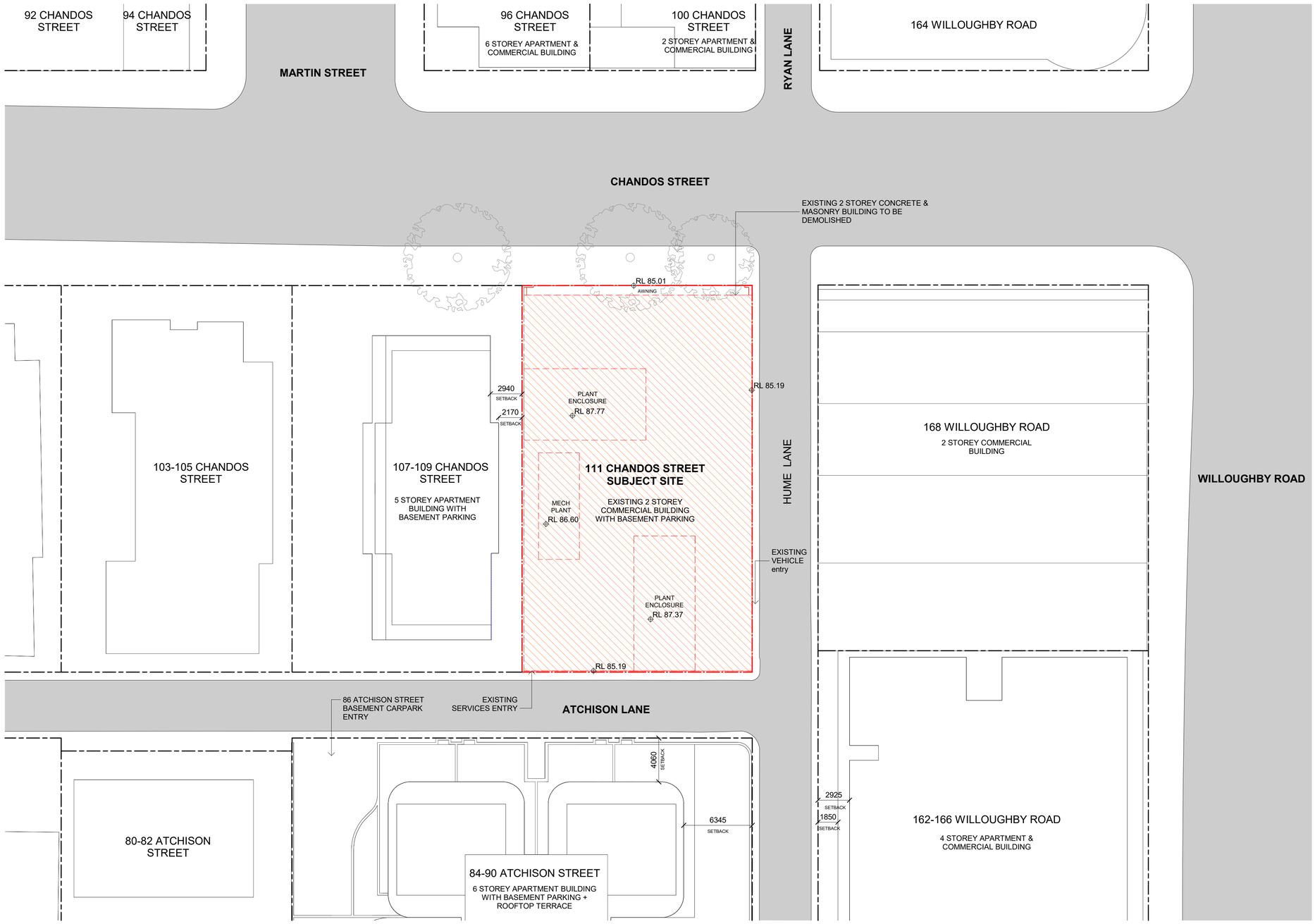

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Drawing Name

DEMOLITION PLAN

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Drawn	Chk.	Job No.
Author	Checker	6992
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LEGEND

BUILDING ELEMENT TO BE DEMOLISHED

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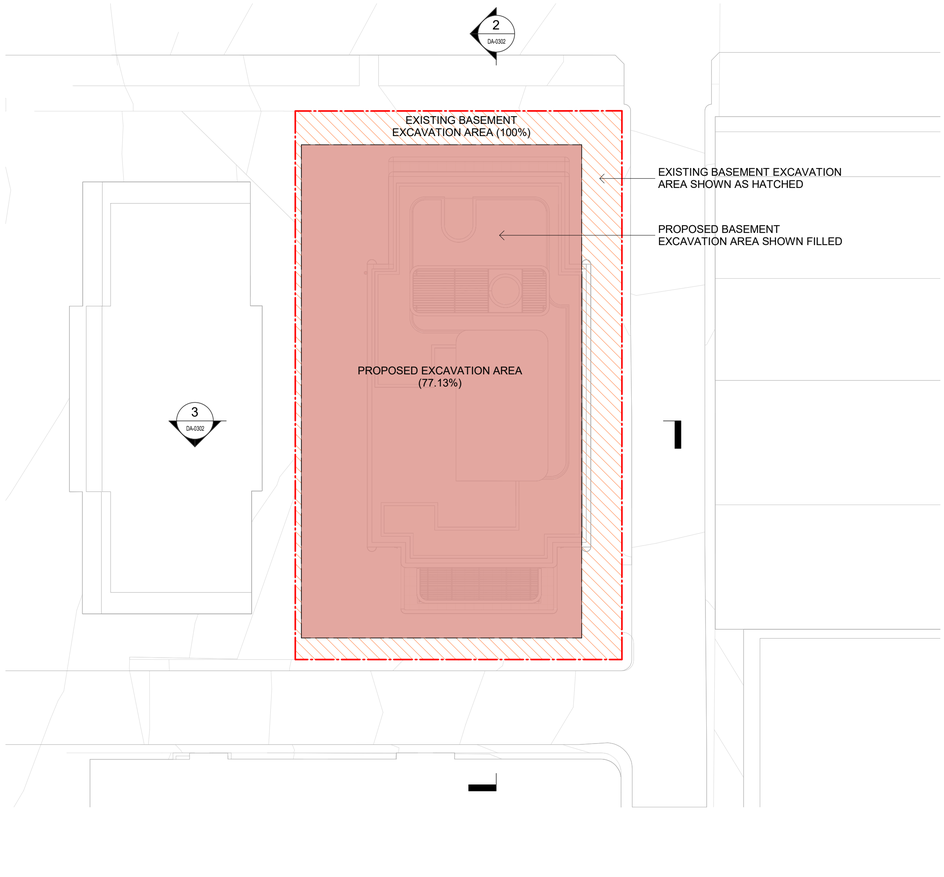

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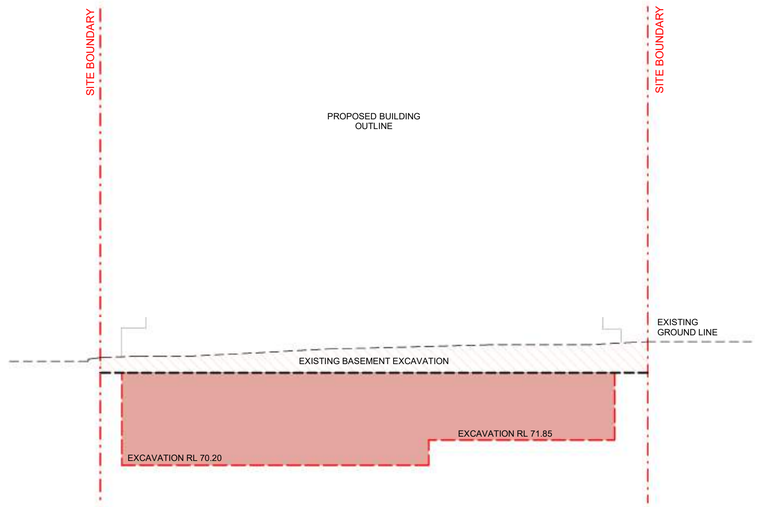
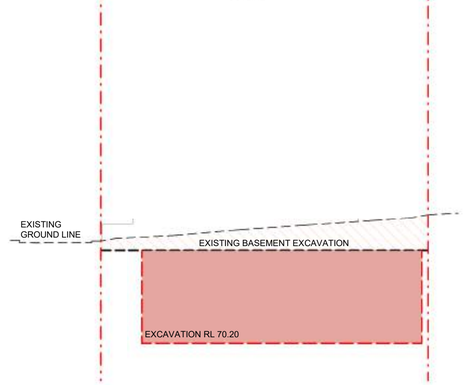


2 DA-0302 EXCAVATION DIAGRAM - SECTION
SCALE 1 : 200



3 DA-0302 EXCAVATION DIAGRAM - SECTION
SCALE 1 : 200

EXCAVATION ESTIMATES

SITE AREA	764 m²
EXCAVATION	
TOTAL EXCAVATION AREA	589 m² (77%)
TOTAL EXCAVATION VOLUME	3,191m³

LEGEND

EXCAVATED AREA

EXISTING EXCAVATED BASEMENT AREA

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Drawing Name

EXCAVATION DIAGRAM

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Date	Scale	Sheet Size
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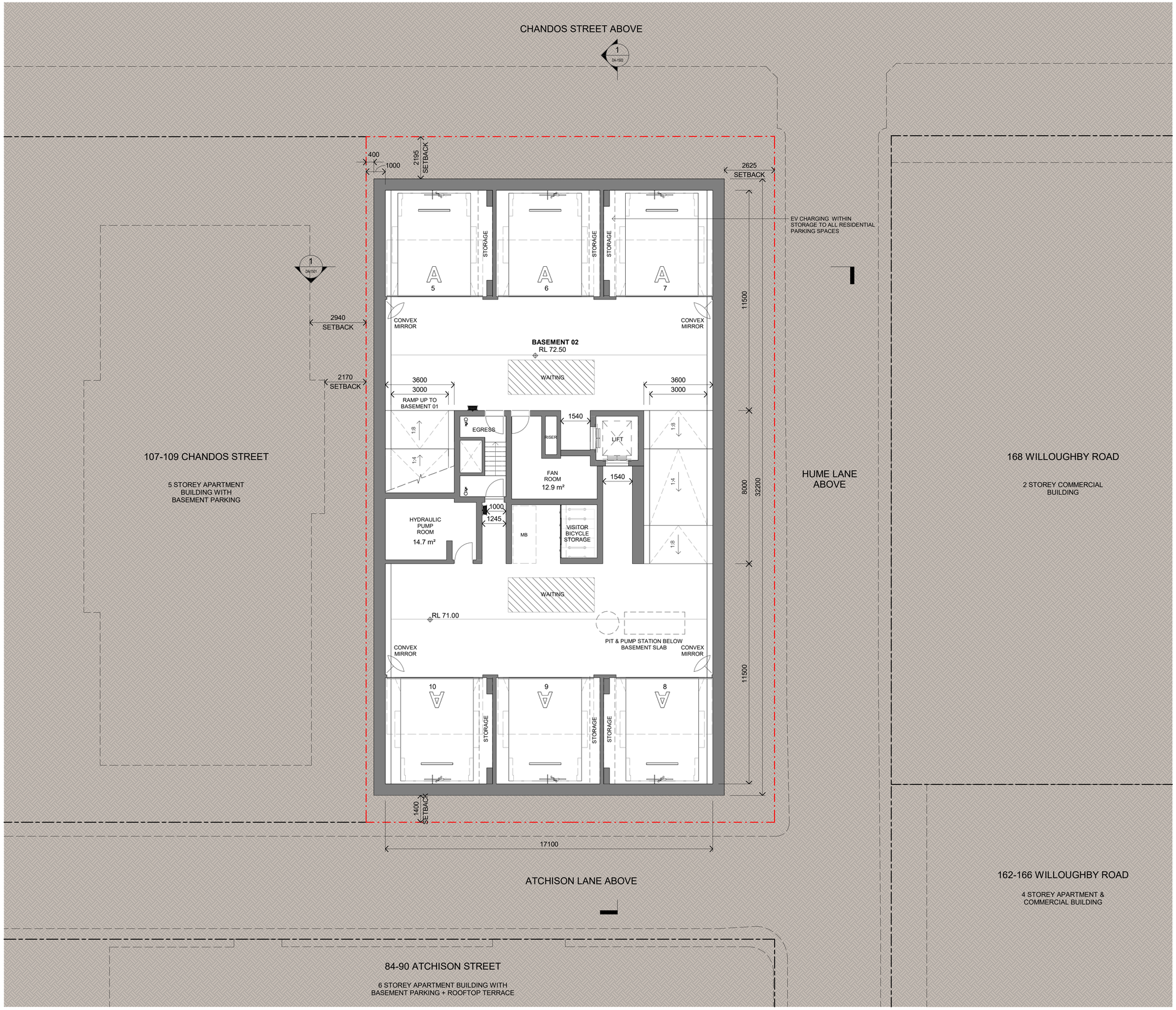

CAR PARKING ALLOCATION

LEVEL	TYPE	AMOUNT
BASEMENT 01	ADAPTABLE	3
	RESIDENTIAL	1
	VISITOR	-
BASEMENT 01		4
BASEMENT 02	ADAPTABLE	6
	RESIDENTIAL	-
	VISITOR	-
BASEMENT 02		6
TOTAL CAR PARKING		**10**

MOTORBIKE PARKING ALLOCATION

LEVEL	TYPE	AMOUNT
BASEMENT 01	MOTORBIKE	-
BASEMENT 02	MOTORBIKE	1
TOTAL MOTORBIKE		**1**

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Drawing Name

FLOOR PLAN - BASEMENT 02

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Date	Scale	Sheet Size
22.11.2024	As indicated	A1
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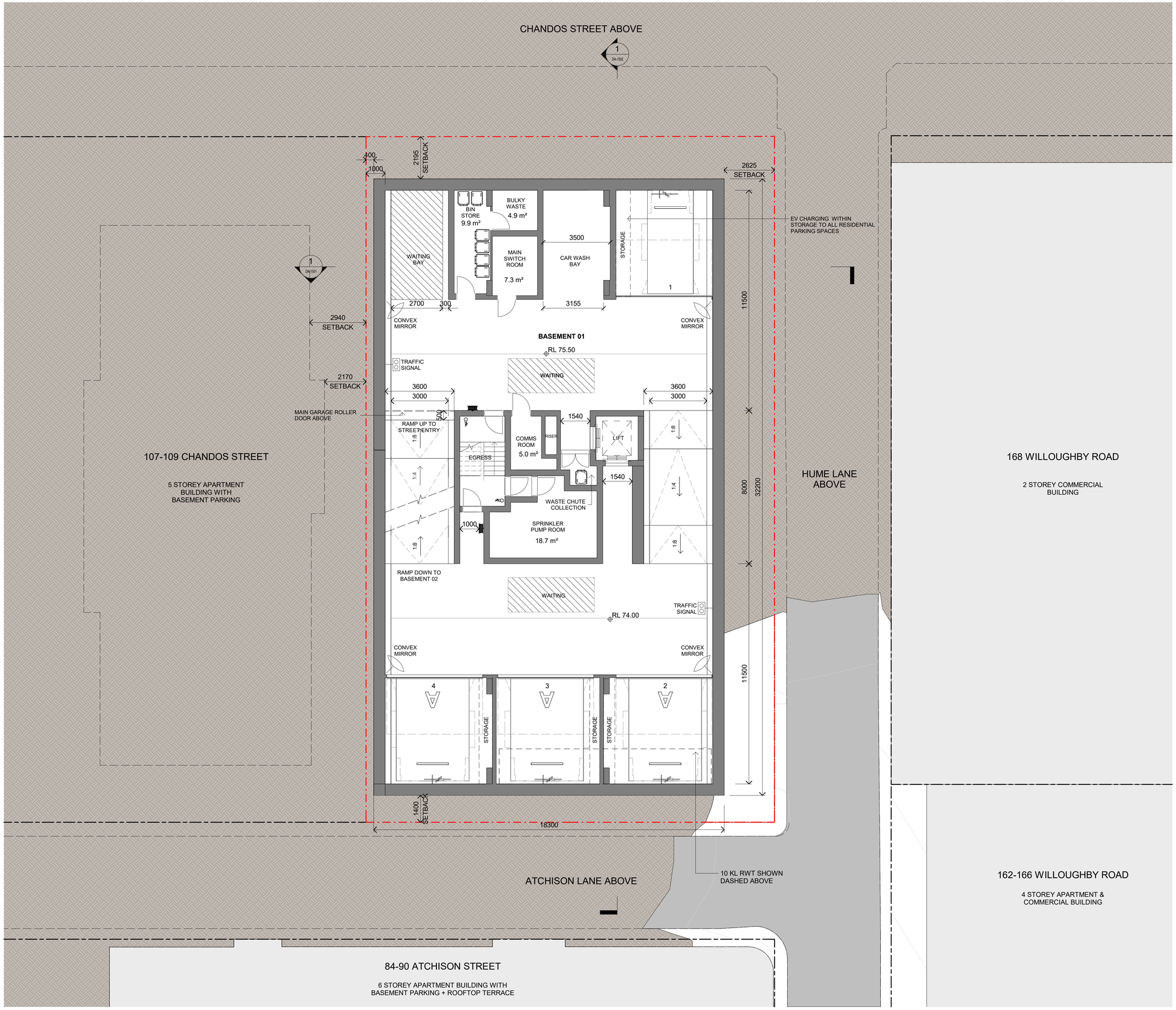

CAR PARKING ALLOCATION

LEVEL	TYPE	AMOUNT
BASEMENT 01	ADAPTABLE	3
	RESIDENTIAL	1
	VISITOR	-
BASEMENT 01		4
BASEMENT 02	ADAPTABLE	6
	RESIDENTIAL	-
	VISITOR	-
BASEMENT 02		6
TOTAL CAR PARKING		**10**

MOTORBIKE PARKING ALLOCATION

LEVEL	TYPE	AMOUNT
BASEMENT 01	MOTORBIKE	-
BASEMENT 02	MOTORBIKE	1
TOTAL MOTORBIKE		**1**

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

FLOOR PLAN - BASEMENT 01

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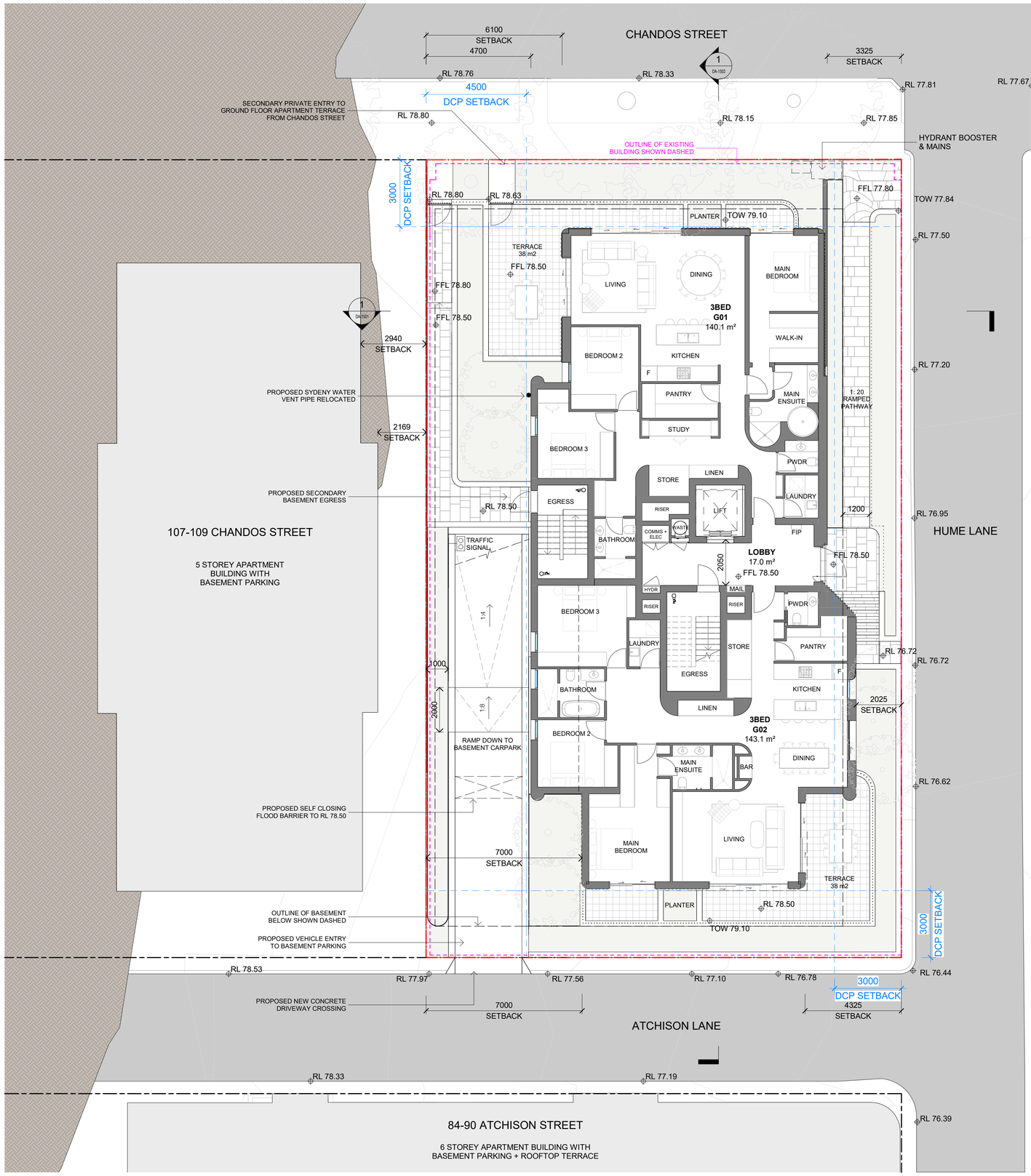

APARTMENT STORAGE MATRIX

APARTMENT	TYPE	ADG MINIMUM	STORAGE VOLUME BASEMENT / INSIDE APARTMENT	TOTAL
G01	3 BED	10 m3	11 m3 / 5 m3	**16 m3**
G02	3 BED	10 m3	11 m3 / 16.7 m3	**17.7 m3**
101	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
102	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
201	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
202	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
301	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
302	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
401	3 BED	10 m3	11 m3 / 5.8 m3	**16.8 m3**
402	2 BED	8 m3	11 m3 / 5.7 m3	**16.7 m3**

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

FLOOR PLAN - GROUND FLOOR

0 100 500 1000mm

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Date	Scale	Sheet Size
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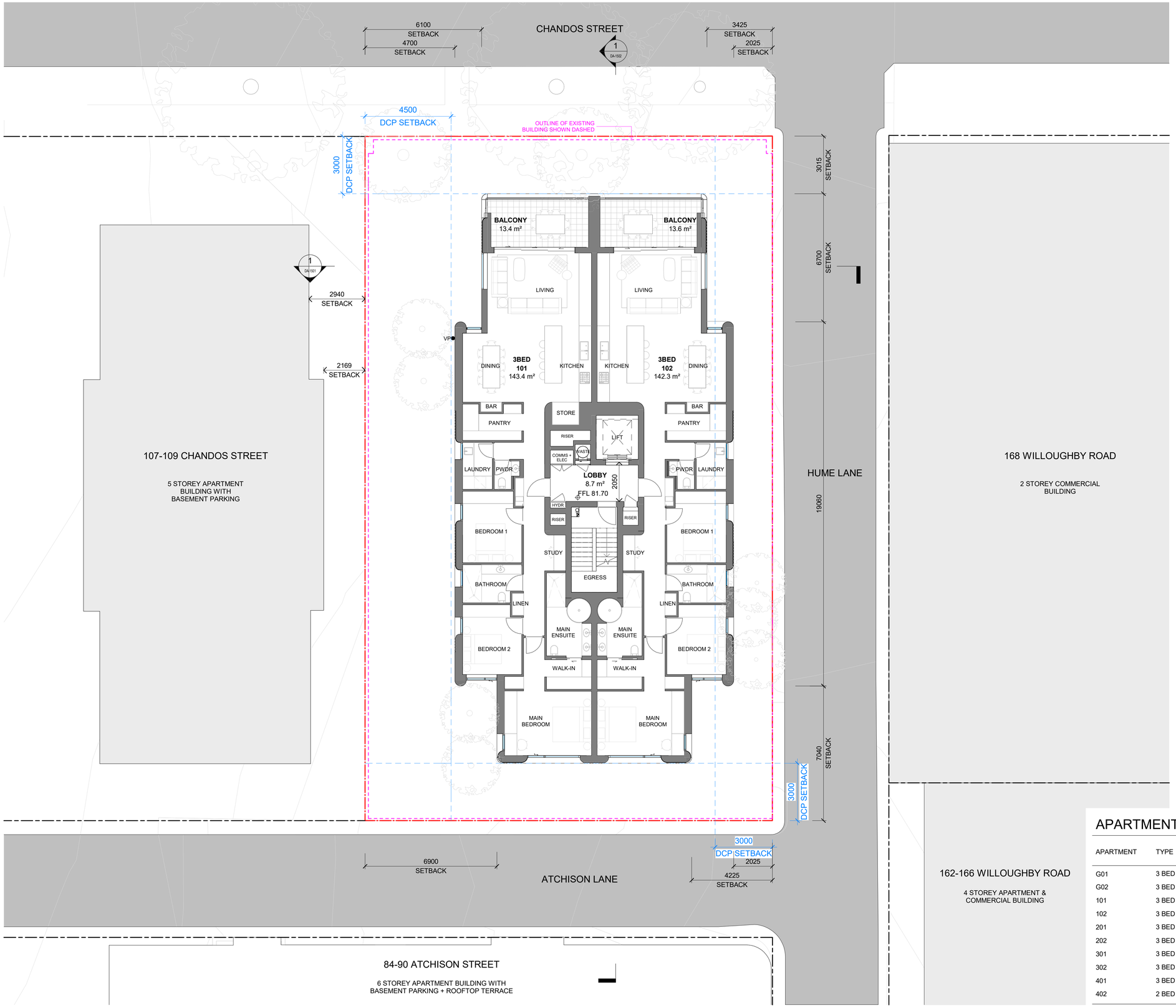
3	24.10.2024	FOR COORDINATION	LS	GS
4	28.10.2024	FOR COORDINATION - TRAFFIC	LS	GS
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



1 / - LEVEL 1 - FLOOR PLAN
SCALE 1 : 100

APARTMENT STORAGE MATRIX

APARTMENT	TYPE	ADG MINIMUM	STORAGE VOLUME BASEMENT / INSIDE APARTMENT	TOTAL
G01	3 BED	10 m3	11 m3 / 5 m3	**16 m3**
G02	3 BED	10 m3	11 m3 / 16.7 m3	**17.7 m3**
101	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
102	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
201	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
202	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
301	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
302	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
401	3 BED	10 m3	11 m3 / 5.8 m3	**16.8 m3**
402	2 BED	8 m3	11 m3 / 5.7 m3	**16.7 m3**

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

FLOOR PLAN - LEVEL 1

0 100 500 1000mm
1:100 @A1

Date	Scale	Sheet Size
22.11.2024	As indicated	A1
Drawn	Chk.	Job No.
LS	GS	6992
Drawing No.		Revision
DA-1004		/ 8

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1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
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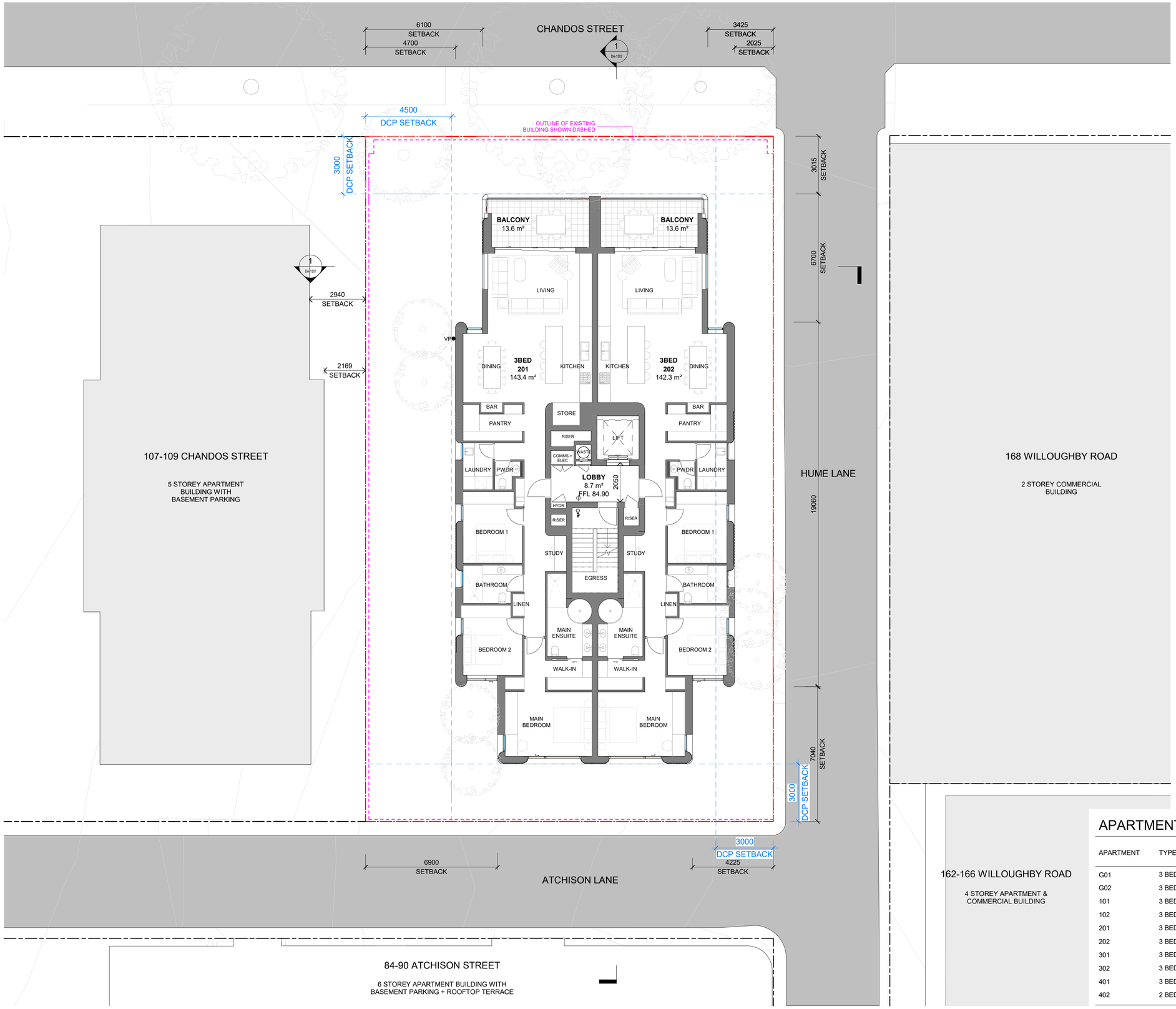
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



APARTMENT STORAGE MATRIX

APARTMENT	TYPE	ADG MINIMUM	STORAGE VOLUME BASEMENT / INSIDE APARTMENT	TOTAL
G01	3 BED	10 m3	11 m3 / 5 m3	**16 m3**
G02	3 BED	10 m3	11 m3 / 16.7 m3	**17.7 m3**
101	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
102	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
201	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
202	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
301	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
302	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
401	3 BED	10 m3	11 m3 / 5.8 m3	**16.8 m3**
402	2 BED	8 m3	11 m3 / 5.7 m3	**16.7 m3**

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Country: GAMARAGAL

Drawing Name

FLOOR PLAN - LEVEL 2

0 100 500 1000mm

1:100 @A1

Date	Scale	Sheet Size
22.11.2024	As indicated	A1
Drawn	Chk.	Job No.
LS	GS	6992
Drawing No.		Revision
DA-1005		/ 8

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1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
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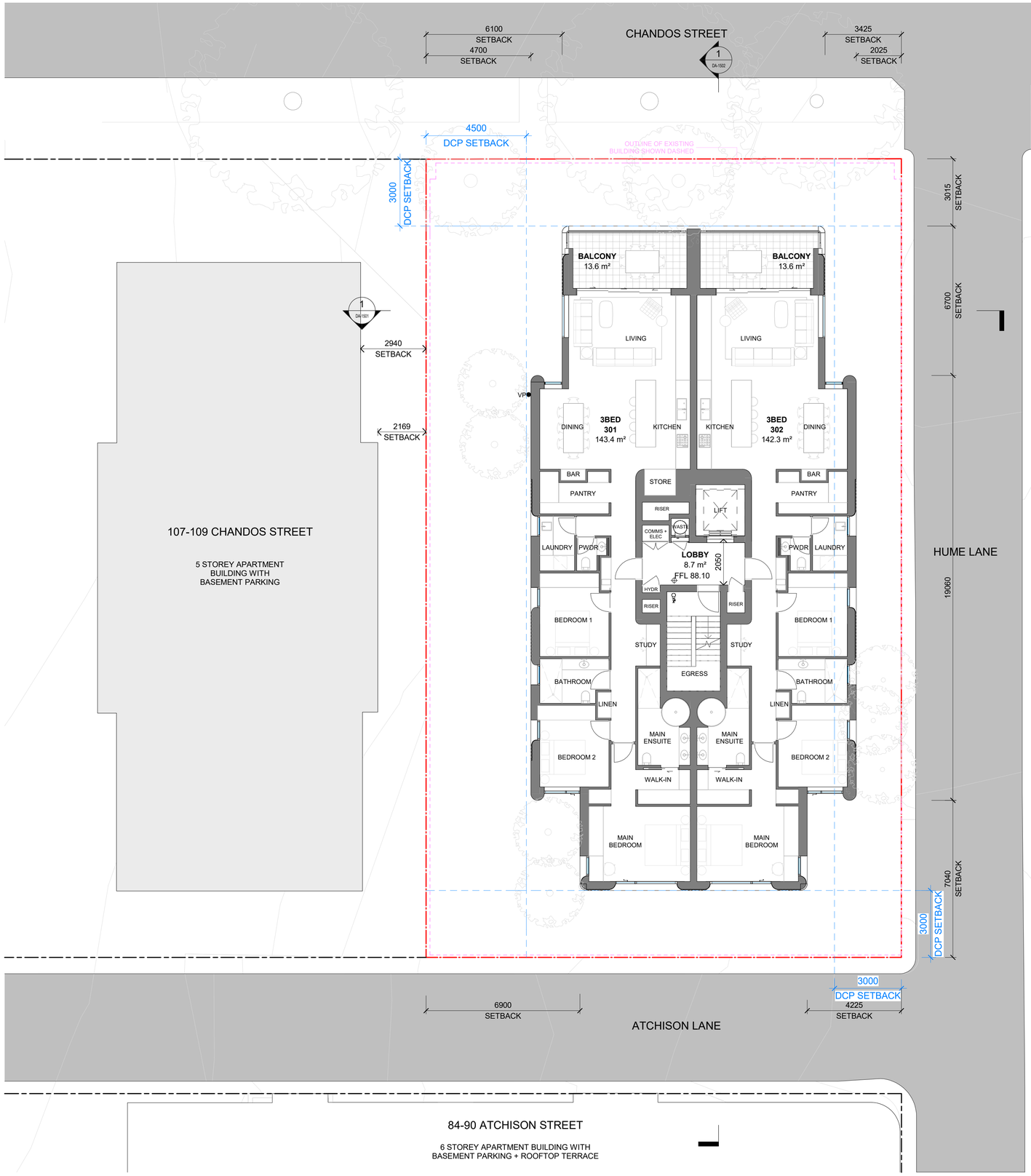
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



APARTMENT STORAGE MATRIX

APARTMENT	TYPE	ADG MINIMUM	STORAGE VOLUME BASEMENT / INSIDE APARTMENT	TOTAL
G01	3 BED	10 m3	11 m3 / 5 m3	**16 m3**
G02	3 BED	10 m3	11 m3 / 16.7 m3	**17.7 m3**
101	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
102	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
201	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
202	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
301	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
302	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
401	3 BED	10 m3	11 m3 / 5.8 m3	**16.8 m3**
402	2 BED	8 m3	11 m3 / 5.7 m3	**16.7 m3**

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Country: GAMARAGAL

Drawing Name

FLOOR PLAN - LEVEL 3

0 100 500 1000mm

1:100 @A1

Date	Scale	Sheet Size
22.11.2024	As indicated	A1
Drawn	Chk.	Job No.
LS	GS	6992
Drawing No.		Revision
DA-1006		/ 8

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1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
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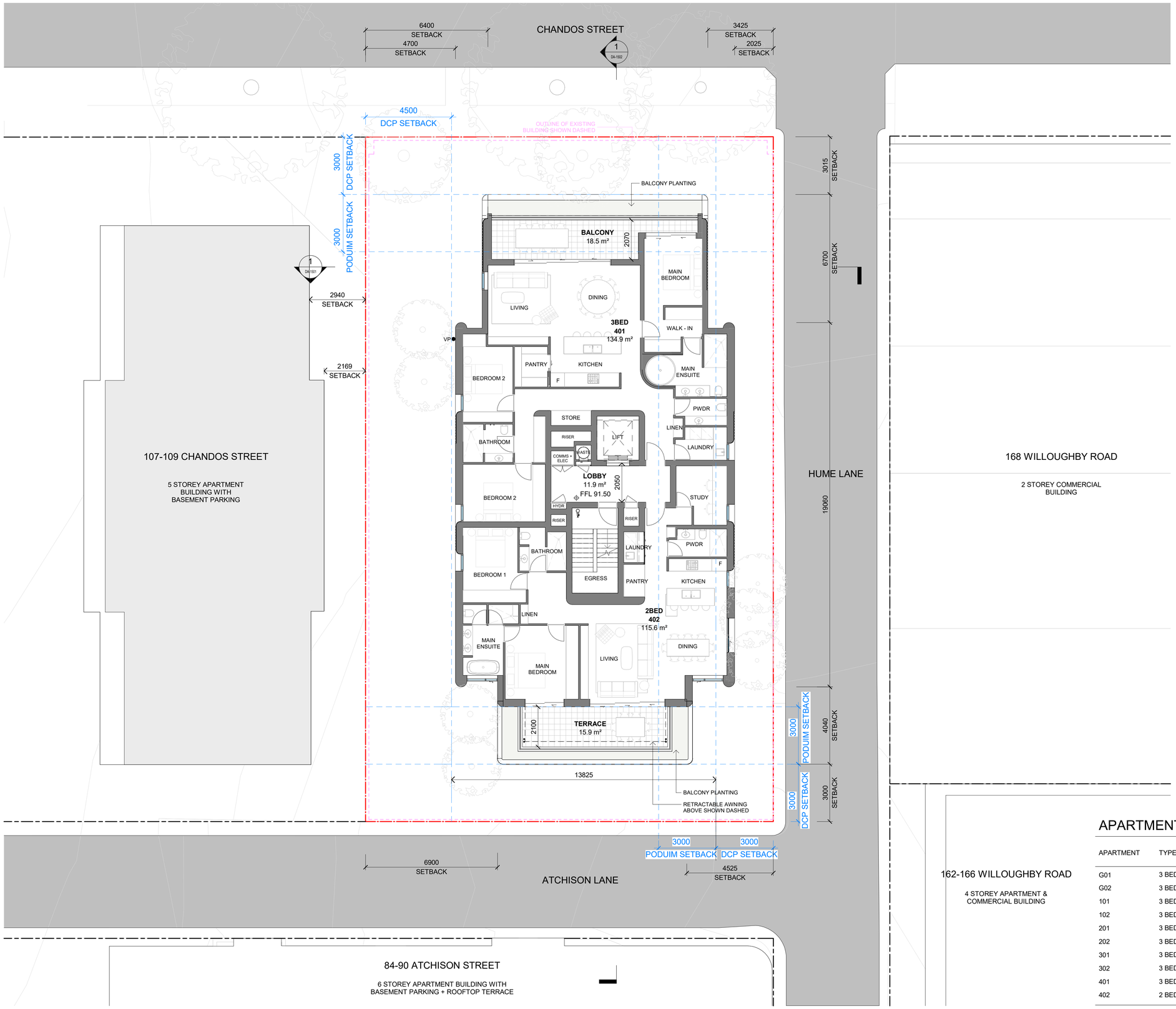
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



APARTMENT STORAGE MATRIX

APARTMENT	TYPE	ADG MINIMUM	STORAGE VOLUME BASEMENT / INSIDE APARTMENT	TOTAL
G01	3 BED	10 m3	11 m3 / 5 m3	**16 m3**
G02	3 BED	10 m3	11 m3 / 16.7 m3	**17.7 m3**
101	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
102	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
201	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
202	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
301	3 BED	10 m3	7.4 m3 / 11.4 m3	**18.8 m3**
302	3 BED	10 m3	7.4 m3 / 6.9 m3	**14.3 m3**
401	3 BED	10 m3	11 m3 / 5.8 m3	**16.8 m3**
402	2 BED	8 m3	11 m3 / 5.7 m3	**16.7 m3**

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Country: GAMARAGAL

Drawing Name

FLOOR PLAN - LEVEL 4

0 100 500 1000mm

1:100 @A1

Date	Scale	Sheet Size
22.11.2024	As indicated	A1
Drawn	Chk.	Job No.
LS	GS	6992
Drawing No.		Revision
DA-1007		/ 8

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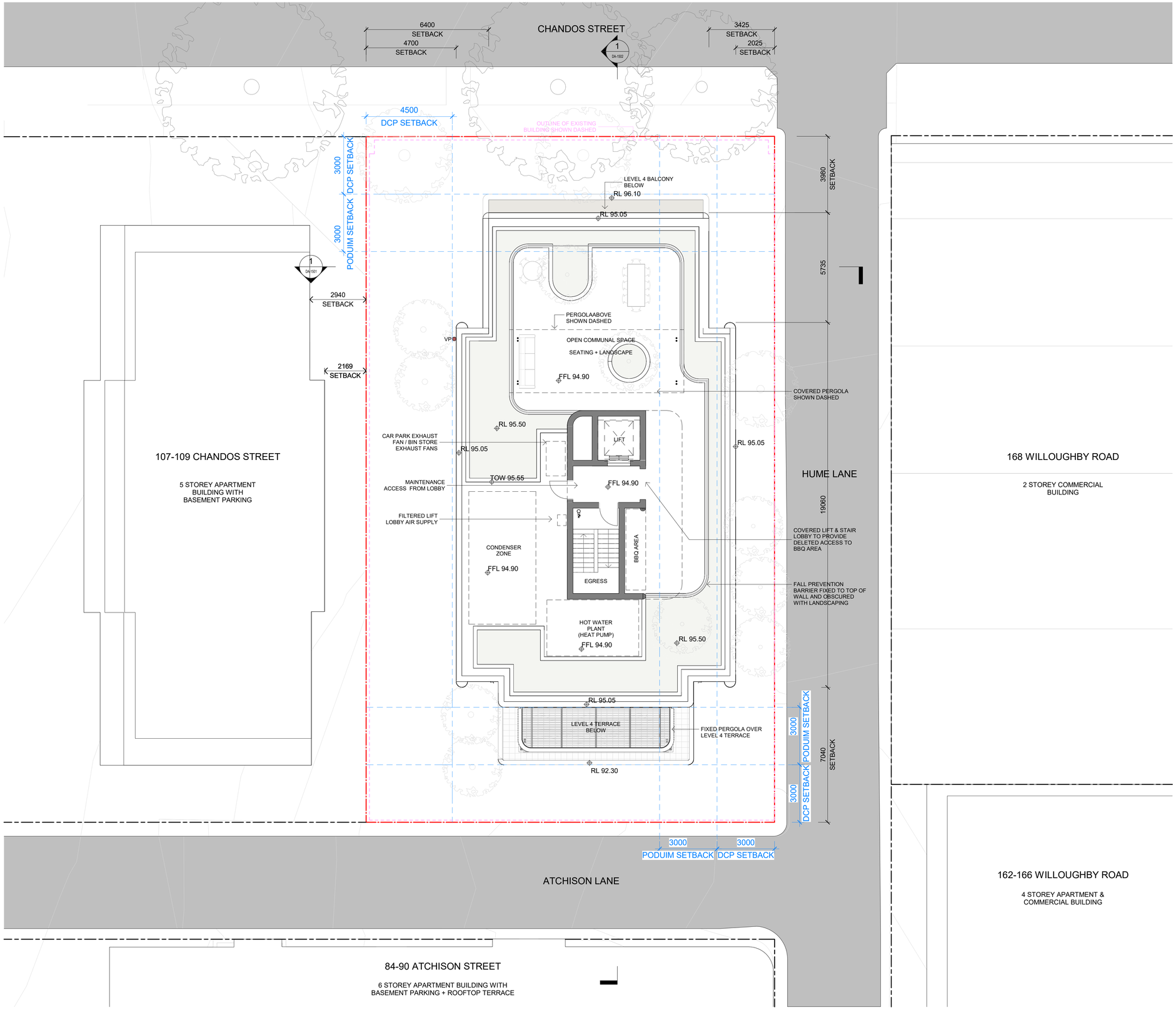
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



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Country: GAMARAGAL

Drawing Name

FLOOR PLAN - ROOF

0 100 500 1000mm

1:100 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 100	A1
Drawn	Chk.	Job No.
LS	GS	6992
Drawing No.		Revision
DA-1008		/ 8

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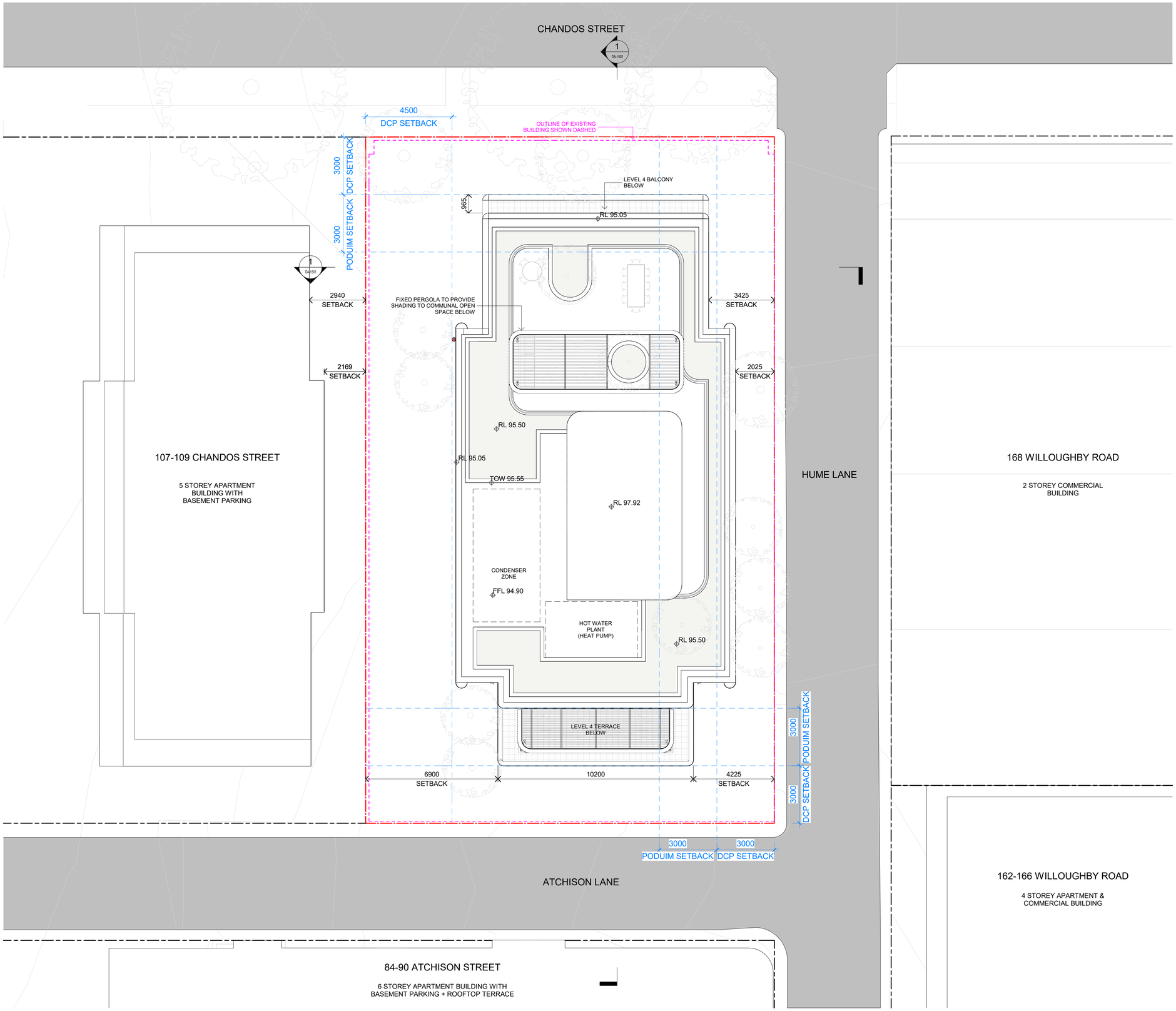

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1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
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8	22.11.2024	FOR APPROVAL- DA	LS	GS

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

FLOOR PLAN - ROOF 2

0 100 500 1000mm

1:100 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 100	A1

Drawn	Chk.	Job No.
LS	GS	6992

Drawing No.	Revision
DA-1009	/ 8

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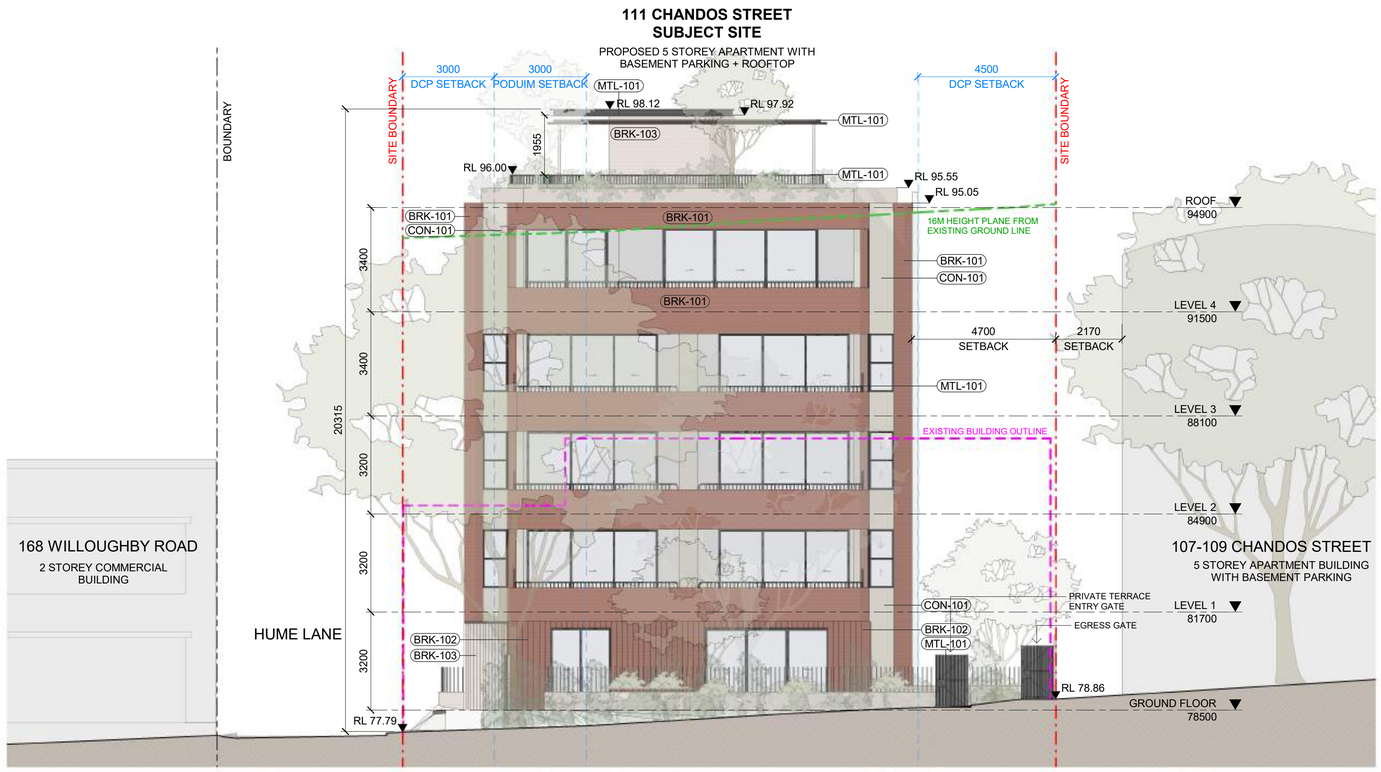
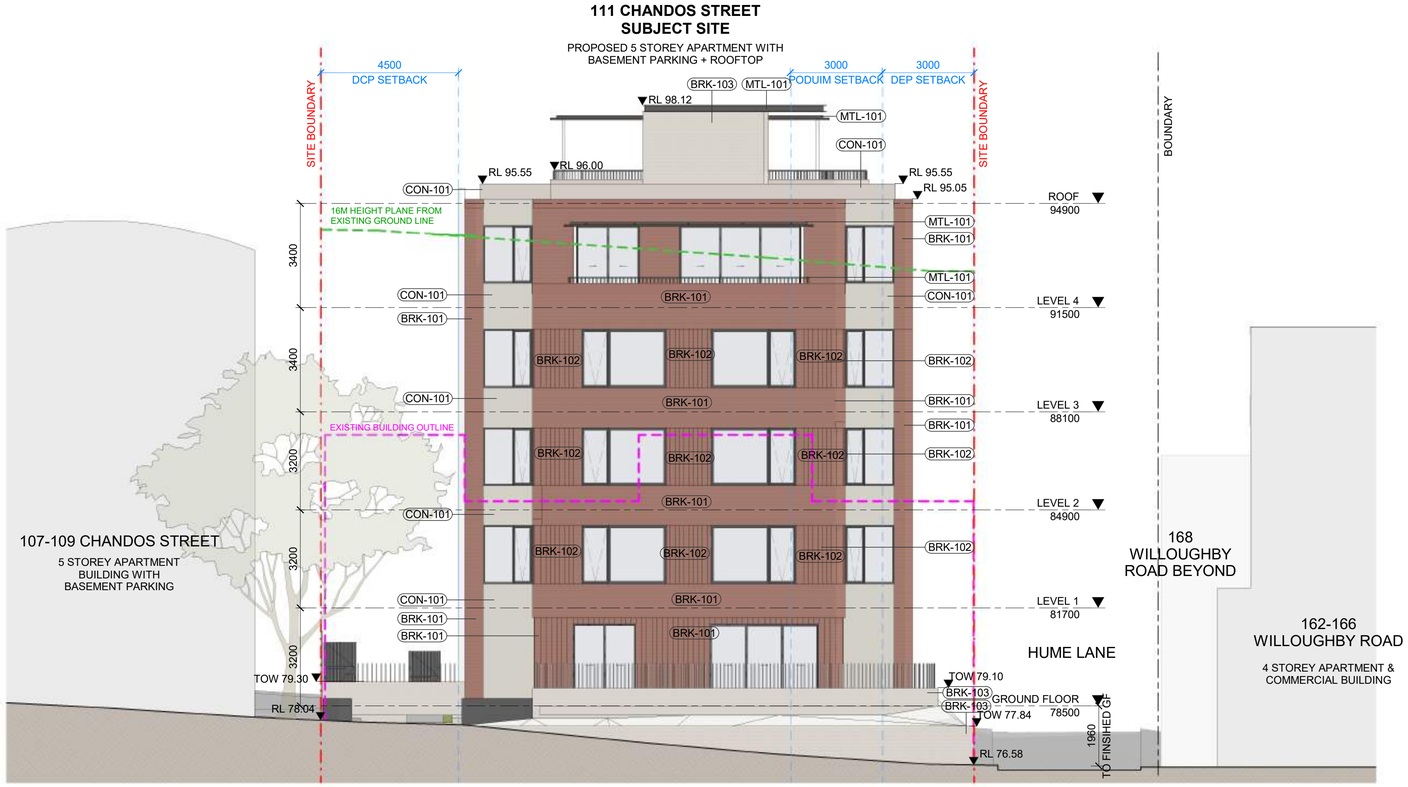


1 / - NORTH ELEVATION - CHANDOS STREET
SCALE 1 : 100



2 / - SOUTH ELEVATION - ATCHISON LANE
SCALE 1 : 100

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
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7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS

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Country: GAMARAGAL

Drawing Name

ELEVATION NORTH & SOUTH

0 100 500 1000mm
1:100 @A1

Date	Scale	Sheet Size
22.11.2024	As indicated	A1
Drawn	Chk.	Job No.
Author	Checker	6992
Drawing No.		Revision
DA-1401		/ 8

FINISHES

BRK-101	BRICK MASONRY | RED COLOUR | STRETCHER BOND
BRK-102	BRICK | RED COLOUR | TEXTURED CUSTOM PROFILE
BRK-103	BRICK | LIGHT SAND COLOUR | STRETCHER BOND
CON-101	CONCRETE | OFF FORM FINISH | CONCRETE STAIN TBC
MTL-101	METAL DETAILING | DARK CHARCOAL POWEDERCOAT

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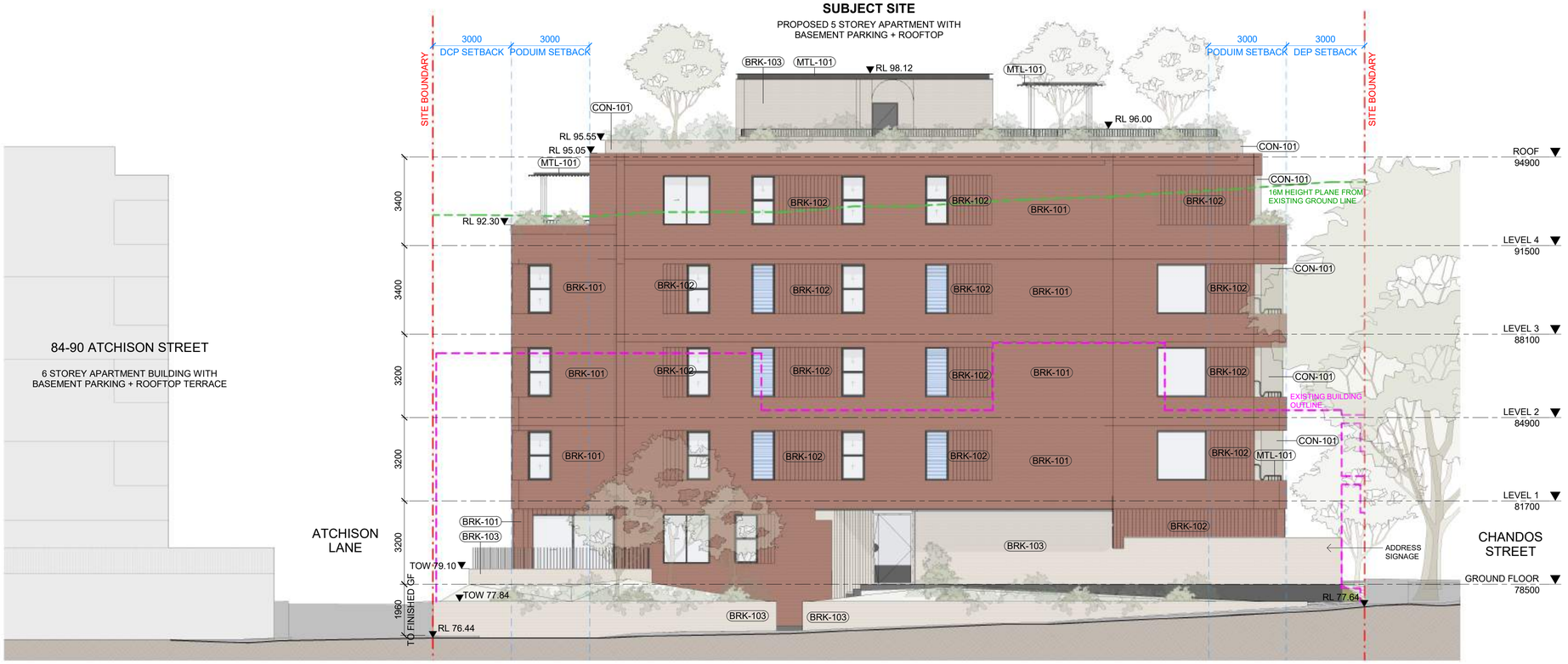
8	22.11.2024	FOR APPROVAL- DA	LS	GS



1 - EAST ELEVATION - HUME LANE
SCALE 1 : 100

2 - WEST ELEVATION
SCALE 1 : 100

FINISHES

BRK-101	BRICK MASONRY | RED COLOUR | STRETCHER BOND
BRK-102	BRICK | RED COLOUR | TEXTURED CUSTOM PROFILE
BRK-103	BRICK | LIGHT SAND COLOUR | STRETCHER BOND
CON-101	CONCRETE | OFF FORM FINISH | CONCRETE STAIN TBC
MTL-101	METAL DETAILING | DARK CHARCOAL POWEDERCOAT

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

ELEVATION EAST & WEST

0 100 500 1000mm
1:100 @A1

Date	Scale	Sheet Size
22.11.2024	As indicated	A1
Drawn	Chk.	Job No.
Author	Checker	6992
Drawing No.		Revision
DA-1402		/ 8

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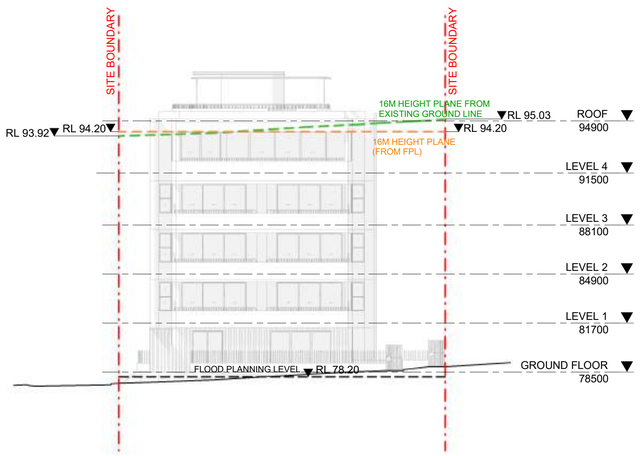
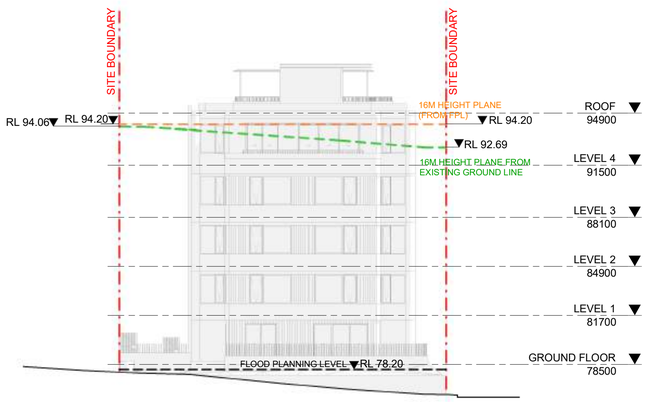
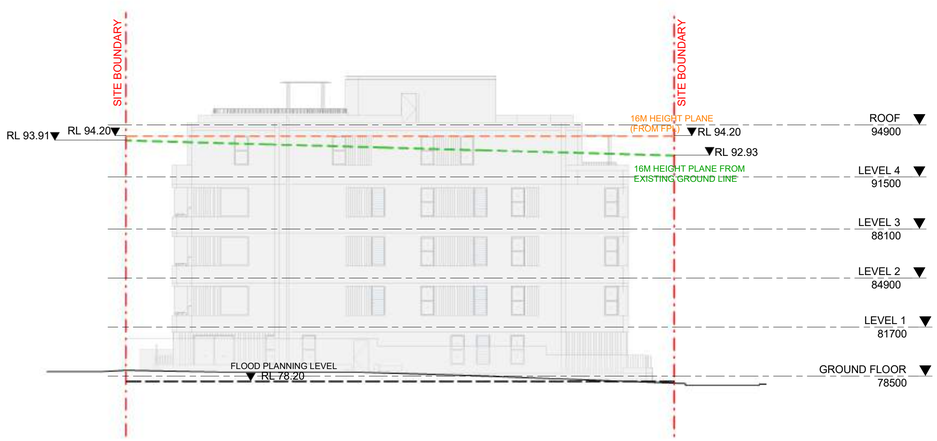


1 NORTH ELEVATION - FPL DIAGRAM
SCALE 1 : 200

3 EAST ELEVATION - FPL DIAGRAM
SCALE 1 : 200



2 SOUTH ELEVATION - FPL DIAGRAM
SCALE 1 : 200



4 WEST ELEVATION - FPL DIAGRAM
SCALE 1 : 200

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Country: GAMARAGAL

Drawing Name

FLOOD PLANNING LEVEL ELEVATION DIAGRAMS

0 200 1000 2000mm
1:200 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 200	A1
Drawn	**Chk.**	**Job No.**
Author	Checker	6992
Drawing No.		**Revision**
DA-1411		/ 8

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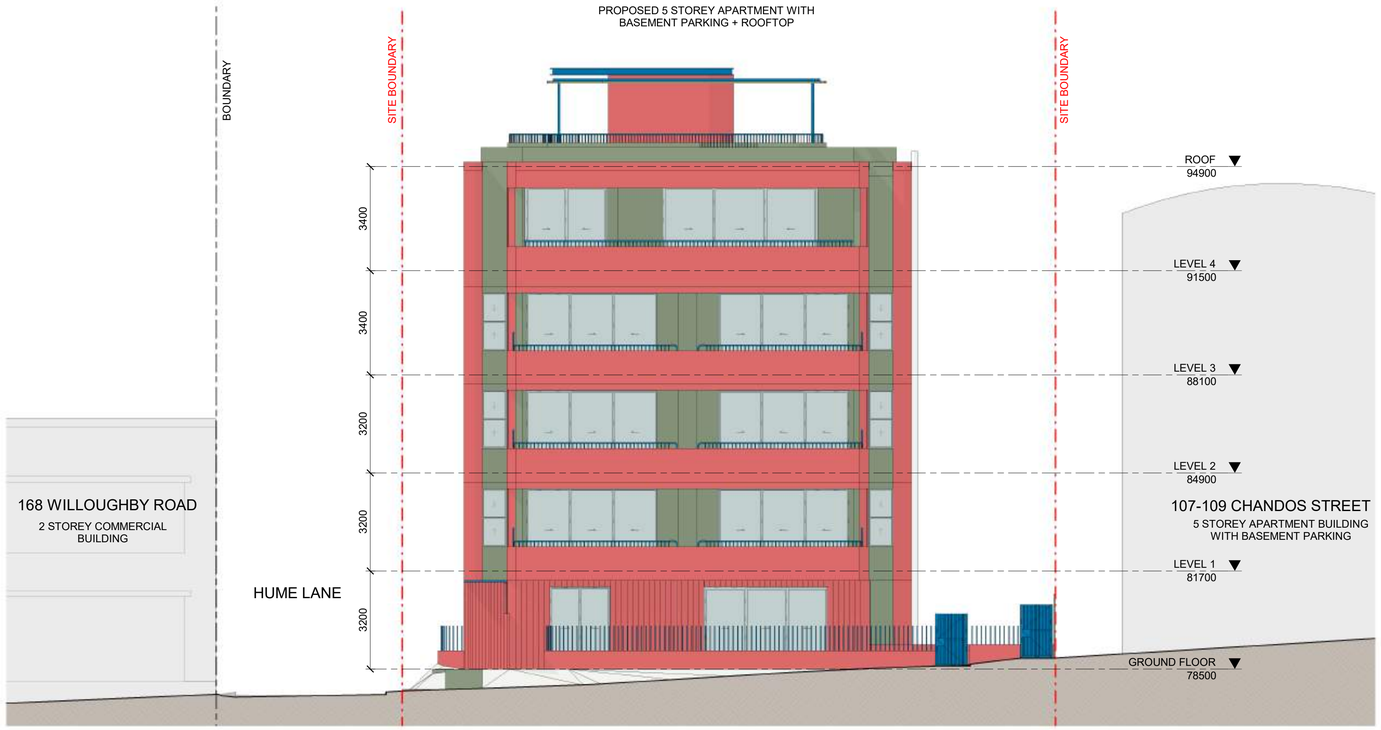
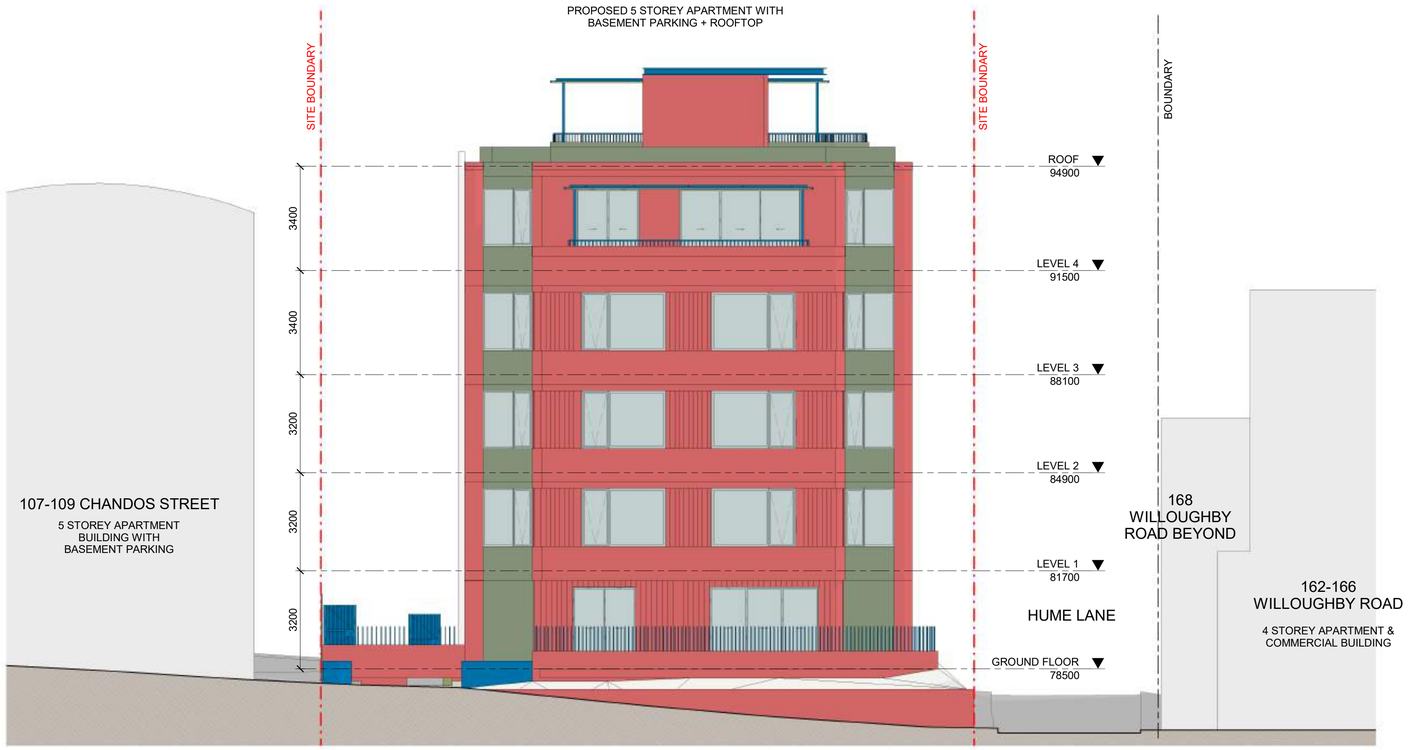


1 NORTH ELEVATION - COLOURED
SCALE 1 : 100



2 SOUTH ELEVATION - COLOURED
SCALE 1 : 100

LEGEND

- BRICK
- CONCRETE
- GLASS
- METAL
- TIMBER

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Country: GAMARAGAL

Drawing Name

ELEVATION NORTH & SOUTH - COLOURED DIAGRAM

0 100 500 1000mm
1:100 @A1

Date	Scale	Sheet Size
22.11.2024	As indicated	A1
Drawn	Chk.	Job No.
Author	Checker	6992
Drawing No.		Revision
DA-1421		/ 8

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5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS

1 EAST ELEVATION - COLOURED
SCALE 1 : 100

2 WEST ELEVATION - COLOURED
SCALE 1 : 100

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

ELEVATION EAST & WEST - COLOURED DIAGRAM

LEGEND

- BRICK
- CONCRETE
- GLASS
- METAL
- TIMBER

0 100 500 1000mm
1:100 @A1

Date	Scale	Sheet Size
22.11.2024	As indicated	A1
Drawn	Chk.	Job No.
Author	Checker	6992
Drawing No.		Revision
DA-1422		/ 8

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NOT FOR CONSTRUCTION

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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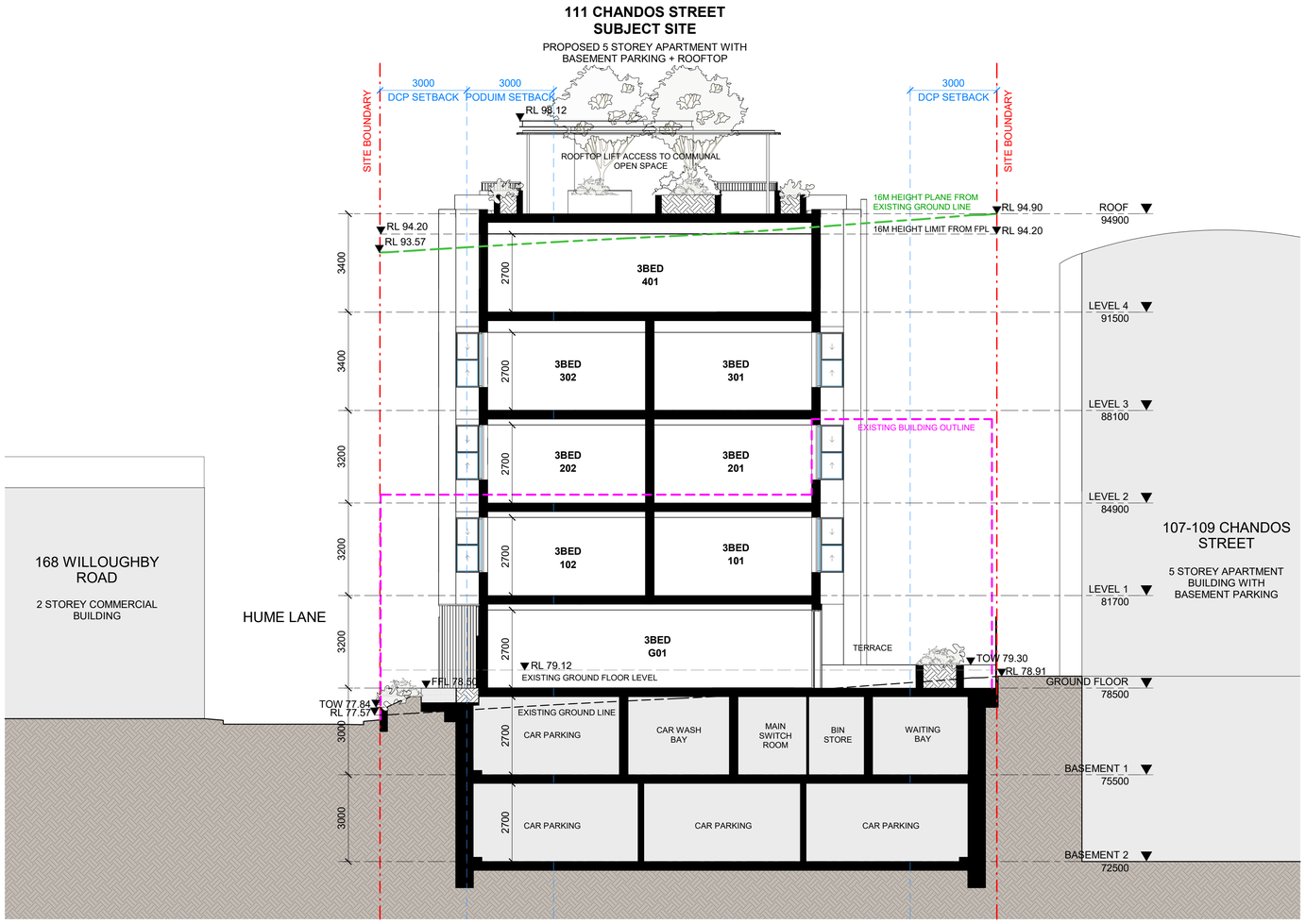
Rev	Date	Revision	By	Chk.
1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
2	24.09.2024	FOR INFORMATION	LS	GS
3	24.10.2024	FOR COORDINATION	LS	GS
4	28.10.2024	FOR COORDINATION - TRAFFIC	LS	GS
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



1 SECTION A
DA-1001 SCALE 1 : 100

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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Project

111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

SECTION A

0 100 500 1000mm
1:100 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 100	A1
Drawn	Chk.	Job No.
Author	Checker	6992
Drawing No.		Revision
DA-1501		/ 8

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
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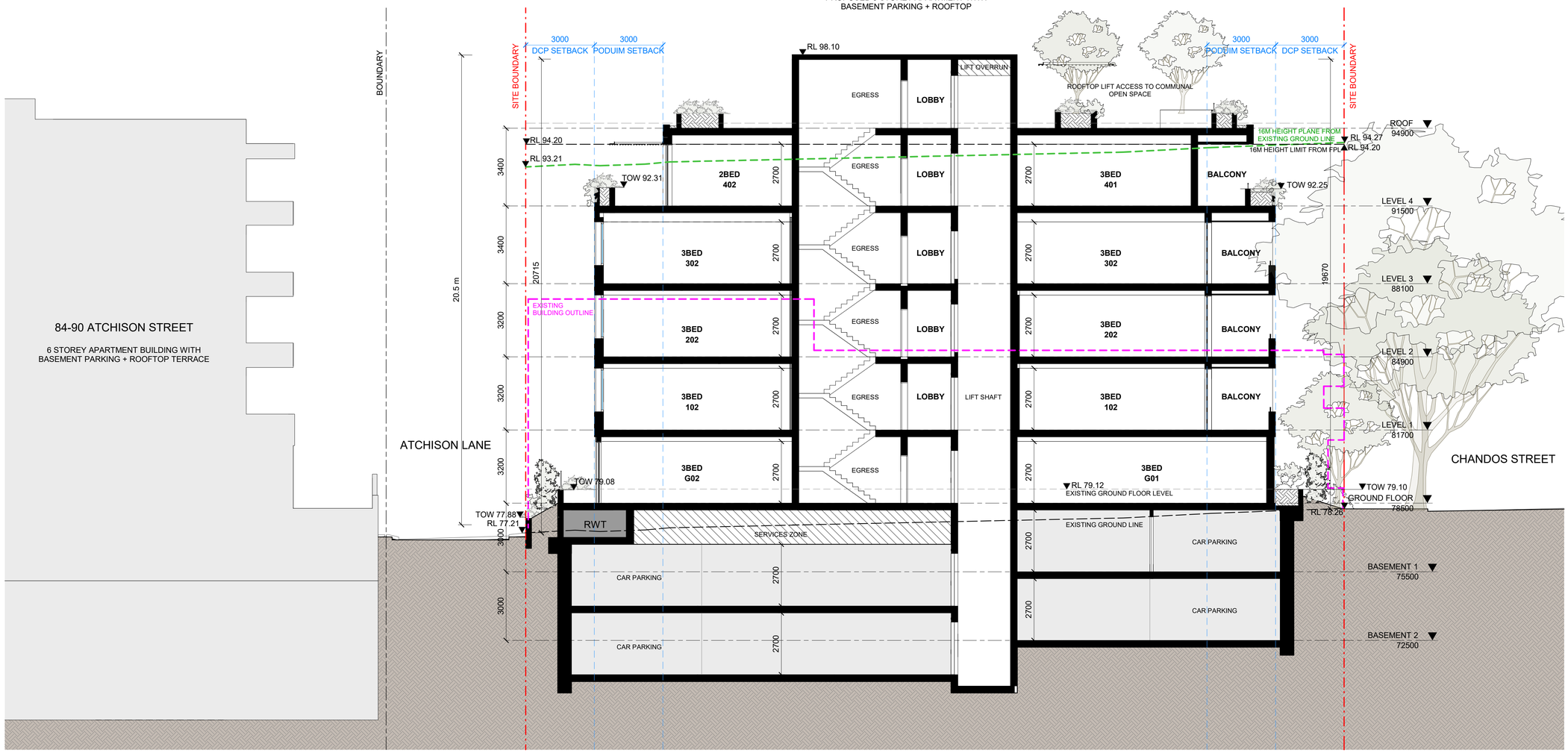
3	24.10.2024	FOR COORDINATION	LS	GS
4	28.10.2024	FOR COORDINATION - TRAFFIC	LS	GS
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



1 SECTION B
DA-1001 SCALE 1 : 100

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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Country: GAMARAGAL

Drawing Name

SECTION B

0 100 500 1000mm
1:100 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 100	A1
Drawn	Chk.	Job No.
Author	Checker	6992
Drawing No.		Revision
DA-1502		/ 8

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
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3	24.10.2024	FOR COORDINATION	LS	GS
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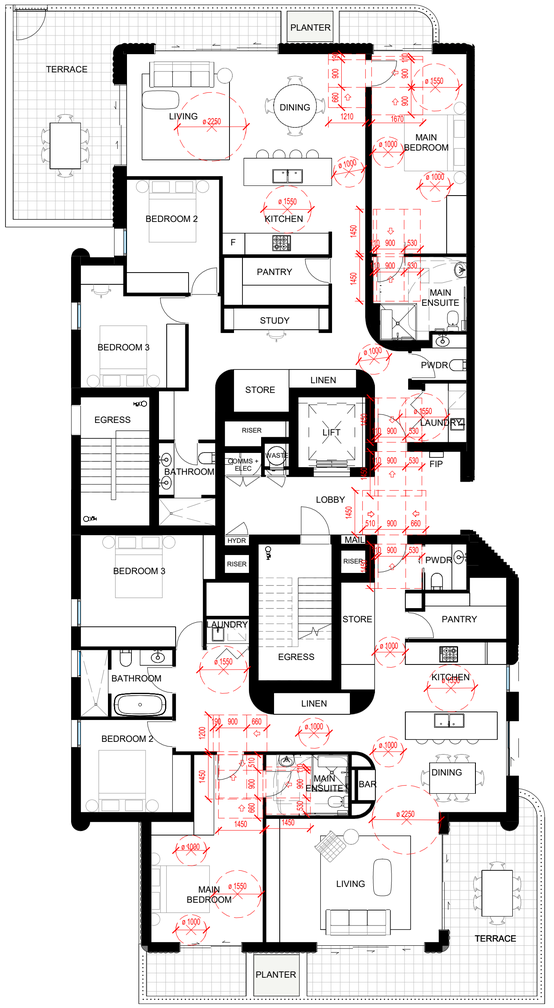
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS

1 DA-1401 GROUND - PRE ADAPTED APARTMENT PLAN
SCALE 1 : 100



2 DA-1401 GROUND - POST ADAPTED APARTMENT PLAN
SCALE 1 : 100

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

ADAPTABLE APARTMENT LAYOUT - GROUND FLOOR

0 100 500 1000mm
1:100 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 100	A1
Drawn	Chk.	Job No.
Author	Checker	6992
Drawing No.		Revision
DA-4401		/ 8

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1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
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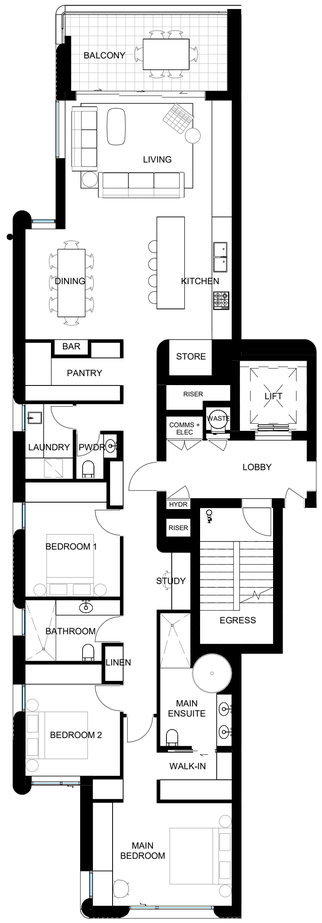
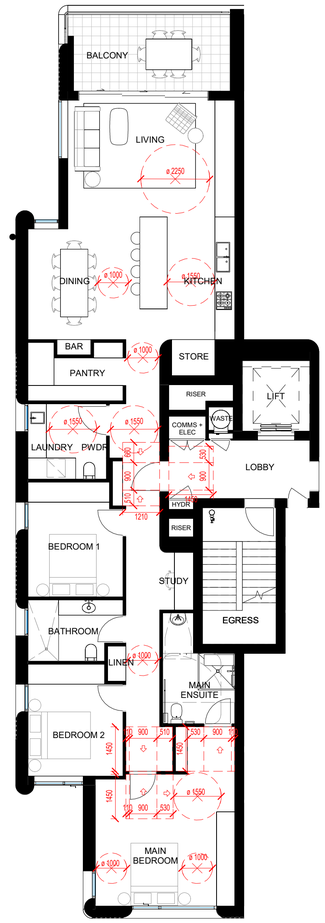
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



1 DA-1401 LEVEL 1 - PRE ADAPTED APARTMENT PLAN

SCALE 1 : 100



2 DA-1401 LEVEL 1 - POST ADAPTED APARTMENT PLAN

SCALE 1 : 100

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

ADAPTABLE APARTMENT LAYOUT - LEVEL 1

0 100 500 1000mm

1:100 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 100	A1
Drawn	**Chk.**	**Job No.**
Author	Checker	6992
Drawing No.		**Revision**
DA-4402		/ 8

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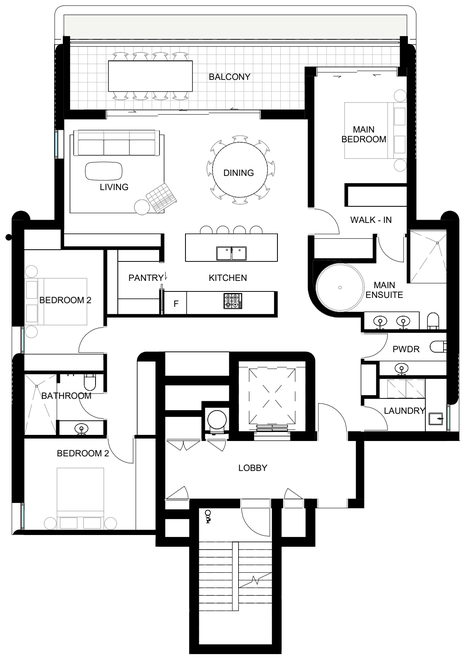
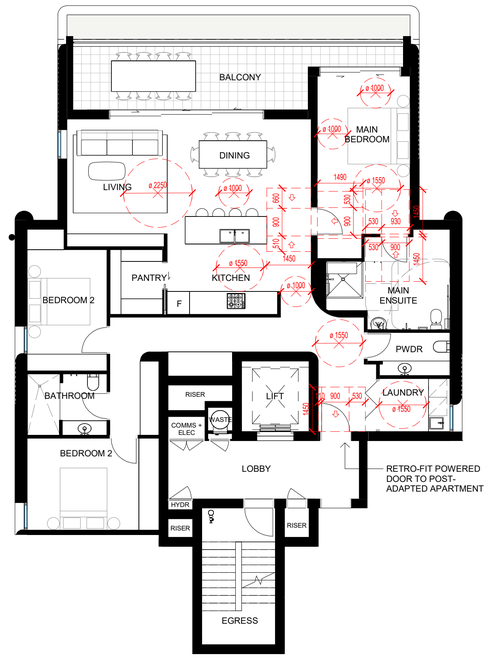
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



1 DA-1401 LEVEL 4 - PRE ADAPTED APARTMENT PLAN
SCALE 1 : 100



2 DA-1401 LEVEL 4 - POST ADAPTED APARTMENT PLAN
SCALE 1 : 100

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

ADAPTABLE APARTMENT LAYOUT - LEVEL 4

0 100 500 1000mm

1:100 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 100	A1
Drawn	**Chk.**	**Job No.**
Author	Checker	6992
Drawing No.		**Revision**
DA-4403		/ 8

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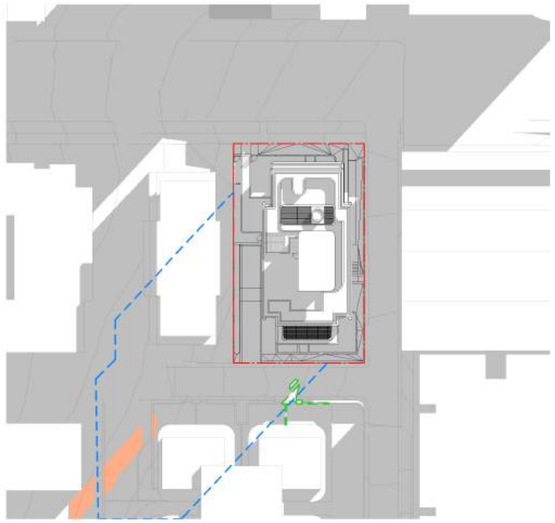
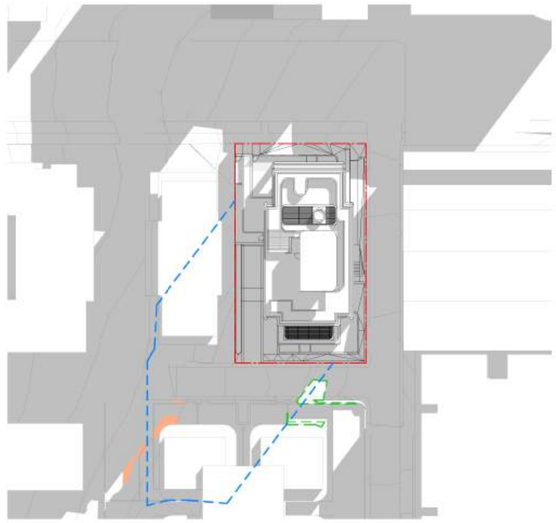


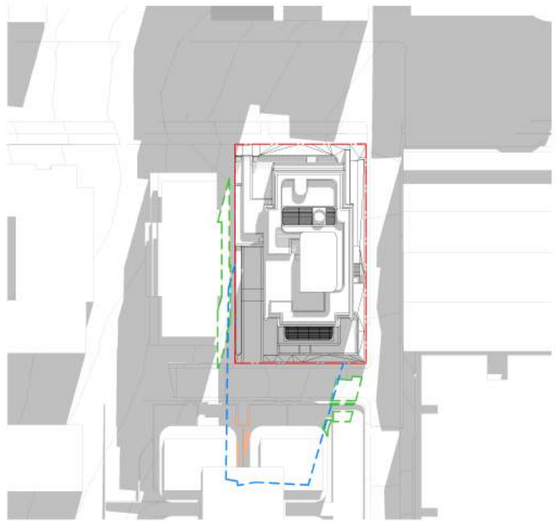
1 - SHADOW PLAN - 21 JUNE - 9.00AM
SCALE 1 : 500



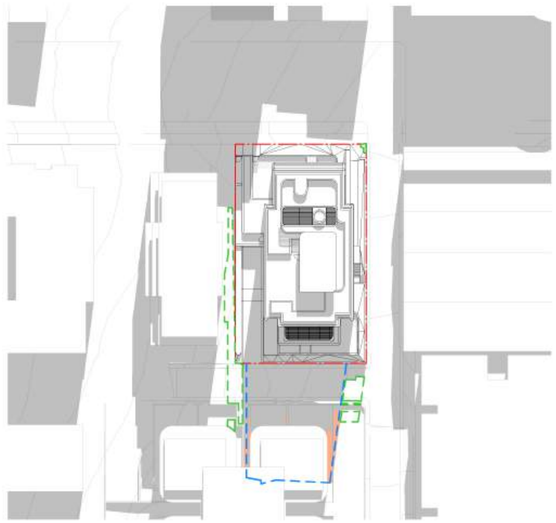
2 - SHADOW PLAN - 21 JUNE- 9.30AM
SCALE 1 : 500

3 - SHADOW PLAN - 21 JUNE- 10.00AM
SCALE 1 : 500

4 - SHADOW PLAN - 21 JUNE - 10.30AM
SCALE 1 : 500



5 - SHADOW PLAN - 21 JUNE- 11.00AM
SCALE 1 : 500



6 - SHADOW PLAN - 21 JUNE- 11.30AM
SCALE 1 : 500

7 - SHADOW PLAN - 21 JUNE - 12.00PM
SCALE 1 : 500

LEGEND

- SHADOW CAST BY ALLOWABLE DCP ENVELOPE
- REDUCED SHADOW OF PROPOSED BUILDING
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

NOT FOR CONSTRUCTION

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
2	24.09.2024	FOR INFORMATION	LS	GS
3	24.10.2024	FOR COORDINATION	LS	GS
4	28.10.2024	FOR COORDINATION - TRAFFIC	LS	GS
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS

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111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

SOLAR ANALYSIS - SHADOW DIAGRAMS

0 100 500 1000mm
1:100 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 500	A1
Drawn	Chk.	Job No.
Author	Checker	6992
Drawing No.		Revision
DA-8001		/ 8

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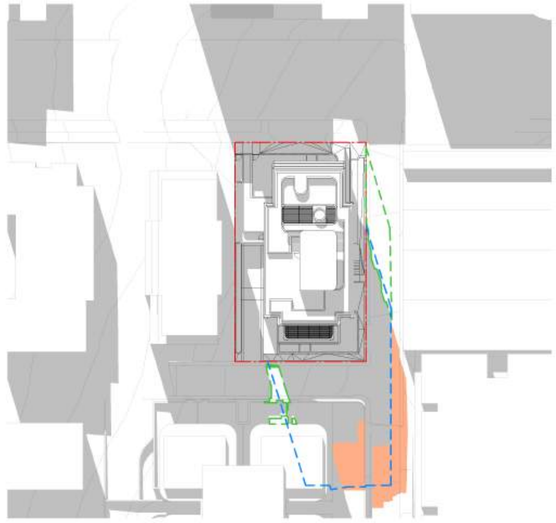
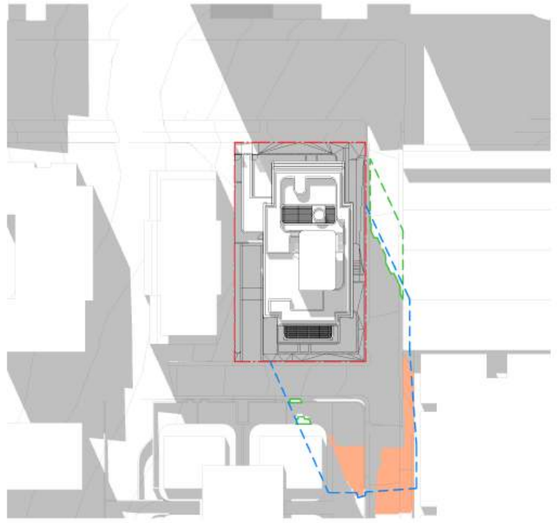
Rev	Date	Revision	By	Chk.
1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
2	24.09.2024	FOR INFORMATION	LS	GS
3	24.10.2024	FOR COORDINATION	LS	GS
4	28.10.2024	FOR COORDINATION - TRAFFIC	LS	GS
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS

1 - SHADOW PLAN - 21 JUNE- 12.30PM
SCALE 1 : 500



2 - SHADOW PLAN - 21 JUNE - 1.00PM
SCALE 1 : 500



3 - SHADOW PLAN - 21 JUNE- 1.30PM
SCALE 1 : 500

4 - SHADOW PLAN - 21 JUNE - 2.00PM
SCALE 1 : 500

5 - SHADOW PLAN - 21 JUNE - 2.30PM
SCALE 1 : 500

6 - SHADOW PLAN - 21 JUNE- 3.00PM
SCALE 1 : 500

LEGEND

- SHADOW CAST BY ALLOWABLE DCP ENVELOPE
- REDUCED SHADOW OF PROPOSED BUILDING
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

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NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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Country: GAMARAGAL

Drawing Name

SOLAR ANALYSIS - SHADOW DIAGRAMS

0 100 500 1000mm
1:100 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 500	A1
Drawn	**Chk.**	**Job No.**
Author	Checker	6992
Drawing No.		**Revision**
DA-8002		/ 8

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1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
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3	24.10.2024	FOR COORDINATION	LS	GS
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5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
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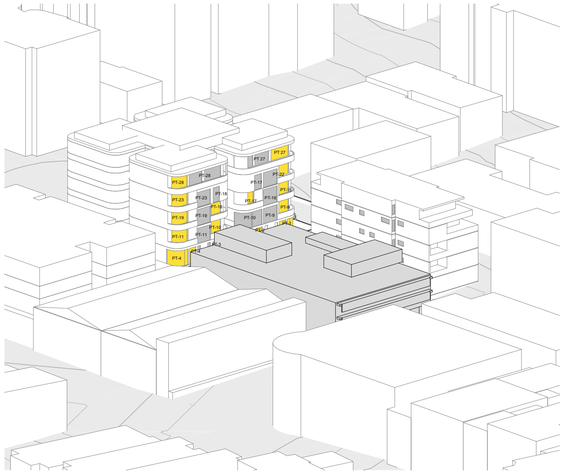
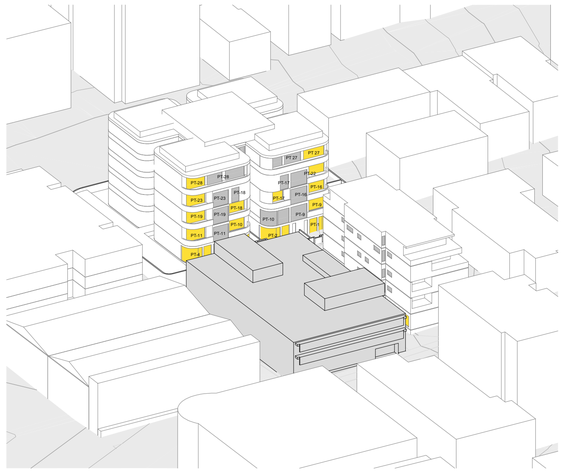
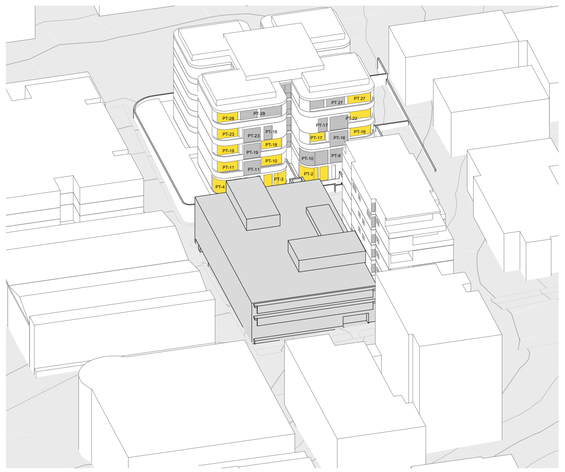
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



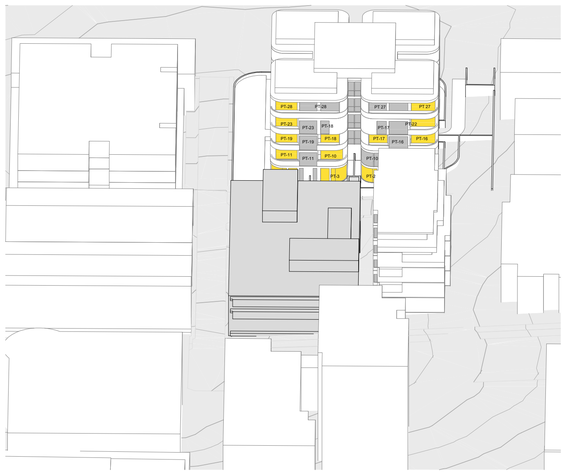
EXISTING SOLAR ACCESS - 21 JUNE- 9.00AM



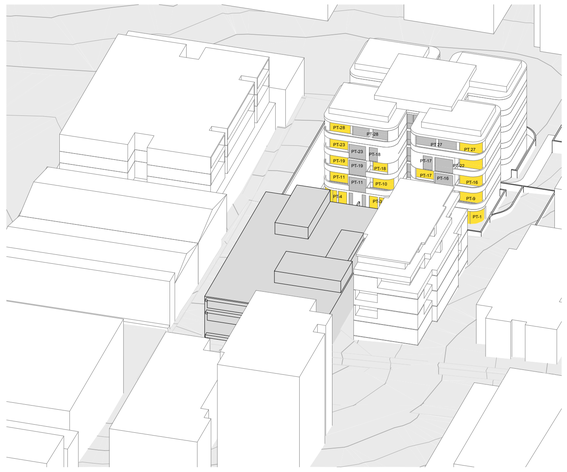
EXISTING SOLAR ACCESS - 21 JUNE- 10.00AM



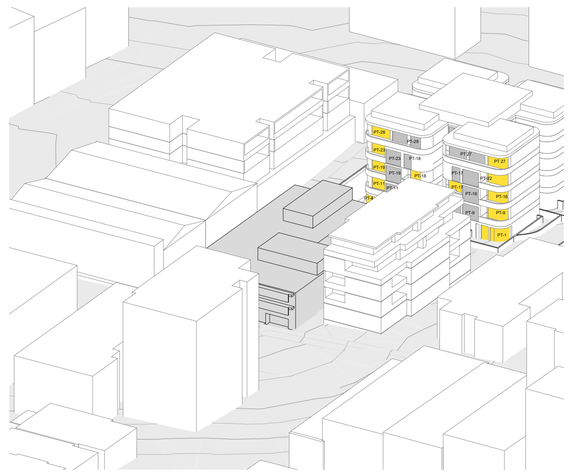
EXISTING SOLAR ACCESS - 21 JUNE- 11.00AM



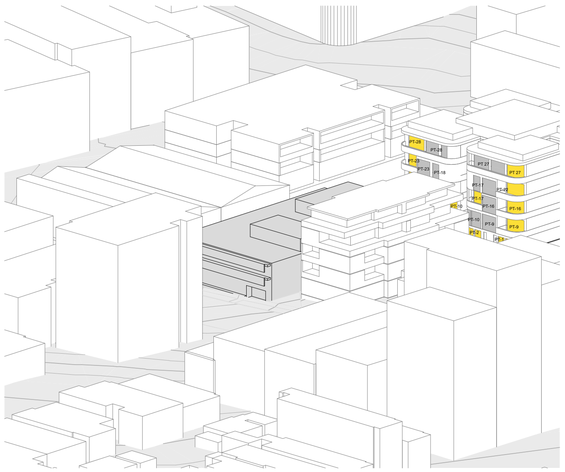
EXISTING SOLAR ACCESS - 21 JUNE- 12.00PM



EXISTING SOLAR ACCESS - 21 JUNE- 1.00PM



EXISTING SOLAR ACCESS - 21 JUNE - 2.00PM



EXISTING SOLAR ACCESS - 21 JUNE- 3.00

NO. 84-90 ATCHISON STREET - SOLAR ACCESS MATRIX

X = DIRECT SUNLIGHT ON WINTER SOLSTICE

EXISTING OVERSHADOWING

	9 am	10 am	11 am	12 pm	1 pm	2pm	3pm	TOTAL
PT-1	X	X			X	X		**4**
PT-2		X	X	X				**3**
PT-3			X	X	X			**3**
PT-4	X	X	X		X			**4**
PT-9	X	X			X	X	X	**5**
PT-10	X	X	X	X	X			**5**
PT-11	X	X	X	X	X	X		**6**
PT-16	X	X	X	X	X	X	X	**7**
PT-17	X	X	X	X	X	X	X	**7**
PT-18	X	X	X	X	X	X		**6**
PT-19	X	X	X	X	X	X		**6**
PT-22	X	X	X	X	X	X	X	**7**
PT-23	X	X	X	X	X	X	X	**7**
PT-27	X	X	X	X	X	X	X	**7**
PT-28	X	X	X	X	X	X	X	**7**

PROPOSED OVERSHADING

	9 am	10 am	11 am	12 pm	1 pm	2pm	3pm	TOTAL
PT-1					X	X		**2**
PT-2			X	X				**2**
PT-3	X			X	X			**3**
PT-4	X	X	X					**3**
PT-9		X			X	X	X	**4**
PT-10	X			X	X			**3**
PT-11	X	X				X		**3**
PT-16		X	X	X	X	X	X	**6**
PT-17		X	X	X	X	X	X	**6**
PT-18	X	X	X	X	X	X		**6**
PT-19	X	X	X	X	X	X		**6**
PT-22	X	X	X	X	X	X	X	**7**
PT-23	X	X	X	X	X	X	X	**7**
PT-27	X	X	X	X	X	X	X	**7**
PT-28	X	X	X	X	X	X	X	**7**

LEGEND

NEIGHBOURING LIVING ROOM WINDOWS

NEIGHBOURING BATHROOM + BEDROOM WINDOWS

NOT FOR CONSTRUCTION

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

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Project

111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

SOLAR ANALYSIS - VIEWS FROM THE SUN - EXISTING

Date	Scale	Sheet Size
22.11.2024	1 : 500	A1

Drawn	Chk.	Job No.
Author	Checker	6992

Drawing No. DA-8011 Revision / 8

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FOR APPROVAL

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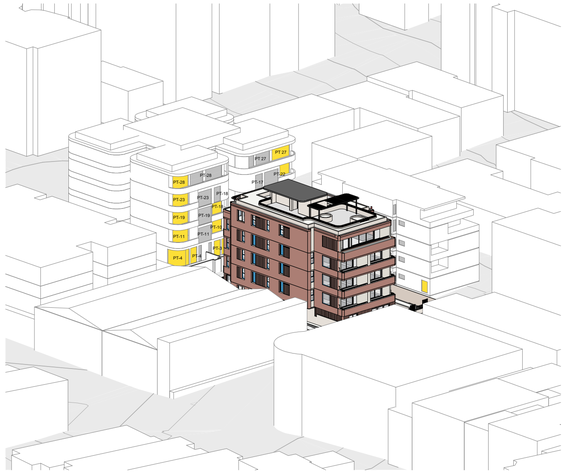
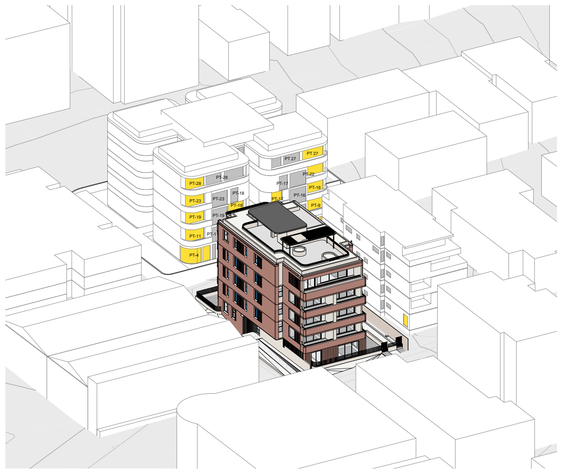
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



SOLAR ACCESS - 21 JUNE - 9.00AM



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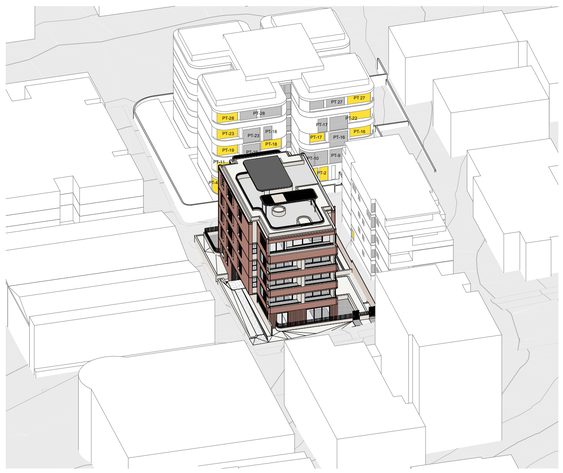
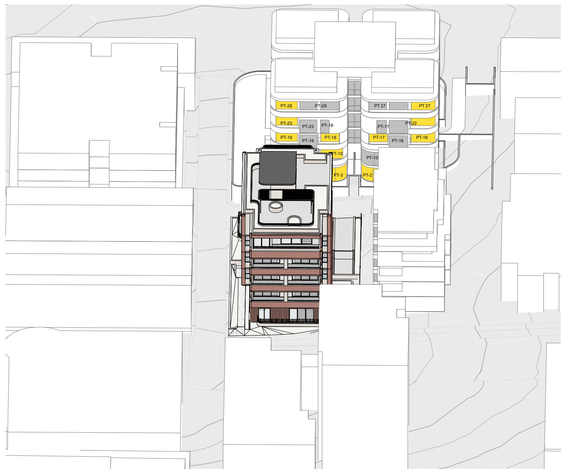
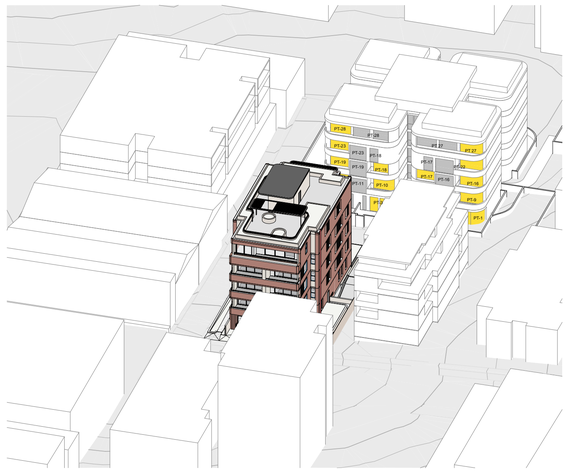


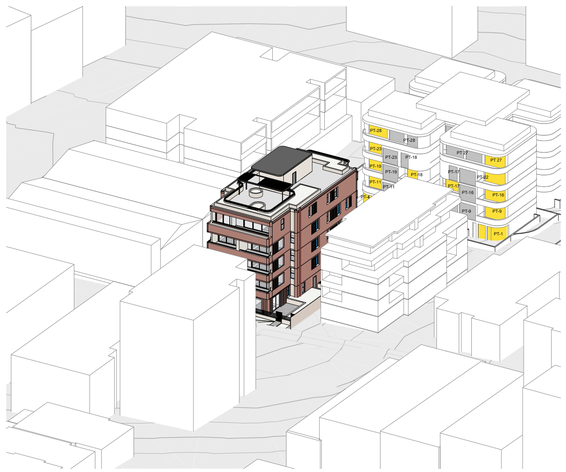
SOLAR ACCESS - 21 JUNE- 11.00AM



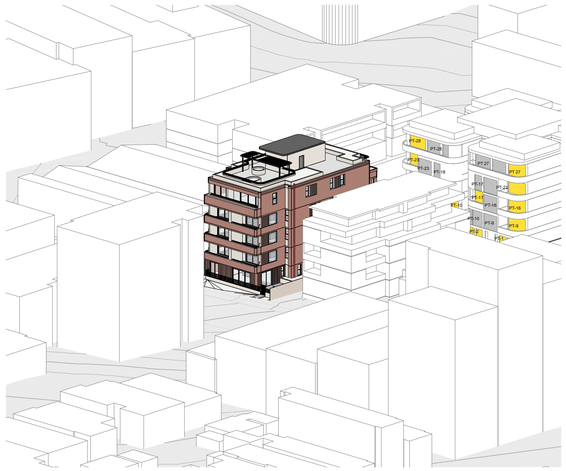
SOLAR ACCESS - 21 JUNE- 12.00PM



SOLAR ACCESS - 21 JUNE- 1.00PM



SOLAR ACCESS - 21 JUNE- 2.00PM



SOLAR ACCESS - 21 JUNE- 3.00PM

NO. 84-90 ATCHISON STREET - SOLAR ACCESS MATRIX

X = DIRECT SUNLIGHT ON WINTER SOLSTICE

EXISTING OVERSHADOWING

	9 am	10 am	11 am	12 pm	1 pm	2pm	3pm	TOTAL
PT-1	X	X			X	X		4
PT-2		X	X	X				3
PT-3			X	X	X			3
PT-4	X	X	X		X			4
PT-9	X	X			X	X	X	5
PT-10	X	X	X	X	X			5
PT-11	X	X	X	X	X	X		6
PT-16	X	X	X	X	X	X	X	7
PT-17	X	X	X	X	X	X	X	7
PT-18	X	X	X	X	X	X		6
PT-19	X	X	X	X	X	X		6
PT-22	X	X	X	X	X	X	X	7
PT-23	X	X	X	X	X	X	X	7
PT-27	X	X	X	X	X	X	X	7
PT-28	X	X	X	X	X	X	X	7

PROPOSED OVERSHADING

	9 am	10 am	11 am	12 pm	1 pm	2pm	3pm	TOTAL
PT-1					X	X		2
PT-2			X	X				2
PT-3	X			X	X			3
PT-4	X	X	X					3
PT-9		X			X	X	X	4
PT-10	X			X	X			3
PT-11	X	X				X		3
PT-16		X	X	X	X	X	X	6
PT-17		X	X	X	X	X	X	6
PT-18	X	X	X	X	X	X		6
PT-19	X	X	X	X	X	X		6
PT-22	X	X	X	X	X	X	X	7
PT-23	X	X	X	X	X	X	X	7
PT-27	X	X	X	X	X	X	X	7
PT-28	X	X	X	X	X	X	X	7

LEGEND

NEIGHBOURING LIVING ROOM WINDOWS

NEIGHBOURING BATHROOM + BEDROOM WINDOWS

NOT FOR CONSTRUCTION

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

equicentia.

Project

111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

SOLAR ANALYSIS - VIEWS FROM THE SUN - PROPOSED

Date	Scale	Sheet Size
22.11.2024	1 : 500	A1
Drawn	Chk.	Job No.
Author	Checker	6992
Drawing No.		Revision
DA-8012		/ 8

SJB Architects
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Surry Hills NSW 2010

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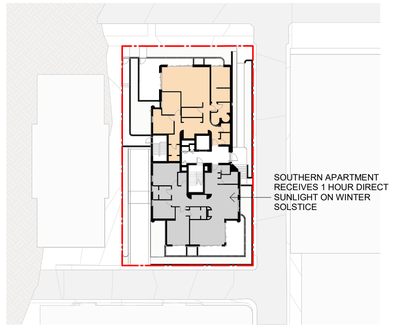
www.sjb.com.au

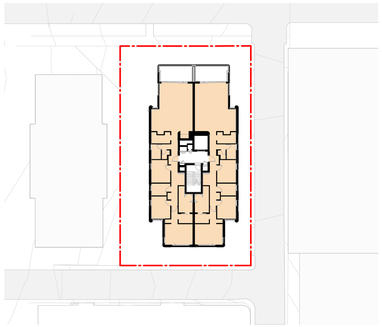
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

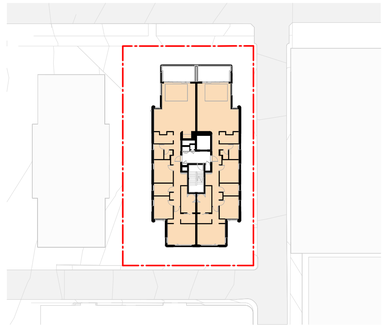
Rev	Date	Revision	By	Chk.
1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
2	24.09.2024	FOR INFORMATION	LS	GS
3	24.10.2024	FOR COORDINATION	LS	GS
4	28.10.2024	FOR COORDINATION - TRAFFIC	LS	GS
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



1 - SOLAR ACCESS - GROUND
SCALE 1 : 500



2 - SOLAR ACCESS - LEVEL 1
SCALE 1 : 500



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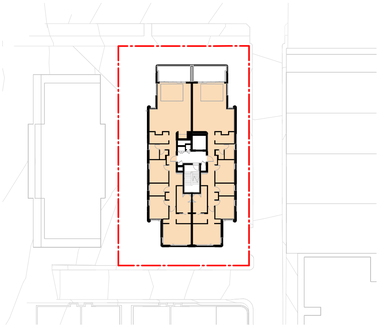

4 - SOLAR ACCESS - LEVEL 3
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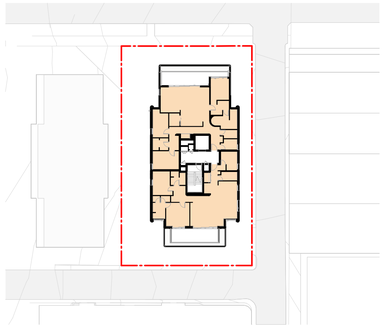
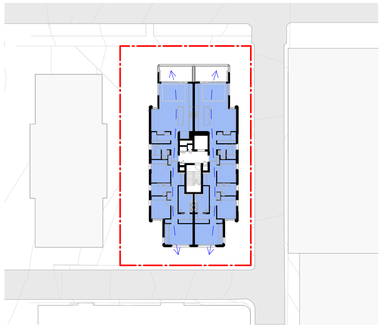
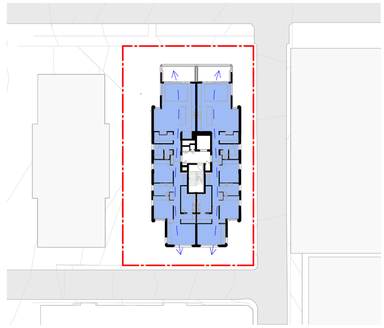


5 - SOLAR ACCESS - LEVEL 4
SCALE 1 : 500

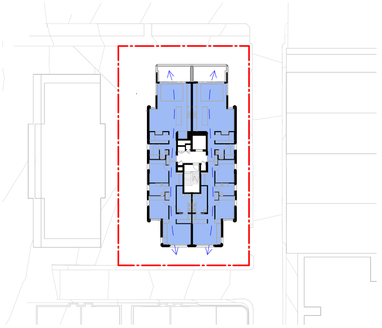
6 - CROSS VENTILATION - GROUND
SCALE 1 : 500



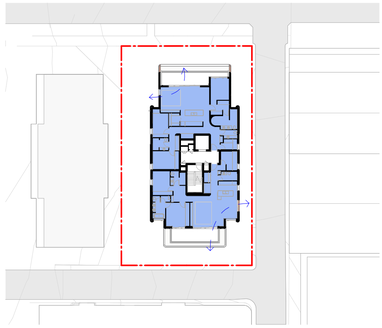
7 - CROSS VENTILATION - LEVEL 1
SCALE 1 : 500



8 - CROSS VENTILATION - LEVEL 2
SCALE 1 : 500



9 DA-1401 - CROSS VENTILATION - LEVEL 3
SCALE 1 : 500



10 DA-1401 - CROSS VENTILATION - LEVEL 4
SCALE 1 : 500

KEY

> 2 HOURS DIRECT SUNLIGHT ON WINTER SOLSTICE

< 2 HOURS DIRECT SUNLIGHT ON WINTER SOLSTICE

SOLAR ACCESS		
SOLAR	NUMBER	%
ACHIEVES 2 HOURS - DCP MINIMUM	7 / 10	70
ACHIEVES 2 HOURS - PROPOSED	9 / 10	90
ACHIEVES < 2 HOURS - PROPOSED	1 / 10	10

KEY

CROSS VENTILATION

NO CROSS VENTILATION

CROSS VENTILATION		
CROSS VENTILATION	NUMBER	%
ACHIEVES CROSS VENTILATION - DCP MINIMUM	7 / 10	70
ACHIEVES CROSS VENTILATION - PROPOSED	10 / 10	100
DOES NOT ACHIEVE CROSS VENTILATION - PROPOSED	0 / 10	0

NOT FOR CONSTRUCTION

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

equicentia.

Project

111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

SOLAR & CROSS VENTILATION ANALYSIS

0 0.5 2.5 5m

1:500 @A1

Date	Scale	Sheet Size
22.11.2024	1 : 500	A1
Drawn	Chk.	Job No.
Author	Checker	6992
Drawing No.		Revision
DA-8021		/ 8

SJB Architects
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Surry Hills NSW 2010

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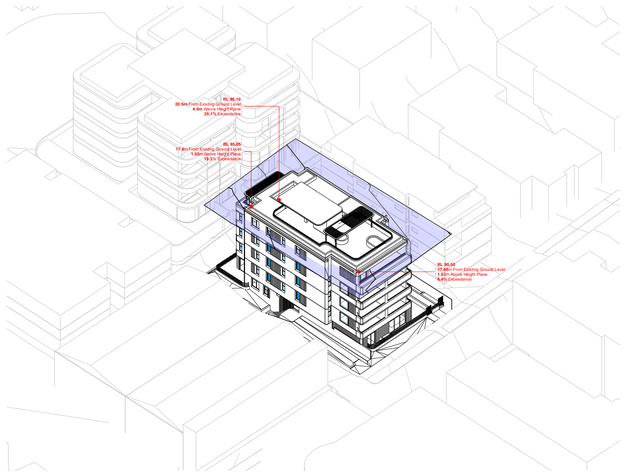
www.sjb.com.au

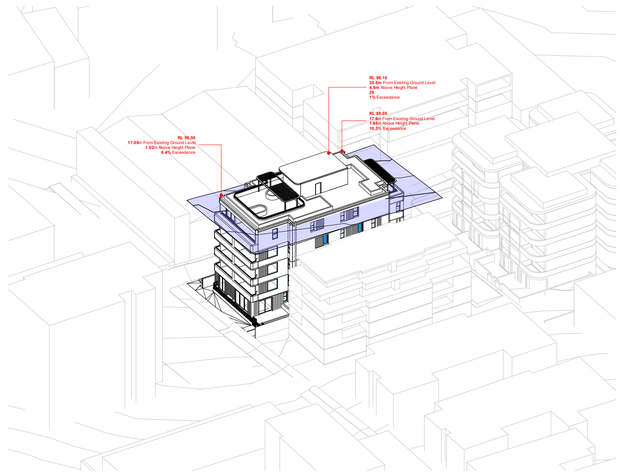
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

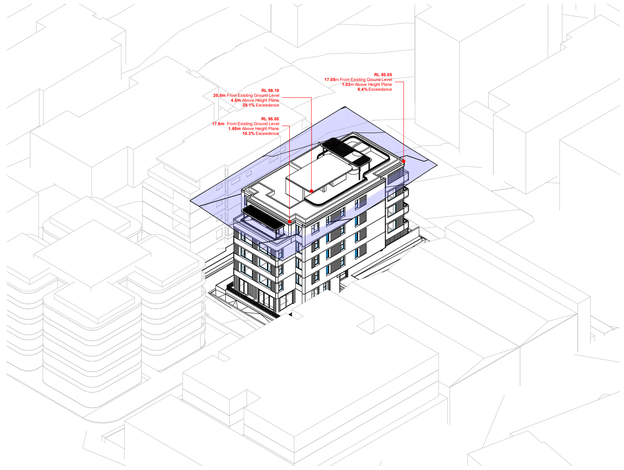
Rev	Date	Revision	By	Chk.
1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
2	24.09.2024	FOR INFORMATION	LS	GS
3	24.10.2024	FOR COORDINATION	LS	GS
4	28.10.2024	FOR COORDINATION - TRAFFIC	LS	GS
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



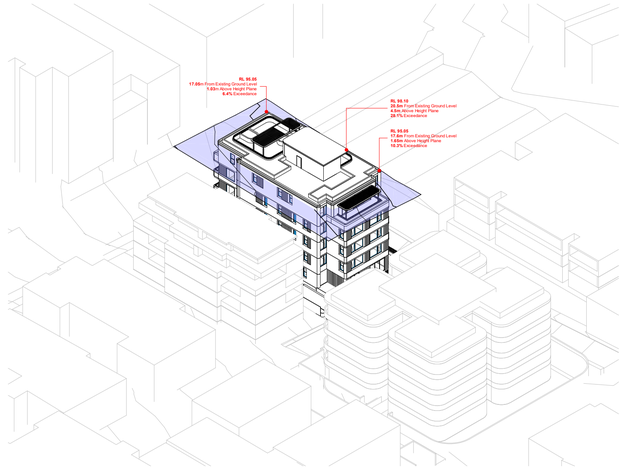
1 - LEP Height Plane - North East
SCALE



2 - LEP Height Plane - North West
SCALE



3 - LEP Height Plane - South East
SCALE



4 - LEP Height Plane - South West
SCALE

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

equicentia.

Project

111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

LEP HEIGHT PLANE DIAGRAM - PROPOSED

Date	Scale	Sheet Size
22.11.2024		A1
Drawn	**Chk.**	**Job No.**
Author	Checker	6992
Drawing No.		**Revision**
DA-8052		/ 8

SJB Architects
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Surry Hills NSW 2010

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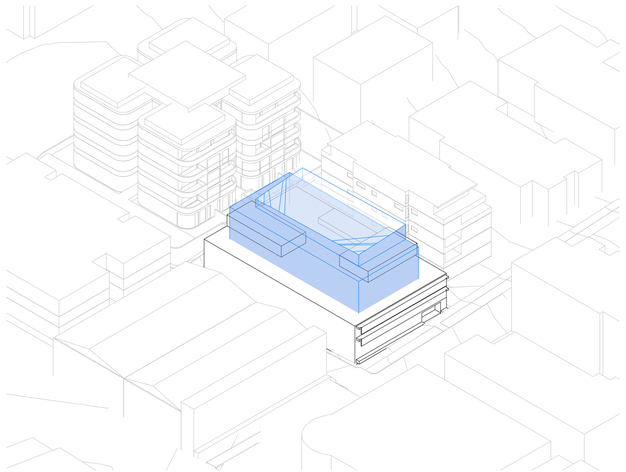
www.sjb.com.au

NOT FOR CONSTRUCTION

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
2	24.09.2024	FOR INFORMATION	LS	GS
3	24.10.2024	FOR COORDINATION	LS	GS
4	28.10.2024	FOR COORDINATION - TRAFFIC	LS	GS
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



1 - DCP Permissible Envelope Existing-North East
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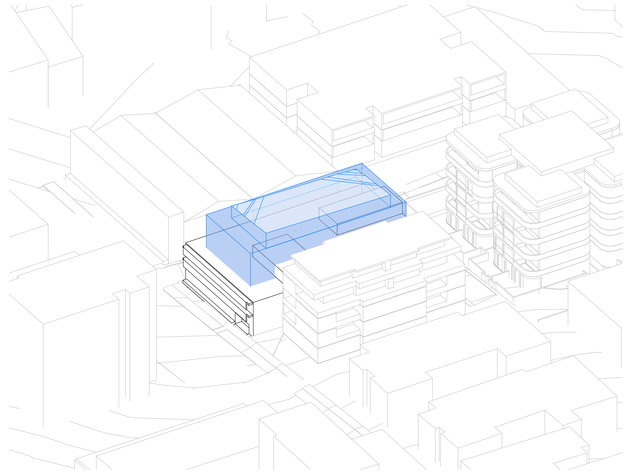

2 - DCP Permissible Envelope Existing-North West
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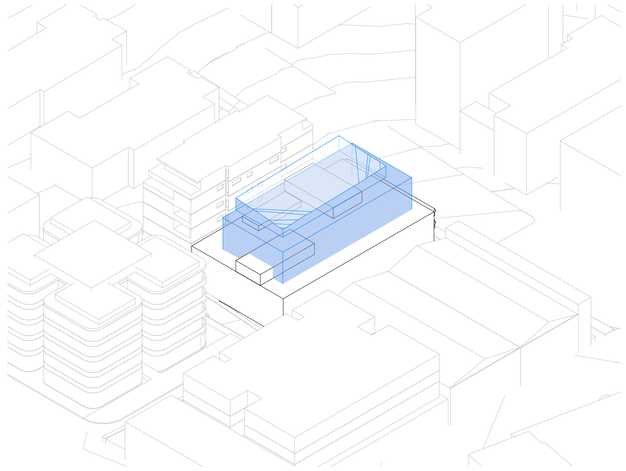

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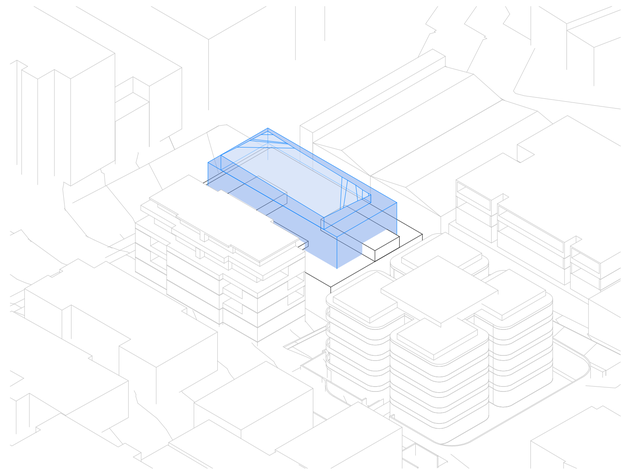

4 - DCP Permissible Envelope Existing-South West
SCALE

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

equicentia.

Project

111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

DCP ENVELOPE DIAGRAM - EXISTING

Date	Scale	Sheet Size
22.11.2024		A1
Drawn	**Chk.**	**Job No.**
Author	Checker	6992
Drawing No.		**Revision**
DA-8061		/ 8

SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW 2010

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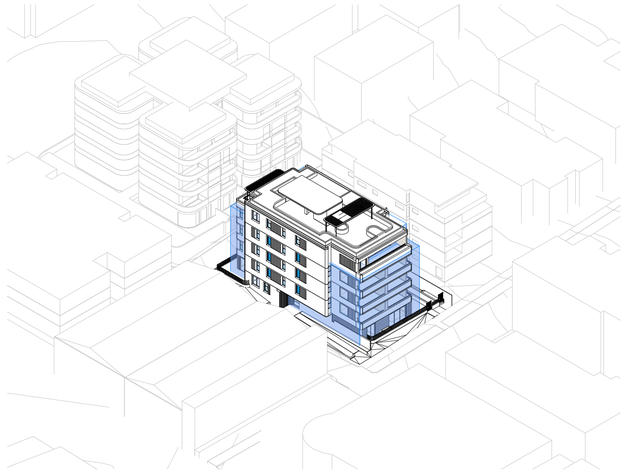
NOT FOR CONSTRUCTION

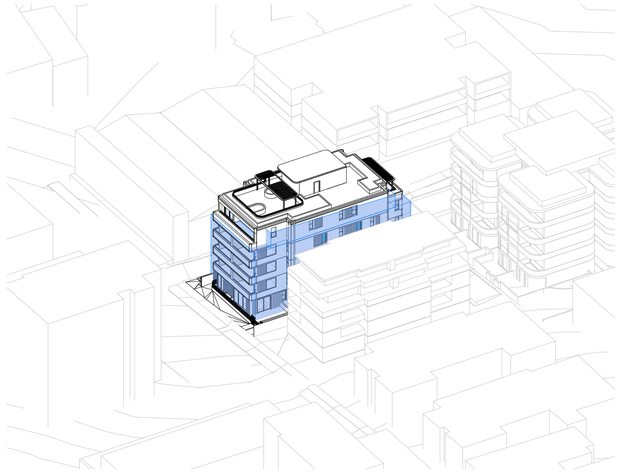
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

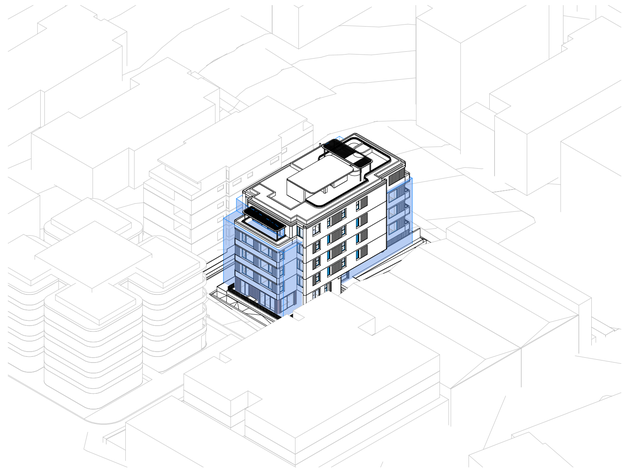
Rev	Date	Revision	By	Chk.
1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
2	24.09.2024	FOR INFORMATION	LS	GS
3	24.10.2024	FOR COORDINATION	LS	GS
4	28.10.2024	FOR COORDINATION - TRAFFIC	LS	GS
5	12.11.2024	FOR COORDINATION - BASIX	LS	GS
6	14.11.2024	FOR COORDINATION - DRAFT DA	LS	GS
7	21.11.2024	FOR INFORMATION - DRAFT DA	LS	GS
8	22.11.2024	FOR APPROVAL- DA	LS	GS



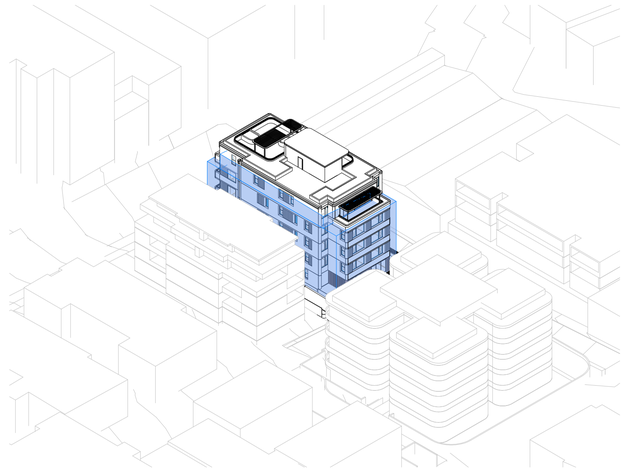
1 - DCP Permissible Envelope Proposed-North East
SCALE



2 - DCP Permissible Envelope Proposed-North West
SCALE



3 - DCP Permissible Envelope Proposed-South East
SCALE



4 - DCP Permissible Envelope Proposed-South West
SCALE

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

equicentia.

Project

111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

DCP ENVELOPE DIAGRAM - PROPOSED

Date	Scale	Sheet Size
22.11.2024		A1
Drawn	**Chk.**	**Job No.**
Author	Checker	6992
Drawing No.		**Revision**
DA-8062		/ 8

SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW 2010

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www.sjb.com.au

NOT FOR CONSTRUCTION

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	23.09.2024	FOR INFORMATION - Preliminary	LS	GS
2	24.09.2024	FOR INFORMATION	LS	GS
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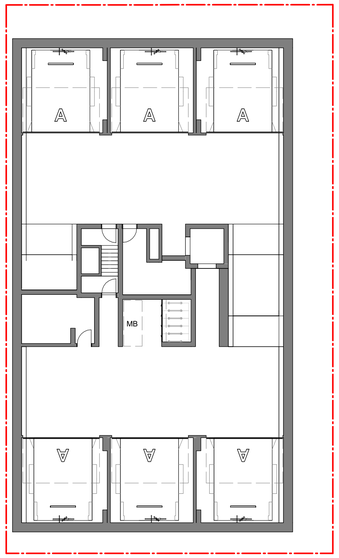
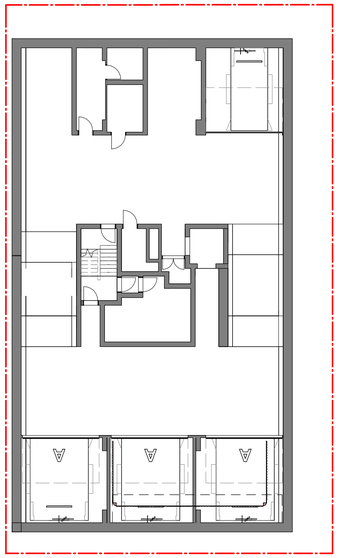
8	22.11.2024	FOR APPROVAL- DA	LS	GS



1 DA-1501 GFA Calculation - BASEMENT 2
SCALE 1 : 200



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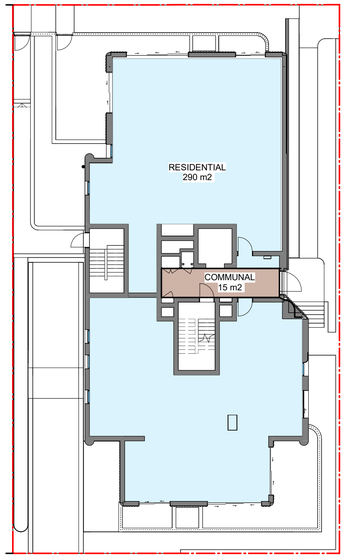
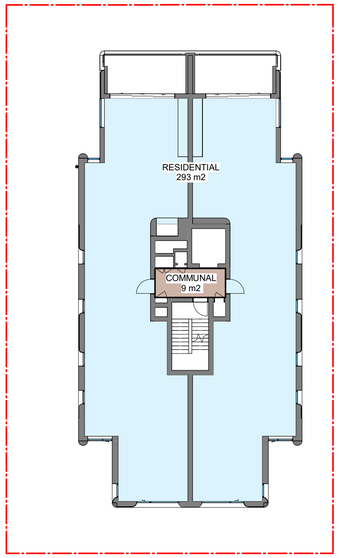
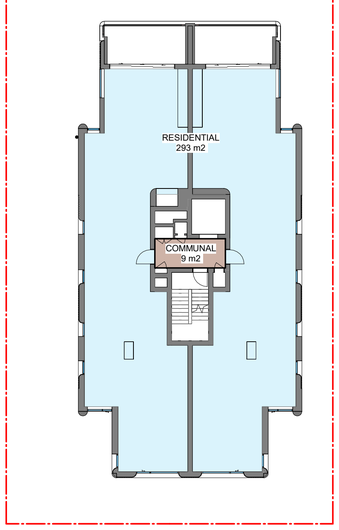


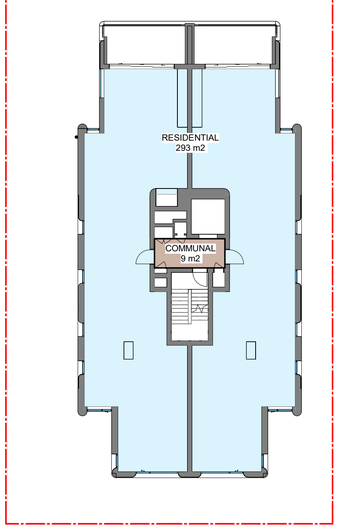
3 DA-1401 GFA Calculation - GROUND
SCALE 1 : 200



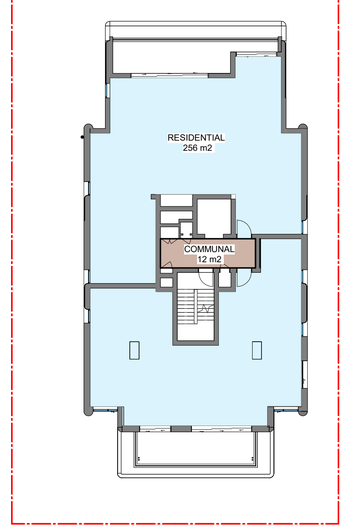
4 DA-1401 GFA Calculation - LEVEL 1
SCALE 1 : 200



5 DA-1401 GFA Calculation - LEVEL 2
SCALE 1 : 200



6 DA-1401 GFA Calculation - LEVEL 3
SCALE 1 : 200



7 DA-1401 GFA Calculation - LEVEL 4
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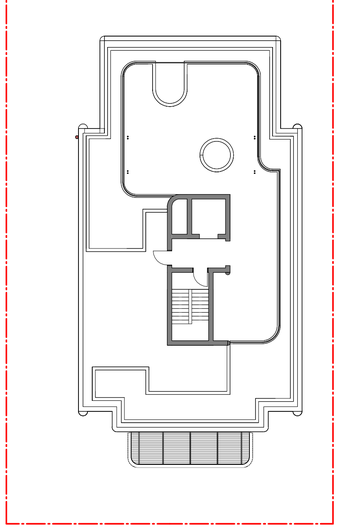

8 DA-1401 GFA Calculation - ROOF
SCALE 1 : 200

GFA AREA SCHEDULE

LEVEL	OCCUPANCY	AREA
GROUND	RESIDENTIAL + COMMUNAL	305 m2
LEVEL 1	RESIDENTIAL + COMMUNAL	306 m2
LEVEL 2	RESIDENTIAL + COMMUNAL	306 m2
LEVEL 3	RESIDENTIAL + COMMUNAL	306 m2
LEVEL 4	RESIDENTIAL + COMMUNAL	273 m2
TOTAL GFA		**1,496 m2**

APARTMENT AREA SCHEDULE

LEVEL	TYPE	APARTMENT AREA
GROUND	3 BED	132 m2
GROUND	3 BED	145 m2
LEVEL 1	3 BED	144 m2
LEVEL 1	3 BED	144 m2
LEVEL 2	3 BED	144 m2
LEVEL 2	3 BED	144 m2
LEVEL 3	3 BED	144 m2
LEVEL 3	3 BED	144 m2
LEVEL 4	3 BED	135 m2
LEVEL 4	2 BED	118 m2

TOTAL - 10

NOT FOR CONSTRUCTION

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Country: GAMARAGAL

Drawing Name

GFA CALCULATION

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Date	Scale	Sheet Size
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Author	Checker	6992
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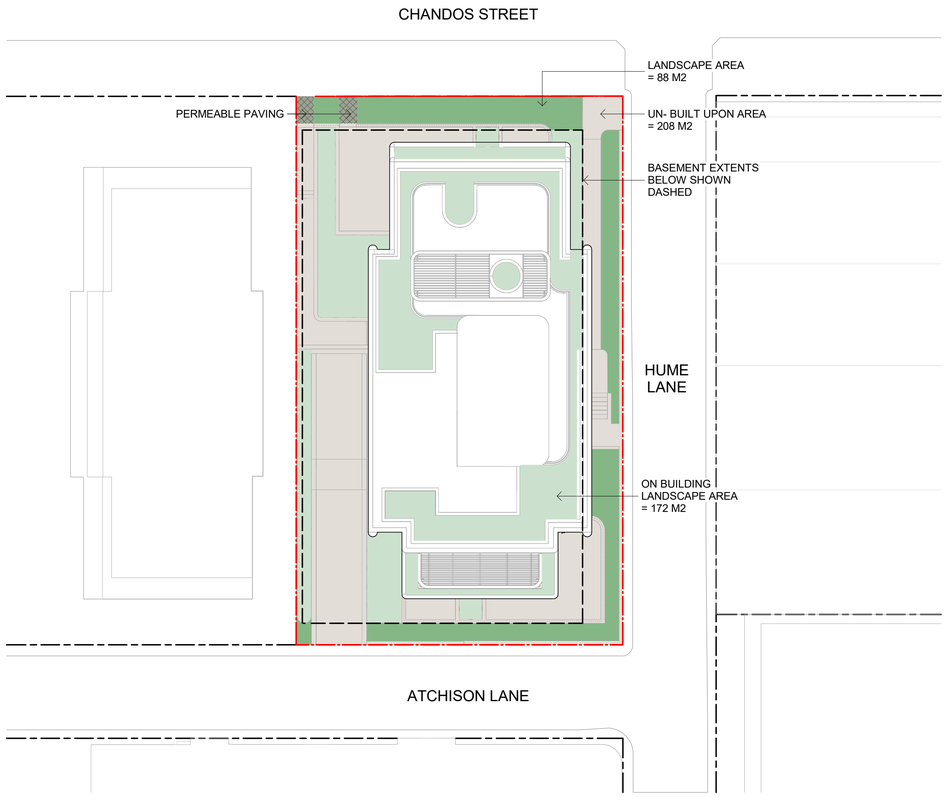
8	22.11.2024	FOR APPROVAL- DA	LS	GS



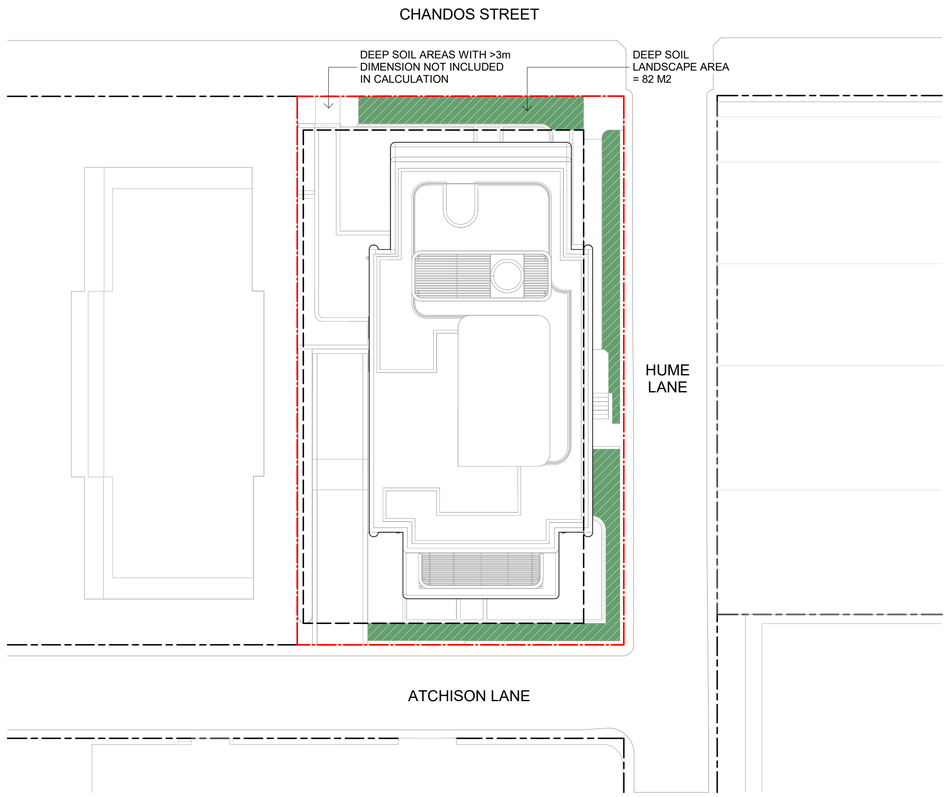
1 DA-1401 LANDSCAPE AREAS DIAGRAM
SCALE 1 : 200

CALCULATIONS

SITE AREA	764 m2
LANDSCAPE AREA	
NORTH SYDNEY DCP CONTROL (40%)	306 m2
PROPOSED **(11.5%)**	**88 m2**
PROPOSED **(34%)** INC. ON BUILDING LANDSCAPING	**260 m2**
UN-BUILT UPON AREA	
NORTH SYDNEY DCP MAX (15%)	114.6 m2
PROPOSED **(27%)**	207 m2

LEGEND

- LANDSCAPE AREA
- PERMEABLE PAVING
- ON BUILDING & OVER BASEMENT LANDSCAPING
- UN-BUILT UPON AREA



2 DA-1401 LANDSCAPE AREAS DIAGRAM - DEEP SOIL
SCALE 1 : 200

CALCULATIONS

SITE AREA	764 m2
DEEP SOIL LANDSCAPE AREA	
ADG GUIDELINE MINIMUM (7%)	53.4 m2
PROPOSED **(10.7%)**	**82 m2**

LEGEND

- DEEP SOIL LANDSCAPE AREA

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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Drawing Name

LANDSCAPE CALCULATION

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Date	Scale	Sheet Size
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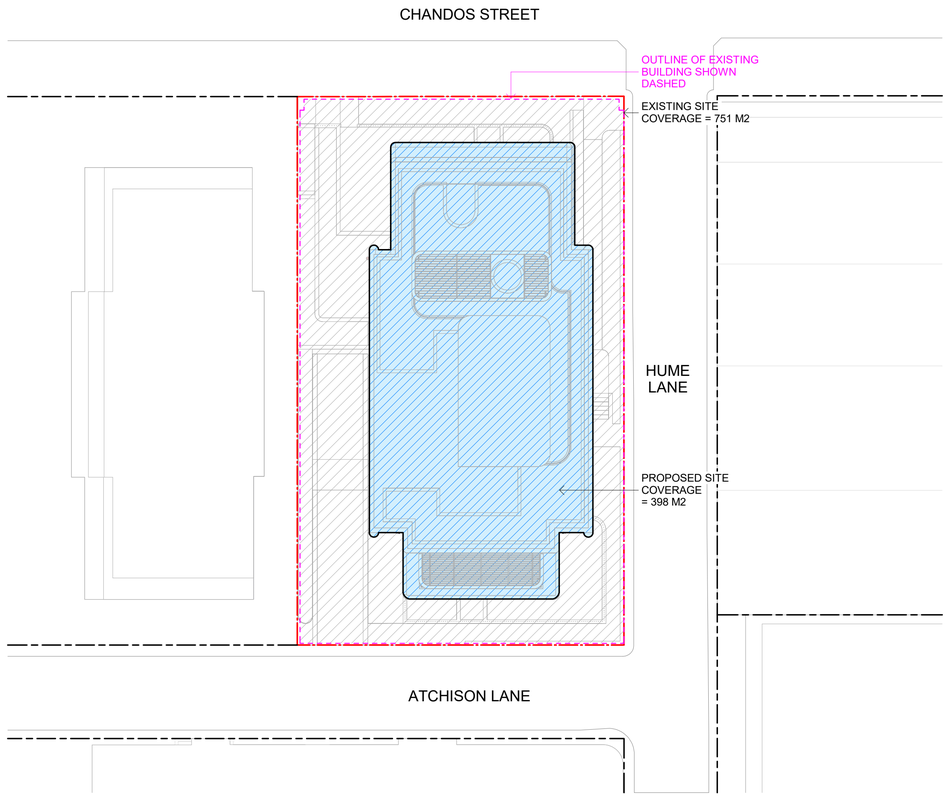


1 DA-1401 SCALE 1 : 200 SITE COVERAGE AREA DIAGRAM

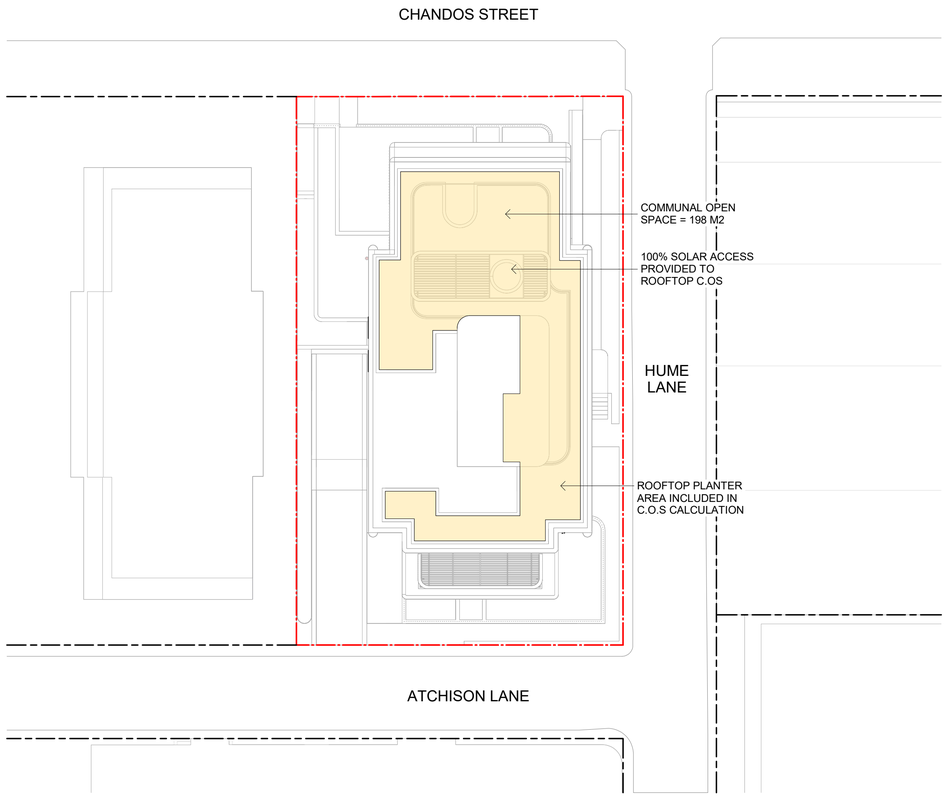
CALCULATIONS

SITE AREA	764 m2
SITE COVERAGE AREA	
NORTH SYDNEY DCP CONTROL (45%)	344 m2
EXISTING (98%)	751m2
PROPOSED **(52%)**	**398m2**

LEGEND

SITE COVERAGE

EXISTING BUILDING SITE COVERAGE



2 DA-1401 SCALE 1 : 200 COMMUNAL OPEN SPACE AREA DIAGRAM

CALCULATIONS

SITE AREA	764 m2
COMMUNAL OPEN SPACE AREA	
ADG GUIDELINE (25% SITE AREA)	191 m2
PROPOSED **(26%)**	**198 m2**

LEGEND

COMMUNAL OPEN SPACE

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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Drawing Name

COMMUNAL OPEN SPACE & SITE COVERAGE CALCULATION

0 200 1000 2000mm

1:200 @A1

Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
Author	Checker	6992
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DA-8103		/ 8

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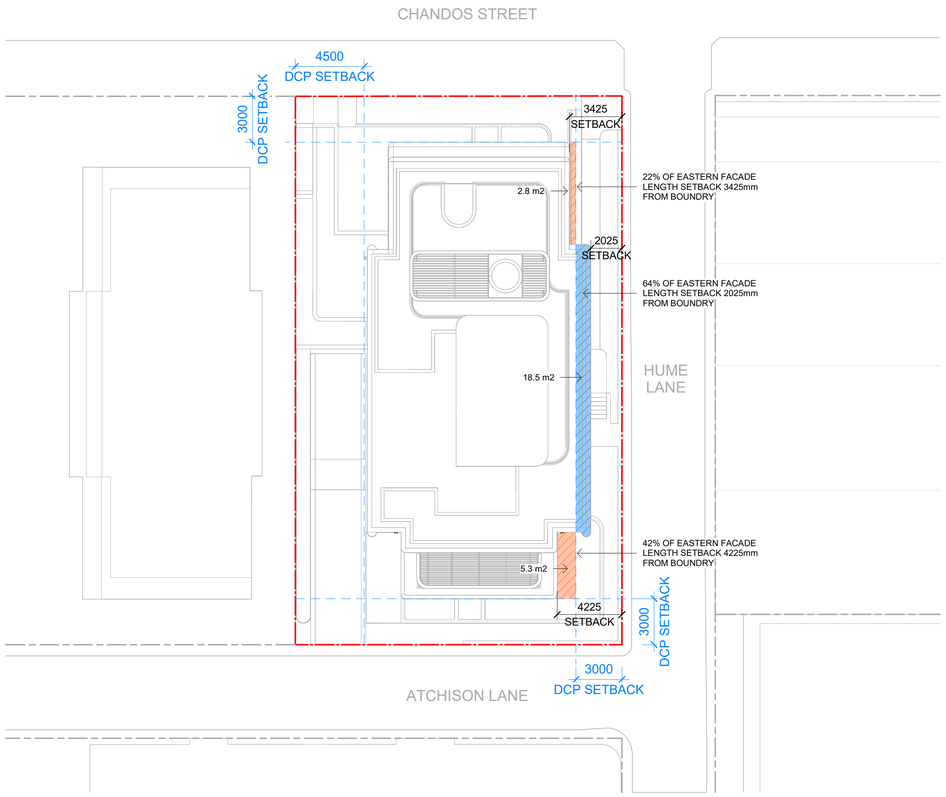
8	22.11.2024	FOR APPROVAL- DA	LS	GS



1 - EASTERN SETBACK DIAGRAM
SCALE 1 : 200

LEGEND

- AREA EXCEEDING EASTERN DCP SETBACK
- AREA WITHIN EASTERN DCP SETBACK

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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111 Chandos St Crows Nest NSW 2065

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Drawing Name

EASTERN SETBACK DIAGRAM

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Date	Scale	Sheet Size
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DA-8104		/ 8

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PHOTO MONTAGE VIEW 01

VIEW LOOKING NORTH UP HUME LANE STANDING IN FRONT OF 86 ATCHISON AVENUE

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Client

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Project

111 Chandos St Crows Nest NSW 2065

Country: GAMARAGAL

Drawing Name

PHOTO MONTAGE - VIEW 01

Date	Scale	Sheet Size
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8	22.11.2024	FOR APPROVAL- DA	LS	GS

PHOTO MONTAGE VIEW 02

VIEW LOOKING EAST STANDING IN FRONT OF 92 CHANDOS STREET

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

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Project

111 Chandos St Crows Nest NSW 2065

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Drawing Name

PHOTO MONTAGE - VIEW 02

Date	Scale	Sheet Size
22.11.2024		A1
Drawn	**Chk.**	**Job No.**
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DA-8202		/ 8

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8	22.11.2024	FOR APPROVAL- DA	LS	GS

PHOTO MONTAGE VIEW 03

VIEW LOOKING SOUTH FROM CHANDOS STREET STANDING AT MAIN FRONTAGE

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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111 Chandos St Crows Nest NSW 2065

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Drawing Name

PHOTO MONTAGE - VIEW 03

Date	Scale	Sheet Size
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8	22.11.2024	FOR APPROVAL- DA	LS	GS

BRK-101

BRICK MASONRY | RED COLOUR | STRETCHER BOND

BRK-102

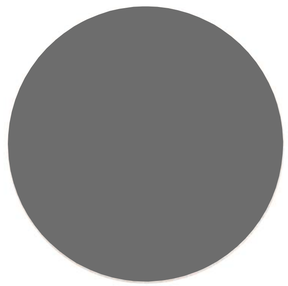
BRICK | RED COLOUR | TEXTURED CUSTOM PROFILE

BRK-103

BRICK | LIGHT SAND COLOUR | STRETCHER BOND

CON-101

CONCRETE | OFF FORM FINISH | CONCRETE STAIN TBC



MTL-101

METAL DETAILING | DARK CHARCOAL POWEDERCOAT

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

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EXTERNAL MATERIALS

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NOT FOR CONSTRUCTION

Clause 4.6 Variation to Development Standard – Height of Buildings

111 Chandos Street, Crows Nest

Equicentia

Prepared by Planning & Co
26 November 2024 | 240078

planning&co

Table of Contents

Figures

Tables

1.0 Introduction

This clause 4.6 variation request has been prepared by Planning & Co on behalf of Equicentia (the proponent) in support of a development application for the construction of a residential flat building containing 10 dwellings at 111 Chandos Street, Crows Nest (the site). The proposed development seeks to exceed the permitted height of building control per clause 4.3 of the North Sydney Local Environmental Planning 2013 (LEP).

Clause 4.6 of the LEP enables a consent authority to grant consent for a development even though the development contravenes a development standard of the LEP or another environmental planning instrument. The objectives of clause 4.6 are (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, and (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

The proposed development seeks an appropriate degree of flexibility in applying the height development standard in the particular circumstances, being that the site is burdened by flood planning requirements to raise the finished floor level, and seeks to provide rooftop communal open space to achieve a better outcome for and from the development.

Clause 4.6 (3) of the LEP requires that a consent authority be satisfied of two matters before granting consent to a development that contravenes a development standard. These two matters are detailed below:

(a) That the applicant has demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances, and

(b) The applicant has demonstrated that there are sufficient environmental planning grounds to justify the contravention of the development standard.

The Land and Environment Court has established planning principles to guide assessment of whether a variation to development standards should be approved. Guidance on Clause 4.6 of the Standard Instrument has been provided by the Land and Environment Court in a number of decisions, including:

- Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118;
- Turland v Wingecarribee Shire Council [2018] NSWLEC 1511;
- Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 1009;
- Micaul Holdings Pty Limited v Randwick City Council [2015] NSWLEC 1386; and
- Moskovich v Waverley Council [2016] NSWLEC 1015.

In accordance with the above requirements, this Clause 4.6 variation request:

- Identifies the development standard to be varied (Section 2.0);
- Identifies the variation sought (Section 3.0);
- Establishes that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case (Section 4.0);
- Demonstrates there are sufficient environmental planning grounds to justify the contravention (Section 5.0); and,
- Demonstrates that the proposed variation is in the public interest (Section 6.0);

Therefore, the DA may be approved with the variation proposed in accordance with the flexibility allowed under Clause 4.6 of the North Sydney LEP.

2.0 Development Standard to be Varied

Clause 4.3 Height of Buildings

This written clause 4.6 seeks to vary the height of building development standard per Clause 4.3 of North Sydney LEP. Clause 4.3 of the LEP states;

4.3 Height of Buildings

(1) The objectives of this clause are as follows—

(a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,

(b) to promote the retention and, if appropriate, sharing of existing views,

(c) to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,

(d) to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,

(e) to ensure compatibility between development, particularly at zone boundaries,

(f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area,

(g) to maintain a built form of mainly 1 or 2 storeys in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone C4 Environmental Living.

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

(2A)–(2C) (Repealed)

As shown in **Figure 1**, the maximum height shown on the Height of Buildings Map is **16m**.

Figure 1: Height of building map

Source: North Sydney LEP 2013 Height of Building Map

3.0 Nature of the Variation Sought

The proposed development has a maximum height of building of 20.5m (RL98.12), exceeding the maximum permitted height by 4.5m (28.1%) at the highest point, being the lift-core that provides rooftop access. The roof of level 5, the upper most habitable level has a height of 17.6m at the highest point, exceeding the height control by 1.65m (10.3%).

The nature of the variation sought is two-fold, firstly to provide useable communal open space at the rooftop level, and secondly as a result of the site being flood affected and requiring raised finished floor levels above the flood planning level per Council's Interim Floodplain Management Policy.

Figure 2: Plane Diagram
Source: SJB Architecture

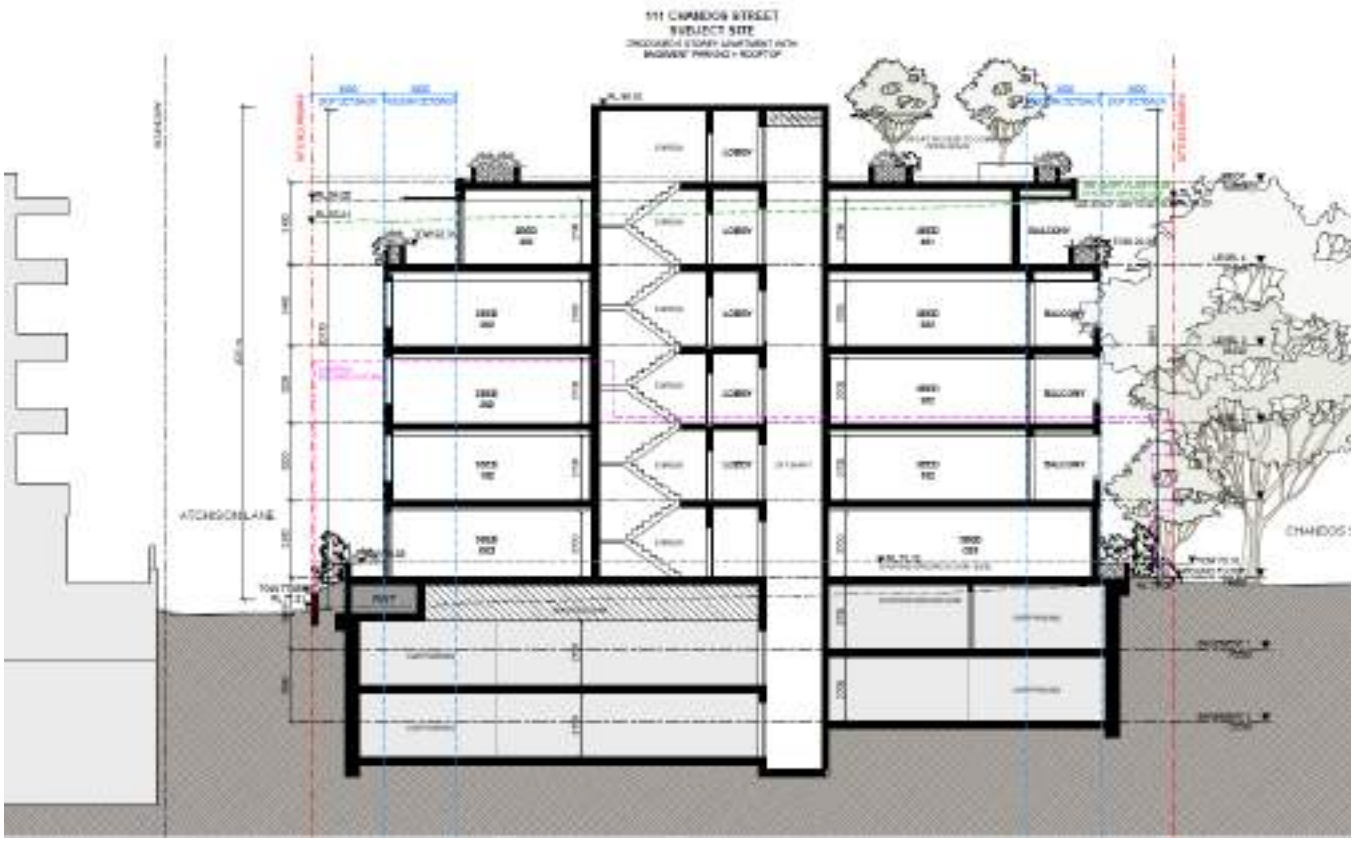

Figure 3: Section
Source: SJB Architecture

4.0 Clause 4.6 (3)(a): Compliance with the development standard is unreasonable or unnecessary

In Wehbe v Pittwater Council [2007] NSWLEC 827, Preston CJ of the Land and Environment Court provided relevant assistance by identifying five ways in which it could be shown that a variation to a development standard was unreasonable or unnecessary. His Honour in that case (and subsequently in Initial Action Pty Ltd v Woollahra Municipal Council [2019] NSWLEC 1097) confirmed that these five ways are not exhaustive; they are merely the most commonly invoked ways. Further, an applicant does not need to establish all of the ways.

While Wehbe related to objections made pursuant to State Environmental Planning Policy No. 1 – Development Standards (SEPP 1), the analysis is of assistance in applying Clause 4.6 given that subclause 4.6(3)(a) uses the same language as Clause 6 of SEPP 1 (see Four2Five at [61] and [62]; Initial Action at [16]).

The five methods outlined in Wehbe were:

1. The objectives of the standard are achieved notwithstanding non-compliance with the standard (First Method).
2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary (Second Method).
3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable (Third Method).
4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable (Fourth Method).
5. The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone (Fifth Method).

4.1 The objectives of the development standard are achieved notwithstanding non-compliance with the standard.

In this instance, the **First Method** is of particular assistance in establishing that compliance with a development standard is unreasonable or unnecessary. The objectives of the development standard in Clause 4.3 of North Sydney LEP are:

(1) The objectives of this clause are as follows—

(a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,

(b) to promote the retention and, if appropriate, sharing of existing views,

(c) to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,

(d) to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,

(e) to ensure compatibility between development, particularly at zone boundaries,

(f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area,

(g) to maintain a built form of mainly 1 or 2 storeys in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone C4 Environmental Living.

The objectives of the development standard are individually addressed below.

(a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,

The proposed development conforms to the natural landforms and the slope across the land through considered landscaping and use of terracing and retaining walls. Stepping the development is not possible on a small site such as this. Key also is the fact that the natural landforms have resulted in flood levels affecting the site, with the building being required to be built to the flood planning level. The proposed development still follows the natural gradient of the site by addressing each street frontage and is considered an appropriate urban design response.

A stepped development with only two dwellings per floor, with some dwellings orientated north-south and others east-west, would not easily be stepped and thus impact the constructability and feasibility of the proposed development. Further, the flood planning level is applied consistently across the whole of the site at a single level, further preventing the proposed development from stepping to follow the natural gradient of the sloping land.

(b) to promote the retention and, if appropriate, sharing of existing views,

There are no significant or district views from the site and its surrounds. The proposed exceedance of the height standard is not anticipated to affect the retention and sharing of any existing views.

(c) to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,

Solar diagrams have been prepared by SJB and support the development application.

The solar diagrams demonstrate that the proposed development will reasonably maintain solar access to existing dwellings and the street. No public reserves are located proximate the site.

The solar diagrams also demonstrate that the proposed development promotes solar access for future development, and has an improved solar impact at some points compared to the existing building at the site. 9 of 10 dwellings in the proposed development receive 2 hours of direct solar access on 21 June. The remaining dwelling receives at least 1 hour of direct solar access on 21 June.

The shadow diagrams demonstrates that whilst some additional shadow is cast by the proposed development, living rooms and private open space to neighbouring residential development still receives at least 2 hours of solar access between 9am and 3pm on 21 June per the ADG.

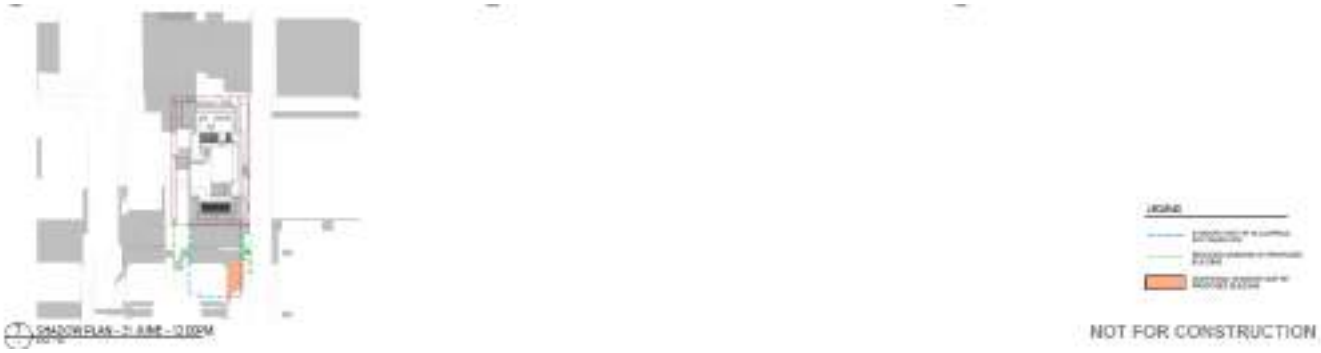

Figure 4: Shadow Diagrams 9:00am – 12:00pm
Source: SJB Architecture

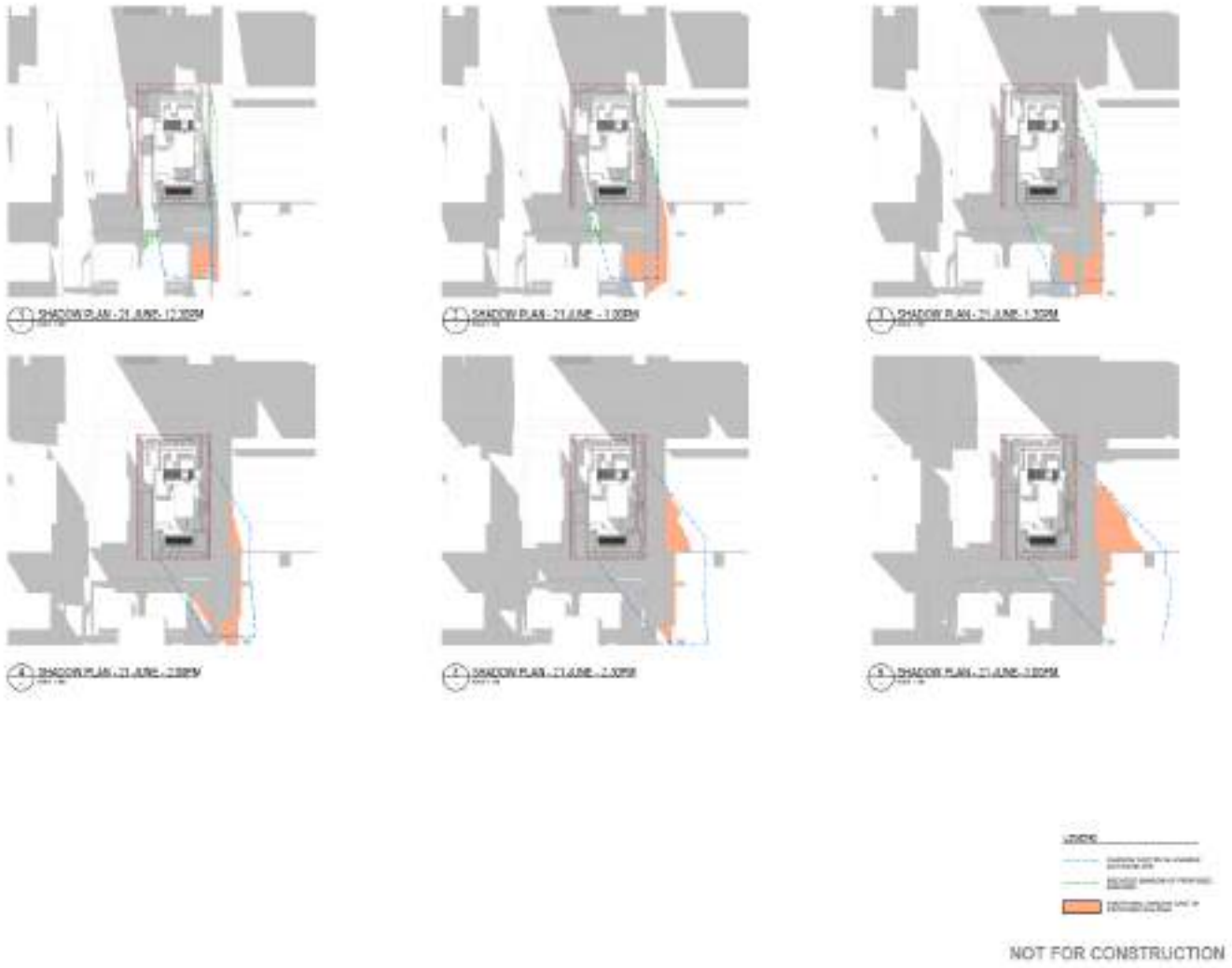

Figure 5: Solar Diagrams 12:30pm - 3:00pm
Source: SJB Architecture

In determining whether the proposed development maintains solar access to existing dwellings in the context of the R4 High Density Residential Zone, the Benevolent Society v Waverley Council [2010] NSWLEC 1082 at 144 sets out revised planning principles to assess the adequacy of solar access and relevantly notes that "a*t higher densities sunlight is harder to protect and the claim to retain it is not as strong.*"

Regardless, the shadow diagrams demonstrate that neighbouring dwellings at 84-90 Atchison, the most affected dwelling, will still receive at least 2 hours of solar access between 9am and 3pm at 21 June per the ADG, with most receiving more, (between 3 and 7 hours).

X = DIRECT SUNLIGHT ON WINTER SOLSTICE

EXISTING OVERSHADOWING								
	9 am	10 am	11 am	12 pm	1 pm	2pm	3pm	TOTAL
PT-1	X	X			X	X		4
PT-2		X	X	X				3
PT-3			X	X	X			3
PT-4	X	X	X		X			4
PT-9	X	X			X	X	X	5
PT-10	X	X	X	X	X			5
PT-11	X	X	X	X	X	X		6
PT-16	X	X	X	X	X	X	X	7
PT-17	X	X	X	X	X	X	X	7
PT-18	X	X	X	X	X	X		6
PT-19	X	X	X	X	X	X		6
PT-22	X	X	X	X	X	X	X	7
PT-23	X	X	X	X	X	X	X	7
PT-27	X	X	X	X	X	X	X	7
PT-28	X	X	X	X	X	X	X	7

PROPOSED OVERSHADING								
	9 am	10 am	11 am	12 pm	1 pm	2pm	3pm	TOTAL
PT-1					X	X		2
PT-2			X	X				2
PT-3	X			X	X			3
PT-4	X	X	X					3
PT-9		X			X	X	X	4
PT-10	X			X	X			3
PT-11	X	X				X		3
PT-16		X	X	X	X	X	X	6
PT-17		X	X	X	X	X	X	6
PT-18	X	X	X	X	X	X		6
PT-19	X	X	X	X	X	X		6
PT-22	X	X	X	X	X	X	X	7
PT-23	X	X	X	X	X	X	X	7
PT-27	X	X	X	X	X	X	X	7
PT-28	X	X	X	X	X	X	X	7

Figure 6: Solar Access Matrix, 84-90 Atchison Street

Source: SJB, Equicentia

The solar diagrams also demonstrate that the development will also not unreasonably impact on solar access to the street and footpath adjacent the site, notwithstanding the exceedance in height.

(d) to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,

The height exceedance of the proposed development will not impact on the privacy of residents of existing dwellings.

The proposed development includes compliant DCP setbacks to neighbouring residential development. The proposed building has been carefully designed to minimise impacts to residential amenity including privacy and reduce opportunities for casual overlooking. Potential opportunities for casual overlooking from rooftop communal open space has been addressed through deep planter boxes and landscaping on structure to limit residents' ability to look down from the edge of the rooftop.

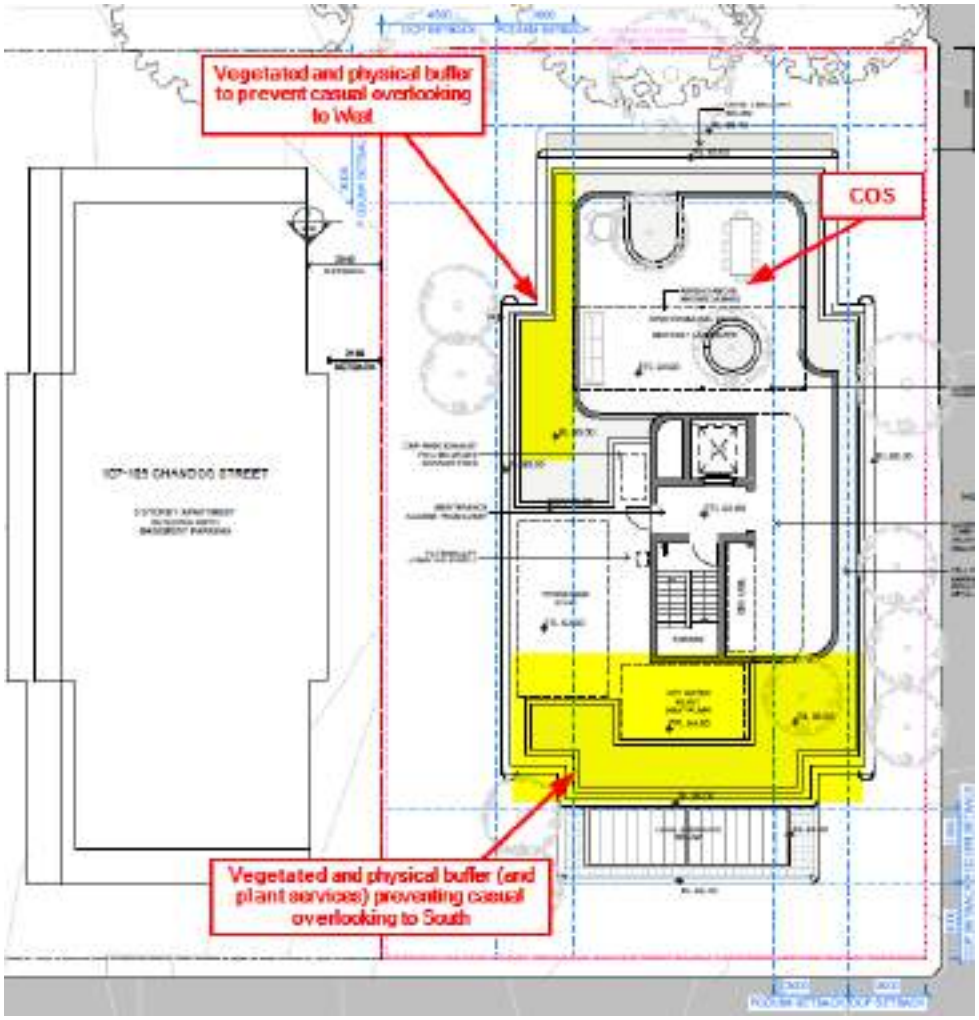

Figure 7: Vegetated and physical buffers to prevent casual overlooking from rooftop communal open space
Source: SJB, Planning&Co

The privacy of new residents within the proposed development will also be preserved and promoted through ADG compliant building separation, the use of planting and deep balconies.

(e) to ensure compatibility between development, particularly at zone boundaries,

The proposed development is adjacent MU1 zoned land to the immediate east, and E1 land to the north across Chandos Street (within Lane Cove LGA). The site is within and adjacent R4 zoned land to the west and south.

The proposed development, notwithstanding the exceedance of height, is compatible with surrounding development, including at zone boundaries. In establishing whether a proposal is compatible with it's context, *Project Venture Developments Pty Ltd v Pittwater Council* at [24] considers two questions to be asked:

- *Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.*
- *Is the proposal's appearance in harmony with the buildings around it and the character*

These two questions are addressed below.

1) Are the proposed physical impacts on surrounding development acceptable?

The proposed variation to the height standard does not result in unreasonable physical impacts on surrounding development. The physical impact of the proposed development on surrounding

development is acceptable with regard to solar impacts and overshadowing, privacy, view loss and visual bulk.

Solar access, overshadowing, privacy and views have been considered in the above sections of this Clause 4.6 request. It is considered that there are no iconic or significant district views that will be affected by the proposed development, notwithstanding the exceedance in height.

The bulk and scale of the proposed development is considered appropriate given the site's location within a dense urban centre anticipated for growth. The proposed setbacks to neighbouring residential development is compliant with the North Sydney DCP. The proposed encroaches on the 3m setback to Hume Lane by 0.975m, however is considered appropriate and compatible with neighbouring development at the adjacent MU1 zoned land and the existing commercial development opposite on Hume Lane that is currently built to boundary.

Further, the greatest visual bulk is located away from the street at the centre of the site, and uses articulation, landscaping on structure and materials to soften the proposed buildings impact from the street. The DCP prescribes a five-storey built form at the site as proposed, and the exceedance of height does not deliver an additional storey of residential dwellings. Rather, the proposed provides high-quality communal open space at rooftop whilst also having regard to flood requirements and a compliant ground floor level.

2) *Is the proposal's appearance in harmony with the buildings around it and the character of the street?*

It is our opinion that the proposed development's appearance is in harmony with its surrounds, notwithstanding the breach of the height standard.

The scheme has been developed with regard to the existing and future character of all three streets and the local area, in order to design a development that is in harmony with buildings. The Design Report prepared by SJB Architecture considers the existing character of the street and surrounds. The below demonstrates the existing materials, built form and topography that establish the character of the street, to which the proposed development responds to and is in harmony with.

Figure 8: Existing 'red-brick walk-up' style apartments in surrounding area
Source: SJB Architecture, Design Report

Figure 9: Photomontages of Proposed Development
Source: SJB Architecture, Design Report

Further, as established in Project Venture Developments Pty Ltd v Pittwater Council, buildings can exist together in harmony without having the same density, scale or appearance. The proposed scheme is in harmony with the existing and future expected character of the street, which is predominantly residential flat buildings of similar heights and storeys within a dense urban environment. For example, 84-90 Atchison Street opposite the site is also a five-storey building (of a much greater bulk and quantum of units), that has been designed on a sloping site and provides roof-top communal open space. The proposed exceedance of the development standard does not prevent the proposed development from being in harmony with the buildings around it and the character of the street.

(f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area,

As above, the proposed is considered in harmony with surrounding development and of an appropriate scale and density that is in accordance with and promotes the character of Crows Nest Town Centre, notwithstanding the exceedance of height.

The DCP character statement for the area identifies a 5-storey building form at the site. The proposed development is 5 storeys plus rooftop communal open space which is considered an acceptable approach provided the sites constraints and location within an urban centre undergoing renewal and increased density, and consistent with neighbouring development.

(g) to maintain a built form of mainly 1 or 2 storeys in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone C4 Environmental Living.

The site is not in Zone R2, R3 or C4 and therefore objective (g) is not relevant to the proposed development.

4.2 The underlying objective or purpose is not relevant to the development with the consequence that compliance is necessary

The underlying objective or purpose is relevant to the development and therefore is not relied upon.

4.3 The objective would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable

The objective would not be defeated or thwarted if compliance was required. This reason is not relied upon.

4.4 The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence the standard is unreasonable and unnecessary

While there are numerous examples where Council has granted consent to development applications comprising lift overruns and stairs on the roof to provide communal open space on the roof level within the LGA and immediate vicinity of the site, this reason is not relied upon.

4.5 The zoning of land is unreasonable or inappropriate

The zoning of the land is reasonable and appropriate and therefore is not relied upon.

5.0 Clause 4.6 (3)(b): Sufficient Environmental Planning Grounds

Clause 4.6(3)(b) of the North Sydney LEP requires the consent authority to be satisfied that the Applicant's written request has adequately addressed the clause by demonstrating t*hat there are sufficient environmental planning grounds to justify contravening the development standard.* The term 'environmental planning grounds' is not defined in the EP&A Act or the standard instrument. Such grounds may relate to the scope and purpose of the Act including the objects set out in s1.3.

The objects of the Act and the particular circumstances of the proposed development are assessed in the below **Table 1**. In summary, there are sufficient environmental planning grounds to justify a flexible approach to the application of the height of buildings control as it applies to the site, as the proposed development is burdened by a flood planning height and exceeds the maximum height in order to provide communal roof top space, and not additional residential dwellings.

In *Four2Five Pty Ltd vs Ashfield Council* [2015] NSWLEC 90, the Court found that the environmental planning grounds advanced by the applicant in a Clause 4.6 variation request must be particular to the circumstances of the proposed development on that site. Further, in Initial Action Pty Ltd v Woollahra Council [2018] NSWLEC 118, the Court found in order for there to be 'sufficient' environmental planning grounds to justify a written request under clause 4.6 to contravene a development standard, the focus must be on the aspect or element of the development that contravenes the development standard, not on the development as a whole.

Consistency with the Objects of the Environmental Planning and Assessment Act 1979

In *Initial Action*, the Court stated that the phrase "*environmental planning grounds*" is not defined but would refer to grounds that relate to the subject matter, scope and purpose of the Environmental Planning & Assessment Act 1979 (EP&A Act), including the objects in Section 1.3 of the Act. While this does not necessarily require that the proposed development should be consistent with all of the objects of the Act, nevertheless, in **Table 1** proposed developments consistency with each object is considered, notwithstanding the proposed variation of the Height of Buildings development standard.

Table 1: Assessment of proposed development against the Objects of the EP&A Act

Object	Assessment
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	The proposed height of building will not affect the development from promoting the social and economic welfare of the community. The proposed development promotes the social and economic welfare of the community by redeveloping an underutilised commercial building as a modern residential development that will provide new well-located homes within the R4 Zone and within an identified centre for growth, the Crows Nest Town Centre. The proposed development is not anticipated to affect the conservation of the State's natural or other resources, regardless of the proposed breach of the height control.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment	The proposed development integrates relevant economic, environmental and social considerations through the orderly redevelopment of the site in a contemporary, sustainable building. Ecologically sustainable development is delivered notwithstanding the proposed exceedance of the height of building standard.
c) to promote the orderly and economic use and development of land	The redevelopment of the site within the Crows Nest Town Centre will promote the orderly and economic use of the land and reflect the intent and objectives of the R4 Zone, to provide for the needs of the community within a high-density residential environment. The proposed development is wholly permitted with consent in the Zone.

(d) to promote the delivery and maintenance of affordable housing,	The proposed development does not proposed to deliver affordable housing. No affordable housing exists at the site that would be maintained.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The proposed development including the height variation will have no impact on threatened species or ecological communities.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposed development including the breach of the height of building standard will not impact on any built or cultural heritage.
(g) to promote good design and amenity of the built environment,	The proposed development is supported by a design report by SJB that demonstrates the good design of the building. The proposed height exceedance is proposed specifically to ensure the amenity of the built environment and future residents – in that the breach of the height control is in order to protect the development from future flood events, and provide a high amenity communal open space. The rooftop COS will receive significant solar access and includes opportunities for social interaction to enhance the wellbeing of residents through good design. The proposed development also has been designed to limit impact on neighbouring development and public open space, notwithstanding the breach of the height standard.
h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The proposed building will meet all relevant Australian Standards and the BCA in order to protect the health and safety of occupants.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	This object is not relevant to this proposed development.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The proposed development including this Clause 4.6 Variation Request will be publicly notified in accordance with Council's requirements.

There are sufficient environmental planning grounds to justify the exceedance of the height development standard, as the proposed development will not unreasonably impact on neighbouring development or the public domain, notwithstanding the proposed exceedance. The proposed exceedance generally relates to the central lift core and over-run that is in order to provide accessible rooftop communal open space, which is considered suitable in the context of the area, and the narrow constraint of the site. The provision of communal open space at the rooftop that is accessible to all residents is a better planning outcome than if compliance were to be achieved and this area to be removed/deleted. Further, the proposed height of building does not unreasonably impact on neighbouring development in terms of solar access, view loss or privacy. The proposal therefore promotes "good design and amenity of the built environment" per Object G of the EP&A Act.

The exceedance of the height standard is also acceptable in the specific circumstances of the development as the site is flood affected and must be built to a flood planning level in accordance with Council guidelines and also to satisfy Object H of the EP&A Act, to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants. Importantly, the requirement to raise the finished floor level of the proposed building is a primary reason for the increase to the building height above the development standard.

This site condition necessitates a Ground Floor Level elevated above the natural ground level and street level. Accordingly, and to achieve the North Sydney DCP anticipated five storey built form, a ground floor finished floor level of RL 78.5m (based on RL78.2 FPL + 300mm freeboard) requires the development standard to be applied flexibly in the specific circumstances to achieve better

outcomes for and from the development. Relevantly, strict compliance with the 16m height standard from natural ground level (existing), given the flood planning level, would prohibit the site from achieving a five storey DCP built form that also met DCP and ADG controls relating to ceiling height and minimum floor to floor levels.

As shown in **Figure 10**, a 16m height measured from the flood planning level (FPL) results in the proposed development's height (maximum RL 98.10m) being largely 'compliant', except for the core and communal open space which is located towards the centre of the building to minimise impact on neighbouring property and from the street

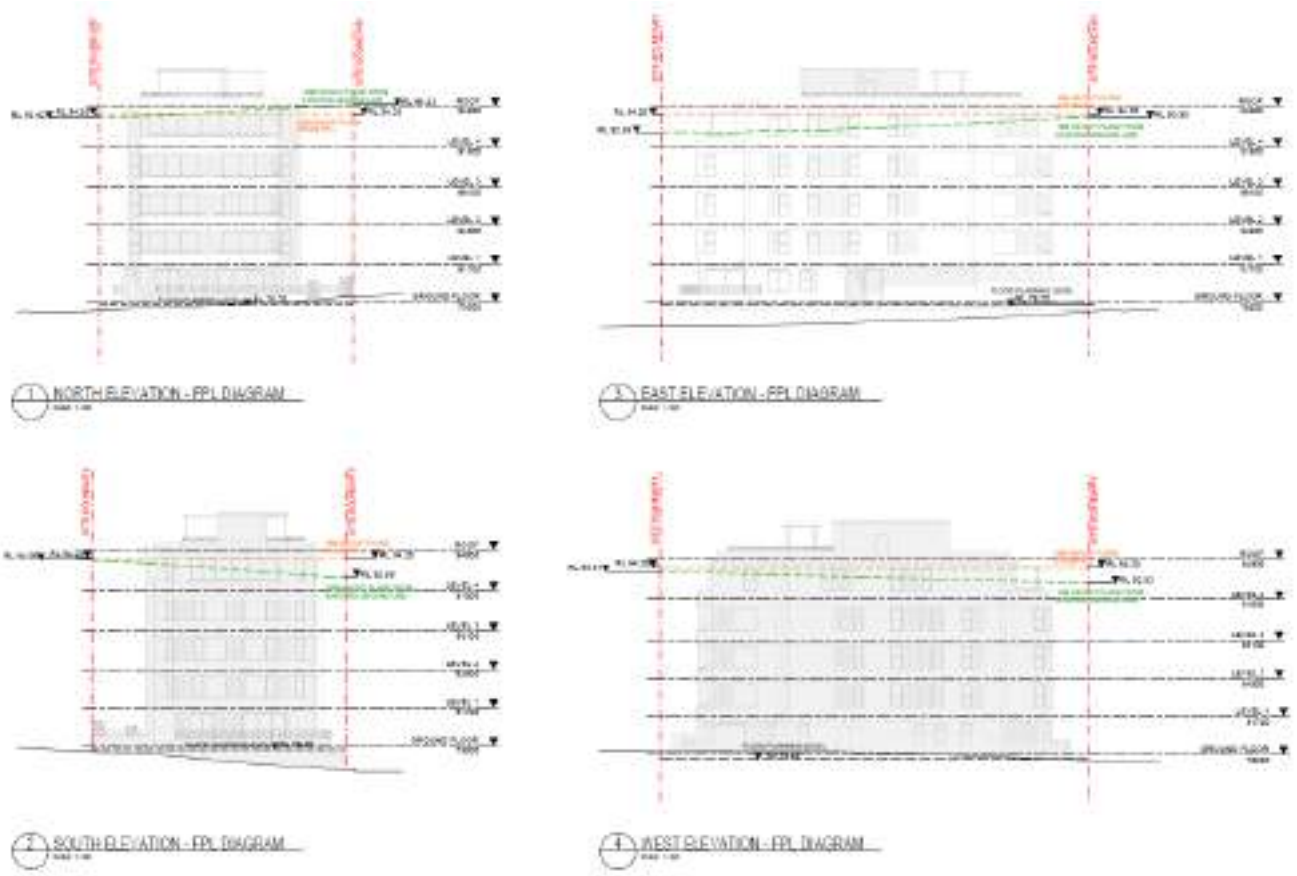

Figure 10: Section showing LEP Height, Ground Level (Existing) and Flood Planning Level
Source: SJB Architecture

The flood planning level requirements and other mitigation measures have been further detailed in the Preliminary Flood Assessment. Accordingly, the proposal has been designed to achieve the relevant flood planning requirements, including Council's flood requirements, which directly attributes to the breach in height standard. Therefore, and in accordance with the objectives of Clause 4.6 of the North Sydney LEP, compliance with the development standard is unreasonable or unnecessary in the specific circumstances of the site, and there are sufficient environmental planning grounds to justify the contravention of the development standard.

6.0 Other matters for Consideration

6.1 The Public Interest

In *Initial Action* it is established that it is the proposed development's consistency with the objectives of the development standard and the objectives of the zone that make the proposed development in the public interest. Accordingly, it is demonstrated by this Clause 4.6 Variation Request that the proposal is in the public interest as it is consistent with the objectives of the development standard and the zone. Importantly, the proposal includes a significant public benefit that would not otherwise be achievable through strict compliance with the North Sydney LEP.

6.1.1 Consistency with Objectives of the Zone

The proposal is assessed against the objectives of the R4 High Density Residential Zone below.

Table 2: Consistency with the objectives of the R4 Zone

Objectives	Assessment
To provide for the housing needs of the community within a high density residential environment.	The proposed development will provide for the housing needs of the community within a high-density residential environment.
To provide a variety of housing types within a high density residential environment.	The proposed development will provide a variety housing within a high-density residential environment. The proposed exceedance of height does not prevent the development from satisfying the objective.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The proposed exceedance of the height of building standard will not prevent or effect the delivery of other land uses in the R4 Zone.
To encourage the development of sites for high density housing if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area.	The exceedance of height is sought to enable the proposed development to provide a high concentration of housing at the site, which is located within the Crows Nest Town Centre and has good access to transport, services and facilities. The proposed does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area.
To ensure that the existing amenity of residences in the neighbourhood is respected.	The proposed development respects the existing amenity of residents and the impacts of the development on neighbouring development relating to solar access, privacy, traffic, noise and views is acceptable notwithstanding the exceedance of the height standard.

6.2 Compatibility and Desired Future Character

The site is located within the St Leonards Town Centre per the North Sydney DCP 2013. The area is identified as an urban centre anticipated for high density growth. The growth and density of the surrounding context is also expected to be accelerated by the opening of the Crows Nest Metro Station.

It is noted that the North Sydney LEP 2013 and the DCP 2013 are more than ten years old and as a result, there have been a number of variations sought and approved in the precinct – particularly to deliver communal open space at rooftop level. This is a common response in ever densifying precincts.

This is reflected in several recently approved developments in North Sydney, as summarised below, which establishes that the proposed exceedance in height is not incompatible with the existing and future desired character within St Leonards Town Centre and Crows Nest.

88-90 Alexander Street, Crows Nest (DA-488/15)

A DA at 88-90 Alexander Street (DA-488/15) was approved on August 2015 for a five (5) storey mixed-use building, which exceeded the maximum 16mHeight of Building (HOB) NSLEP development standard by 3.3m at the lift overrun, 2m at the stair overrun and 0.7m at the planter to the communal roof terrace. It was noted in the NSIPP minutes that:

"*the Panel notes the lift overrun and communal open roof terrace is contained to the central footprint of the building and will not unreasonably impact on neighbouring amenity. The variation is justified in the circumstances as it will provide increased amenity for occupants of the building*".

As demonstrated in the amended architectural sections the proposed variation is minor and consistent with the approved variation in DA-488/15. Importantly, the lift overrun has been located centrally within the building envelope to minimise any environmental impacts.

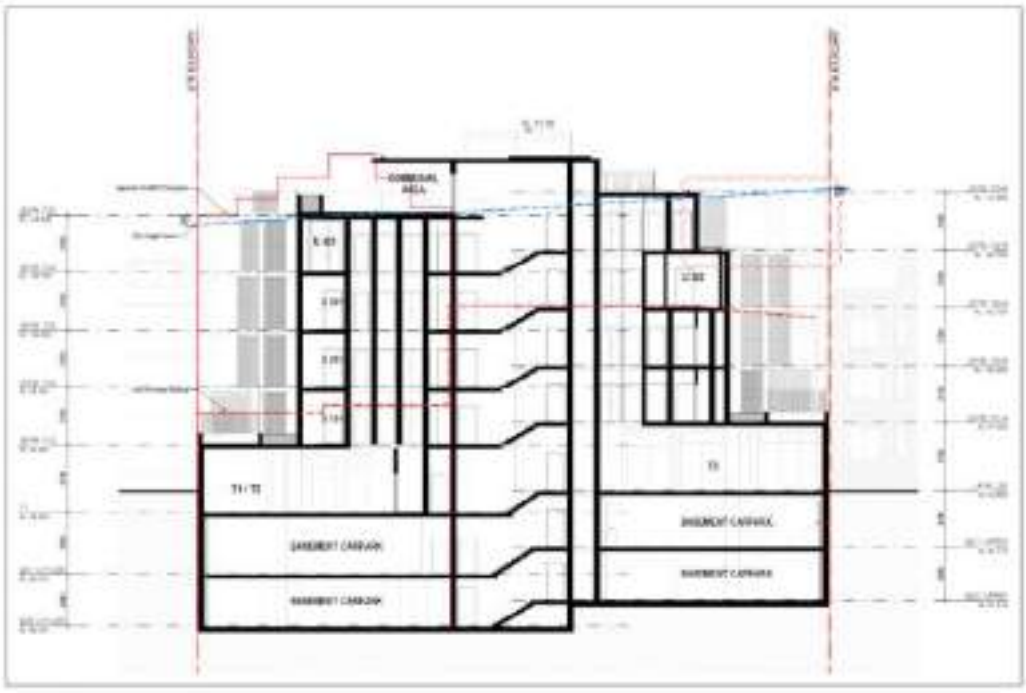

Figure 11: Section DA488/15 proposed height and exceedance from 16m height control.
Source: Provided Equicentia

7-19 Albany Street, Crows Nest (DA 167/14)

This subject application breached the standard by approximately 2.8m (including the roof 'plant' and equipment) above the standard. The development included a breach that involved a portion of the building being a residential level, as well as roof top plant and equipment. Despite the proposal breaching the height of the recently gazetted instrument, the Council determined that the proposed breach was reasonable and supported the proposal.

222 Pacific Highway, Crows Nest (DA 279/14)

This subject application breached the standard by approximately 4m. This development included a whole storey above the standard and included also the lift over-run as the maximum breach. The Council considered the breach acceptable, and the DA was approved.

231 Miller Street, North Sydney (DA 453/14)

This subject application breached the standard by up to 6.22m, which was the maximum breach, and related to the lift over-run. The Council considered the breach acceptable, and the DA was approved.

106-108 Parraween Street, Cremorne (DA 260/14)

This subject application breached the height by approximately 3m, and the breach included solar panels located on the roof. The Council considered the breach acceptable, and the DA was approved.

162-166 Willoughby Road (DA 233/13)

This subject application breached the standard by approximately 1.61mof the NSLEP 2001. The development included a breach that involved a portion of the building being a residential level, as well as roof top plant and equipment. The Council (Independent Planning Panel) considered the breach acceptable, and the DA was approved.

We refer to Big Property Group Pty Ltd v Randwick City Council [2021] NSWLEC 1161 which establishes that desired future character is not only determined by the development standards that control building envelopes for an area. Commissioner O'Neill stated, in relation to desired future character being determined only by development standards opined that "...*Nor can they account for provisions under other EPIs that incentivise particular development with GFA bonuses or other mechanisms that intensify development*". Commissioner O'Neill held that development standards for building envelopes are frequently generic standards which do not account for existing and approved development, site amalgamations, SEPP allowances, heritage issues or the nuances of an individual site.

Therefore, the additional height as a result of the cl4.6 variation request is not incompatible with the surrounding context.

7.0 Conclusion

This written request to vary the Height of Buildings development standard pursuant to cl. 4.6 of the North Sydney LEP demonstrates that:

- Compliance with the development standard is unreasonable or unnecessary in the circumstances as the proposed development satisfies the objectives of the LEP height of building clause 4.3 notwithstanding the exceedance of the development standard, because:
  - The proposal's physical impacts on surrounding development is acceptable in the circumstances, specifically in relation to solar impacts on the surrounding high density environment.
  - The proposal's appearance is in harmony with the buildings around it and the character of the area. The additional height is not anomalous in the precinct. In addition, the materials and colour palette has lent on the existing built fabric of the area.
- There are sufficient environmental planning grounds to justify the contravention of the development standard in the particular circumstances of the proposed development on the site as the proposed development is consistent with the objectives of the Act and the written request to vary the development standard is particular to the development's circumstances. These include:
  - The proposed exceedance generally relates to the central lift core and over-run that is in order to provide accessible rooftop communal open space, which is considered suitable in the context of the area, and the narrow nature of the site. The provision of communal open space at the rooftop that is accessible to all residents is a better planning outcome than if compliance were to be achieved and this area to be removed/deleted with private open space delivered at ground level.
  - The exceedance of the height results from the site being flood affected and must be built to a flood planning level in accordance with Council guidelines and also to satisfy Object H of the EP&A Act, to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants. Importantly, the requirement to raise the finished floor level of the proposed building is a primary reason for the increase to the building height above the development standard.

Further, this request has demonstrated that the proposed development, notwithstanding the variation to the height of buildings standard, remains consistent with the objectives of the standard and with the objectives of the zone and the consent authority can be satisfied that the proposed development is in the public interest

On this basis, therefore, it is appropriate to exercise the flexibility provided by clause 4.6 in the circumstances of this application.

NORTH SYDNEY COUNCIL

DESIGN EXCELLENCE PANEL

DA No:	DA363/24
PAN:	491274
Address:	111-115 Chandos Street Crows Nest
Proposal:	Demolition of existing building and construction of a 5-storey residential flat building with rooftop terrace
Date of Meeting:	11 February 2025
Attendance	
Panel Chair:	Vishal Lakhia
Panel Members:	Dave Tordoff John Dimopoulous Louise Sureda
Council Staff:	Damon Kenny
Applicant:	Gabrielle Suhr (SJB Architects) – architect for the project Tom Goode (Planning & Co) – urban planner for the project Peter Smith – urban designer for the project Ashwin Arumugam, Christopher Howard and Steven Liao – Applicant's representatives

Background:

1. The North Sydney Design Excellence Panel (the Panel) reviewed the documentation provided by the applicant, visited the subject site, and met with the applicant's representatives through an online conference to discuss the proposal.
2. As a proposal subject to Chapter 4 "Design of residential apartment development" under the State Environmental Planning Policy (Housing) 2021, the review conducted by the Panel and the comments offered below have been structured against the 9 Design Quality Principles set out in the SEPP and also within the NSW Apartment Design Guide (ADG).

Discussion, Comments & Recommendations:

Principle 1 – Context and Neighbourhood Character

3. The Panel commends the quality documentation provided by the applicant's team, particularly the architectural drawings, a detailed design verification statement, photomontages, 3D views, comparative analysis between the DCP-compliant envelope and proposed building, and the DEP presentation.
4. A comprehensive understanding of the context is noted within the applicant's documentation. Nevertheless, the Panel expects the proposed floor plans show details of the corresponding floor levels of the existing buildings located to the east, west and south of the subject site, for a further review of cross-viewing impacts amongst the properties, this will also assist in reviewing the proposed building location relative to the context..
5. The Panel has been informed at the meeting that the 5 storey proposal with a 20.5m height exceeds the maximum height control of 16m by 4.5m. The height exceedance partly includes the topmost residential level and fully includes the rooftop communal open space, lift shaft and fire stairs.
6. Suitability of the height exceedance was extensively discussed at the meeting, and the Panel notes the following as part of the debriefing:
    a. A part 5 storey residential apartment development has been recently constructed at 84-90 Atchison Street located south of the subject site across the laneway. The 5 storey apartment has a maximum of RL 95.300 with an exceedance of approximately 3.0m beyond the 16m height control.
    b. A 5 storey residential flat building already exists on the adjoining property to the west of the subject site.
    c. The building at the subject site has to be raised approximately by 890mm from Chandos Street level and approximately 1,950mm from the rear laneway, to comply with Council's flood engineering requirements.
    d. And lastly, the Panel recognises there is merit if a communal open space is provided on the rooftop, and this exacerbates the height exceedance.
7. In conclusion, and based on the comparative (DCP-compliant vs proposed building envelopes) built form and overshadowing analysis provided by the applicant, the Panel offers in-principle support for the proposal, however the recommendations offered further in this report are expected to be addressed to Council's satisfaction.
8. The Panel notes that the floor-to-floor heights are generously assigned by the applicant. And expects the applicant to investigate whether the heights can be lowered (for example – from 3,250mm to 3,150mm) in this instance, given that the proposal has a relatively compact building footprint that requires a simpler building service integration. If required, the applicant should work with a structural engineer and develop detailed construction sections to maximise the height reduction as part of the DA stage, whilst complying with the Design & Building Practitioners Act 2020 and the relevant NCC2022 provisions.
9. Further height reduction should also be considered by lowering the height of the lift shaft and the fire stairs serving the rooftop communal open space.

[It is important to note that the Design Excellence Panel is only an advisory-only Panel, and does not expect strict LEP height compliance, rather the intention is that the applicant minimises the extent of height non-compliance wherever possible, subject to Council's review and satisfaction. The recommended reduction would lower the building height for the subject site so the proposal would more closely align with the height of the existing residential apartment development at 84-90 Atchison Street]

Principle 2 – Built Form and Scale

Recommendations already covered in Principle 1 – Context and Neighbourhood Character

Principle 3 – Density

1. The density proposed at the subject site should be supported once the proposal positively incorporates and/or addresses recommendations offered in this DEP Report to Council's review and satisfaction.

Principle 4 – Sustainability

1. The Panel appreciates that the proposal exceeds the minimum targets for solar access and natural cross ventilation within *Part 4A Solar and daylight access* and *Part 4B Natural ventilation* of the ADG.
2. Council should satisfy itself that the following sustainability recommendations for delivering beyond the minimum BASIX requirements are incorporated by the applicant:
    a. Ceiling fans to all living rooms and bedrooms as a low energy alternative.
    b. Provision of a rainwater tank to allow collection, storage and reuse within the site.
    c. Inclusion of an appropriate photovoltaic system to power common areas within the building.
    d. Full electrification of the development including all mechanical and hot water systems, domestic and commercial cooking, and the ability for all residents to charge electric vehicles in the car park.
3. The Panel expects Council's assessment team reviews how garbage is held and collected from the street.

Principle 5 – Landscape

1. The Panel recognises that the site currently includes a commercial building with 100% site coverage, and the proposed residential flat building creates a more compact built form allowing new opportunities for landscaped areas and deep soil pockets.
2. The Panel has been informed at the meeting about a 7% non-compliance with the site coverage control, and the applicant should investigate further opportunity to reduce the site coverage and outline of the basement to subsequently allow increase in landscaped areas to closely align with Council's requirement.
3. Although it was not discussed at the meeting, a sandstone fence is noted on the adjoining properties along Chandos Street, and the applicant should borrow appropriate fence, street and laneway interface and front landscape design cues from successful examples within proximity.
4. Similarly, the applicant should explore an alternative on ground floor for fire egress to exit to Atchison Lane (rather than Chandos Street) since this will allow larger scale planting opportunities to Chandos Street (and not comprise amenity of UG01).
5. Appropriate planting along the Chandos Street edge should be provided, subject to Council's review and satisfaction that privacy of the main bedroom in UG01 is not compromised. Alternatively, screening devices could be investigated for maintaining privacy in this bedroom.

Principle 6 – Amenity

1. The internal apartment layouts are generally well designed. The powder rooms located in the ground floor and level 4 apartments directly open into the internal apartment corridors, and the

applicant is encouraged to refine the layout to allow powder rooms to be accessed from a more discrete location.

2. The building setback to the west is less than would be required by the ADG and the building footprint exceeds the un-built upon area required by Council's DCP. Privacy to the neighbours to 107-109 Chandos Street should be properly considered. A reduction in the building footprint required associated with DCP compliance could be used to increase the physical setback to the west.

Principle 9 – Aesthetics

1. The depth and shadow created by the proposed protruding bricks on a 45 degree angle shown in the precedent image on DA-8211 is supported by the panel and is important to retain as part of the DA consent through to the construction.
2. The Panel recommends that use of proper bricks, concrete and other self-finished materials will be critical for successful architectural expression of the proposal. The applicant should consider longevity and avoid long term costs associated with any rendered and painted surfaces or brick insert systems.
3. The Panel discussed the applicant should investigate whether a vertical indentation roughly half-way through the building length is achievable to further articulate the 5-storey eastern elevation addressing the laneway. The Panel also suggested a strategy to achieve this recommendation where the typical ground/level 4 apartments could be repeated across all floors in order to create a vertical glass window slot thereby allowing daylight and ventilation into the common corridors.
4. Revised 2D and 3D architectural drawings should confirm location for A/C condensers and other mechanical equipment. The Panel prefers the condensers are not located within the balconies (unless thoughtfully screened) or anywhere visually apparent from the public domain.
5. Developed architectural drawings should fully describe the design intent and include details of each primary façade type in the form of 1:20 sections and elevations (or using appropriate detailed 3D design material) indicating proposed materials, construction systems, balustrade types and fixings, balcony edges, window operation, integrated landscape planter beds, junctions, rainwater and balcony drainage, including any downpipes and similar details within the proposal. Typical wall details to be developed to meet NCC2022 requirements.

Conclusion:

Recognising its independent and advisory-only role, the Panel only offers an in-principle support as part of this review. The Panel further expects that the applicant amends the proposal to incorporate and/or address the recommendations offered in this report to Council's satisfaction.

Development Services Manager's Note:

The outcome of this review by the Design Excellence Panel is not determinative and is one of the many inputs into the assessment process. Applicants are urged to have high regard to the Panels input and respond accordingly.

Design Statement

111 Chandos Street, Crows Nest

Prepared for
EQUICENTIA

Issued
21 November 2024

Gadi Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

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SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage our First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.

Issued		
V01	Draft	21-11-2024
V02	DA Submission	22-11-2024

CERTIFICATION #NC423
NO CO2
WWW.NOCO2.COM.AU

Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
ISO 14001:2015 Environmental Management System

Version: 02
Prepared by: GS
Checked by: DM

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John Pradel 7004
Jonathan Tondi 11981
Nick Hatzi 9380

Contents

1

Design verification statement

The purpose of this statement is to outline the design rationale and process that was adopted to prepare the application scheme.

Design verification statement

Prepared to accompany the Development Application submitted to Council

22 November 2024

Project Address
111 Chandos Street, Crows Nest

Prepared on behalf:
EQUICENTIA

Prepared by:
SJB Architects NSW

Verification of Qualifications

I, Adam Haddow, am a registered architect in New South Wales and am enrolled in the Division of Chartered Architects in the register or Architects pursuant to the Architects Act 2003.

My registration number is 7188.

Statement of Design

I have been responsible for the design of the project since its inception and have worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and responds to the design quality principles of Chapter 4 Housing SEPP Assessment.

I verify that as required by Section 29 (1) of the Environmental Planning and Assessment Regulation 2021 the design principles for residential apartment development set out in schedule 9 of State Environmental Planning Policy (Housing) 2021 and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described in the following document.

Adam Haddow
Director
Registered Architect NSW, No. 7188

Caption Example

2

Design principles

The following content outlines the architectural scheme against the nine design principles for residential apartment development.

2.1 Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

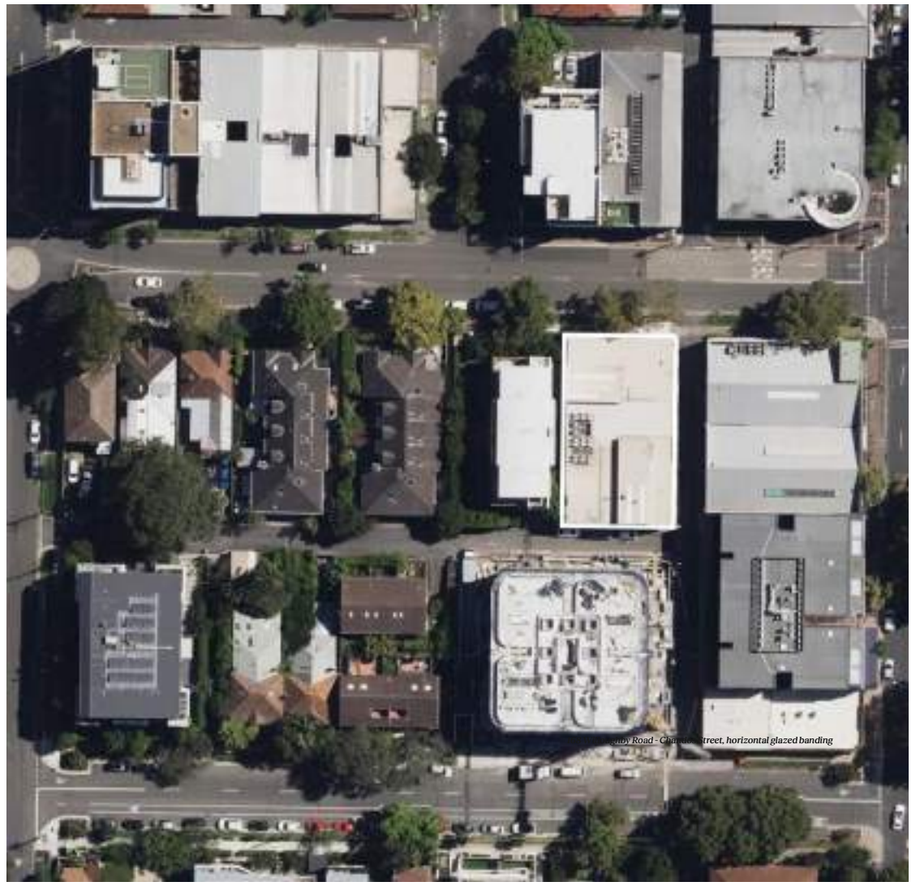
Context

The proposal, located on a the Northern edge of the High Residential density zone of Crows Nest is walking distance to the Mixed use zone and commercial zone of Willoughby Road.

Chandos Street is a street of two characters, Commercial 3 storey rudimentary office buildings to the Northern side and to the South, single detached dwellings amongst 5 storey apartment buildings

The multi-residential developments in the area are prevalent along the connections to the shopping strip of Willoughby Road. The site is flanked by 5-6 storey residential apartments.

The neighbouring sites to the east of the proposal provide a classic commercial architecture style reminiscent of the art deco warehouses, with steel framed windows in a horizontal banding.



Crows Nest - High Denisty zoning

107 Chandos Street - 5 Storey apartment

86 Atchison Lane - 6 Storey apartments

79 Chandos Street - Window details

174 Willoughby Road, Commerical glazing

168 Willoughby Road - Commercial Art Deco elements

168 Willoughby Road - Chandos Street, horizontal glazed banding

2.2 Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Desirable elements

The neighbouring sites to the east of the proposal provide a classic commercial architecture style reminiscent of the deco art deco warehouses, with steel framed windows and

The materiality of the proposal is aiming at improving the presentation of high density buildings in the area. Utilising materiality, scale and form, the proposal is responsive to the existing character of some of the older low scale post war apartment buildings on Willoughby Road, and the corner of Chandos and Oxley Streets. These medium density walk ups, are in the minority and nestle amongst an eclectic mix of pre-cast and painted commercial buildings and lightweight higher density developments

The proposal is looking to add brick detailing and banding reminiscent of some of these smaller scaled apartments that evoke a memory of solid inviting dwelling houses. Providing this finer grain at street level as well as limited large glazed openings to the facade, connects the design with the fenestration of some of the post war apartments with an element of charm.

91 Chandos Street

141 Willoughbby Road - Example of Post War brickwork

137 Willoughbby Road - Example of Post War brickwork

2.3 Principle 2: Built form and scale

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

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Built form and scale

The proposed built form enhances the public domain and maximises internal amenity:

- The building is set back from Chandos Street by 3m to maintain a green contribution to the streetscape, adding to the Sycamore tree lined nature strip.
- As the exising building on the site is built to the extent of the site boundary on all facades, the proposal helps to maximise surrounding landsacpe areas increase building separation to the east and western neighbour.
- The proposal incorporates a defining "carved" entry that invites pedestrians to enter off Chandos Street and walk the slighting inclining path to the front door. This meander to the front entrance takes in the lush landscaping flanking the path whilst providing a buffer to the ground floor terraces
- The considered placement of windows along both the east and west facades take in enough sun to ensure well lit living spaces, but also provide enough privacy from the neighbouring apartments to the West
- The setbacks provided to Level 4 on both the North and the South facades, provide relief to the mass and aligns the neighbouring building 5 storey building at 107 Chandos Street
- The banding of the brickwork helps to balance to the verticality of the building in the horizontal plane with the recessive vertical elements enhancing this banding

Photomontage of streetscape

2.4 Principle 3: Density

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

Density

The proposal does not have a floor space ratio but is cogniscient of the site coverage control from the North Sydney DCP. The existing building on the site has 100% site coverage (764m2) and a basement level built to the site extents(764m2) with the existing building being having no setbacks on all three boundaries. This proposal seeks to improve the amenity to the building by setting back the building on all 4 boundaries providing a high level of amenity, with both solar access for each apartment and generous private open space.

The proposal is exceptionally well served by public transport, with St. Leonard's train Station being 650m away, Crows Nest Metro Station a primary connection between North Sydney and the CBD. The local bus network is easily accessed as well, being a 3 minute walk to the nearest bus stop.

All apartments are provided with a carspace/garage and storage for private bicycles.

Apartment mix:

- Studio Apartments 0%
- 1 Bedroom Apartments 0%
- 2 Bedroom Apartments 10%
- 3 Bedroom Apartments 90%

6 Storey Apartment building to the South of Proposal

Crows Nest - Shopping Strip

Close proximity to Coles Supermarket

Crows Nest Hotel - Community connections

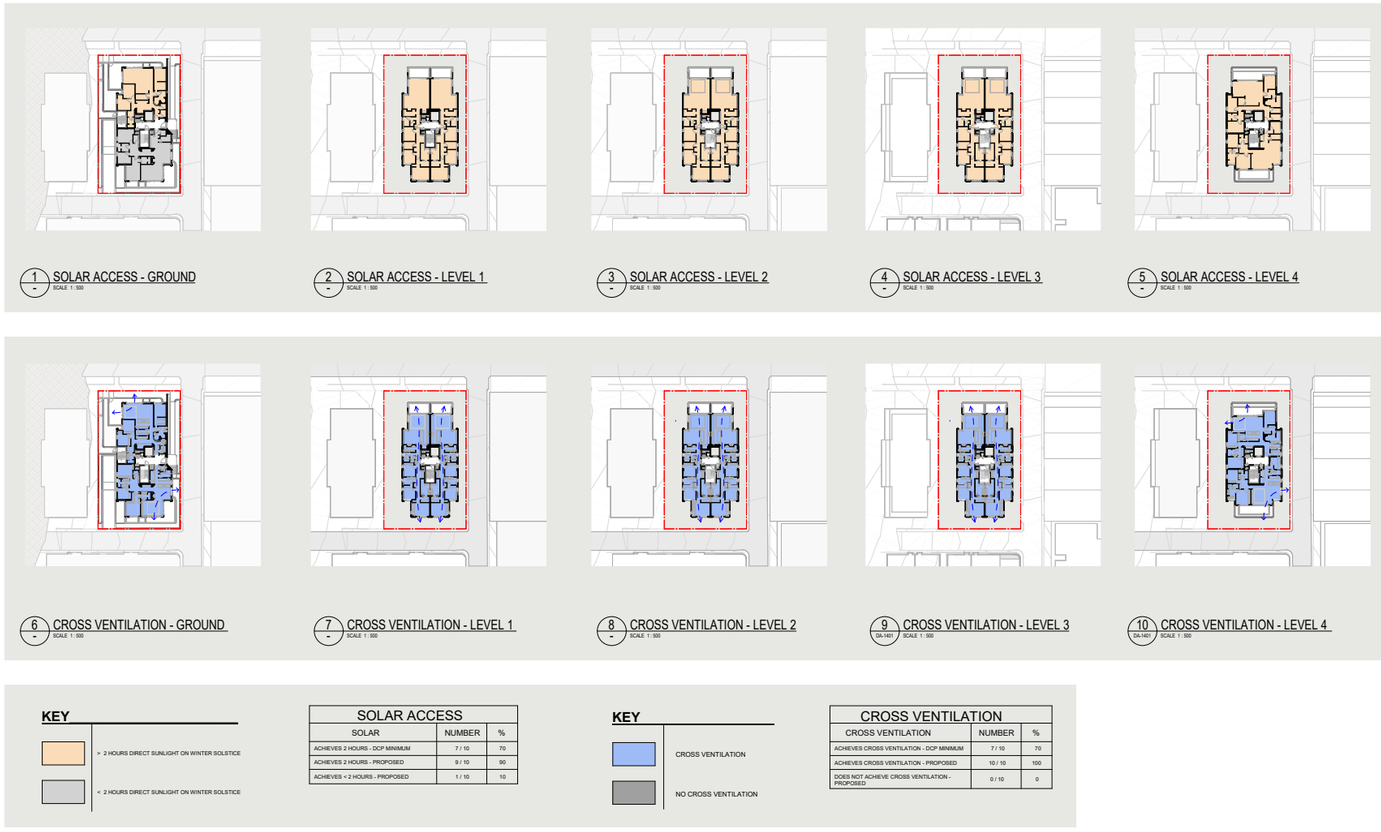
2.5 Principle 4: Sustainability

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

Sustainability

The proposal incorporates a number of principles of sustainability:

- Extensive landscaping to roofs and over structure, minimising stormwater run-off
- Provision of Deep soil zones (where there were none) to bring canopy cover to the property
- On-site rainwater detention and re-use
- Natural ventilation through all apartments (100% of apartments are cross-ventilated)
- Maximising direct sun to apartments while utilising overhangs and shading devices to control summer heat gain (90% of apartments receive a minimum of 2 hours direct sunlight in mid-winter)
- Materials demolished to be reused or recycled where possible
- Predominantly constructed from locally produced, sustainable materials chosen favouring longevity and minimising maintenance.
- Energy-efficient lighting and appliances
- Water-efficient fixtures
- Proximity to public transport and local shops



Caption Example

Caption Example

2.6 Principle 5: Landscape

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Landscaping

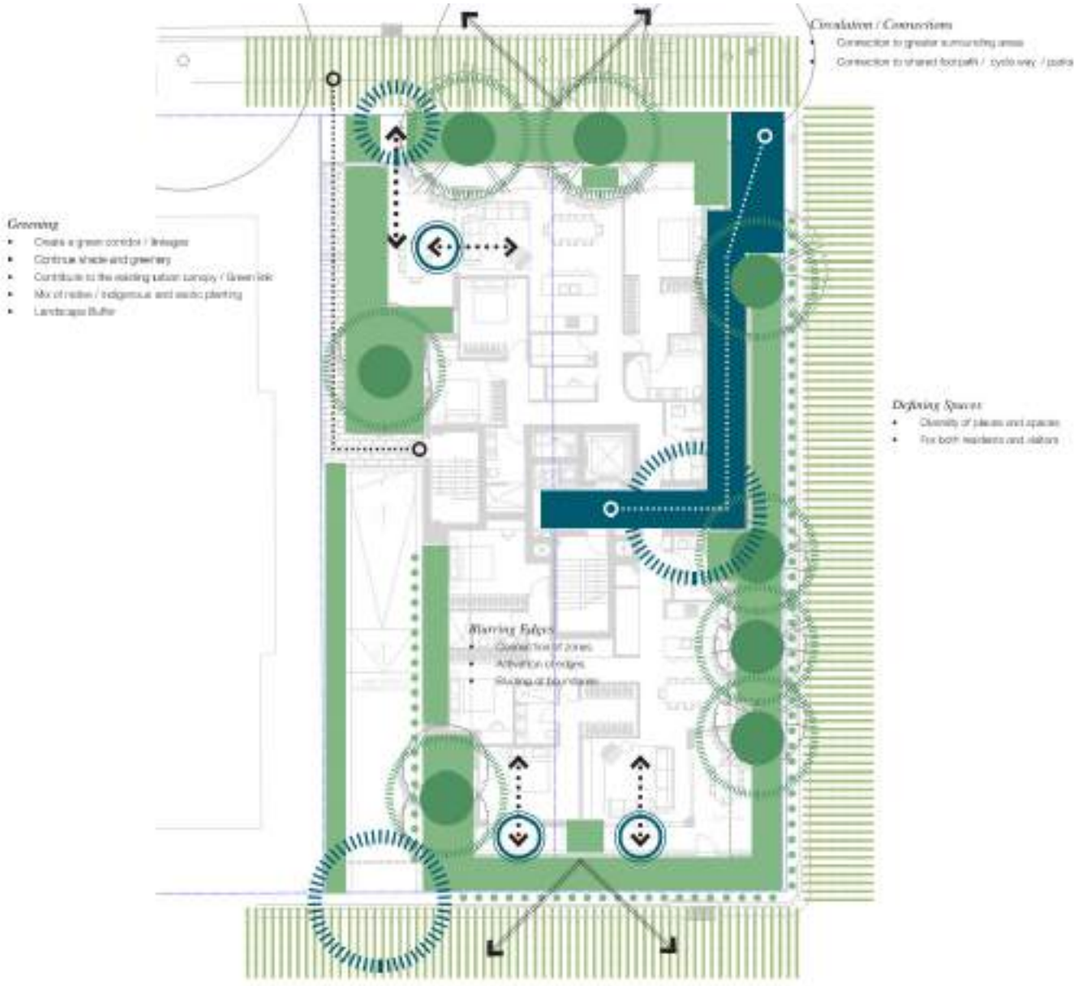
The proposal incorporates landscaping at a number of levels. The interface with the public domain is enhanced by both hard and soft landscaping, with the perimeter of the site filled with planting that acts as a visual buffer between the building entry and the footpaths surrounding the site.

Terraced gardens address the level differences at the lower end (southern section) of the sloping site while private courtyards enhance the amenity to the ground floor apartments.

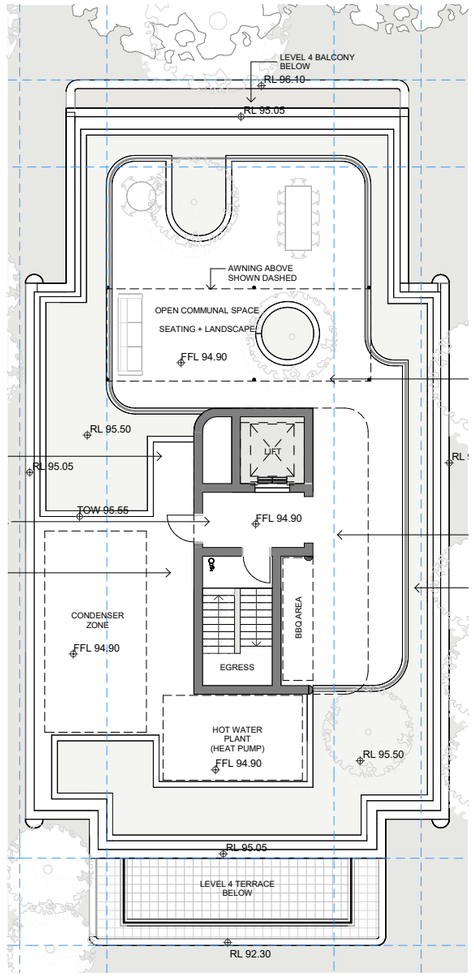
The 3m setback to Chandos Street provides the opportunity for larger tree planting that enhance the streetscape, with a long terrace enjoying views over the Parramatta and Lane Cove rivers towards North Sydney and the CBD.

The rooftop is terraced and incorporates hardscaped paving for usable and varied sizes of gatherings simultaneously. The perimeter planting also helps to soften the parapet edge from the street level and mounding within these planters ensures larger species of planting can provided canopy cover.

The high proportion of soft landscaping to the roof area with mounded planters to ensure larger size tree planting, effectively minimises stormwater runoff. Excess stormwater is captured and used to water the ground level landscaping through rainwater collection. Plant species have been selected to suit the location and climate, maximising the use of native species.



Blackbeetle's Landscape Concept



Rooftop terrace - Communal area

2.7 Principle 6: Amenity

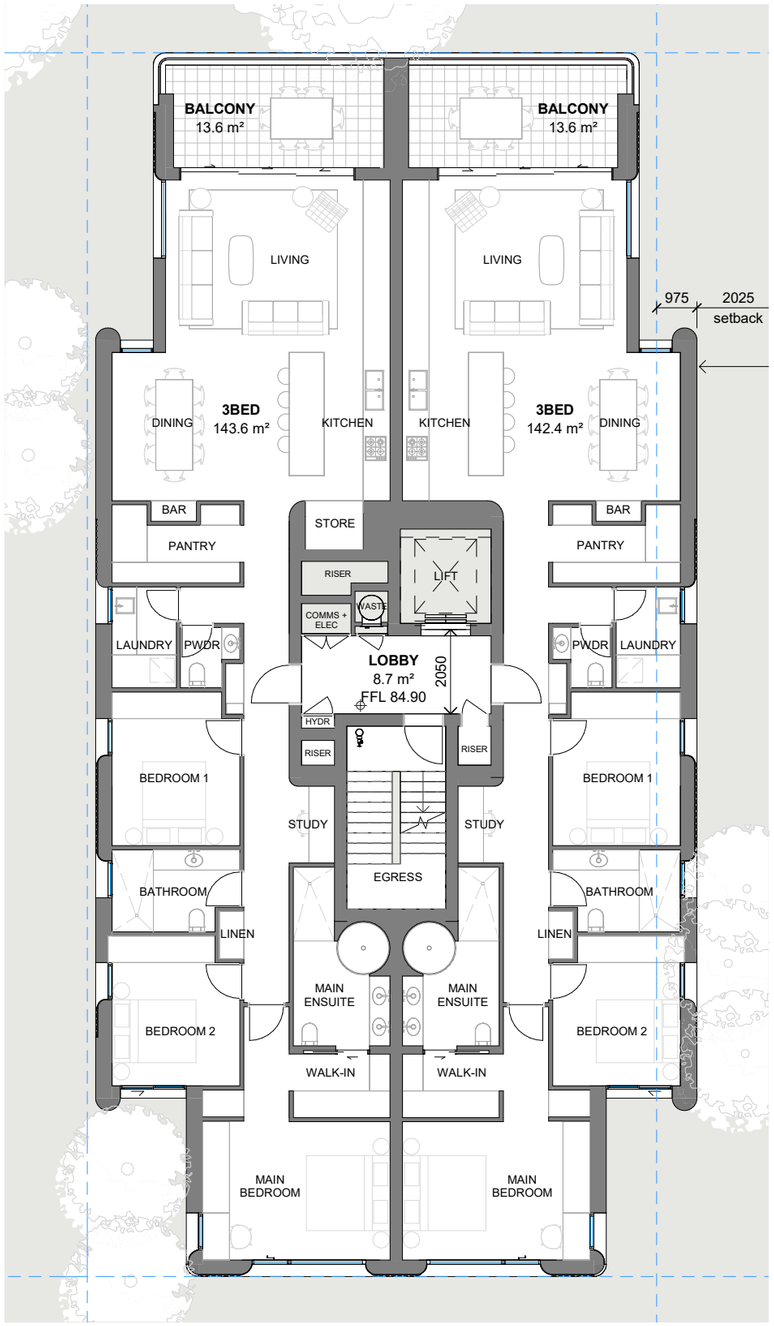
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

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

Amenity

Through the development of the scheme design the following issues were considered:

- Access to daylight for the general amenity of all apartments. While driven by the existing street orientations, the decision to create 2 x North-South Orientated apartments maximises daylight access to the living spaces of the apartments on Levels 1 - 3. The apartments are narrow to ensure that light penetrates deeper into the living spaces in the morning and evenings
- Significant communal landscaped spaces have been provided for the residents on the rooftop with equitable access to this space for each apartment
- The development contributes to the general public amenity at ground floor level through the open nature of the perimeter fencing which consists of deep planters at a low level
- The entry is ramped from Chandos Street to the main lobby entry door at a comfortable gradient of 1:20 to ensure an ease of entry for residents and visitors



Typical layout (Levels 1 - 3)

2.8 Principle 7: Safety

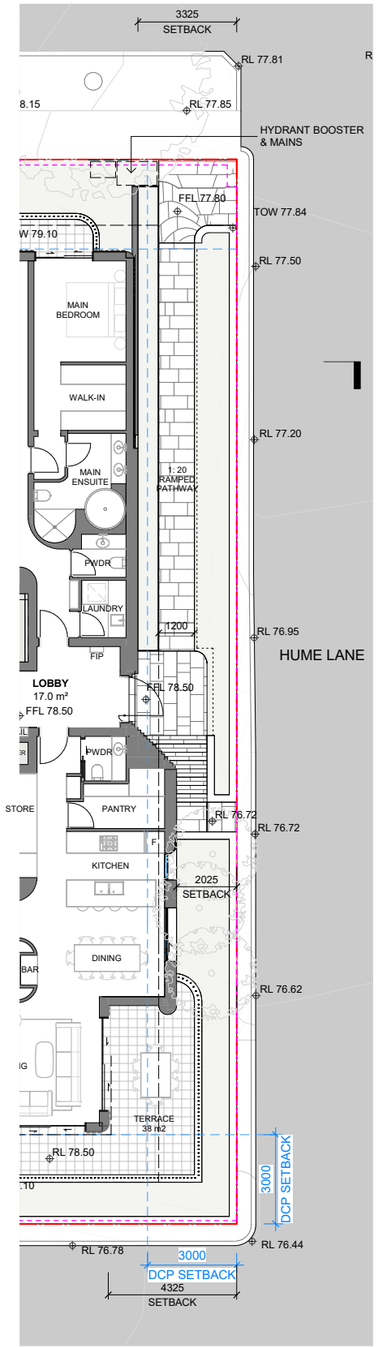
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

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

Safety and accessibility

Design initiatives which have been incorporated into the design are:

- The principle building entrance is clearly identifiable and allows for passive surveillance from Hume Lane. The front door is secured with intercom access
- Car park layouts are designed to minimise opportunities for alcoves. Columns or walls do not obstruct sight lines. Security access in the form of swipe cards and remote controllers will be provided
- Entries are well lit
- Passive surveillance of the surrounding streets is improved with apartments terraces facing both Chandos Street and also Atchison Lane to the rear of the site
- Increased pedestrian traffic will be a result of this development.



Pedestrian entry - Passive surveillance

Hume Lane - Pedestrian entry

2.9 Principle 8: Housing Diversity and Social Interaction

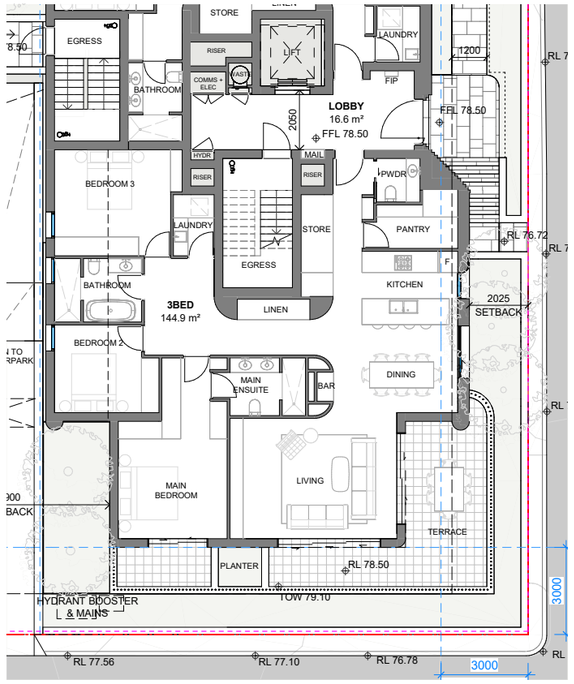
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

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

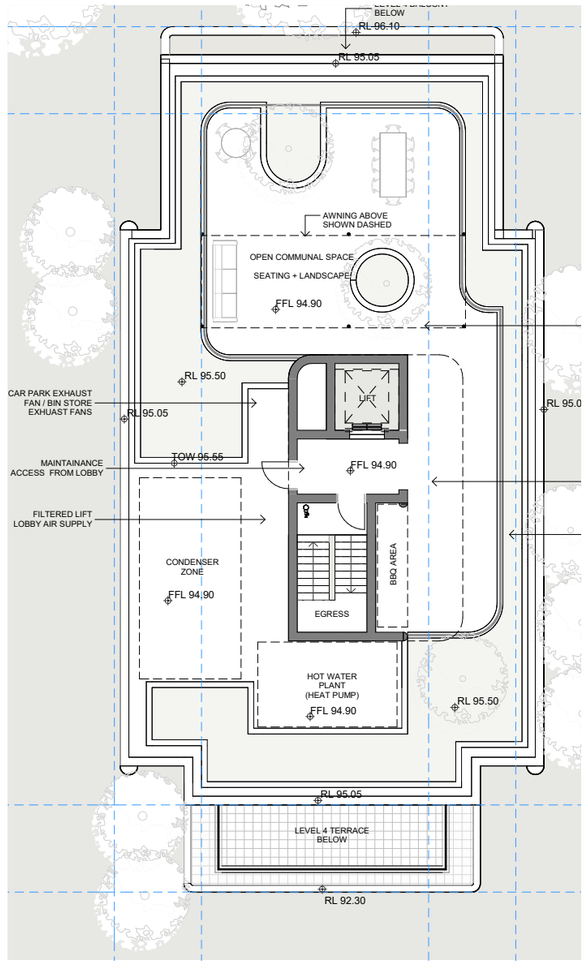
Social interaction

In a broader context, this project offers an excellent opportunity to provide activity at both the Ground level through the elongated entry overlooking the public domain and also the rooftop terrace

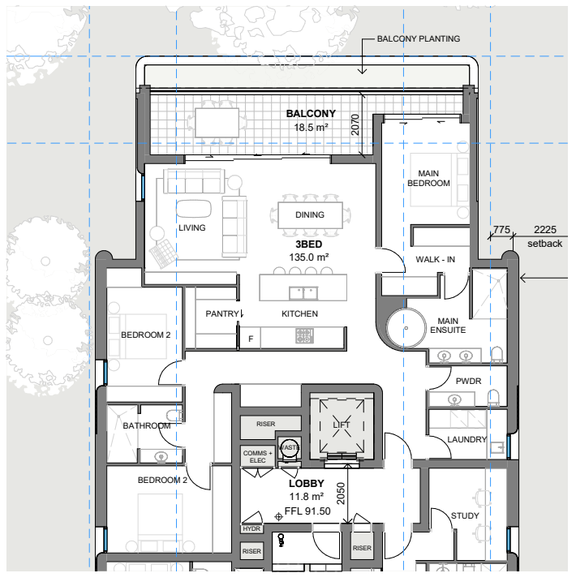
- Bicycle parking for each resident and visitor bikes in accordance with the controls
- Adaptable housing layouts that exceed Council's requirements
- Walking distance to Willoughby Road for bus stops
- The apartment layouts are generous in area which makes for flexibile floorplates across a broad range of people
- Social interaction with neighbours will occur in the lift lobbies, having a maximum of 2 apartments per floor, the opportunity to get to know your neighbour is more prevalent



Ground Level - 2 Bedroom Apartment layout



Rooftop terrace



Level 4 - 3 Bedroom Apartment layout

2.10 Principle 9: Aesthetics

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

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

Aesthetics

The proposal is carefully considered, with material choices aiming to elevate the quality of residential building in the local vicinity

Massing and detailing is designed to respond to both the high density zoning of the area and make an improvement to the 100% site coverage that currently exists on the site. The following principles have been observed in the design process:

- Proposed colours are those which are found naturally rather than primary colours, ensuring that the building sits comfortably within the urban scape.
- Careful articulation of the building form has been adopted to reduce the perceived bulk of the building
- The use of 'natural' materials which require minimal maintenance
- Robust materials which are long lasting and weather naturally,
- A building which is scaled sensibly, incorporating setbacks to both the Northern and Southern facades,
- The use of darker recessive colours so that the building is not 'shouting' to the surrounding context
- Extensive use of landscaping elements as screening devices

Photomontage - 111 Chandos Street proposal

3

ADG response table

The following content outlines the architectural scheme’s response to Part 3 and Part 4 of the Apartment Design Guide.

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
3	**Siting the development**				
3A	**Site analysis**				
	3A-1	**Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context**	•		
		Each element in the Site Analysis Checklist should be addressed (see ADG Appendix 1)			
3B	**Orientation**				
	3B - 1	**Building types and layouts respond to the streetscape and site while optimising solar access within the development**			
		Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	•		
		Where the street frontage is to the east or west, rear buildings should be orientated to the north	•		Being a corner block, there are street frontage on 3 sides. The majority of the apartments have living areas facing North. The exception to this is on the ground floor and Level 4. The Southern ground floor apartment has allowed for the building entry to be located at the mid-point of the site and as such, the floorplate needs to split in a North-South configuration. Level 4 also has a North-South layout for the 2 apartments due to the reduced floorplate which incorporates setbacks on these facades
		Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	•		Apartments share the Northern Street Frontage to maximise solar access to living areas.
	3B-2	**Overshadowing of neighbouring properties is minimised during midwinter**			
		Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	•		The impact on solar access to adjacent properties is found on the 'View from the Sun' diagrams DA-8011 and DA-8012
		Solar access to living rooms, balconies and private open spaces of neighbours should be considered	•		Private open space of neighbours to the rear is noted in the shadow diagrams
		Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	•		Private open space of the neighbour to the West at 107 Chandos, maintains a minimum of 2 hours to the Eastern setback of the development
		If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy			N/A
		Overshadowing should be minimised to the south or downhill by increased upper level setbacks	•		The upper level (Level 5) is setback 3m from the Southern facade in order to minimised overshadowing
		It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	•		East and West apartments are orientated 90 degrees to boundaries
		A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	•		The proposed development will not prevent solar acccess to collectors on neighbouring buildings
3C	**Public domain interface**				
	3C-1	**Transition between private and public domain is achieved without compromising safety and security**			
		Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	•		Direct access to the street is available to the Northern ground floor apartment. The Southern Apartment on the ground has pedestrian access from the lift lobby only, as due to the level differences, it's not appropriate to include direct access from the apartment to the street level

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	•		Due to the required Flood Planning level, the Southern side of the building is elevated 2.06m above the lowest point on street level, enhancing privacy for residents and providing passive surveillance of Atchison Lane as well as ensuring the building meets the Flood plane requirements
		Upper level balconies and windows should overlook the public domain	•		Balconies are directly off the living rooms and overlook the public domain.
		Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	•		
		Length of solid walls should be limited along street frontages	•		The building is articulated so that the maximum length of the Eastern and Western facades is 18.66M in one plane, the secondary planes of the facade are 6.7M to the North and 4.14M to the South. The longest section of the facade is patterned with window openings and the fine grain of the roman brick.
		Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	•		The Ground floor entrance to the building traverse half the length of Hume Lane. This pathway provides the opportunity for neighbours to 'bump' into each other on approach to the letterboxes in the lift lobby
		In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: — architectural detailing — changes in materials — plant species — colours	•		There is a private entry for residents to the Northern Chandos Street ground floor apartment which is private in nature and therefore is blended into the palisade fencing on the street front, however the main pedestrian entrance off Chandos Street uses a changes of material to highlight the entry point as well as ensuring privacy to the Ground floor terrace through the extended privacy wall (also in a contrasting colour)
		Opportunities for people to be concealed should be minimised	•		There are no obvious recesses along the facade where people could be concealed
	3C–2	**Amenity of public domain is retained and enhanced**			
		Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	•		Planters exist on any area above the basement that is not being used for terraces connected to the apartments. Metal Palisade fencing lines the terraces to the street so that the planting can be enjoyed from both the public and private sides of the planters.
		Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	•		The mailboxes are within the Lift Lobby
		The visual prominence of underground car park vents should be minimised and located at a low level where possible	•		The underground car park vents are taken to the roof level so they are not visible from the street
		Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	•		
		Ramping for accessibility should be minimised by building entry locations and setting ground floor levels in relation to footpath levels	•		Due to the Flood Plane levels, the level of the lobby had to be increased which has increased the length of the accessible pathway but is under the 15m maximum length for a 1:20 ramp to ensure compliance with DDA/BCA
		Durable, graffiti resistant and easily cleanable materials should be used	•		Noted
		Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: — Street access, pedestrian paths and building entries which are clearly defined — Paths, low fences and plating that clearly delineate between communal/private open space and the adjoining public open space — Minimal use of blank walls, fences and ground level parking	N/A		

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	•		The carpark that protrudes from the site on the Northern end of the apartments sits below the Southern terrace and landscape surrounds its perimeter so that the protrusion is not obvious. The layout of the basement carpark is across a split level to ensure that the protrusion is minimised
3D	**Communal and public open space**				
	3D-1	**An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.**			
		Communal open space has a minimum area equal to 25% of the site	•		The communal open space an area equal to 26% (198m2) of the site area
		Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	•		100% of the communal area receives direct sunlight
		Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	•		All areas of the Communal open space have a minimum dimension of 3m
		Communal open space should be co-located with deep soil areas		•	Although the Communal open space is not co-located with deep soil, it is surrounded by a perimeter of planting. In this planter, soil depths are provided to maintain substantial tree planting with decent canopy cover
		Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	•		The Communal open space is accessed from the main entrance lobby by the lift
		Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	•		
		Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: — Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room — Provide larger balconies or increased private open space for apartments — demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	•		Consideration has been given to the location of Communal open space in regards to the site being limited by its size and also the exposure to three street frontages. The Communal area has been provided on the Rooftop as it's a space that has equitable access and opportunity for privacy from the public. Larger balconies have also been provided on a third of the apartments to ensure adequate open space is provided for residents.
	3D-2	**Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting**			
		Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: — Seating for individuals or groups — Barbeque areas — Play equipment or play areas — Swimming pools, gyms, tennis courts or common rooms	•		The Communal open space includes a barbeque area and seating for separate groups. The design of the rooftop terrace allows for intimate gatherings as well as larger groups being able to congregate
		The location of facilities responds to micro-climate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	•		
		Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	•		
	3C-3	**Communal open space is designed to maximise safety**			
		Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: — bay windows — corner windows — balconies	•		The public domain is visible from habitable rooms and yet with the difference in levels from the Ground floor to the public domain, privacy of the residents is maintained
		Communal open space should be well lit	•		Noted

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		Where communal open space/facilities are provided for children and young people they are safe and contained	•		Appropriate barriers are included within the perimeter design
	3D–4	**Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood**			
		The public open space should be well connected with public streets along at least one edge			N/A
		The public open space should be connected with nearby parks and other landscape elements			N/A
		Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid			N/A
		Solar access should be provided year round along with protection from strong winds			N/A
		Opportunities for a range of recreational activities should be provided for people of all ages			N/A
		A positive address and active frontages should be provided adjacent to public open space			N/A
		Boundaries should be clearly defined between public open space and private areas			N/A
3E	**Deep soil zones**				
	3E–1	**Deep soil zones provide areas on the site that allow for and support healthy plant tree growth. They improve residential amenity and promote management of water and air quality**			
		Deep soil zones are to meet the following minimum requirements. **Site area** / **Minimum dimensions** / **Deep soil zone (% of site area)** Less than 650m² / - / 7% 650m² - 1,500m² / 3m Greater than 1,500m² / 6m Greater than 1,500m² with significant existing cover / 6m	•		— Deep soil provided makes up — 10.7% (82m2)
		On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: — 10% of the site as deep soil on sites with an area of 650m² - 1,500m² — 15% of the site as deep soil on sites greater than 1,500m²	•		Larger deep soil zones have been provided exceeding 10%
		Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: — basement and sub-basement car park design that is consolidated beneath building footprints — use of increased front and side setbacks — adequate clearance around trees to ensure long term health — co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil	•		Larger deep soil zones have been provided to the Northern end of the site, to allow for the existing trees' canopies and also the provision of new trees to the front of the site. this is co-located with the neighbour at 107-109 Chandos Street
		Achieving the design criteria may not be possible on some sites including where: — The location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) — There is 100% site coverage or non-residential uses at ground floor level — Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure			N/A
	3F–1	**Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy**			

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: **Building Height** / **Habitable Room and Balconies** / **Non Habitable** Up to 12 (4 storeys) / 6m / 3m Up to 25m (5-8 storeys) / 9m / 4.5m Over 25m (9+ storeys) / 12m / 6m *Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2). Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties*	•		The separation between the proposal and the existing apartment building to the West (107-109 Chandos St) is a total of 6870mm between habitable and non-habitable rooms. This increases to 9070mm to the Northern end of the building as the facade is set back. Where habitable rooms exist on the Eastern facade of the Western neighbour, the proposed windows have been placed to not be directly adjacent these openings
		Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	•		One step (setback) has been included in the built form to setback the Northern and the Southern ends of the uppermost level
		For residential buildings next to commercial buildings, separation distances should be measured as follows: — For retail, office spaces and commercial balconies use the habitable room distances — For service and plant areas use the non-habitable room distances	•		The separation distance from the Eastern facade of the proposal and the commercial building across the lane way to the East is 8100mm
		New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: — Site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) — On sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)			N/A
		Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)			N/A
		Direct lines of sight should be avoided for windows and balconies across corners	•		Windows are off set from the windows of the adjacent neighbouring building and balconies have landscaped screening to avoid direct lines of sight
		No separation is required between blank walls			Noted
	3F–2	**Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space**			
		Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: — Setbacks — Solid or partially solid balustrades to balconies at lower levels — Fencing and/or trees and vegetation to separate spaces — Screening devices — Bay windows or pop out windows to provide privacy in one direction and outlook in another — Raising apartments/private open space above the public domain or communal open space — Planter boxes incorporated into walls and balustrades to increase visual separation — Pergolas or shading devices to limit overlooking of lower apartments or private open space — On constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	•		Landscape is provided as a buffer between private open space and communal and access paths. The paths and windows of ground floor apartments are higher than the level of the public domain to ensure privacy to these apartments
		Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	•		Open circulation space at the entry of the building on Ground floor is separated from bedrooms, and terraces by locating the apartments' wet areas to the same side (no overlooking windows). Bedrooms and living areas are protected with planters and a privacy wall at the building's entry
		Balconies and private terraces should be located in front of living rooms to increase internal privacy	•		All Balconies and terraces are located adjacent the private open space of the apartments'
		Windows should be offset from the windows of adjacent buildings	•		Windows of the proposal (Bedrooms) are offset from the neighbour at 107 Chandos Street

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		Recessed balconies and/or vertical fins should be used between adjacent balconies	•		Vertical walls divide the adjacent apartments on the upper floors to ensure privacy for the balconies
3G	**Pedestrian access and entries**				
	3G-1	**Building entries and pedestrian access connects to and address the public domain**			
		Multiple entries (including communal building entries and individual ground floor entries) are provided to activate the street edge	•		There are multiple building entries, with the main building entrance (via ramp off Chandos St.) And direct access to the Northern apartment off Chandos street
		Entry locations relate to the street and subdivision pattern and the existing pedestrian network	•		Typically, neighbouring lots beyond the western neighbour (apartments) are single dwellings, and townhouses with pedestrian entries facing Chandos Street. This has been replicated with the gated entry to the Ground Floor apartment off Chandos Street
		Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries	•		The main building entry utilises the long elevation to be separated from the Northern Ground floor apartment. The paved entrance uses contrasting materials to highlight the carved nature of the entry sequence. This is distinctly different to the private entry on Chandos street for the Northern Ground floor apartment which is not a communal entry and is therefore blended in with the street fencing on the boundary in order to keep it private
		Where street frontage is limited and multiple buildings are located on the site, a primary street address is provided with clear sight lines and pathways to secondary building entries			N/A
	3G-2	**Access, entries and pathways are equitable and easy to identify**			
		Building access areas including lift lobbies, stairwells and hallways are clearly visible from the public domain and communal spaces	•		
		The design of ground floors and underground car parks minimise level changes along pathways and entries	•		The pathway to the front entrance has to rise up to the lobby mainly due to the flood levels for the site.
		Steps and ramps are integrated into the overall building and landscape design	•		The entry ramp is integrated into the landscaping
		For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)			N/A
		For large developments electronic access and audio/video intercom should be provided to manage access			As required, subject to future design development
	3G-3	**Pedestrian links through developments provide access to streets and connect destinations**			
		Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport		•	A through site link is not provided as the site is on the end the block
		Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate			N/A
3H	**Vehicle access**				
	3H-1	**Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes**			
		Car park access is integrated with the building's overall facade, design solutions may include: — The materials and colour palette minimise visibility from the street — Security doors or gates at entries that minimise voids in the facade — Where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	•		The materials of the car park entry walls are integrated into the design of the facade to minimise the visibility of the entry on the street. A security door is located towards the base of the ramp
		Car park entries are located behind the building line	•		The ramp to the carpark allows for a level cross over where the ramp meets the public domain. The actual entry is below street level and does not impact on the streetscape as it's not visible at Ground level

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		Vehicle entries are located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	•		Due to the lowest point of the site being on an intersection, the second lowest point (the South-West corner) has been chosen for the vehicle entry
		Car park entry and access is located on secondary streets or lanes where available	•		Car park entry has been located on the secondary street front
		Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	•		The vehicle standing area to allow for traffic entering the basement is within the confines of the basement
		Access point locations avoid headlight glare to habitable rooms	•		Designing the access point of the driveway to the side setback keeps the headlight glare of cars away from directly shining into habitable rooms. Once the cars turn into the basement level, their lights are directed at blank walls above
		Adequate separation distances are provided between vehicular entries and street intersections	•		The vehicle entry is beyond the regulated 9m from the intersection
		The width and number of vehicle access points is limited to the minimum	•		The number of car movements within the basement has ensured that the minimum width (single driveway) of entry/exit ramp can be used to access the basement car park
		Visual impact of long driveways is minimised through changing alignments and screen planting	•		A buffer zone of planting lines the boundary of the driveway to act as screen planting
		The requirement for large vehicles to enter or turnaround within the site is avoided	•		Large vehicles will not be required to enter or turn around within the site
		Garbage collection, loading and servicing areas are screened	•		Garbage collection happens at street level and the building management ensures that bins are taken down to the basement, after collection, for storage
		Clear sight lines should be provided at pedestrian and vehicle crossings	•		
		Traffic calming devices such as changes in paving material or textures should be used where appropriate			N/A
		Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: — changes in surface materials — Level changes — The use of landscaping for separation	•		Pedestrian and vehicle access is separated
3J	**Bicycle and car parking**				
	3J-1	**Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas**			
		For development in the following locations: — on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or — On land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre — The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less — The car parking needs for a development must be provided off street			The site is 550m from St.Leonards Train Station and 600m from the Crows Nest Metro Station. Carparking has been providing in alignment with the carparking requirements prescribed by North Sydney Council. The DCP rates have been applied to the car parking requirements for the site; 2 Bed - 0.7 Spaces 3 Bed - 1 space for a total of 9.7 spaces
		Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site			Car share schemes are provided in the area with 3 Go-get pods within 8 mins walk of the site. The restrictive nature of the basement in this proposal means that it's not an ideal location for a publicly accessible pod to be provided within the site
		Where less car parking is provided in a development, council should not provide on street resident parking permits			Noted
	3J-2	**Parking and facilities are provided for other modes of transport**			
		Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	•		1 x motorbike space has been allowed for as per North Sydney's DCP
		Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	•		Secure undercover bicycle parking has been provided within the basement
		Conveniently located charging stations are provided for electric vehicles, where desirable		•	

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
	3J-3	**Car park design and access is safe and secure**			
		Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	•		Garbage/plant and switch rooms are centrally located and can be accessed without crossing car parking spaces
		Direct, clearly visible and well lit access should be provided into common circulation areas	•		
		A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	•		A clearly defined and visible lobby is provided to the lift and stairs
		For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards			Noted.
	3J-4	**Visual and environmental impacts of underground car parking are minimised**			
		Excavation should be minimised through efficient car park layouts and ramp design	•		The carpark layout minimises excavation by ensuring that ramps are one way and keeping their widths to a minimum
		Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	•		The carpark is well organised with the building services and core located centrallyin the carpark and direction of traffic is kept to the perimeter
		Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	•		Terracing and planters to the ground floor apartment covers the protrusion of the basement
		Natural ventilation should be provided to basement and sub-basement car parking areas	•		The roller entry door to the carpark will provide natural air intake
		Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	•		The driveway access point will be a ventilated door to allow fresh air in and is also set back into the site to reduce visibility from the street
	3J-5	**Visual and environmental impacts of on-grade car parking are minimised**			
		On-grade car parking should be avoided	•		
		Where on-grade car parking is unavoidable, the following design solutions are used: — Parking is located on the side or rear of the lot away from the primary street frontage — Cars are screened from view of streets, buildings, communal and private open space areas — Safe and direct access to building entry points is provided — Parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space — Stormwater run-off is managed appropriately from car parking surfaces — Bio-swales, rain gardens or on site detention tanks are provided, where appropriate — Light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving			N/A
	3J-6	**Visual and environmental impacts of above ground enclosed car parking are minimised**			
		Exposed parking should not be located along primary street frontages			N/A
		Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: — Car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) — Car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9)			N/A
		Positive street address and active frontages should be provided at ground level	•		The perimeter landscape provides a generous buffer to the streetscape helping the building address all three frontages which provides a positive interface.
4	**Designing the building**				
4A	**Solar and daylight access**				

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
	4A-1	**To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space**			
		Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	•		90% apartments achieve direct sunlight to living rooms and private open space for a minimum of 2 hours on 21 June. The Ground floor southern apartment still receives direct sunlight but for an hour only
		In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter			N/A
		A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter	•		All apartments receive direct sunlight
		The design maximises north aspect and the number of single aspect south facing apartments is minimised	•		All apartments maximise on the East - West and Northerly orientations and therefore have no single aspect south facing apartments
		Single aspect, single storey apartments should have a northerly or easterly aspect			N/A
		Living areas are best located to the north and service areas to the south and west of apartment	•		The Ground Floor apartment needs to be orientated to the South so that that pedestrian entry can enter the building at an accessible midpoint on the slope down to the South
		To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: — dual aspect apartments — shallow apartment layouts — two storey and mezzanine level apartments — bay windows	•		All apartments are dual aspect apartments in this design
		To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	•		This is achieved to all apartments
		Achieving the design criteria may not be possible on some sites. This includes: — where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source — on south facing sloping sites — where significant views are oriented away from the desired aspect for direct sunlight — Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective	•		The Ground Floor apartment needs to be orientated to the South so that that pedestrian entry can enter the building at an accessible midpoint on the slope down to the South
	4A-2	**Daylight access is maximised where sunlight is limited**			
		Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	•		
		Where courtyards are used: — use is restricted to kitchens, bathrooms and service areas — building services are concealed with appropriate detailing and materials to visible walls — courtyards are fully open to the sky — access is provided to the light well from a communal area for cleaning and maintenance — acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved			N/A
		Opportunities for reflected light into apartments are optimised through: — reflective exterior surfaces on buildings opposite south facing windows — positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light — integrating light shelves into the design — light coloured internal finishes	•		Internal finishes on balconies are a lighter colouring
	4A-3	**Design incorporates shading and glare control, particularly for warmer months**			

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		A number of the following design features are used: — balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas — shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting — horizontal shading to north facing windows — vertical shading to east and particularly west facing windows — operable shading to allow adjustment and choice — high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	•		High performance glass will be used as well as balconies ensuring shading to balconies below
4B	**Natural ventilation**				
	4B-1	**All habitable rooms are naturally ventilated**			
		The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	•		100% of apartments have cross ventiliation
		Depths of habitable rooms support natural ventilation	•		Dual aspect apartments encourage cross ventiliation across living areas
		The area of unobstructed window openings should be equal to at least 5% of the floor area served	•		
		Light wells are not the primary air source for habitable rooms	•		
		Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: — adjustable windows with large effective openable areas — a variety of window types that provide safety and flexibility such as awnings and louvres — windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	•		Adjustable windows have large effective openings
	4B-2	**The layout and design of single aspect apartments maximises natural ventilation**			
		Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	•		
		Natural ventilation to single aspect apartments is achieved with the following design solutions: — primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) — stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries — courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells			N/A
	4B-3	**The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents**			
		1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	•		100% of apartments achieve cross ventilation
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	•		East - West depths of the typical layout is 5450mm across living rooms and 6850mm across Kitchen/Dining areas
		The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	•		All apartments are cross through apartments with dual aspects
		In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	•		
		Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	•		Central corridors allow unobstructed airflow from the front to the back of apartments
		Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	•		

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
4C	**Ceiling heights**				
	4C-1	**Ceiling height achieves sufficient natural ventilation and daylight access**			
		Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **Minimum ceiling height for apartment and mixed use buildings** Habitable rooms: 2.7m Non-habitable rooms: 2.4m For 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor, where its apartment area does not exceed 50% of the apartment area Attic spaces: 1.8m at edge of room with a 30 people degree minimum ceiling slope If located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired	•		Habitable rooms have 2.7m ceiling height
		Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	•		
	4C-2	**Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms**			
		A number of the following design solutions can be used: — The hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces — Well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings — Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	•		The intention is that there will be no bulkheads over kitchens or in bedrooms where the full 2.7m has been allowed for
	4C-3	**Ceiling heights contribute to the flexibility of building use over the life of the building**			
		Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)			N/A
4D	**Apartment size and layout**				
	4D-1	**The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity**			
		1. Apartments are required to have the following minimum internal areas: **Apartment type** / **Minimum internal area** Studio: 35m² 1 bedroom: 50m² 2 bedroom: 70m² 3 bedroom: 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each	•		The apartments have been designed with generous internal areas: — 2 Bed + Study = 114m² — 3 Bed + Study = 141m²
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	•		
		Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	•		

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		A window should be visible from any point in a habitable room	•		
		Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits			N/A
	4D–2	**Environmental performance of the apartment is maximised**			
		1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	•		
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	•		Maximum depth is 6850mm
		Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths			Noted
		All living areas and bedrooms should be located on the external face of the building	•		
		Where possible: — bathrooms and laundries should have an external openable window — main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	•		— Main living spaces for the majoirty of the apartments, face the primary outlook over Chandos Street
	4D–3	**Apartment layouts are designed to accommodate a variety of household activities and needs**			
		1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)	•		
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•		
		3. Living rooms or combined living/dining rooms have a minimum width of: — 3.6m for studio and 1 bedroom apartments — 4m for 2 and 3 bedroom apartments	•		
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	•		
		Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	•		
		All bedrooms allow a minimum length of 1.5m for robes	•		All bedrooms in the apartments have a minimum of 1800mm long wardrobes
		The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	•		
		Apartment layouts allow flexibility over time, design solutions may include: — dimensions that facilitate a variety of furniture arrangements and removal — spaces for a range of activities and privacy levels between different spaces within the apartment — dual master apartments — dual key apartments *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* — room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) — efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	•		Open planning is provied and many have generous areas to allow for flexible furniture arrangements
4E	**Private Open Space and Balconies**				
	4E–1	**Apartments provide appropriately sized private open space and balconies to enhance residential amenity**			

ADG response table

Part no.	Objective no.	Objective Design criteria/design guide	Complies Yes	No	Notes
		All apartments are required to have primary balconies as follows: **Dwelling Type** / **Minimum Area** / **Minimum Depth** Studio Apartments / 4m² / - 1 bedroom apartments / 8m² / 2m 2 bedroom apartments / 10m² / 2m 3+ bedroom apartments / 12m² / 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m	•		All primary balconies and terraces are provided with more than the minimum areas of private open space from 16m2 for the 2 Bed apt. and 13.4-18.5m2 for the three beds
		For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m	•		The 2 apartments at Ground level have multiple terraces in excess of 15m2
		Increased communal open space should be provided where the number or size of balconies are reduced			N/A
		Storage areas on balconies is additional to the minimum balcony size	•		
		Balcony use may be limited in some proposals by: — consistently high wind speeds at 10 storeys and above — close proximity to road, rail or other noise sources — exposure to significant levels of aircraft noise — heritage and adaptive reuse of existing buildings — In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated			N/A
	4E-2	**Primary private open space and balconies are appropriately located to enhance liveability for residents**			
		Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	•		
		Private open spaces and balconies predominantly face north, east or west	•		The Ground Floor apartment needs to be orientated to the South so that that pedestrian entry can enter the building at an accessible midpoint on the slope down to the South
		Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	•		
	4E-3	**Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building**			
		Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are de-signed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred			
		Full width full height glass balustrades alone are generally not desirable	•		No glass balustrades have been included
		Projecting balconies should be integrated into the building design and the design of soffits considered	•		The balconies are completely integrated and form part of the facade design
		Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	•		Pergolas to control the sunlight
		Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	•		The Rooftop terrace has its balustrade set back slightly of the face of the facade
		Downpipes and balcony drainage are integrated with the overall facade and building design	•		
		Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	•		The condensers are located on the rooftop
		Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and inte-grated in the building design			N/A

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		Ceilings of apartments below terraces should be insulated to avoid heat loss	•		
		Water and gas outlets should be provided for primary balconies and private open space	•		Water outlets will be provided on balconies
	4E–4	**Private open space and balcony design maximises safety**			
		Changes in ground levels or landscaping are minimised	•		
		Design and detailing of balconies avoids opportunities for climbing and falls	•		
4F	**Common circulation and spaces**				
	4F–1	**Common circulation spaces achieve good amenity and properly service the number of apartments**			
		The maximum number of apartments off a circulation core on a single level is eight	•		There are a maximum of 2 apartments per circulation core
		For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40			N/A
		Greater than minimum requirements for corridor widths and or ceiling heights allow comfortable movement and ac-cess particularly in entry lobbies, outside lifts and at apartment entry doors		•	The entry corridors are 2m wide which is suitable for this scale of building having only 2 apartments off each lobby
		Daylight and natural ventilation should be provided to all common circulation spaces that are above ground		•	Corridors are enclosed but with only 2 apartments of each lobby this is appropriate. Sunlight is seen as soon as you enter an apartment
		Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors		•	
		Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: — a series of foyer areas with windows and spaces for seating — wider areas at apartment entry doors and varied ceiling heights			N/A
		Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	•		There are only 2 apartments accessing each core per floor in each apartment building
		Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: — sunlight and natural cross ventilation in apartments — access to ample daylight and natural ventilation in common circulation spaces — common areas for seating and gathering — generous corridors with greater than minimum ceiling heights — other innovative design solutions that provide high levels of amenity			N/A
		Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level			N/A
		Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully con-trolled	•		
	4F–2	**Common circulation spaces promote safety and provide for social interaction between residents**			
		Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	•		Circulation is minimal within lobbies
		Tight corners and spaces are avoided	•		
		Circulation spaces should be well lit at night			Noted
		Legible signage should be provided for apartment numbers, common areas and general wayfinding			Noted
		Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	•		The entrance landing on ground floor allows for additional space for furniture

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space			N/A
		Where external galleries are provided, they are more open than closed above the balustrade along their length			N/A
4G	**Storage**				
	4G-1	**Adequate, well designed storage is provided in each apartment**			
		In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: **Dwelling type** / **Storage size** Studio apartments / 4m3 1 bedroom apart-ments / 6m3 2 bedroom apart-ments / 8m3 3 bedroom apart-ments / 10m3 At least 50% of the required storage is to be located within the apartment	•		Refer to compliance table on plans
		Storage is accessible from either circulation or living areas	•		
		Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street			N/A
		Left over space such as under stairs is used for storage			N/A
	4G-2	**Additional storage is conveniently located, accessible and nominated for individual apartments**			
		Storage not located in apartments is secure and clearly allocated	•		
		Storage is provided for larger and less frequently accessed items, where practical	•		Storage rooms are located in the basement for larger storage items
		Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	•		Storage will not be designed to impede the car parking spaces
		If communal storage rooms are provided they should be accessible from common circulation areas of the building			N/A
		Storage not located in an apartment is integrated into the overall building design and not visible from the public domain	•		Additional storage is located in the basement
4H	**Acoustic privacy**				
	4H-1	**Noise transfer is minimised through the siting of buildings and building layout**			
		Adequate building separation is provided within the development and from neighbouring buildings / adjacent uses (also see section 2F Building separation and section 3F Visual Privacy)	•		
		Window and door openings are generally orientated away from noise sources	•		
		Noisy areas within buildings including building entries and corridors are located next to or above each other and quieter areas next to or above quieter areas	•		The Ground floor private open space is protected from the main throughfare to the building entrance with a privacy wall
		Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources	•		Service cupboards and circulation areas are centrally located, with bedrooms sitting on the outside of the apartments and non- habitable spaces on the inside of the apartments
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	•		
		Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equip-ment, active communal open spaces and circulation areas are located at least 3m away from bedrooms	•		Plantrooms have been designed in the basementl. Mechanical equipment has been placed on the roof and active communal spaces are more than 3 metres from windows. The door to the basement entry is also located at least 3m from the bedrooms on the ground floor

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
	4H-2	**Noise impacts are mitigated through internal apartment layout and acoustic treatments**			
		Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: — rooms with similar noise requirements are grouped together — doors separate different use zones — wardrobes in bedrooms are co-located to act as sound buffers	•		Rooms with similar noise requirements are grouped together
		Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: — double or acoustic glazing — acoustic seals — use of materials with low noise penetration properties — continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	•		Double glazing could be installed to the windows facing the driveway ramp
4J	**Noise and pollution**				
	4J-1	**In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings**			
		To minimise impacts the following design solutions may be used: — physical separation between buildings and the noise or pollution source — residential uses are located perpendicular to the noise source and where possible buffered by other uses — non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces — Non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources — Buildings should respond to both solar access and noise. Where solar access is away from the noise source, nonhabitable rooms can provide a buffer — Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) — Landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry	•		Landscape acts as a barrier to the ground floor passing traffic, as well as breaking up any rooftop noise created from communal uses
		Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: — solar and daylight access — private open space and balconies — natural cross ventilation			Noted
	4J-2	**Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission**			
		Design solutions to mitigate noise include: — limiting the number and size of openings facing noise sources — providing seals to prevent noise transfer through gaps — using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) — using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	•		Solid balustrades are used on Chandos Street to protect from noise of the traffic
4K	**Apartment mix**				
	4K-1	**A range of apartment types and sizes is provided to cater for different household types now and into the future**			
		A variety of apartment types is provided	•		2 Bed + Study / 3 Bed + Study

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		The apartment mix is appropriate, taking into consideration: — the distance to public transport, employment and education centres — the current market demands and projected future demographic trends — the demand for social and affordable housing — different cultural and socioeconomic group	•		2 Bed + Study = 114m2 / 10% 3 Bed + Study = 141m2 / 90%
		Flexible apartment configurations, such as dual key apartments, are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	•		Flexible apartment plans with large living rooms and studies being provided
	4K-2	**The apartment mix is distributed to suitable locations within the building**			
		Different apartment types are located to achieve successful facade composition and to optimise solar access. See figure 4A.3			
		Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	•		All apartments are generous in their areas and private open space
4L	**Ground floor apartments**				
	4L-1	**Street frontage activity is maximised where ground floor apartments are located**			
		Direct street access should be provided to ground floor apartments	•		Direct Street access is provided for the Northern ground floor apartment to replicate access to other homes along Chandos St.
		Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: — both street and foyer entrances to ground floor apartments — private open space is next to the street — doors and windows face the street	•		Terraces face the street and provide a element of activity at the street frontage
		Retail or home office spaces are located along street frontages			N/A
		Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for con-version into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion			N/A
	4L-2	**Design of ground floor apartments delivers amenity and safety for residents**			
		Privacy and safety is provided without obstructing causal surveillance. Design solutions may include: — elevation of private gardens and terraces above the street level by 1m - 1.5m (see Figure 4L.4) — landscaping and private courtyards — window sill heights that minimise sight lines into apartments — integrating balustrades, safety bars or screens with the exterior design	•		Ground floor terraces are generally elevated above street level with landscaping provided to help screen the private terraces. The landscaping is integrated with the balustrading
		Solar access is maximised through: — high ceilings and tall windows — trees and shrubs that allow solar access in winter and shade in summer	•		
4M	**Facades**				
	4M-1	**Building facades provide visual interest along the street respecting the character of the local area**			
		Design solutions for front building facades may include: — A composition of varied building elements — A defined base, middle and top of the buildings — Revealing and concealing certain elements — Changes in texture, material, detail and colour to modify the prominence of elements	•		The textures of the facacde material changes as the exterior finish changes to reveal the finish of the interior of the external balconies on the third floor. Contrast is provided between the external face and the interior of balcnoies through colour changes. The brick walls are articulated with different brick coursing and types of brick patterns
		Building services should be integrated within the overall facade	•		Downpipes will not be visible along with condensers that are to be hidden on the roof

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: — Well composed horizontal and vertical elements — Variation in floor heights to enhance the human scale — Elements that are proportional and arranged in patterns — Public artwork or treatments to exterior blank walls — Grouping of floors or elements such as balconies and windows on taller buildings	•		The horizontal brick banding helps to compose the building along its length whereas the infill brick patterns provide the vertical connection
		Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights			The setback at the uppermost level relates to the 5 storey building to the West
		Shadow is created on the facade throughout the day with building articulation, balconies and deeper window re-veals	•		A play of shadows is created with the different bricks used
	4M-2	**Building functions are expressed by the facade**			
		Building entries should be clearly defined	•		Breaks in the facade highlight where the building entries exist as well as the type of finish to the entry walls
		Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	•		The entry is given prominence with the extended privacy wall that guides you to the front door
		The apartment layout should be expressed externally through facade features as party walls and floor slabs	•		The divide in the apartments on Level 1-3 is articulated with a privacy wall in between them
4N	**Roof design**				
	4N-1	**Roof treatments are integrated into the building design and positively respond to the street**			
		Roof design relates to the street. Design solutions may include: — Special roof features and strong corners — Use of skillion or very low pitch hipped roofs — Breaking down the massing of the roof by using smaller elements to avoid bulk — Using materials or a pitched form complementary to adjacent buildings	•		Particular focus has been on the integration of the design of the apartments to the neighbouring house design which forms part of the DA submission. Flat roofs have been used throughout the development. The roof design does not overpower in mass, as the form of the building is broken down with articulated breaks
		Roof treatments should be integrated with the building design. Design solutions may include: — Roof design proportionate to the overall building size, scale and form — Roof materials complement the building — Service elements are integrated	•		Services are concealed from view on the rooftop terrace and the flat roof is softened at its perimeter with greenery
	4N-2	**Opportunities to use roof space for residential accommodation and open space are maximised**			
		Habitable roof space should be provided with good levels of amenity. Design solutions may include: — Penthouse apartments — Dormer or clerestory windows — Openable skylights	•		Level 5 has a rooftop terrace for communal use
		Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	•		Alcoves are designed into the perimeter of the rooftop terrace for comfort and acoustic privacy when multiple users are frequented the roof. These spaces are set back from the building edge to ensure minimal overlooking by users
	4N-3	**Roof design incorporates sustainability features**			
		Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: — The roof lifts to the north — Eaves and overhangs shade walls and windows from summer sun	•		Overhangs and deep balconies shade the walls in the summer
		Skylights and ventilation systems should be integrated into the roof design		•	The majority of apartments receive solar access therefore the rooftop terrace is utilised as a communal area rather than including skylights to the 2 apartments below

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
4O	**Landscape design**				
	4O-1	**Landscape design is viable and sustainable**			
		Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: — Diverse and appropriate planting — Bio-filtration gardens — Appropriately planted shading trees — Areas for residents to plant vegetables and herbs — Composting — Green roofs or walls	•		
		Ongoing maintenance plans should be prepared	•		
		Microclimate in enhanced by: — Appropriately scaled trees near the eastern and western elevations for shade — A balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter — Shade structures such as pergolas for balconies and courtyards	•		
		Tree and shrub selection considers size at maturity and the potential for roots to complete (see table 4)	•		
	4O-2	**Landscape design contributes to the streetscape and amenity**			
		Landscape design responds to the existing site conditions including: — Changes of levels — Views — Significant landscape features including trees and rock outcrops	•		
		Significant landscape features should be protected by: — Tree protection zones (see figure 40.5) — Appropriate signage and fencing during construction	•		
		Plants selected should be endemic to the region and reflect the local ecology	•		
4P	**Planting on structures**				
	4P-1	**Appropriate soil profiles are provided**			
		Structures are reinforced for additional saturated soil weight	•		Allowances have been made for the soil weight
		Soil volume is appropriate for plant growth, considerations include: — Modifying depths and widths according to the planting mix and irrigation frequency — Free draining and long soil life span — Tree anchorage	•		Depths of soil is modified to ensure that appropriate soil volume can be included
		Minimum soil standards for plant sizes should be provided in accordance with Table 5	•		Refer to Landscape documenation
	4P-2	**Plant growth is optimised with appropriate selection and maintenance**			
		Plants are suited to site conditions, considerations include: — Drought and wind tolerance — Seasonal changes in solar access — Modified substrate depths for diverse range of plants — Plant longevity	•		Refer to Landscape documenation
		A landscape maintenance plan is prepared	•		Refer to Landscape documenation

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		Irrigation and drainage systems respond to: — Changing site conditions — Soil profile and the planting regime — Whether rainwater, stormwater r recycled grey water is used	•		
	4P-3	**Planting on structure contributes to the quality and amenity of communal and public open spaces**			
		Building design incorporates opportunities for planting on structures. Design solutions may include: — Green walls with specialised lighting for indoor green walls — All design that incorporates planting — Green roofs, particularly where roofs are visible form public domain — Planter boxes *Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time*	•		Planters are provided on the roof and also ontop of the basement at ground level
4Q	**Universal design**				
	4Q-1	**Universal design features are included in apartment design to promote flexible housing for all community members**			
		Developments achieve a benchmark of 20% of the total apartment incorporating the Liveable Housing Guideline's silver level universal design features	•		All apartments incorporate the Liveable Housing Guideline's silver level universal design features
	4Q-2	**A variety of apartments with adaptable designs are provided**			
		Adaptable housing should be provided in accordance with the relevant council policy	•		Although the DCP does not require the provision for adaptable housing the development has allowed for 90% of the apartments to be adaptable
		Design solutions for adaptable apartments include: — Convenient access to communal and public areas — High level of solar access — Minimal structural change and residential amenity loss when adapted — Larger car parking spaces for accessibility — Parking titled separately from apartments or shared car parking arrangements	•		
	4Q-3	**Apartment layouts are flexible and accommodate a range of lifestyle needs**			
		Apartments design incorporates flexible design solutions which may include: — Rooms with multiple functions — Dual master bedroom apartments with separate bathrooms — Larger apartments with various living space options — Open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	•		The area of the apartments are larger than the minimums suggested in the ADG
4R	**Adaptive reuse**				
	4R-1	**New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place**			
		Design solutions may include: — New elements to align with the existing building — Additions that complement the existing character, siting, scale, proportion, pattern form and detailing — Use of contemporary and complementary materials, finishes, textures and colours			N/A
	4R-2	**Adapted buildings provide residential amenity while not precluding future adaptive reuse**			
		Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: — Generously sized voids in deeper buildings — Alternative apartment types when orientation is poor — Using additions to expand the existing building envelope			N/A

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: — Where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar an daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) — Alternatives to providing deep soil where less than the minimum requirement is currently available on the site — Building and visual separation - subject to demonstrating alternative design approaches to achieving privacy — Common circulation — Car parking — Alternative approaches to private open space and balconies			N/A
4S	**Mixed use**				
	4S–1	**Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement**			
		Mixed use development should be concentrated around public transport and centres			N/A
	4S–2	**Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents**			
		Residential circulation areas should be clearly defined. Design solutions may include: — Residential entries are separated from commercial entries and directly accessible from the street — Commercial service areas are separated from residential components — Residential car parking and communal facilities are separated or secured — Concealment opportunities are avoided			N/A
		Landscape communal open space should be provided at podium or roof levels	•		Communal open space is provided at the roof level
4T	**Awnings and signage**				
	4T–1	**Awnings are well located and complement and integrate with the building design**			
		Awnings should be located along streets with high pedestrian activity and active frontages			N/A
		A number of the following design solutions are used: — Continuous awnings are maintained and provided in areas with existing pattern — Height, depth, material and form complements the existing street character — Protection from the sun and rain is provided — Awnings are wrapped around the secondary frontages of corner sites — Awnings are retractable in areas without an established pattern			N/A
		Awnings should be located over building entries for building address and public domain amenity		•	Instead of projections for a sense of address, the building offers scoops where the lobby entry is located
		Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure			N/A
		Gutters and down pipes should be integrated and concealed	•		
		Lighting under awnings should be provided for pedestrian safety			N/A
	4T–2	**Signage responds to the context and desired streetscape character**			
		Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	•		Noted
		Legible and discrete way finding should be provided for larger developments	•		Noted
		Signage is limited to being on and below awnings and in single facade sign on the primary street frontage	•		Noted

ADG response table

		Objective	Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
4U	Energy efficiency				
	4U-1	**Development incorporates passive environmental design**			
		Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	•		
		Well located, screened outdoor areas should be provided for clothes drying	•		Where possible. Solid balcony upstands have been provided to allow balcony drying facilities to be screened from the public domain
	4U-2	**Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer**			
		A number of the following design solutions are used: — The use of smart glass or other technologies on north and west elevations — Thermal mass in the floors and walls of north facing rooms in maximised — Polished concrete floor, tiles, or timber rather than carpet — Insulated roofs, walls and floors and seals on window and door openings — Overhangs and shading devices such as awnings, blinds and screens	•		Deep balconies maximise shading to sliding doors
		Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	•		Provided on the rooftop
	4U-3	**Adequate natural ventilation minimises the need for mechanical ventilation**			
		A number of the following design solution are used: — Rooms with similar usage are grouped together — Natural cross ventilation for apartments is optimised — Natural ventilation is provided to all inhabitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	•		100% of apartments are naturally cross ventiallated
4V	Water management and conservation				
	4V-1	**Potable water use is minimised**			
		Water efficient fittings, appliances and wastewater reuse should be incorporated	•		Refer BASIX certificate
		Apartments should be individually metered	•		
		Rainwater should be collected, stored and reused on site	•		Refer BASIX certificate
		Drought tolerant, low water use plants should be used within landscaped areas	•		Refer landscape design
	4V-2	**Urban stormwater is treated on site before being discharged to receiving waters**			
		Water sensitive urban design systems are designed by a suitably qualified professional	•		
		A number of the following design solutions are used: — Runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation — Porous and open paving materials is maximised — On site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	•		
	4V-3	**Flood management systems are integrated into site design**			
		Detention tanks should be located under paved areas, driveways or in basement car parks	•		Detention tanks are located wihtin the basement car park
		On large sites parks or open spaces are designed to provide temporary on site detention basins			N/A
4W	Waste management				
	4W-1	**Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents**			

ADG response table

		Objective	Complies		
Part no.	**Objective no.**	**Design criteria/design guide**	**Yes**	**No**	**Notes**
		Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	•		Storage of rubbish bins is within the basement with collection being up on the street
		Waste and recycling storage areas should be well ventilated	•		
		Circulation design allows bins to be easily manoeuvred between storage and collection points	•		
		Temporary storage should be provided for large bulk items such as mattresses	•		A bulky items storage room, that is separate from the waste rooms, has been provided in the basement
		A waste management plan should be prepared	•		
	4W-2	**Domestic waste is minimised by providing safe and convenient source separation and recycling**			
		All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste and recycling	•		Kitchens will incorporate waste storage in the layout which will then be taken to the waste chutes in the shared lobbies
		Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	•		There is one chute per lift core; one for garbage and collection of recycle occurs within the collection room in the basement
		For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses			N/A
		Alternative waste disposal methods such as composting should be provided	•		This will be up to the body corporate to include as they see fit
4X	**Building maintenance**				
	4X-1	**Building design detail provides protection from weathering**			
		A number of the following design solutions are used: — Roof overhangs to protect walls — Hoods over windows and doors to protect openings — Detailing horizontal edges with drip lines to avoid staining of surfaces — Methods to eliminate or reduce planter box leaching — Appropriate design and material selection for hostile locations	•		Roof overhangs protect balconies
	4X-2	**Systems and access enable ease of maintenance**			
		Window design enables cleaning from the inside of the building	•		There are only a few windows that are not accessed from a balcony and of the ones that can't be accessed the openable section of the window will be generally cleaned by the building management
		Building maintenance systems should in incorporated and integrated into the design of the building form, roof and facade	•		Stair access is provided to the roof
		Design solutions do not require external scaffolding for maintenance access	•		
		Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems	•		
		Centralised maintenance, services and storage should be provided for communal open space areas within the building	•		
	4X-3	**Material selection reduces ongoing maintenance costs**			
		A number of the following design solutions are used: — Sensors to control artificial lighting in common circulation and spaces — Natural materials that weather well and improve with time such as face brickwork — Easily cleaned surfaces that are graffiti resistant — Robust and durable materials and finished are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	•		Robust brick materials are used

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.

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SHEET 2

MGA2020

TREE SCHEDULE

TREE No.	SPREAD/TRUNK DIA./HEIGHT	LEVEL
1	12/0.5/13	79.34
2	0.5/0.03/2	78.95
3	10/0.3/13	78.24
4	8/0.4/15	77.98

SYMBOL LEGEND

- BENCHMARK
- BIN
- BOLLARD
- CLOTHES LINE
- COMMUNICATIONS PIT
- DP DOWN PIPE
- DRAINAGE PIT(JUNCTION)
- DRAINAGE PIT(GRATED)
- DRAINAGE PIT(KERB INLET)
- E ELECTRICAL PILLAR
- ELECTRICAL SUBSTATION
- FLAG POLE
- G GAS MAIN MARKER
- GAS METER
- G GAS VALVE
- HYDRANT POTABLE
- R HYDRANT RECYCLE
- F FIRE HYDRANT
- LIGHTPOLE
- N NBN PIT
- PHONE BOX
- POWER POLE
- PVC RISER
- SEWER INSPECTION POINT
- SEWER MANHOLE
- SEWER VENT
- SEWER MAINTENANCE SHAFT
- SIGN
- STAY POLE
- STOP VALVE POTABLE
- STOP VALVE RECYCLE
- TELSTRA PILLAR
- TELSTRA PIT SINGLE
- TELSTRA PIT DOUBLE
- TRAFFIC LIGHTS
- C TRAFFIC LIGHTS CONTROL BOX
- S SERVICES PIT
- TREE STUMP
- A WATER AIR VALVE
- WATER METER POTABLE
- WATER METER RECYCLE
- SS SUBSOIL FLUSHING POINT
- W WATER SERVICE
- SURVEY MARK (CONC. BLOCK)
- STATE SURVEY MARK
- SURVEY STATION
- EGG TOP OF GUTTER LEVEL
- FL FLOOR LEVEL
- CHIM CHIMNEY LEVEL
- PARA PARAPET LEVEL
- TOP OF BATTER

IMPORTANT NOTES

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6 ALL LEVELS MUST BE REFERRED BACK TO THE BENCHMARK TOP OF KERB CHANDOS STREET RL: 78.52 THE ORIGIN OF THIS LEVEL IS SSM36678

7 THE CONTOUR INTERVAL IN METRES IS 0.5

THE ABOVE NOTES ARE AN INTEGRAL PART OF THIS PLAN

SP 75974

No. 107 CHANDOS STREET

RENDERED BRICK FOUR STOREY APARTMENT BLOCK

No.107 CHANDOS STREET EAST FACE

FLOOR	WINDOW HEAD HEIGHT	WINDOW SILL HEIGHT
(4) FLOOR 1	RL 84.72	RL 83.92
(4A) FLOOR 1	RL 85.22	RL 84.62
(5) FLOOR 2	RL 87.54	RL 86.74
(5B) FLOOR 2	RL 88.04	RL 87.44
(6) FLOOR 3	RL 90.92	RL 90.32
(6C) FLOOR 3	RL 90.92	RL 90.32

NOTE: EAST FACE WINDOWS TAKEN FROM ARCHITECTURAL PLANS (NOT SURVEYED)

No.107 CHANDOS STREET SOUTH FACE

FLOOR	WINDOW HEAD HEIGHT	WINDOW SILL HEIGHT
(1) FLOOR 1	RL 85.3	RL 84.1
(1D) FLOOR 1 BALCONY DOOR	RL 85.2	
(2) FLOOR 2	RL 88.0	RL 86.8
(2D) FLOOR 2 BALCONY DOOR	RL 88.1	
(3) FLOOR 3	RL 90.8	RL 89.6

BOTTOM OF FASCIA RL: 93.4

WALL

PARA 92.38

LOT 28
SECTION 6
DP2872

LOT 29
SECTION 6
DP2872

No. 111 CHANDOS STREET

RENDERED TWO STOREY COMMERCIAL BUILDING WITH BASEMENT CARPARK

359° 45' 35"
35.815

10.67 TITLE
10.66 SURVEY
269° 45' 35"

ROOFTOP SHED

STORM WATER GRATES

TOP OF SEWER VENT RL 90.81

RIDGE RL 86.48

ATCHISON LANE

LANE

HUME LANE

CONCRETE

PATH

No. 168
WILLOUGHBY ROAD

TWO STOREY BRICK COMMERCIAL BUILDING

No.168 WILLOUGHBY RD

FLOOR	WINDOW HEAD HEIGHT	WINDOW SILL HEIGHT
(G) GROUND	RL 80.9	RL 79.2
(1) FLOOR 1	RL 84.0	RL 82.5
(A) GROUND	RL 80.9	RL 79.7
(B) FLOOR 1	RL 83.0	RL 80.9

No. 164
WILLOUGHBY ROAD

RENDERED FOUR STOREY RESIDENTIAL AND COMMERCIAL BUILDING

No.164 WILLOUGHBY ROAD

FLOOR	WINDOW HEAD HEIGHT	WINDOW SILL HEIGHT
(G) GROUND	RL 80.9	RL 78.2
(1) FLOOR 1		
(2) FLOOR 2	RL 87.2	RL 85.5
(3) FLOOR 3	RL 90.3	RL 88.5

DOOR HEIGHT RL 80.34

DOOR HEIGHT RL 81.18

DOOR HEIGHT RL 81.18

No.84-90 ATCHISON LANE

FLOOR	WINDOW HEAD HEIGHT	WINDOW SILL HEIGHT
(G) GROUND	RL 81.05	RL 78.89
(1) FLOOR 1	RL 84.15	RL 81.35
(2) FLOOR 2	RL 87.35	
(3) FLOOR 3	RL 90.31	
(4) FLOOR 4	RL 93.50	

No. 84-90
ATCHISON LANE

RENDERED FIVE STOREY APARTMENT BLOCK

No.	DESCRIPTION	BY	DATE
B	ADDITIONAL WINDOWS ADDED	KW	19.08.24
A	FIRST ISSUE	KW	16.08.24

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Scale 1:100 (A1) 0 2 4 6 8 10 metres

mepstead & ASSOCIATES
REGISTERED SURVEYORS AND DEVELOPMENT CONSULTANTS

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Designed:	Scale: 1:100	Principal:	EQUICENTIA
Drawn: KW	Datum: MGA	Project:	PLAN OF DETAIL & LEVELS OVER LOTS LOT 28 AND 29, SECTION 6, IN DP 2872 KNOWN AS No.111 CHANDOS STREET, CROWS NEST
Checked: AS	Date: 16.08.2024		
L.G.A: NORTH SYDNEY	A1		

Drg. No. 6192-DET1_B
Sheet No. 1 of 3 sheets
Our Ref: 6192

MGA2020

TREE SCHEDULE

TREE No.	SPREAD/TRUNK DIA./HEIGHT	LEVEL
1	12/0.5/13	79.34
2	0.5/0.03/2	78.95
3	10/0.3/13	78.24
4	8/0.4/15	77.98

SYMBOL LEGEND

- BENCHMARK
- BIN
- BOLLARD
- CLOTHES LINE
- COMMUNICATIONS PIT
- DP DOWN PIPE
- DRAINAGE PIT(JUNCTION)
- DRAINAGE PIT(GRATED)
- DRAINAGE PIT(KERB INLET)
- E ELECTRICAL PILLAR
- ELECTRICAL SUBSTATION
- FLAG POLE
- G GAS MAIN MARKER
- GAS METER
- G GAS VALVE
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7 THE CONTOUR INTERVAL IN METRES IS 0.5

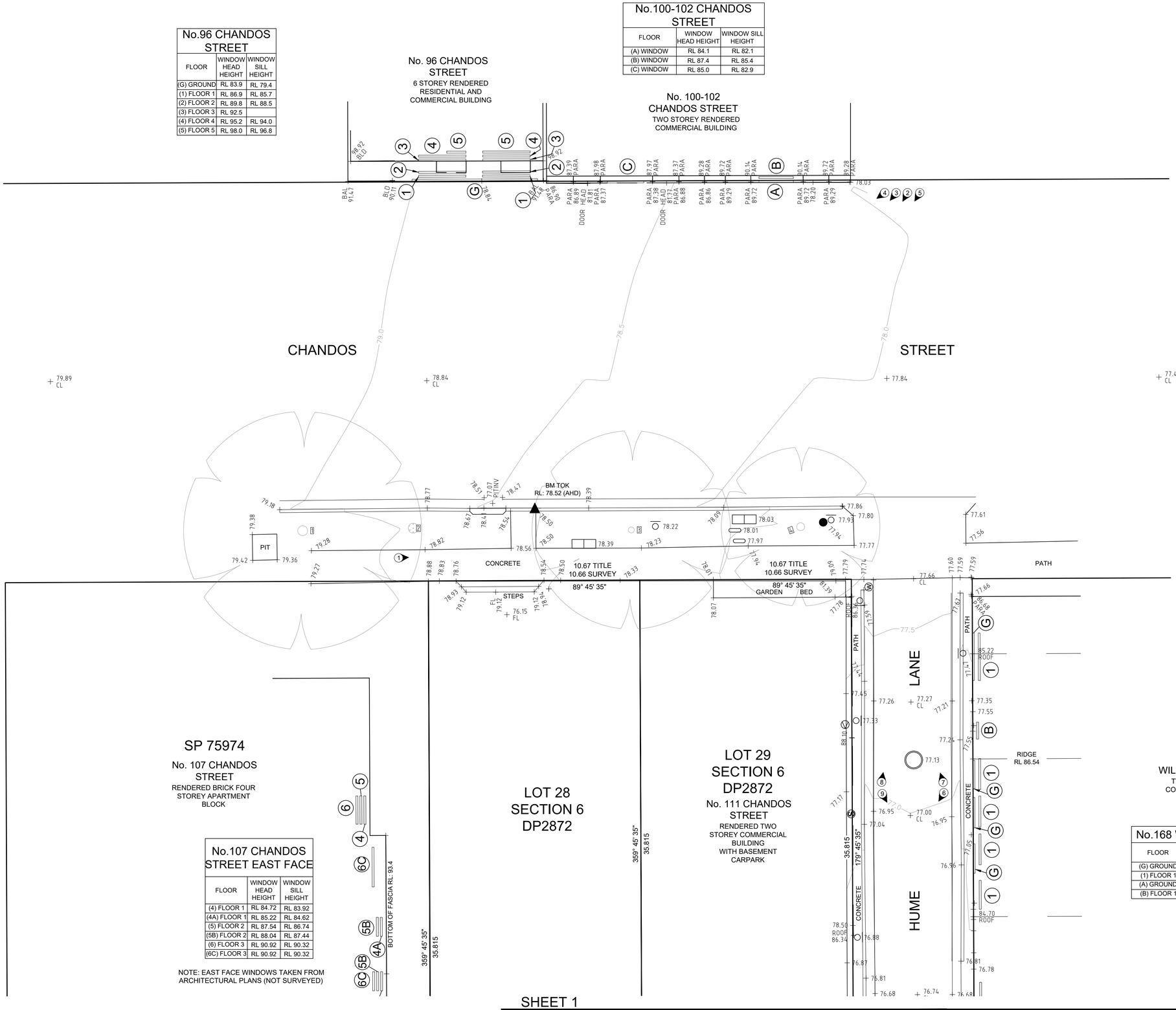
THE ABOVE NOTES ARE AN INTEGRAL PART OF THIS PLAN

No.96 CHANDOS STREET

FLOOR	WINDOW HEAD HEIGHT	WINDOW SILL HEIGHT
(G) GROUND	RL 83.9	RL 79.4
(1) FLOOR 1	RL 86.9	RL 85.7
(2) FLOOR 2	RL 89.8	RL 88.5
(3) FLOOR 3	RL 92.5	
(4) FLOOR 4	RL 95.2	RL 94.0
(5) FLOOR 5	RL 98.0	RL 96.8

No.100-102 CHANDOS STREET

FLOOR	WINDOW HEAD HEIGHT	WINDOW SILL HEIGHT
(A) WINDOW	RL 84.1	RL 82.1
(B) WINDOW	RL 87.4	RL 85.4
(C) WINDOW	RL 85.0	RL 82.9



No.107 CHANDOS STREET EAST FACE

FLOOR	WINDOW HEAD HEIGHT	WINDOW SILL HEIGHT
(4) FLOOR 1	RL 84.72	RL 83.92
(4A) FLOOR 1	RL 85.22	RL 84.62
(5) FLOOR 2	RL 87.54	RL 86.74
(5B) FLOOR 2	RL 88.04	RL 87.44
(6) FLOOR 3	RL 90.92	RL 90.32
(6C) FLOOR 3	RL 90.92	RL 90.32

NOTE: EAST FACE WINDOWS TAKEN FROM ARCHITECTURAL PLANS (NOT SURVEYED)

No.168 WILLOUGHBY RD

FLOOR	WINDOW HEAD HEIGHT	WINDOW SILL HEIGHT
(G) GROUND	RL 80.9	RL 79.2
(1) FLOOR 1	RL 84.0	RL 82.5
(A) GROUND	RL 80.9	RL 79.7
(B) FLOOR 1	RL 83.0	RL 80.9

Scale 1:100 (A1) 0 2 4 6 8 10 metres

SHEET 1

No.			
B	ADDITIONAL WINDOWS ADDED	KW	19.08.24
A	FIRST ISSUE	KW	16.08.24

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Designed:		Scale: 1:100	
Drawn:	KW	Datum:MGA	
Checked:	AS	Date: 16.08.2024	
L.G.A:	NORTH SYDNEY		A1

Principal: EQUICENTIA
Drg. No. 6192-DET1_B
Project: PLAN OF DETAIL & LEVELS OVER LOTS LOT 28 AND 29, SECTION 6, IN DP 2872 KNOWN AS No.111 CHANDOS STREET, CROWS NEST
Sheet No. 2 of 3 sheets
Our Ref: 6192

SYMBOL LEGEND

- BENCHMARK
- BIN
- BOLLARD
- CLOTHES LINE
- COMMUNICATIONS PIT
- DP DOWN PIPE
- DRAINAGE PIT(JUNCTION)
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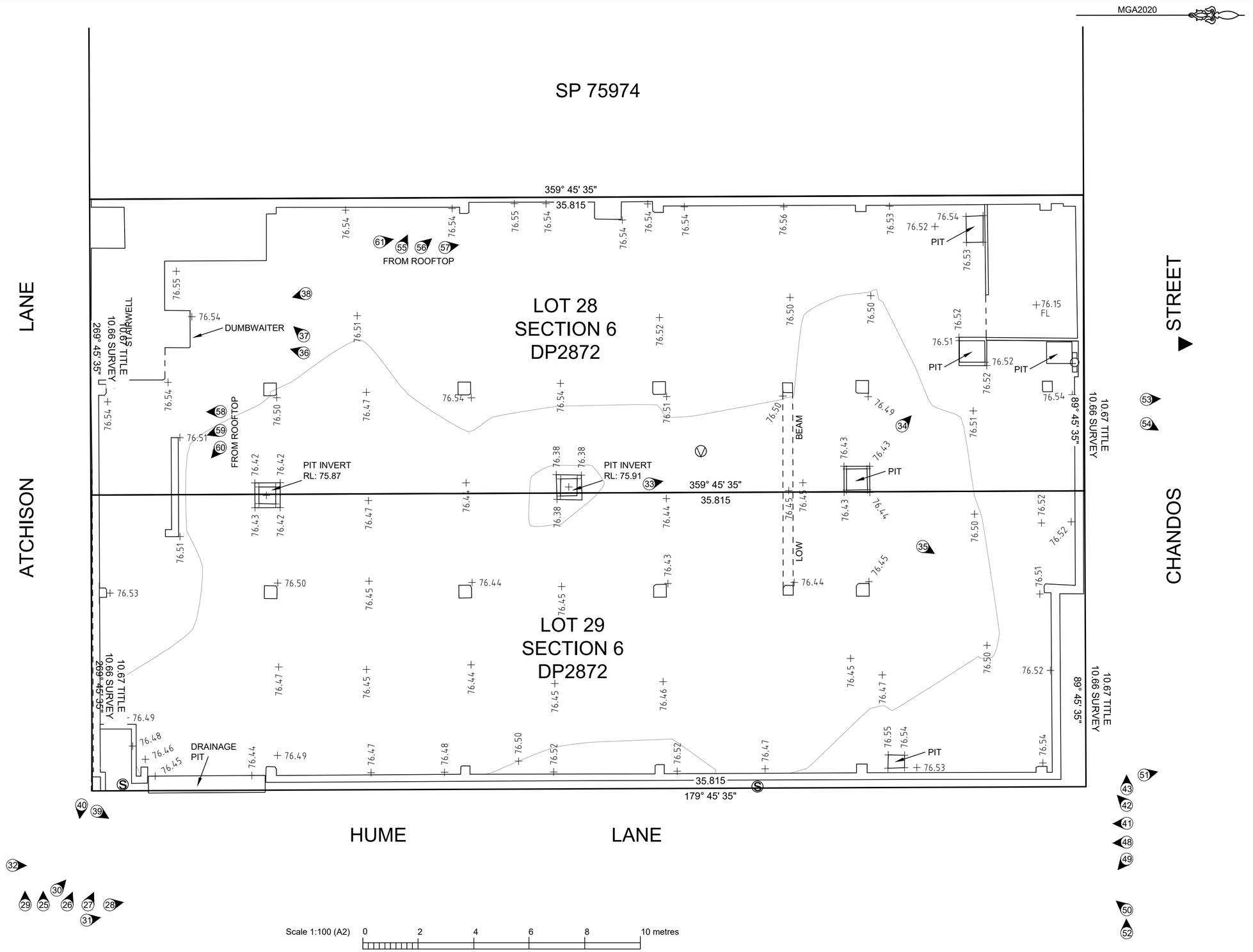

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No.	AMENDMENT DESCRIPTION	BY	DATE
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A	FIRST ISSUE	KW	16.08.24

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Drawn: KW	Datum: MGA2020	Project: PLAN OF DETAIL & LEVELS OVER LOTS LOT 28 AND 29, SECTION 6, IN D.P.2872 KNOWN AS No.111 CHANDOS STREET, CROWS NEST	Sheet No. 3 of 3 sheets
Checked: AS	Date: 16/08/2024		Our Ref: 6192
L.G.A: NORTH SYDNEY	A2		