

**NSLPP MEETING HELD ON 25/06/2025****Attachments:**

1. Site Plan
2. Architectural Plans

ADDRESS: 313 Pacific Highway, North Sydney

APPLICATION NO: DA 95/2021/5

PROPOSAL: Section 4.55(2) Modification application to modify the approved design, by revising floor to floor heights, relocating plant rooms and waste management facilities, increasing lift size, making internal adjustments to habitable spaces and room layouts, improving constructability, increasing the lift overrun's height, and amending certain conditions.

PLANS REF:

Plan No.	Title	Revision	Prepared By	Date
DA-001	Cover Sheet	E	Marchese Partners	08 11 2024
DA-200	Floor Plan – Basement	E		
DA-201	Floor Plan – Ground	E		
DA-202	Floor Plan - Level 1	E		
DA-203	Floor Plan - Level 2	E		
DA-204	Floor Plan – Level 3	E		
DA-205	Floor Plan – Roof Plan	E		
DA-300	Elevations – North & East	E		
DA-301	Elevations – South & West	E		
DA-401	Longitudinal Section	D		
DA-402	Cross Section	D		
DA-515	Privacy Screen Detail	D		

OWNER: The Trustee for North Sydney Asset Trust

APPLICANT: The Trustee for North Sydney Asset Trust, c/- B. Creighton, Think Planners

AUTHOR: Jim Davies Executive Planner

DATE OF REPORT: 05 June 2025

DATE LODGED: 03 February 2025

RECOMMENDATION: Approval

EXECUTIVE SUMMARY

Modification of consent DA 95/21 is sought, for demolition of existing structures and construction of a 4-storey mixed use building with ground level retail, a boarding house with 31 rooms on levels 1, 2 and 3, and a basement level for bicycle storage, utilities and services.

The original application was approved on 1 December 2021 by the North Sydney Local Planning Panel, under savings provisions of SEPP (Housing) 2021, which came into force on 26 November 2021. The savings provisions had allowed determination under the provision of Division 3 – Boarding Houses of SEPP (Affordable Rental Housing) 2009. Under the same savings provisions, this assessment of the subject modification application has considered the provisions of the now-repealed policy.

Proposed modifications include adjustments to the approved design, necessitated by BCA compliance and to improve constructability. The only design amendment that changes the approved shape of the building is a 70mm height increase of the lift overrun and relocation of already-approved mechanical plant (water heaters and A/C condensers) and solar panels on the roof, when compared with the plans approved in 2021. These design adjustments on the roof have negligible environmental impact. There are other numerous minor internal alterations, such as inclusion of a games area to the ground floor common room and increasing the size of the lift to make room for a stretcher, which in turn necessitated changes to hallways and room layouts.

The application was notified for 14 days in accordance with Council's community engagement protocol. 12 objections were received, including 7 which are identical, except for personal details. Consequently, these 7 objections do not meet the definition of a "unique submission" in the Minister's Direction regarding Local Planning Panels of 6 May 2024.

As 10 or more "unique" objections have not been submitted, the application is not being tabled for determination by the Panel for this reason. Rather, it is a proposed departure by more than 10% (16.2%) from the minimum non-residential floor space ratio standard that requires determination by the Panel.

Issues raised by submissions (whether unique or not) related to overdevelopment, traffic congestion, compliance with boarding house standards, and those of the ADG (which did not apply to boarding houses at the time of approval, and nor does it apply now, unless 'called-up' by another planning instrument).

Council's conservation planner advised that the design amendments proposed are satisfactory, although relocation of firefighting equipment (hydrant, booster valve) further from the Former Masonic Temple, (a heritage item now used as an art gallery) was recommended to lessen the visual effect of having this infrastructure in the visual curtilage of the heritage building. A condition has been accordingly recommended, following discussion with the applicant.

Other proposed modifications are satisfactory, resulting in the development as proposed to be modified remaining substantially the same development compared with the originally approved development. Accordingly, the subject application to modify the consent is recommended to the Panel for approval.

LOCATION MAP



PROPOSAL

This Section 4.55(2) application seeks to modify the development approval of DA 95/21 for 313 Pacific Highway, North Sydney.

DA 95/21 was approved by the North Sydney Local Planning Panel on 1 December 2021, for demolition of existing structures and construction of four (4) storey development with ground level retail, a boarding house with 31 rooms (including 1 manager's room) on levels 1, 2 and 3, and a basement level to provide bicycle parking and services.

Proposed modifications comprise:

Basement

- Basement RL dropped by 550mm to achieve compliant head heights
- Hydraulics room amended to accommodate all equipment
- Fire Pump Room size rationalised to accommodate all equipment
- Stair 01 fire separated as per Fire Engineering requirement; light well and glass blocks to laundry deleted
- MSR and Comms Room relocated
- Electric bicycle parking rationalised with 34 spaces in the basement plus 5 visitor spaces at ground level, near the "Main Office"
- Domestic and retail waste rooms rationalised
- Lift shaft size (and lift) increased to accommodate a stretcher

Ground floor

- Games area added, next to ground floor common room
- Light well void to Stair 01 deleted
- Residential entry from Hazelbank Place and main office relocated
- Retail/Commercial area decreased from 191 m² to 157m²
- Ramps added in Bins Moving Path Egress to provide level access at building entry
- Fire Hydrant Booster cabinet size and height increased to accommodate equipment
- Brick wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
- Lift shaft size (and lift) increased to accommodate a stretcher

First floor

- Layouts changed for Room Numbers 1.01, 1.11 and 1.12
- Room 1.10 changed to an accessible room
- Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres (for fire safety)
- Brick Wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
- Lift shaft size (and lift) increased to accommodate a stretcher
- Corridor widths and rooms sizes amended as a consequence of lift shaft size increase

Second floor

- Layouts changed for Room Numbers 2.01, 2.11 and 2.12
- Room 2.10 changed to an accessible room

- Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres (for fire safety)
- Brick wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
- Lift shaft size (and lift) increased to accommodate a stretcher
- Corridor widths and rooms sizes amended as a consequence of lift shaft size increase

Third floor

- Window to Room 3.07 (bathroom and toilet only) deleted to mitigate waterproofing and fire protection issues
- Room 3.06 is no longer an accessible room
- Manager's room 3.01 is not an accessible room
- Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres (for fire safety)
- Lift shaft size (and lift) increased to accommodate a stretcher
- Corridor widths and rooms sizes amended due to the lift shaft size being increased

Roof

- Roof pitch direction changed for ease of construction
- Lift Overrun height raised to RL 102.42
- PV panels shown on roof
- Hot water system, heat pump and condenser rearranged on roof

Elevations

- Lift Overrun height raised to RL 102.42
- Brick Wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
- Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres
- Window to Room 3.07 deleted to mitigate waterproofing and fire protection issues
- Residential entry from Hazelbank Avenue relocated
- Mechanical louvres added to retail glazing along Hazelbank Avenue
- Toughened glass fixed windows to openings close to boundary
- Fire Hydrant Booster cabinet size and height increased to accommodate the equipment
- Pre-fabricated planter boxes in lieu of brick planters

Sections

- Basement RL dropped by 550mm to achieve compliant head heights
- Lift Overrun height raised to RL 102.42

The following conditions are proposed to be amended:

Condition A1

Development in accordance with plans/documentation, to update the table to refer to amended plans, including the design alterations described above.

C24. Garbage and Recycling Facilities

Specifically, paragraph (d) is proposed to be amended as follows:

- d) if a storage facility is to be provided at another suitable location within the building, a complementary garbage bin holding bay must be provided no more than ~~2m~~ **2.476m** from the street boundary of the property ***as shown in the plans cited in the table to Condition A1.***

G14. Height

To amend the condition to read as below, to accommodate the small height increase for the lift overrun:

Upon completion of the works and prior to the issue of any Occupation Certificate the RL of the development measured at RL101.97 maximum (top of roof slab) and RL ~~102.35~~ **102.420** (lift overrun) must be surveyed and certified by an appropriately qualified and practising surveyor as compliant with these maximum approved levels. This survey and certification must be submitted to the Certifying Authority with the application for an Occupation Certificate and a copy provided to Council (if it is not the Certifying Authority).

STATUTORY CONTROLS

North Sydney Local Environmental Plan (NSLEP) 2013

- Zoning – MU1 Mixed Use
- Max. Building Height – 13.0m
- Min. Non-residential FSR - 0.5:1
- Item of Heritage – No
- In Vicinity of Item of Heritage – Yes - 317 Pacific Highway – Former Masonic Temple
- Conservation Area – No

SEPP (Biodiversity and Conservation) 2021

- Chapter 6 – Regulated Catchments

SEPP (Housing) 2021

- Chapter 1 Preliminary, cl. 10 – which repealed SEPP (Affordable Rental Housing) 2009
- Schedule 7A Savings and transitional provisions

SEPP (Affordable Rental Housing) 2009 – due to savings provisions of SEPP (Housing) 2021

- Division 3 - Boarding Houses

SEPP (Resilience and Hazards) 2021

- Chapter 4 – Remediation of Land

POLICY CONTROLS

North Sydney Development Control Plan (NSDCP) 2013
Part B Section 3 Boarding Houses

LOCALITY & SITE

The site is legally described as Lot 12 in DP137004 and is known as 313 Pacific Highway North Sydney. It has an area of approximately 438m² and is irregular in shape, tapering to the east. The site has two frontages, with its primary frontage to the Pacific Highway and a long side boundary to Hazelbank Place, a closed road open to pedestrians and bicycles only.

North of the site is a two-level heritage building (Former Masonic Temple) and a mixed-use building is located to its east. On the southern side of Hazelbank Lane at No. 299 Pacific Highway (28 West Street) is a residential development comprising a two rows of terrace houses together with a nine-storey residential flat building set back behind the terraces. On the western side of the Pacific Highway is the Cammeraygal School.

Existing on the site is a two-level commercial building previously occupied by a medical centre, which presents a single storey from the street. Vehicle access is currently provided at-grade within the front setback of this property.



Single storey gabled-roof building (with attic) on the site is to the right. The former masonic centre (local heritage item) is to the left of the site. Behind the site is the 9-storey block of flats at 299 Pacific Highway (28 West Street) (Huckstepp).

RELEVANT HISTORY

Previous Applications

The original development application (DA 95/21) was approved by the North Sydney Planning Panel at its meeting held 1 December 2021. Consent was granted for:

Demolition of existing structures and construction of four (4) storey development with ground level retail, boarding house with 31 rooms on levels 1, 2 and 3, and basement level to provide bicycle parking and services.

Current Application

Date	Action
03 February 2025	Application lodged with Council.
07 March 2025 – 21 March 2025	Application notified.
24 April 2025	Additional information requested.
20 May 2025	Additional information received.

SUBMISSIONS

The application was notified in accordance with Council’s community engagement protocol for 14 days from 07 March until 21 March 2025.

12 submissions were received, however only 5 can be considered unique, in accordance with the definition of a “unique submission” (***emphasis added***), from the Minister’s Direction of 6 May 2024, regarding Local Planning Panels.

“A unique submission means a submission which is in substance unique, distinctive or unlike any other submission. It does not mean a petition or any submission that contains the same or substantially the same text. Separate unique submissions may be made in relation to the same issues. One individual, or one household, could potentially submit multiple unique submissions.”

7 of the 12 submissions are not “unique”, as defined above, as these submissions all used identical text, except for personal details.

There not being 10 or more unique submissions, the application does not require determination by the North Sydney Local Planning Panel. Discussed below in the Assessment section of this report, the reason the Panel must determine the application as it seeks variation to a development standard greater than 10%.

Regardless of the definition and number of submissions, concerns expressed by the correspondent’s submissions and their consideration follow:

Concern	Consideration
Increased number of occupants and potential attendant social issues.	The modifications do not increase capacity of the boarding house. There are 30 boarding rooms and 1 manager’s room in the subject proposal, which is the same as the approved development.
The area is overdeveloped and overpopulated.	This matter was considered by the assessment of the original application.

Concern	Consideration
Traffic congestion, Hazelbank Place is the only pedestrian access to the apartments at 28 West Street and used by school children. Accessibility and safety during construction for the community and emergency services via Hazelbank Place should be considered.	This matter was considered by the assessment of the original application.
Conditions be imposed to ensure buildings on adjoining land being protected from on-site excavation.	Standard conditions are in the consent to address preparation of dilapidation reports, stability during works, shoring for adjoining property, structural adequacy of adjoining property for proposed excavation and geotechnical investigations being conducted.
Apartment Design Guide guidelines for building separation (inadequate setbacks), privacy and ventilation have not been complied with.	The ADG did not apply to boarding houses at the time the original consent was granted, and it does not presently apply to boarding houses either.
The SEPP's requirements for boarding houses have not been complied with, for communal area, landscaped open space, car and motorcycle parking.	The current SEPP (Housing) 2021, published 26 November 2021 was considered by the North Sydney Local Planning Panel. The officer's report noted that the new SEPP did not apply, however at the time its application was uncertain and it was assessed with regard to the SEPP as a precaution. Accordingly applicable provisions of the new Housing SEPP and the policy it replaced (SEPP Affordable Rental Housing 2009) were considered by the Panel, concluding that the proposal was satisfactory.
There is not a registered community housing provider identified.	In accordance with SEPP (Housing) 2021 Schedule 7A Cl. 2 (1) (da) & (2) - General saving provisions, the repealed SEPP (Affordable Rental Housing) 2009 continues to apply to the modification application, as it had applied to the original development application.
'Artist's impressions' do not reflect architectural plans accurately.	Noted, the architectural plans are used for assessment, and visual aids such as 'artist's impressions' are considered illustrative only.
The ADG provides a "baseline of quality of life for planned residents". Several significant departures were identified in the original assessment.	The ADG does and did not apply to boarding houses, as noted.
Due to there being a new architect and applicant should warrant a new development application.	These are not grounds to warrant a new development application. Proposed modifications result in the proposal being substantially the same as the originally approved development, as discussed later.
Parking on-street is at capacity.	The modified proposal will increase parking demand.
Small rooms indicate the development is unsuitable for healthy living.	Room size is a BCA compliance matter and otherwise complies with appropriate standards.
The development will be disruptive to the building at 2 Hazelbank Place.	Apart from during construction when potential disruption will be controlled by conditions of consent, other legislation and relevant Australian Standards will control disruption from the approved development.

REFERRALS

Building

No objection, subject to maintaining original conditions.

Engineering

No objection, subject to maintaining original conditions.

Heritage

The Conservation Planner recommended:

...That the fire hydrants be re-located such that their visual impact to the setting and views to and from the adjacent heritage item are minimized. This may be achieved by:

- a) relocating them to the other side of the front entry pathway and/or to the side boundary. The latter would however reduce passive surveillance into Hazelbank Place;*

OR

- b) alternatively, consideration could be given to integrating them into the front façade of the building as the cabinets will also detract from the aesthetics of the new building.*

Author's Comment:

The above was conveyed to the applicant who, when given the option of accepting a condition or submitting amended plans, advised that they would be prepared to accept a condition to give effect to the conservation planner's recommendation. A condition is accordingly recommended, requiring amended plans to be submitted for approval of Council's Manager Development Services before a construction certificate is applied for.

ASSESSMENT OF MODIFICATIONS

Section 4.55 of the *Environmental Planning and Assessment Act 1979*

Section 4.55(2) and (3) *Environmental Planning and Assessment Act 1979* enables a consent authority to modify a development consent upon application being made by the applicant or any person entitled to act on the consent:

- (2) *Other modifications*** *A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—*
 - (a) it is satisfied that the development to which the consent as modified relates is the same or substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and*

- (b) *it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*
 - (c) *it has notified the application in accordance with—*
 - (i) *the regulations, if the regulations so require, or*
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
 - (d) *it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.*
- (3) *In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.*

Accordingly, Council's assessment of the application to modify the subject development consent must answer the following questions:

Is the development as proposed to be modified substantially the same development as that approved by the consent authority?

The report submitted with the application reasons the modified proposal is substantially the same, as follows:

- *The development remains as approved being the demolition of existing structures and construction of four (4) storey development with ground level retail, boarding house with 31 rooms on levels 1, 2 and 3, and basement level to provide bicycle parking and services.*
- *The proposal remains a mixed-use building as approved, with the key components unaltered.*
- *There are minor refinements to the building façade, however the material choice remains consistent with the approved palate and overall form.*
- *The height of the lift overrun has increased from RL102.35 to 102.42, representing an increase of 70mm, bringing the total height to 13.57m. This is a minor and inconsequential increase required due to a larger stretcher lift included in the building for accessibility. The proposal remains substantially the same as that approved, with the change in height having no perceived impacts, when viewed from the street or in terms of compliance in relation to the overshadowing of adjoining properties, as demonstrated in the plans that accompany this submission.*
- *Internal layouts have been refined and improve the overall layout, efficiency and usability of the building, with the envelope remaining substantially the same as approved.*

- *The modifications do not result in any environmental impacts due to the (sic) very minor nature.*
- *The proposal continues to exhibit a high standard of design quality.*

The reasoning above is sound and concurred with. The proposed modified development is substantially the same as the originally approved development, the application having conducted qualitative and quantitative comparisons of the application's salient features.

Has the consent authority consulted with the relevant Minister or approval body? Has the relevant Minister or approval body objected to the modification of the consent, within 21 days of being notified?

The answer to each question, is no, as consultation was not required.

Has the application been notified in accordance with the Regulations or DCP?

Yes.

Have any submission made been considered?

Submissions received have been considered.

Reasons the development application was approved

According to the Panel's determination on 1 December 2021, reasons the application was approved were:

The Panel agreed that the proposed building and its use as a boarding house was appropriate in the site context because its architectural style, height and the bulk and scale were compatible with the adjoining heritage item. The impacts of the building are acceptable because there would be minimal privacy impacts with the proposed privacy louvres, privacy screens and the separation provided by the laneway.

Author's Comment:

Considering the modifications and amendment to imposed conditions, the proposal is unlikely to have significant impact, having regard to the reasons the Panel approved the original development. The approved uses are not proposed to be amended, and the building's bulk and scale, including a 70mm (approx.) height increase of the lift overrun, does not noticeably change in relation to the adjacent heritage building (also the subject of a recommended condition). Neither is local amenity, including privacy of neighbours, adversely impacted.

MATTERS FOR CONSIDERATION - SECTION 4.15 (1) (Evaluation)

Relevant matters for consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act 1979, as follows:

State Environmental Planning Policies

SEPP (Biodiversity & Conservation) 2021

- **Chapter 6 – Water Catchments**

The proposed modifications would have no impact on the approved development's compliance with Chapter 6 of the *SEPP (Biodiversity and Conservation) 2021*, noting conditions are in place to control water quality and quantity during and after construction.

SEPP (Housing) 2021

In accordance with the policy's Schedule 7A Cl. 2 (1) (da) & (2) - General savings provisions, the repealed SEPP (Affordable Rental Housing) 2009 (repealed by cl. 10), applies to the modification application, as it also applied to the original development application:

2 *General savings provision*

(1) *This Policy does not apply to the following matters—*

(a) ...,

(b) ...,

(c) *(Repealed)*

(d) ...,

(da) *an application to modify a development consent granted after the commencement date, if it relates to a development application made, but not determined, on or before the commencement date,*

(e) ...

(2) *The provisions of a repealed instrument, as in force immediately before the repeal of the repealed instrument, continue to apply to a matter referred to in subsection (1).*

In relation to the subject application the repealed instrument is the Affordable Rental Housing SEPP, specifically Division 3 Boarding Houses, which is considered below.

SEPP (Affordable Rental Housing) 2009

26 *Land to which the Division applies*

The site is in the MU1 Mixed Use zone, formerly identified by the SEPP as the B4 Mixed Use zone, to which the division applies.

27 *Development to which Division applies.*

The subject modified development for a boarding house to which the division applies, remains consistent with the definition that applied when the original DA was approved.

28 *Development may be carried out with consent*

Consent has been granted for development of a boarding house on the site.

29 *Standards that cannot be used to refuse consent*

As approval of an application to modify development consent is not the same as a development consent, this clause does not apply to a modification application.

30 *Standards for boarding houses*

The submitted SEE, updated to address this policy as required by the Housing SEPP's savings provisions, observed that the modified proposal remains consistent with the approved development, in respect of:

- A communal living room being provided for a facility of over 5 rooms.
- Boarding house rooms being less than 25 m².
- No room being capable of accommodating more than two boarders.
- Each room having or having access to adequate kitchen and bathroom facilities.
- A manager's residence being provided, the facility being capable of accommodating over 20 boarders.
- No accommodation is provided on the ground floor (being a mixed-use building).
- Despite being approved with no parking provided for motorcycles, this was considered reasonable when the Panel determined the original development application.

30A *Character of local area*

Development consent was granted to the development, having been deemed compatible with local character. This assessment remains relevant to the development as proposed to be modified.

SEPP (Resilience and Hazards) 2021

- **Chapter 4 – Remediation of Land**

With reference to a preliminary site investigation that was submitted with the original development, the subject site and its surrounding area has been used for residential accommodation since the early 20th Century. Potential contaminants are unlikely to be identified within the subject site, resulting in the remediation of land unlikely being necessary for this proposed development, notwithstanding discovery of potential contaminants when works begin. The modified application satisfies the requirements of this Policy.

NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

Permissibility

The site is zoned MU1 Mixed Use under the provisions of the NSLEP 2013. Minor amendments to the design and modification of conditions do not alter permissibility of the approved development. Boarding houses were and remain permissible with consent in this zone.

Objectives of the Zone

The objectives for a MU1 Mixed Use Zone are stated below:

- *To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*

- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To create interesting and vibrant mixed use centres with safe, high quality urban environments with residential amenity.*
- *To maintain existing commercial space and allow for residential development in mixed use buildings, with non-residential uses concentrated on the lower levels and residential uses predominantly on the higher levels.*

Being substantially the same development as that approved, the development proposed to be modified is consistent with these objectives.

Principal development standards

The proposal has been assessed against the principal development standards applicable to the development under the *NSLEP 2013* as follows:

4.3. Height of Building

The maximum building height applying to the site is 13.0m. The approved maximum height was 13.4m, supported by a request to contravene the standard. The application proposes increasing this maximum height by 70mm, an increase of less than 1%. Noting that a 4.6 request is not required to approve modification of a development consent, this increase is deemed to be acceptable, having regard to applicable objectives of the maximum height standard (cl. 4.3 (1) LEP) and because this increase will have no discernible environmental impacts, as noted by the application.

4.4A. Non-Residential Floor Space Ratio

The updated planning report submitted with the application noted a small error was made in the approval with the forecourt being included in the non-residential floor space ratio (NRFSR), and the actual non-residential gross floor area (NRGFA) being 191m², not 214 m², as shown on approved plans. Removing this floor area reduces the approved NRFSR from 0.5:1, to 0.43:1.

Further reduction of commercial GFA/FSR is proposed by this application, from 191 m² to 157 m², or 34 m²/0.36:1.

In respect of the proposed reduction, the updated planning report as submitted, concludes:

It is notable however that the proposal remains substantially the same as a retail/commercial space is still provided, with the floor area significantly larger than the specified size for a neighbourhood shop in North Sydney LEP 2013 at 80 m². Furthermore, the proposal includes a forecourt which forms a natural extension of the commercial/ retail space and can be used for external trading activities, for example seating associated with a restaurant or café. This would increase the non-residential area available for use substantially, with it closer to the 0.5:1 envisioned in the LEP.*

The proposal is therefore substantially the same, with a large ground floor commercial space provided, maintaining the same width at the Pacific Highway, albeit with slightly reduced depth. This is not a noticeable change given that it remains a generously proportioned tenancy along both the Pacific Highway and also to Hazelbank Place.

* Almost double.

This assessment is reasonable, logical and concurred with.

The error in the calculation of the original NRGFA does not in itself invalidate the granting of the original consent. Compliance was accepted at the time based on the information available. It is possible that had the shortcoming been noted at the time, a cl4.6 submission may have been made and upheld. This further variation will not reduce the usability of the space which may be readily adapted for a small café or convenience store.

5.10. Heritage Conservation

As discussed, the conservation planner recommended changes to the design to minimise visual impact of firefighting plant facing the Highway, within the curtilage of the Former Masonic Hall north of the site, a heritage item of local significance.

The above was conveyed to the applicant who agreed to a condition being imposed to require submission of amended plans to address this matter, rather than submitting plans prior to approval. A condition is recommended, that amended plans be submitted for approval of Council's Manager Development Services before an application is made for a construction certificate.

6.10. Earthworks

Minor adjustments to the basement are proposed, the main alteration being deepening the basement by 0.5m to allow for BCA-compliant floor to floor heights. A comparison of approved and proposed plans indicates the basement area is being reduced so most excavation will be further away from the boundary, where the basement has been approved requiring earthworks to the boundary on either side (north and south). The lift shaft is closer to the northern boundary than the rest of the northern basement wall, resulting from basement amendments.

NORTH SYDNEY DCP 2013

Amendments as proposed to the plans are assessed against the relevant DCP provisions as follows.

Provisions of Part B for Commercial and mixed-use development (s. 2), Boarding Houses (s.4) and Part C North Sydney Planning Area are considered below.

Part B Section 2 Commercial & mixed use development

Having regard to the provisions of Part B, section 2 for commercial and mixed-use development, there are no controls directly relevant to boarding houses. Rather, this section is concerned with commercial (mainly office) buildings, retail centres and mixed-use buildings, noting the Apartment Design Guide applies to residential parts of the latter.

Despite this, there are generic objectives for development in and near centres which generally apply to all forms of development, such as optimising public transport, providing diversity, environmental and amenity impacts, built form and setbacks, et. al. Given the modifications result in a development substantially the same as the approved proposal, the application is deemed to be consistent with relevant requirements.

Part B Section 4 Boarding Houses

Of greater relevance to the proposal are controls of the SEPP, considered above, and the specific guidance the DCP provides for Boarding Houses, considered in the following table.

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 4- Boarding Houses		
	<i>complies</i>	<i>Comments</i>
4.2 Internal Building Design		
4.2.2 Communal living areas	Yes	The proposal maintains a satisfactory communal rooms on the ground floor and the 3 rd floor, the latter with an open balcony facing the highway, consistent with the approved development, complemented by incorporating the proposed games area.
4.2.2 Boarding rooms	Yes	The size of all rooms does not exceed the 25m ² maximum of the SEPP.
4.2.2 Shared facilities	Yes	Addressed in relation to the SEPP, in relation to communal living areas.
4.2.2 Internal circulation	Yes	Internal circulation on all levels is similar to the approved development.
4.2.2 Management office design	Yes	The main office on the ground floor is the same as the approved development.
4.2.2 Personal security	Yes	Security measures were considered suitable when the original application was assessed, they remain satisfactory.
4.2.2 Fire safety	Yes	This will be addressed via BCA compliance at certification stage.
4.2.2 Accessibility	Yes	Access for people with disability is addressed by an existing condition of consent.
4.3 Landscaped area		
4.3.2 Landscaped area	Deemed to comply	Although there is no ground-level outdoor area, approved or proposed, this was deemed to be offset by the large common room on the ground floor and a second common room and balcony on level 3.
	Deemed to comply.	The above facilities and the privacy screening for each room offer a good balance of shared and individual spaces for boarders.
4.4 Management and Registration		
4.2.2 Management	Yes	A Plan of Management accompanied the original application. A condition is in the existing consent requiring the boarding house to be operated in accordance with this plan.
4.2.2 Registration	Yes	A condition of consent requires the boarding house to be registered with Council.

Part C Area Character Statements

Eden Neighbourhood (cl. 2.3)

The site is in the Eden Neighbourhood of the North Sydney Planning Area. The neighbourhood includes low to high density residential and mixed-use development, with a smattering of commercial and retail buildings.

Given the development's built form is not proposed to be significantly altered, the building remains compatible with other development in the locality, between West Street to the east and the Pacific Highway. It also remains consistent with neighbourhood desired character as the DCP describes, promoting a diverse range of activities, ability to utilise the available pedestrian network and complementing retail and business services in the neighbourhood.

LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

The original development consent includes a condition requiring payment of a contribution pursuant to s7.11 of the Act. This amended proposal does not increase the amount of contribution required.

LIKELY IMPACTS OF THE DEVELOPMENT

Likely impacts of the proposed development have been considered by this report, as summarised:

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

PUBLIC INTEREST

As the proposed modifications have minimal environmental impact and results in the modified development being substantially the same as that approved, the development remains in the public interest.

SUITABILITY OF THE SITE

Being substantially the same as the approved development, maintaining approved uses as a boarding house with (a slightly reduced) ground floor commercial floor area, the site remains suitable for the modified development.

SUBMITTERS CONCERNS AND HOW WERE THE COMMUNITY VIEWS TAKEN INTO CONSIDERATION?

The application was notified in accordance with Council's engagement protocol and the matters of concern raised by the community's submissions have been considered in this appraisal.

CONCLUSION AND REASONS

The proposed modifications satisfy the provisions of Section 4.55(2) and (3) in that the proposed development remains substantially the same as that approved and will likely have acceptable environmental impacts, having regard to applicable planning controls, including the Boarding House provisions of the *SEPP (Affordable Rental Housing) 2009*, applicable at the time the original application was determined, the *North Sydney Local Environmental Plan (NSLEP) 2013* and the *North Sydney Development Control Plan (NSDCP) 2013*.

The modifications would have no significant impact on the amenity of the subject site and the locality. The proposal is consistent with the objectives of the MU1 Mixed Use zone, and the original reasons for granting consent.

RECOMMENDATION

PURSUANT TO SECTION 4.55 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

THAT the North Sydney Local Planning Panel, as the Consent Authority, under the provisions of Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, grant approval to the modification of Development Consent No. 95/21, dated 1 December 2021, for the purposes of revising floor to floor heights, relocating plant rooms and waste management facilities, increasing the lift size, making internal adjustments to habitable spaces and room layouts, improving constructability, increasing the lift overrun's height, and amending certain conditions, on land described as 313 Pacific Highway North Sydney, only in so far as will provide for the following:

A. Amend condition A1 as follows:

- (i) Replace the table to condition A1 with the table below.

Plan No.	Title	Revision	Prepared By	Date
DA-001	Cover Sheet	E	Marchese Partners	08 11 2024
DA-200	Floor Plan – Basement	E		
DA-201	Floor Plan – Ground	E		
DA-202	Floor Plan - Level 1	E		
DA-203	Floor Plan - Level 2	E		
DA-204	Floor Plan – Level 3	E		
DA-205	Floor Plan – Roof Plan	E		
DA-300	Elevations – North & East	E		
DA-301	Elevations – South & West	E		
DA-401	Longitudinal Section	D		
DA-402	Cross Section	D		
DA-515	Privacy Screen Detail	D		

- (ii) Amend condition C24 Garbage and Recycling Facilities, specifically paragraph (d), as follows:

d) if a storage facility is to be provided at another suitable location within the building, a complementary garbage bin holding bay must be provided no more than ~~2m~~ **2.476m** from the street boundary of the property ***as shown in the plans cited in the table to Condition A1.***

- (iii) Amend condition G14 Height, as follows:

G14. Upon completion of the works and prior to the issue of any Occupation Certificate the RL of the development measured at RL101.97 maximum (top of roof slab) and RL ~~102.35~~ **102.420** (lift overrun) must be surveyed and certified by an appropriately qualified and practising surveyor as compliant with these maximum approved levels. This survey and certification must be submitted to the Certifying Authority with the application for an Occupation Certificate and a copy provided to Council (if it is not the Certifying Authority).

B. Include a condition

Insert after condition A4, the following condition:

Design Amendment

- A5. The approved plans shall be amended as necessary to relocate fire hydrants, related infrastructure and their enclosure, to reduce their visual impact on the setting and views to and from the adjacent heritage item, the Former Masonic Temple at 317 Pacific Highway North Sydney.

This may be achieved by moving the infrastructure to the southern side of the boundary wall and better integrating the infrastructure and its enclosure into the wall or integrating the infrastructure and enclosure into the wall in its current location, or integrating the infrastructure and enclosure into the façade of the building, subject to satisfaction of Fire & Rescue NSW requirements.

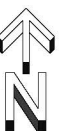
The amended plans are to be submitted to Council for approval by the Manager Development Services before an application is made for a construction certificate.

(Reason: Heritage Conservation)



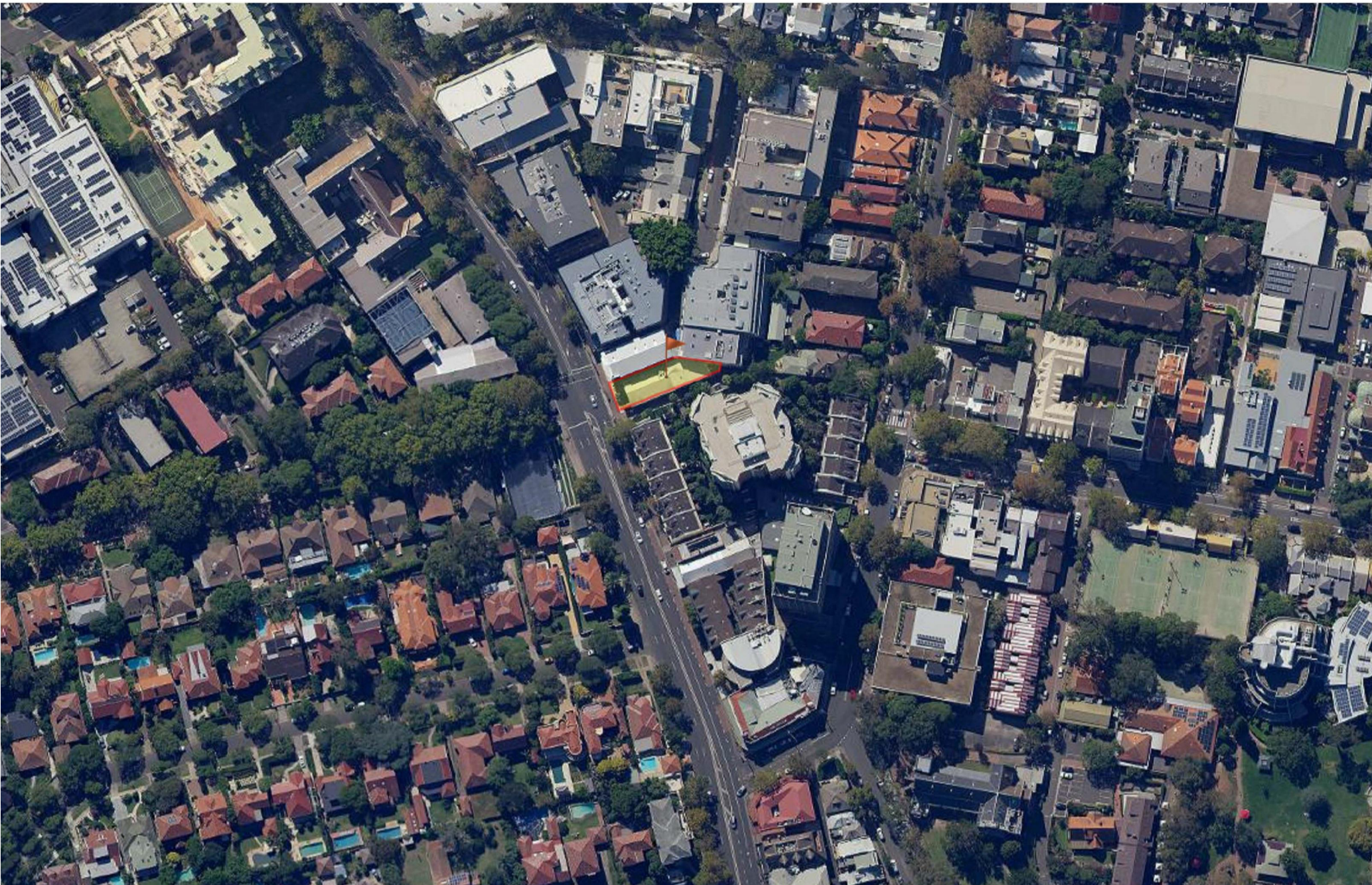
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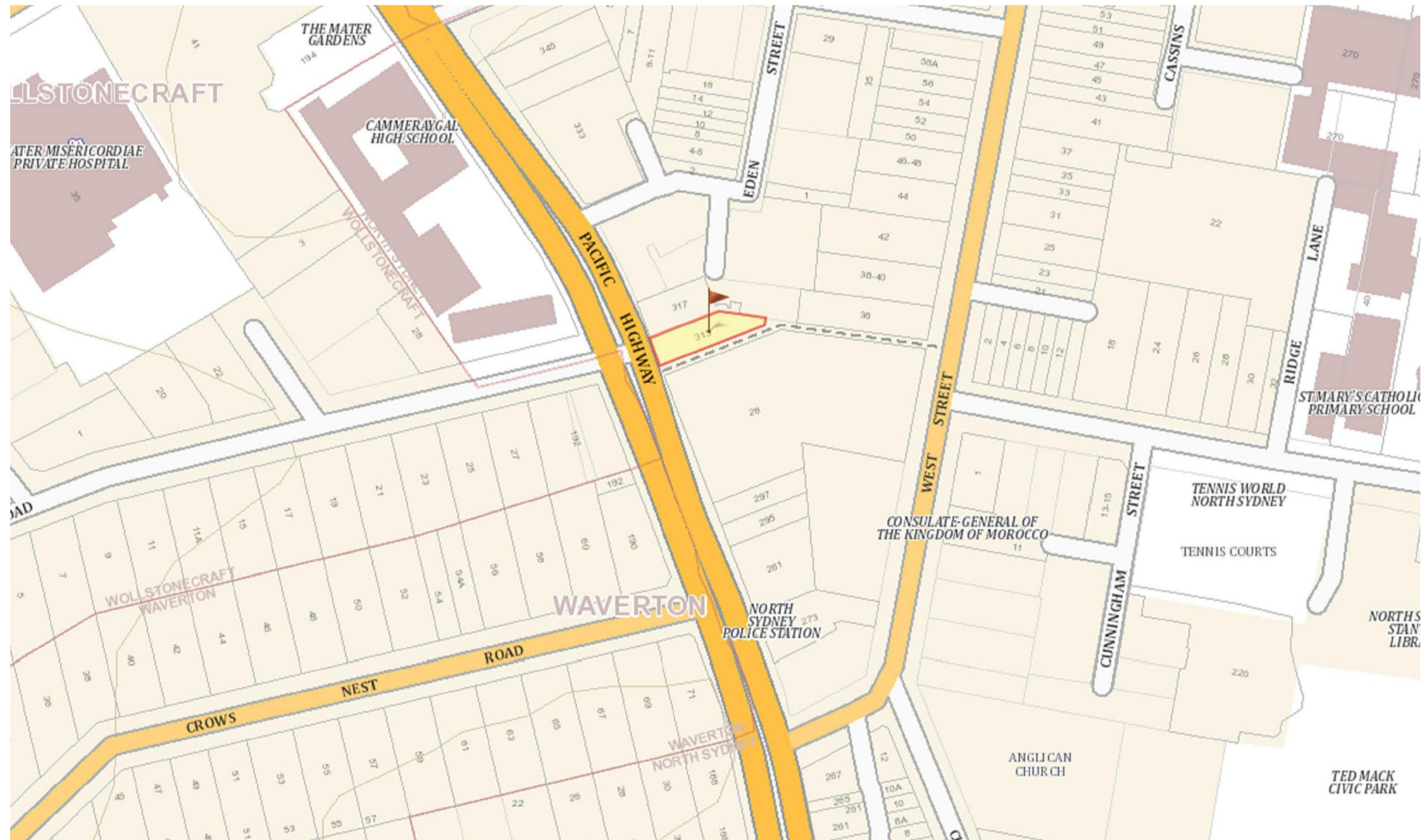


DEVELOPMENT APPLICATION

313 PACIFIC HIGHWAY NORTH SYDNEY



SITE WITHIN CONTEXT - AERIAL



SITE WITHIN CONTEXT - MAP

Schedule of Changes:

Basement

1. Basement RL dropped by 550mm to achieve compliant head heights
2. Hydraulics room amended to accommodate all equipment
3. Fire Pump Room size rationalised to accommodate all equipment
4. Stair 01 fire separated as per Fire Engineering requirement; light well and glass blocks to laundry deleted
5. MSR and Comms Room relocated
6. Bicycle parking rationalised
7. Domestic and retail waste rooms rationalised
8. Lift shaft size increased to accommodate stretcher lift

Ground Floor

1. Games area added
2. Light well void to Stair 01 deleted
3. Residential entry from Hazelbank Avenue and main office relocated
4. Retail Commercial area decreased from 191sqm to 157sqm
5. Ramps added in Bins Moving Path Egress to provide level access at building entry
6. Fire Hydrant Booster cabinet size and height increased to accommodate the equipment
7. Brick Wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
8. Lift shaft size increased to accommodate stretcher lift

First Floor

1. Layouts changed for Room Numbers 1.01, 1.11 and 1.12
2. Room 1.10 changed to accessible room
3. Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres
4. Brick Wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
5. Lift shaft size increased to accommodate stretcher lift
6. Corridor widths and rooms sizes amended as a consequence of lift shaft size increase

Second Floor

1. Layouts changed for Room Numbers 2.01, 2.11 and 2.12
2. Room 2.10 changed to accessible room
3. Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres
4. Brick Wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
5. Lift shaft size increased to accommodate stretcher lift
6. Corridor widths and rooms sizes amended as a consequence of lift shaft size increase

Third Floor

1. Window to Room 3.07 deleted to mitigate waterproofing and fire protection issues
2. Room 3.08 not accessible room
3. Manager's room 3.01 not accessible room
4. Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres
5. Lift shaft size increased to accommodate stretcher lift
6. Corridor widths and rooms sizes amended as a consequence of lift shaft size increase

Roof

1. Roof pitch direction changed for ease of construction
2. Lift Overrun height raised to RL 102.42
3. PV panels shown on roof

Elevations

1. Lift Overrun height raised to RL 102.42
2. Brick Wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
3. Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres
4. Window to Room 3.07 deleted to mitigate waterproofing and fire protection issues
5. Residential entry from Hazelbank Avenue relocated
6. Mechanical louvres added to retail glazing along Hazelbank Avenue
7. Toughened glass fixed windows to openings close to boundary

Elevations

8. Fire Hydrant Booster cabinet size and height increased to accommodate the equipment
9. Pre-fabricated planter boxes in lieu of brick planters

Sections

1. Basement RL dropped by 550mm to achieve compliant head heights
2. Lift Overrun height raised to RL 102.42

S4.55 DRAWING LIST

DWG NO. TITLE

DA-000 PRELIMINARIES
DA-001 COVER SHEET

DA-200 FLOOR PLANS
DA-200 FLOOR PLAN - BASEMENT
DA-201 FLOOR PLAN - GROUND
DA-202 FLOOR PLAN - LEVEL 1
DA-203 FLOOR PLAN - LEVEL 2
DA-204 FLOOR PLAN - LEVEL 3
DA-205 FLOOR PLAN - ROOF PLAN

DA-300 ELEVATIONS
DA-300 ELEVATIONS - NORTH & EAST
DA-301 ELEVATIONS - SOUTH & WEST

DA-400 SECTIONS
DA-401 LONGITUDINAL SECTION
DA-402 CROSS SECTION

DA-500 DETAILS
DA-515 PRIVACY SCREEN DETAIL



PERSPECTIVE

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B	01/07/2021	REVISED DEVELOPMENT APPLICATION	LVE
C	13/8/2021	PROPOSED AMENDMENTS	LVE
D	02/09/2021	REVISED DEVELOPMENT APPLICATION	LVE
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ASSETZ PROPERTY GROUP

PROJECT
BOARDING HOUSE
313 PACIFIC HIGHWAY
NORTH SYDNEY NSW 2060

DRAWING TITLE
COVER SHEET

SCALE NTS	DATE 08/11/2024	DRAWN FR	CHECKED PK/SS
JOB 24097	DRAWING DA-001		REVISION E

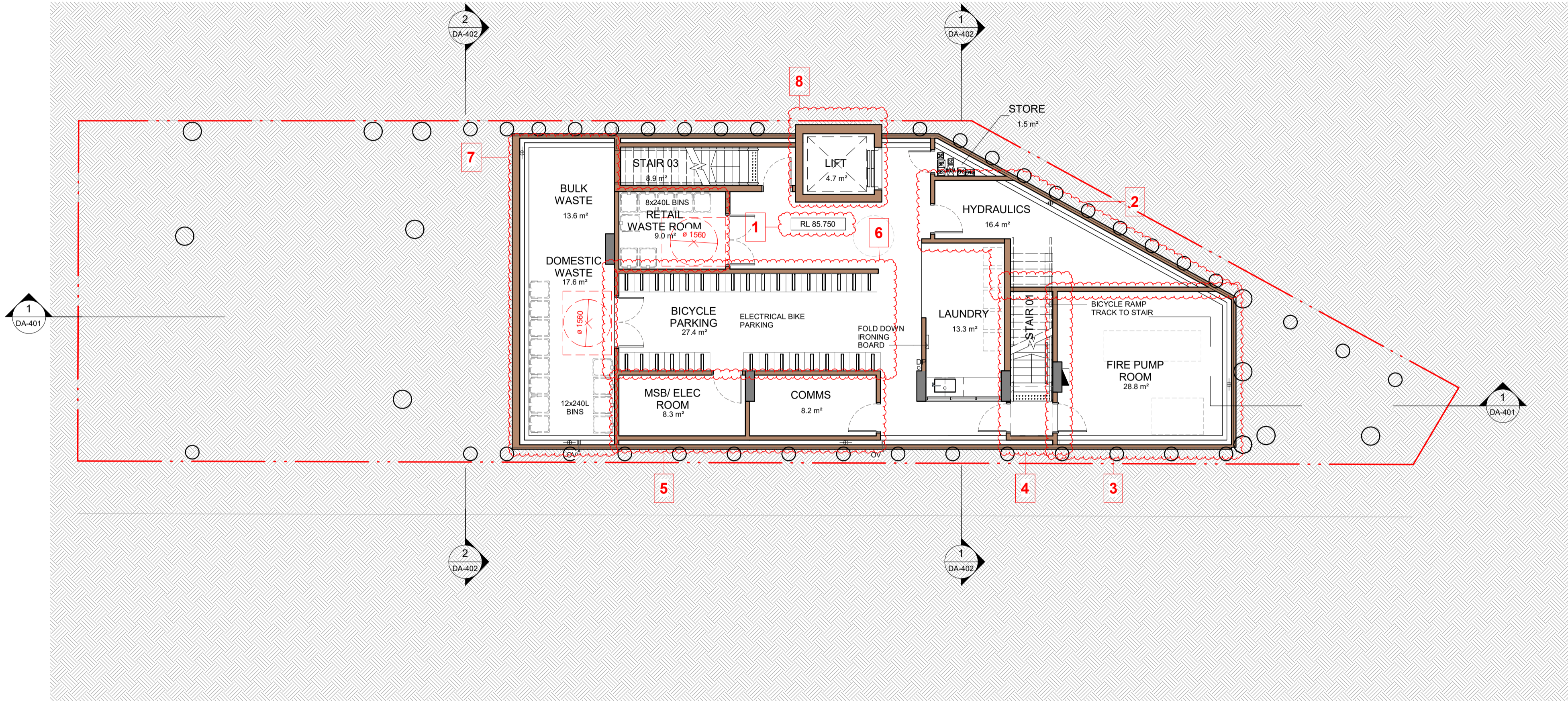
GENERAL NOTES

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- ROOMS AREA MEASURED TO INTERNAL WALL FACE AND EXCLUDES BATHROOM AND KITCHEN AREAS
- GROUND FLOOR RETAIL APPROX. 38% OF SITE AREA
- ALL PLANTING AND LEVEL 04 COMMUNAL OUTDOOR AREA REFER TO LANDSCAPE ARCHITECT'S PACKAGE

Schedule of Changes:

Basement

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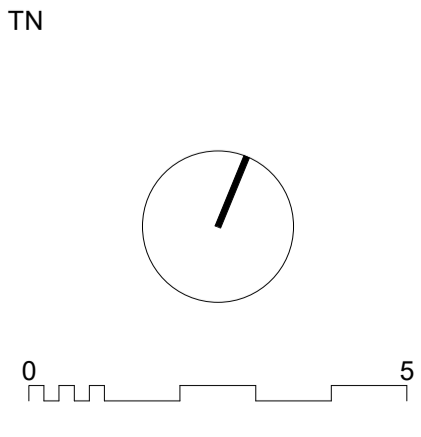


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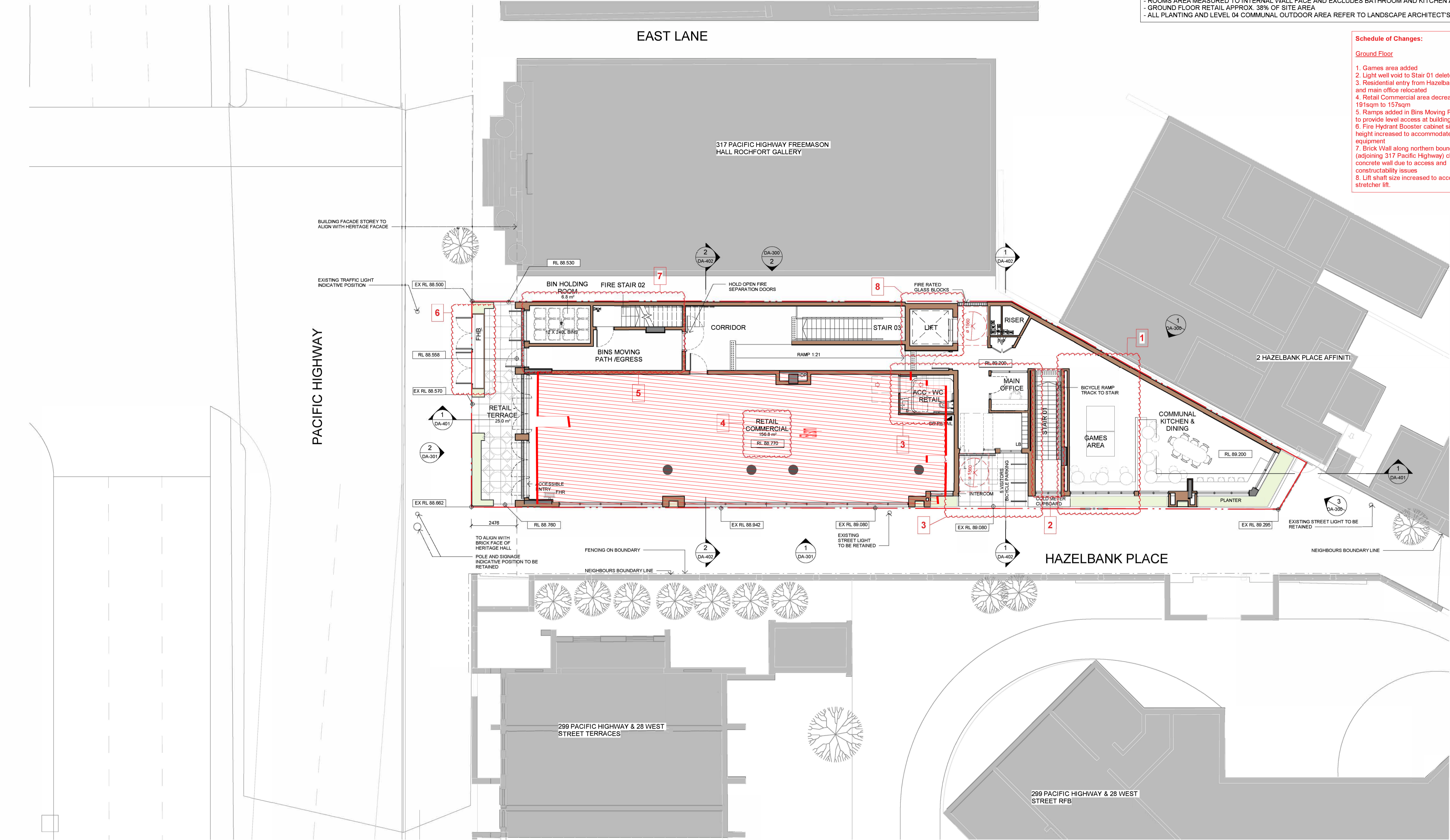
DRAWING TITLE
FLOOR PLAN - BASEMENT

SCALE 1:100 @A1 1:200 @A3 JOB 24097	DATE 08/11/2024 DRAWING DA-200	DRAWN FR	CHECKED PK/SS REVISION E
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- Schedule of Changes:
- Ground Floor
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 2. Light well void to Stair 01 deleted
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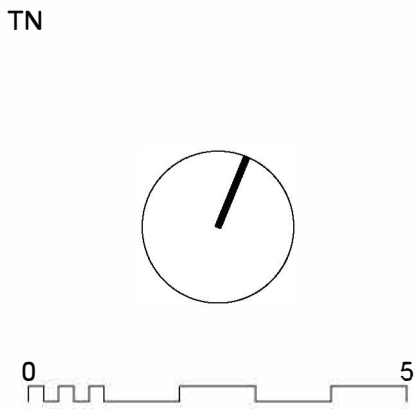
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DRAWING TITLE
FLOOR PLAN - GROUND

SCALE 1:100 @A1 1:200 @A3 JOB 24097	DATE 08/11/2024 DRAWING DA-201	DRAWN FR	CHECKED PK/SS REVISION E
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Schedule of Changes:

First Floor

1. Layouts changed for Room Numbers 1.01, 1.11 and 1.12
2. Room 1.10 changed to accessible room
3. Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres
4. Brick Wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
5. Lift shaft size increased to accommodate stretcher lift
6. Corridor widths and rooms sizes amended as a consequence of lift shaft size increase



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IMPORTANT NOTES

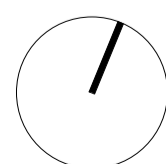
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DRAWING TITLE
FLOOR PLAN - LEVEL 1

SCALE
1:100 @A1
1:200 @A3
JOB
24097

DATE
08/11/2024
DRAWING
DA-202

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Schedule of Changes:

Second Floor

1. Layouts changed for Room Numbers 2.01, 2.11 and 2.12
2. Room 2.10 changed to accessible room
3. Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres
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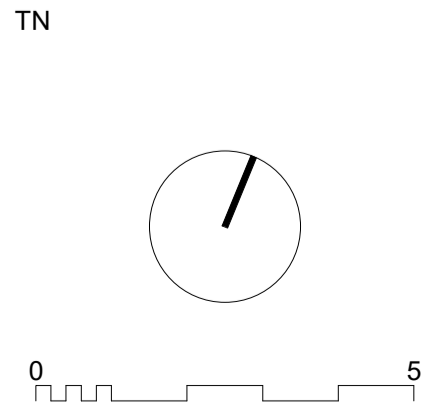


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PROJECT
**BOARDING HOUSE
313 PACIFIC HIGHWAY
NORTH SYDNEY NSW 2060**

DRAWING TITLE
FLOOR PLAN - LEVEL 2

SCALE
1:100 @A1
1:200 @A3
JOB
24097

DATE
08/11/2024
DRAWING
DA-203

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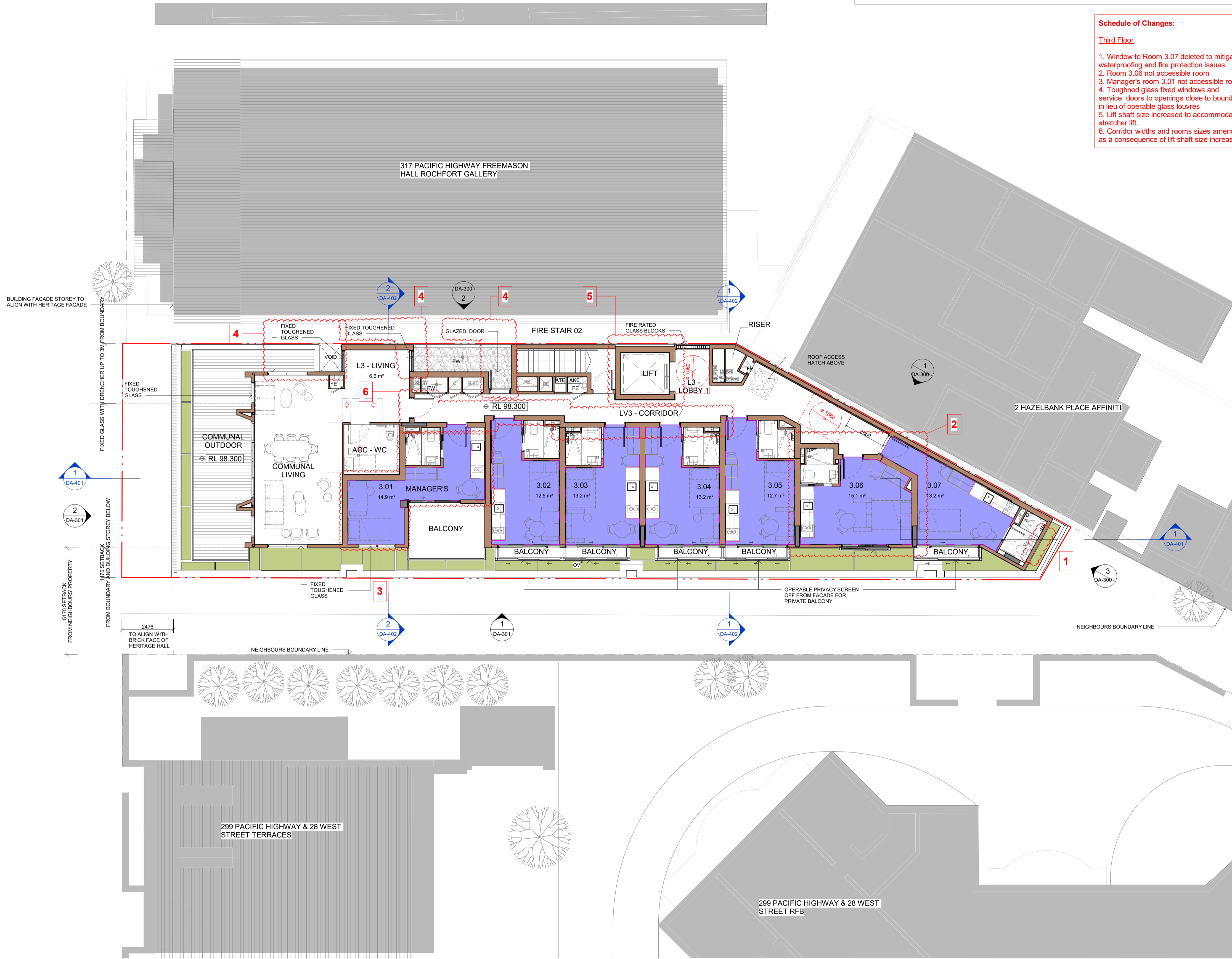
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- GENERAL NOTES
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Schedule of Changes:

Third Floor

1. Window to Room 3.07 deleted to mitigate waterproofing and fire protection issues
2. Room 3.06 not accessible room
3. Manager's room 3.01 not accessible room
4. Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvers
5. Lift shaft size increased to accommodate stretcher lift.
6. Corridor widths and rooms sizes amended as a consequence of lift shaft size increase



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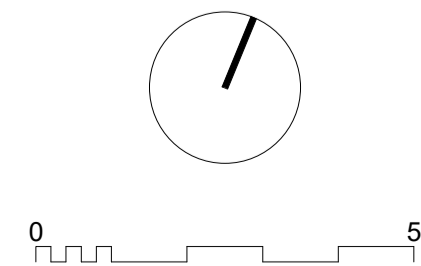
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PROJECT
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313 PACIFIC HIGHWAY
NORTH SYDNEY NSW 2060

DRAWING TITLE
FLOOR PLAN - LEVEL 3

SCALE
1:100 @A1
1:200 @A3
JOB
24097

DATE
08/11/2024
DRAWING
DA-204

DRAWN
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CHECKED
PK/SS
REVISION
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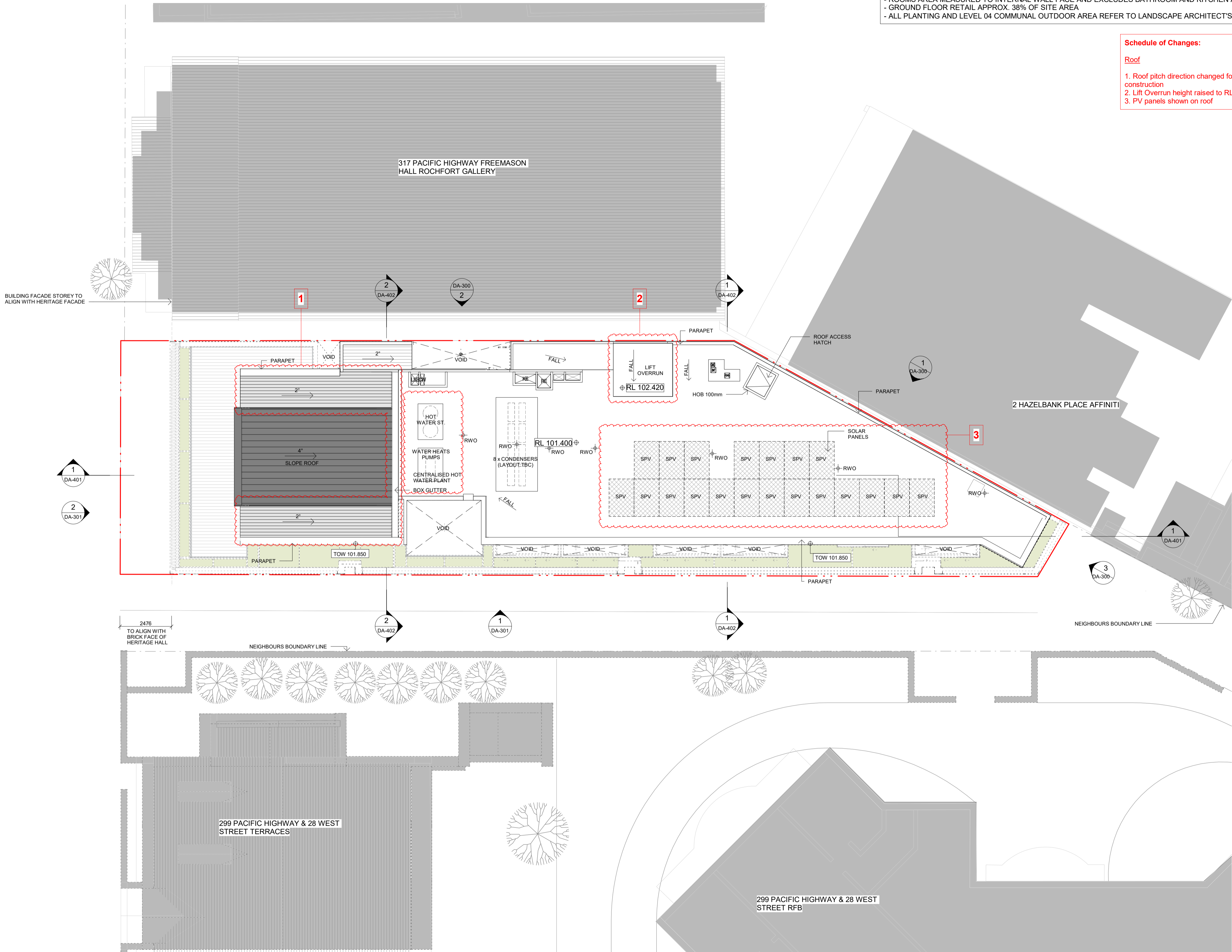
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Schedule of Changes:

Roof

1. Roof pitch direction changed for ease of construction
2. Lift Overrun height raised to RL 102.42
3. PV panels shown on roof



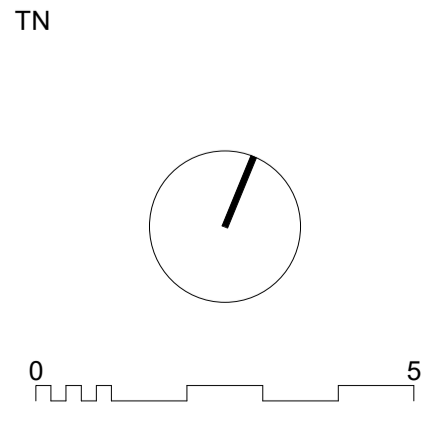
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E	08/11/2024	S4.55 APPLICATION	



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CLIENT
ASSETZ PROPERTY GROUP

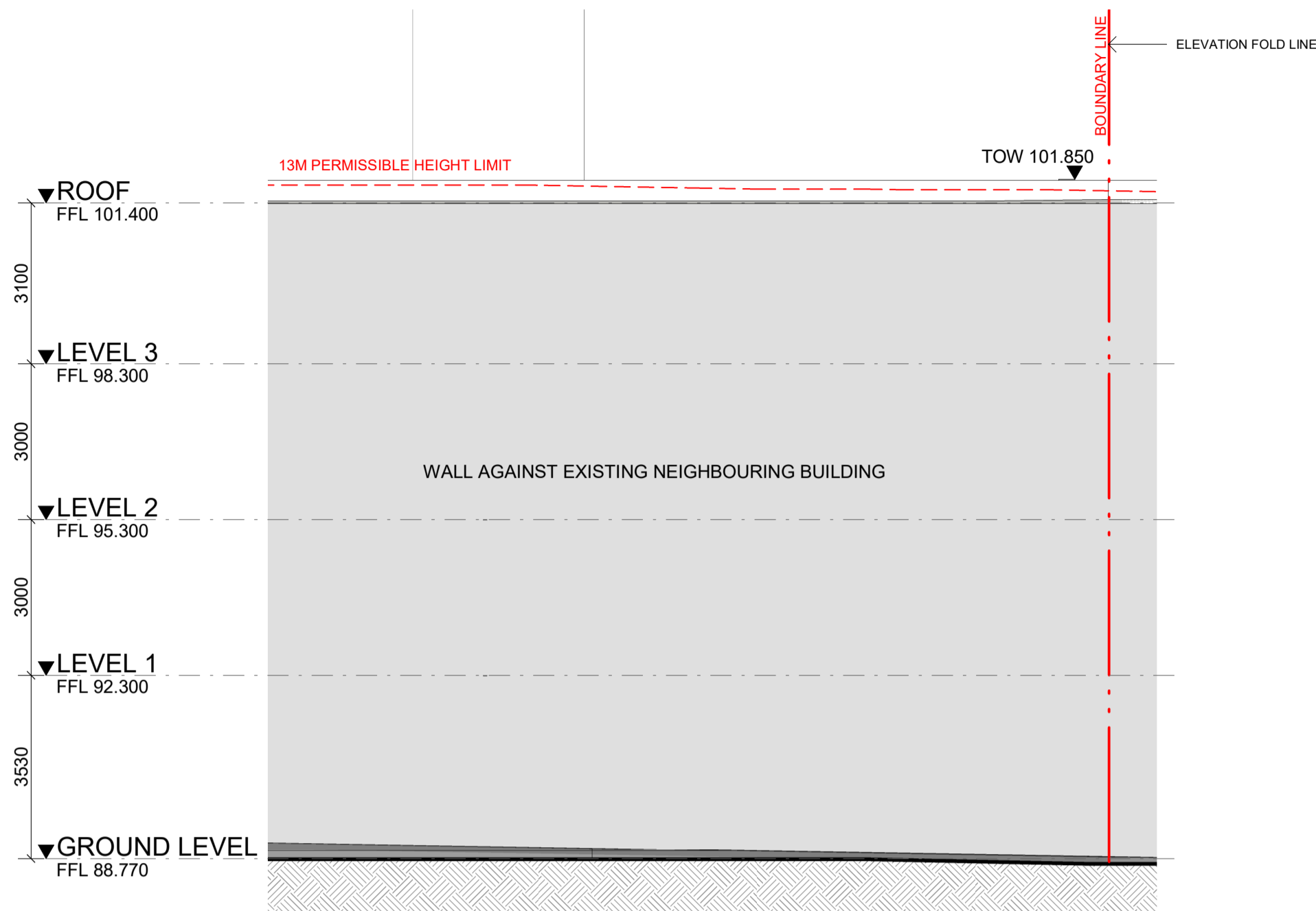
PROJECT
BOARDING HOUSE
313 PACIFIC HIGHWAY
NORTH SYDNEY NSW 2060

DRAWING TITLE
FLOOR PLAN - ROOF PLAN

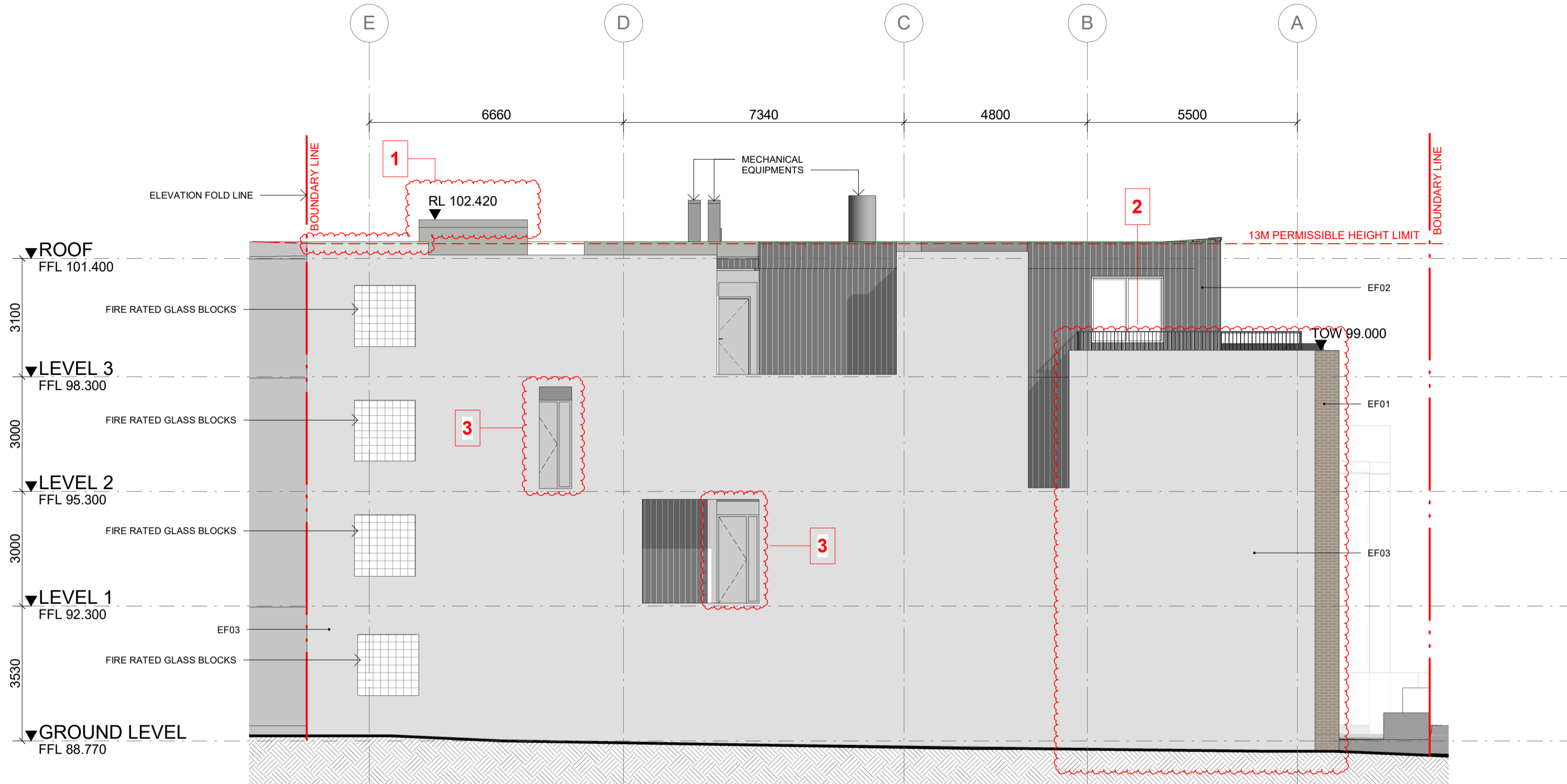
SCALE 1:100 @A1 1:200 @A3 JOB 24097	DATE 08/11/2024 DRAWING DA-205	DRAWN FR	CHECKED PK/SS REVISION E
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GENERAL NOTES

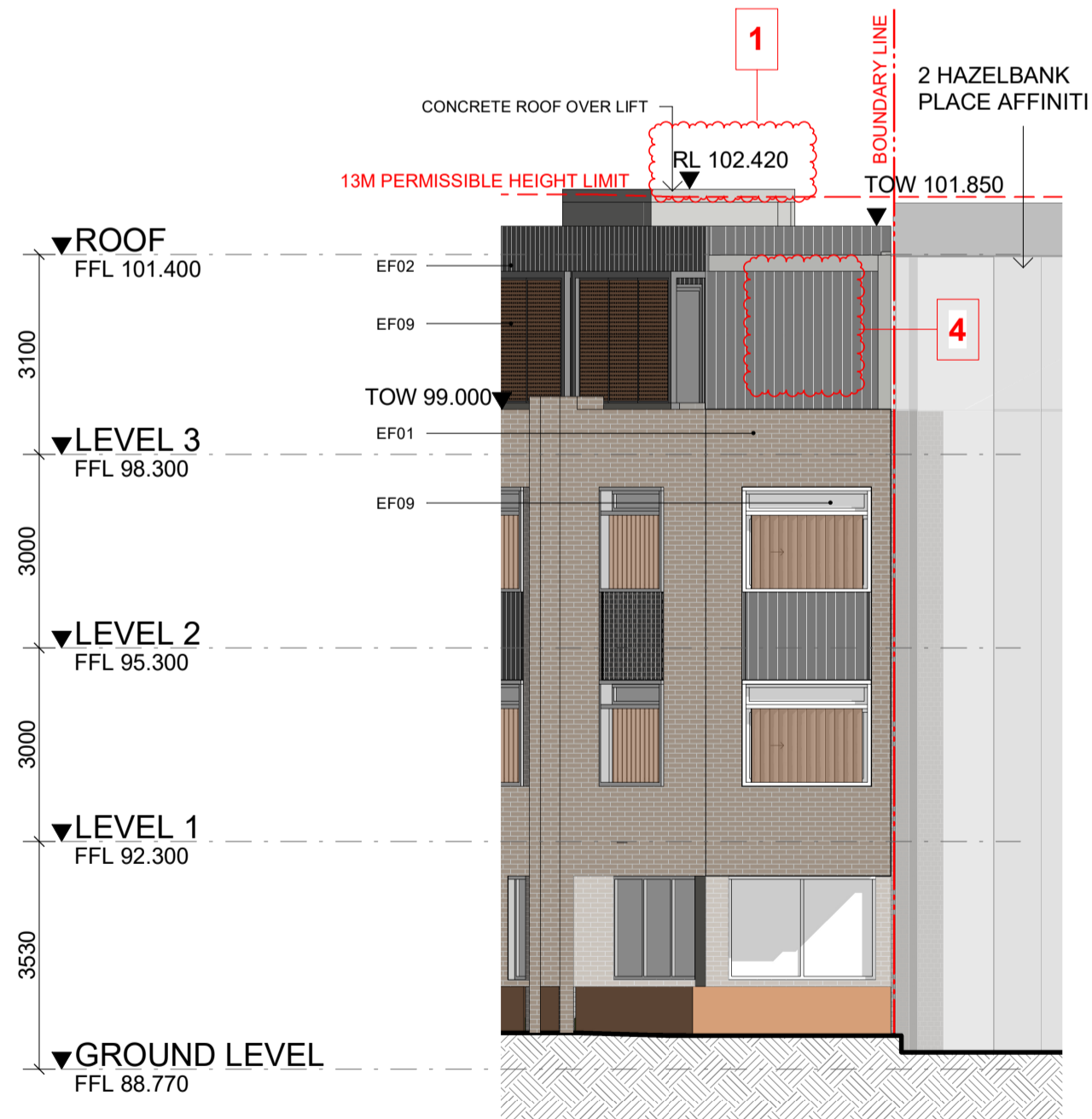
- NEARBY PROPERTIES INTERNAL LAYOUT SHOWN INDICATIVELY ONLY
- ROOMS AREA MEASURED TO INTERNAL WALL FACE AND EXCLUDES BATHROOM AND KITCHEN AREAS
- GROUND FLOOR RETAIL APPROX. 38% OF SITE AREA
- ALL PLANTING AND LEVEL 04 COMMUNAL OUTDOOR AREA REFER TO LANDSCAPE ARCHITECT'S PACKAGE



1 NORTH ELEVATION - 1
DA-201 1 : 100



2 NORTH ELEVATION - 2
DA-201 1 : 100



3 EAST ELEVATION
DA-201 1 : 100

Schedule of Changes:

Elevations

1. Lift Overrun height raised to RL 102.42
2. Brick Wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
3. Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres
4. Window to Room 3.07 deleted to mitigate waterproofing and fire protection issues
5. Residential entry from Hazelbank Avenue relocated
6. Mechanical louvres added to retail glazing along Hazelbank Avenue
7. Toughened glass fixed windows to openings close to boundary
8. Fire Hydrant Booster cabinet size and height increased to accommodate the equipment
9. Pre-fabricated planter boxes in lieu of brick planters

NOTE: DA APPROVED DESIGN BY DesignInc.
ONLY S4.55 AMENDMENTS PREPARED BY MARCHESE PARTNERS

IMPORTANT NOTES

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FOR APPROVAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A	29/03/2021	DEVELOPMENT APPLICATION	NU
B	01/07/2021	REVISED DEVELOPMENT APPLICATION	LVE
C	13/8/2021	PROPOSED AMENDMENTS	LVE
D	02/09/2021	REVISED DEVELOPMENT APPLICATION	SS
E	08/11/2024	S4.55 APPLICATION	

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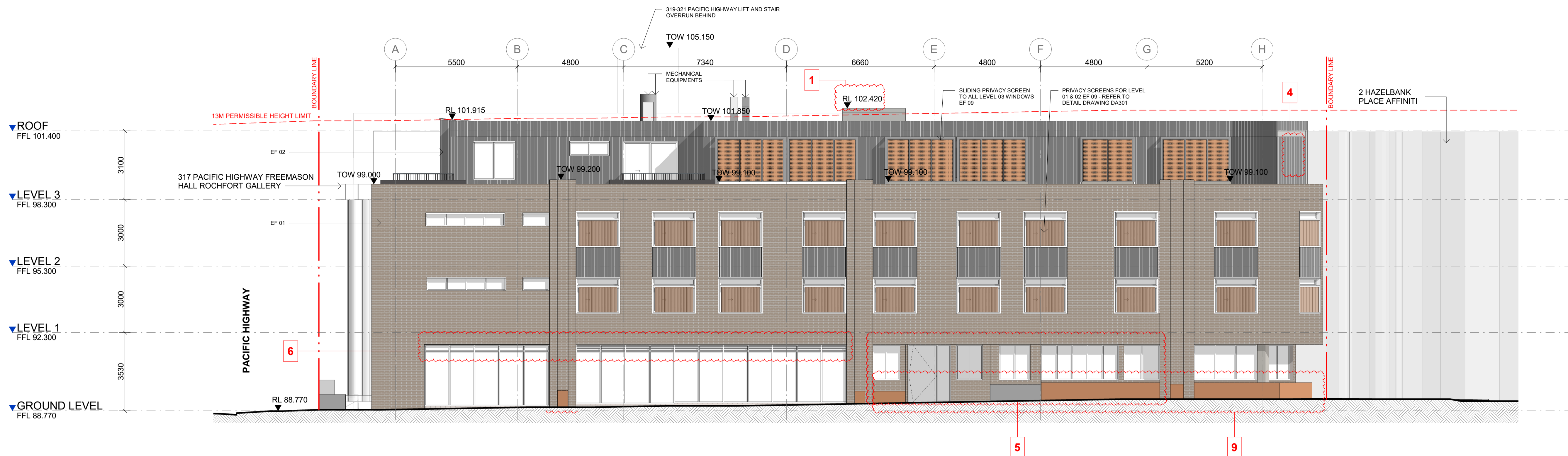
PROJECT
BOARDING HOUSE
313 PACIFIC HIGHWAY
NORTH SYDNEY NSW 2060

DRAWING TITLE
ELEVATIONS - NORTH & EAST

SCALE 1:100 @A1 1:200 @A3 JOB 24097	DATE 08/11/2024	DRAWN FR	CHECKED PK/SS
	DRAWING DA-300		REVISION E

GENERAL NOTES

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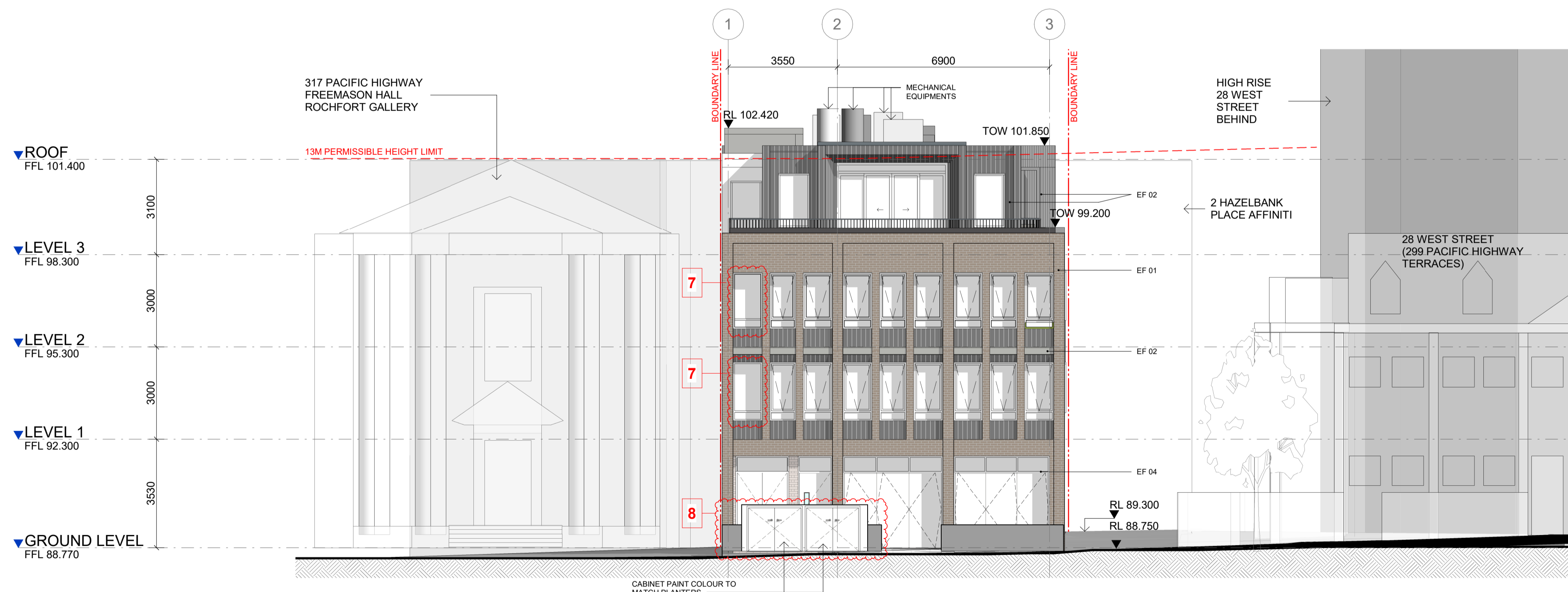


1 SOUTH ELEVATION - HAZELBANK PLACE
DA-201/ 1 : 100

Schedule of Changes:

Elevations

1. Lift Overrun height raised to RL 102.42
2. Brick Wall along northern boundary (adjoining 317 Pacific Highway) changed to concrete wall due to access and constructability issues
3. Toughened glass fixed windows and service doors to openings close to boundary in lieu of operable glass louvres
4. Window to Room 3.07 deleted to mitigate waterproofing and fire protection issues
5. Residential entry from Hazelbank Avenue relocated
6. Mechanical louvres added to retail glazing along Hazelbank Avenue
7. Toughened glass fixed windows to openings close to boundary
8. Fire Hydrant Booster cabinet size and height increased to accommodate the equipment
9. Pre-fabricated planter boxes in lieu of brick planters



2 WEST ELEVATION - PACIFIC HIGHWAY
DA-201/ 1 : 100

NOTE: DA APPROVED DESIGN BY DesignInc.
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E	08/11/2024	S4.55 APPLICATION	

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PROJECT
BOARDING HOUSE
313 PACIFIC HIGHWAY
NORTH SYDNEY NSW 2060

DRAWING TITLE
ELEVATIONS - SOUTH & WEST

SCALE 1:100 @A1 1:200 @A3 JOB 24097	DATE 08/11/2024 DRAWING DA-301	DRAWN FR	CHECKED PK/SS REVISION E
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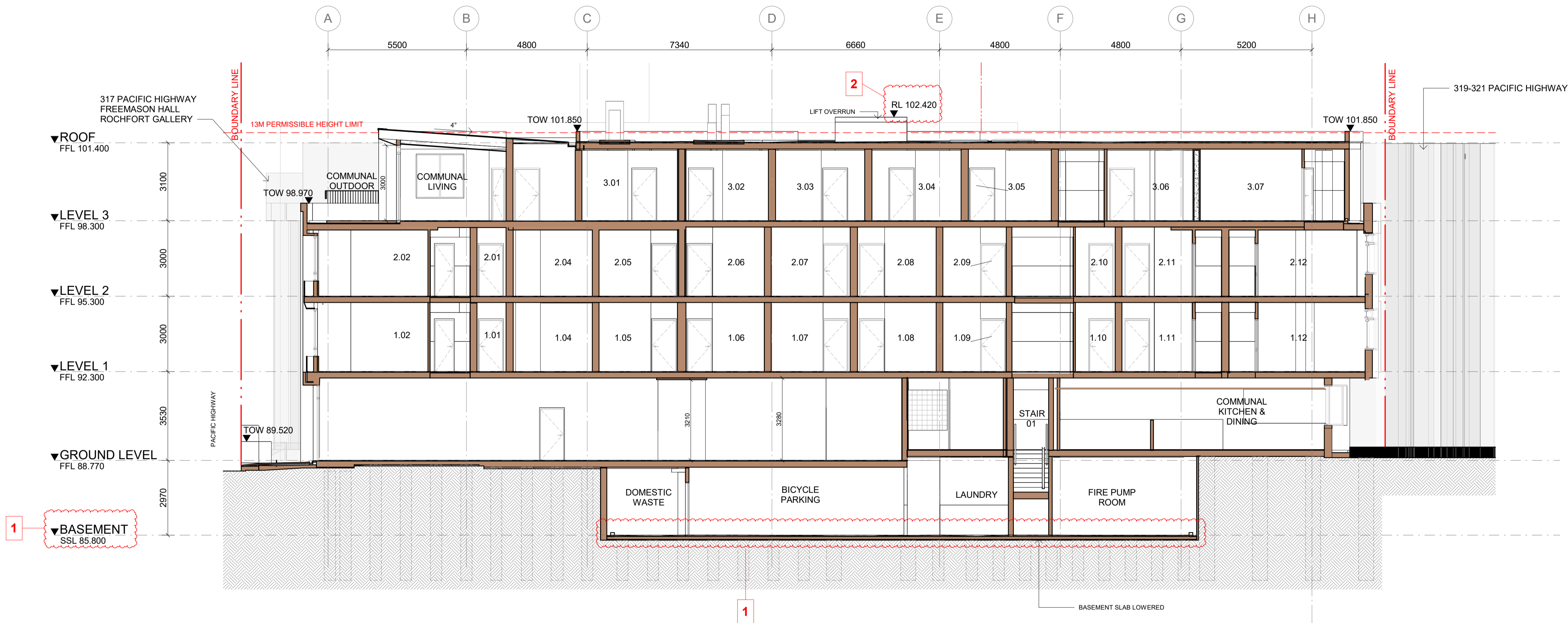
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Schedule of Changes:

Sections

1. Basement RL dropped by 550mm to achieve compliant head heights
2. Lift Overrun height raised to RL 102.42



1 LONGITUDINAL SECTION AA
DA-200 1 : 100

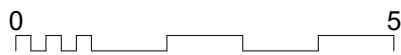
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D	08/11/2024	S4.55 APPLICATION	SS



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PROJECT
BOARDING HOUSE
313 PACIFIC HIGHWAY
NORTH SYDNEY NSW 2060

DRAWING TITLE
LONGITUDINAL SECTION

SCALE
1 : 100 @A1
1 : 200 @A3
JOB
24097

DATE
08/11/2024
DRAWING
DA-401

DRAWN
FR

CHECKED
PK/SS

REVISION
D

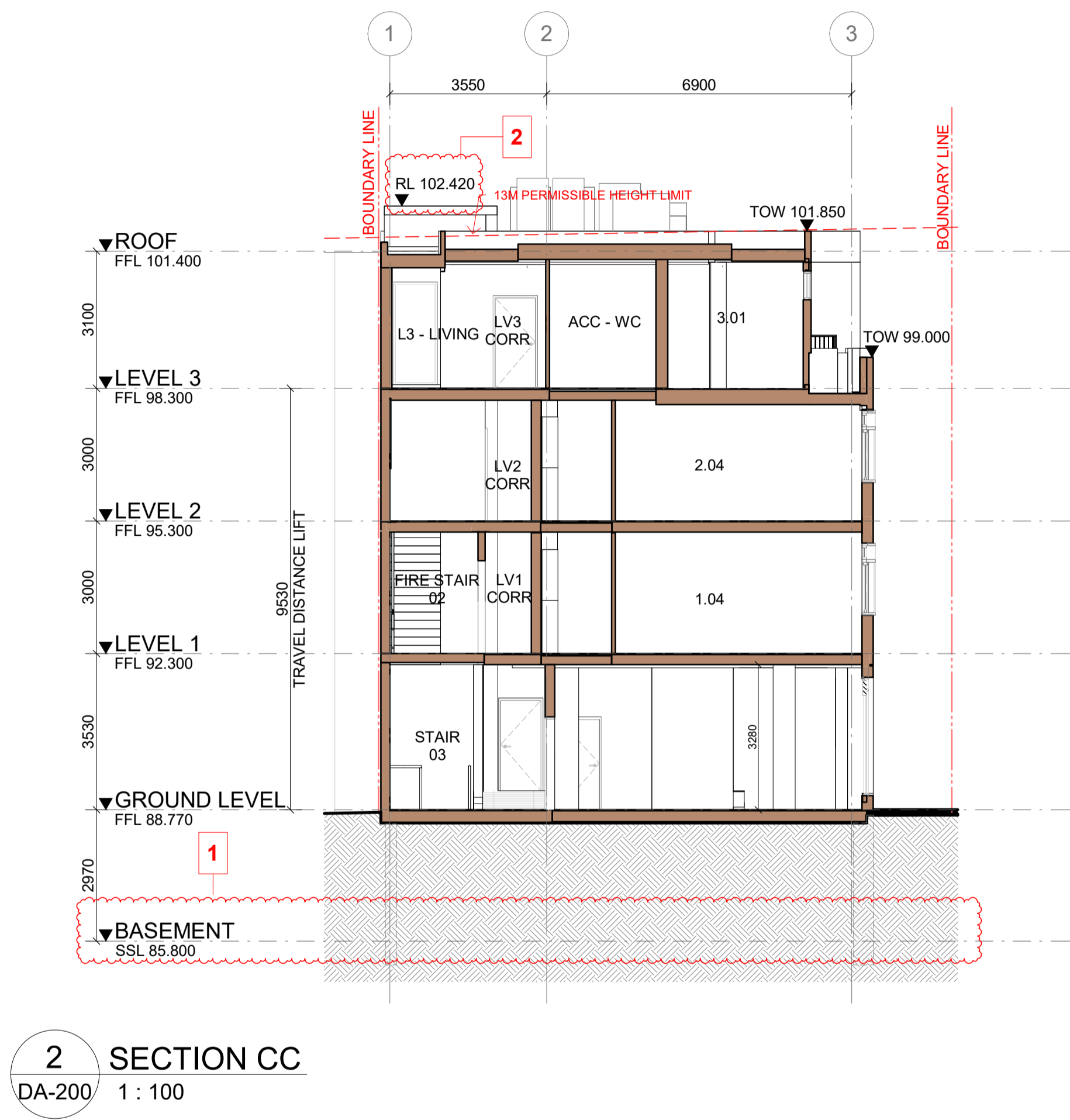
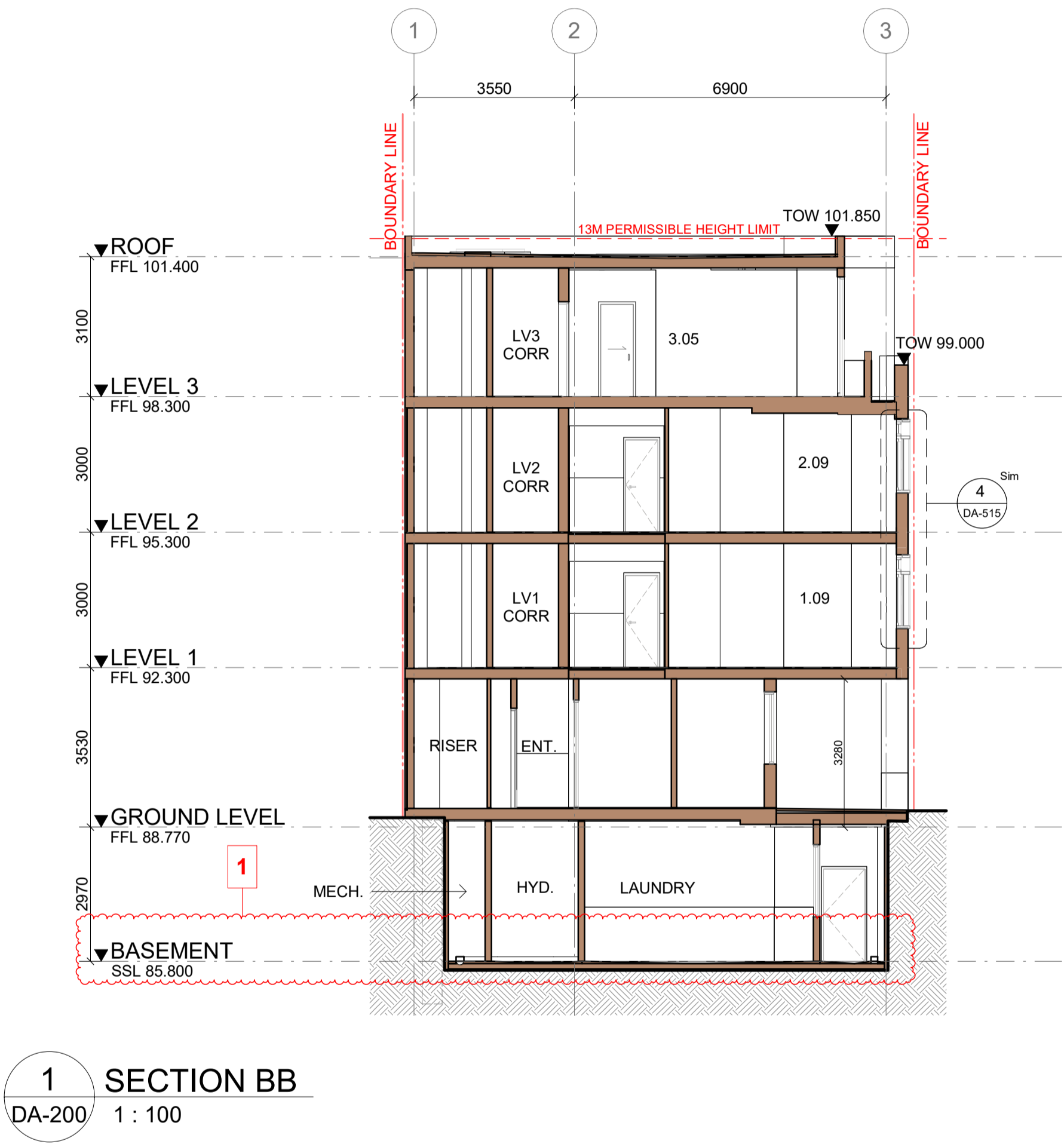
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Schedule of Changes:

Sections

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2. Lift Overrun height raised to RL 102.42



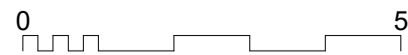
NOTE: DA APPROVED DESIGN BY DesignInc.
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C	02/09/2021	REVISED DEVELOPMENT APPLICATION	LVE
D	08/11/2024	S4.55 APPLICATION	SS



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PROJECT
BOARDING HOUSE
313 PACIFIC HIGHWAY
NORTH SYDNEY NSW 2060

DRAWING TITLE
CROSS SECTION

SCALE
1 : 100 @A1
1 : 200 @A3
JOB
24097

DATE
08/11/2024
DRAWING
DA-402

DRAWN
FR

CHECKED
PK/SS

REVISION
D

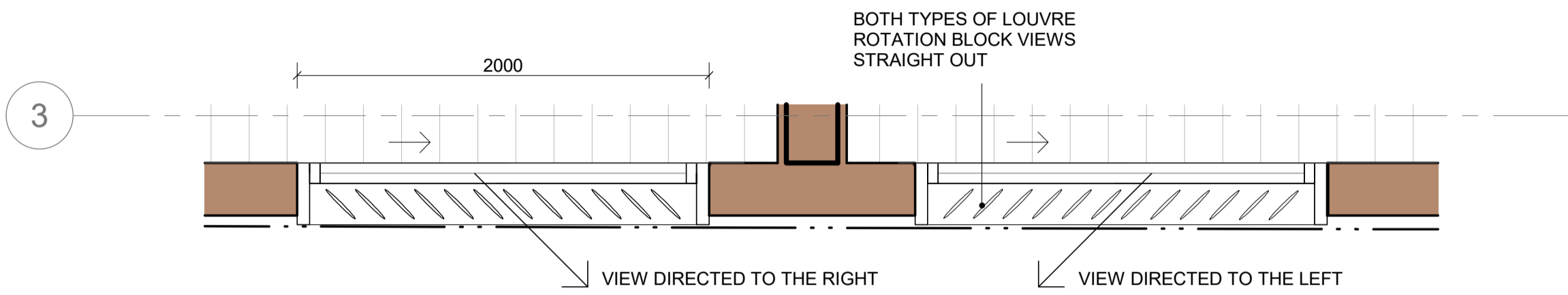
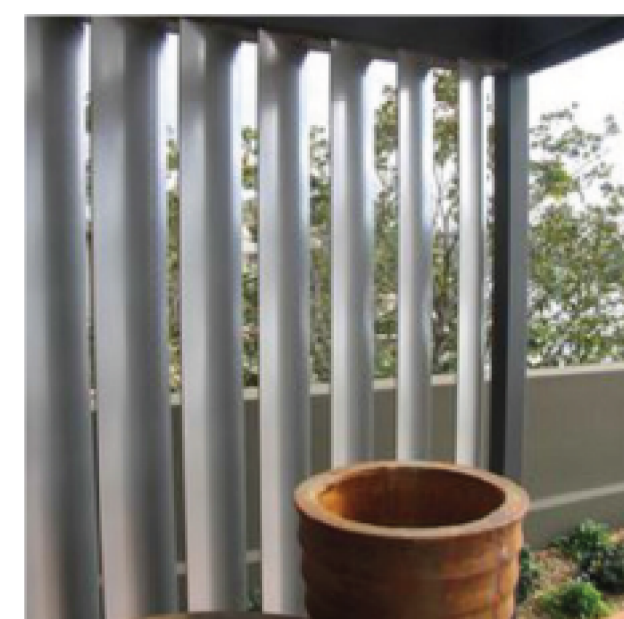
SLIDING SCREEN



MESH

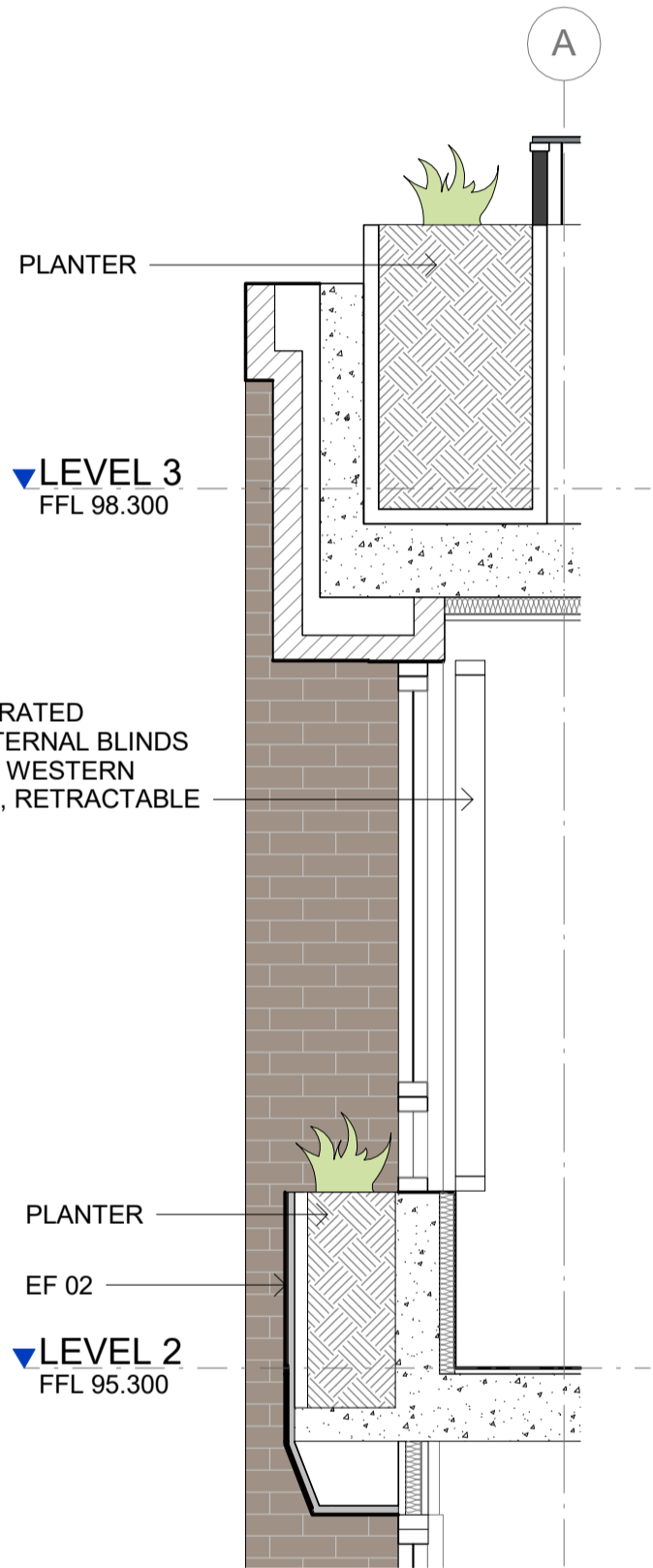


ELLIPTICAL LOUVRES

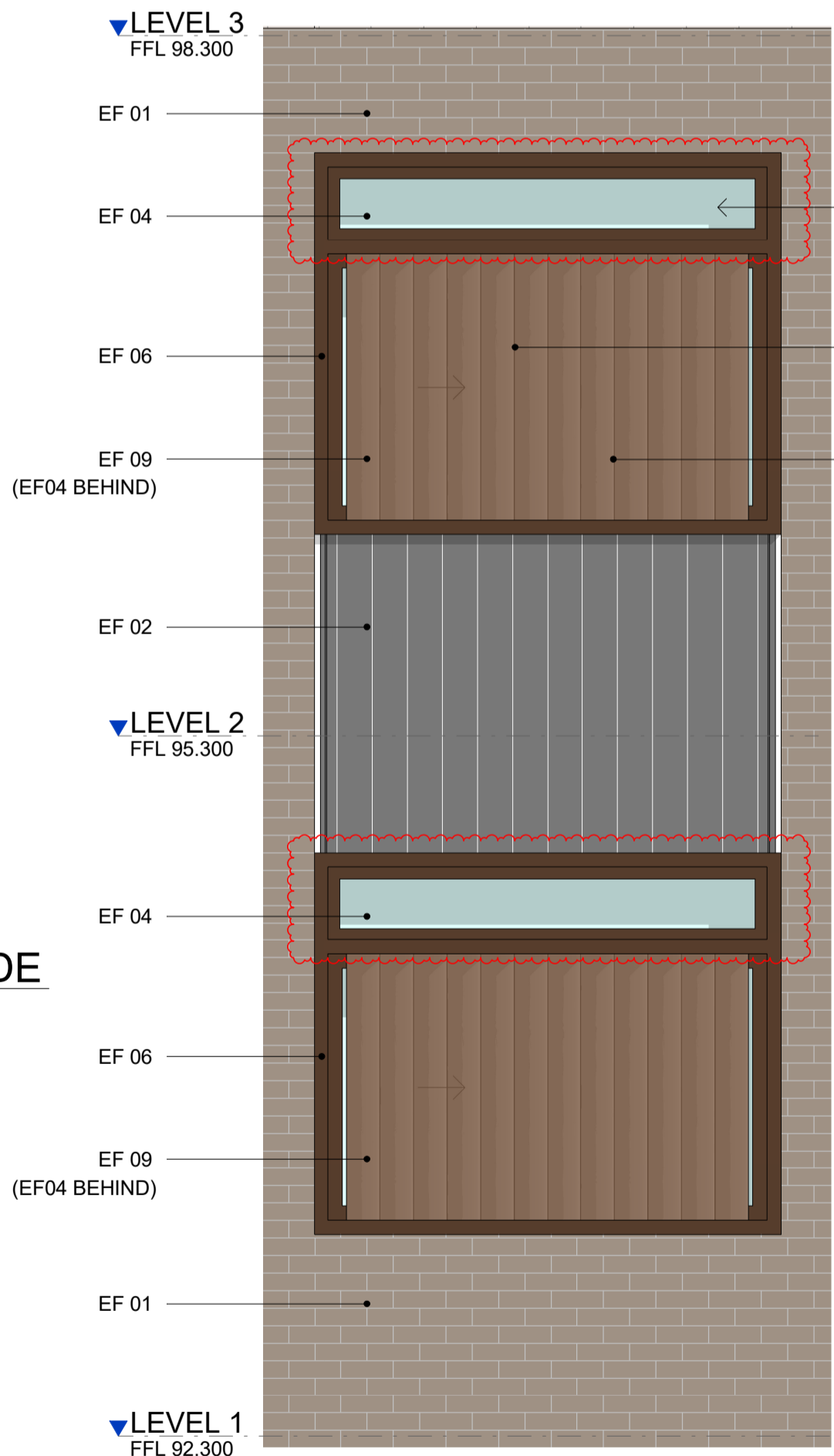


5 DA LEVEL 2 - PRIVACY DETAIL
1 : 25

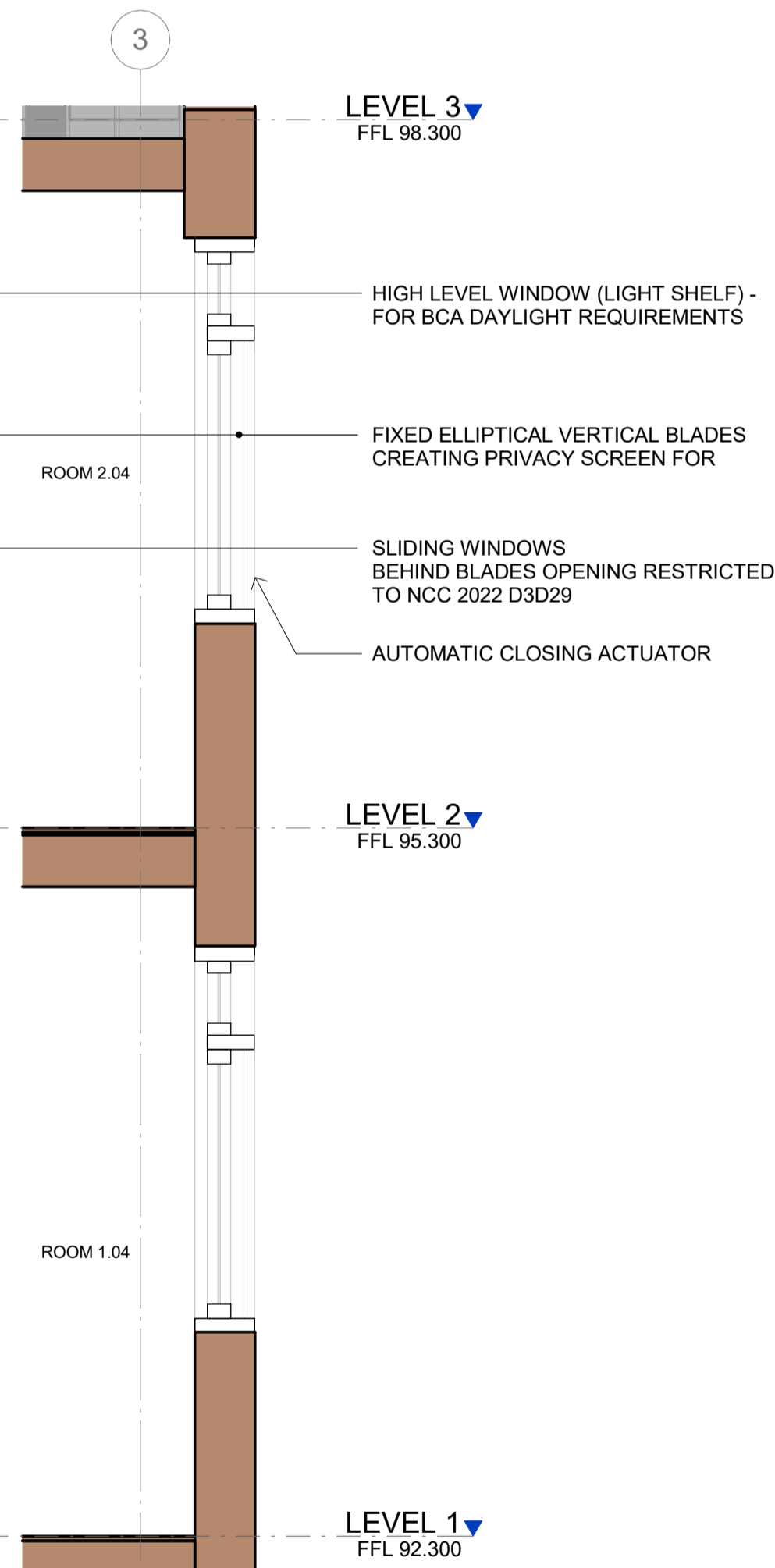
VERTICAL BLADES BLOCK VIEWS STRAIGHT OUT BUT ALLOW DAYLIGHT TO COME THROUGH, THIS ACHIEVES BCA RULE OF 10% OF HABITABLE ROOM AREA TO BE PROVIDED AS UNOBSTRUCTED GLASS AREA



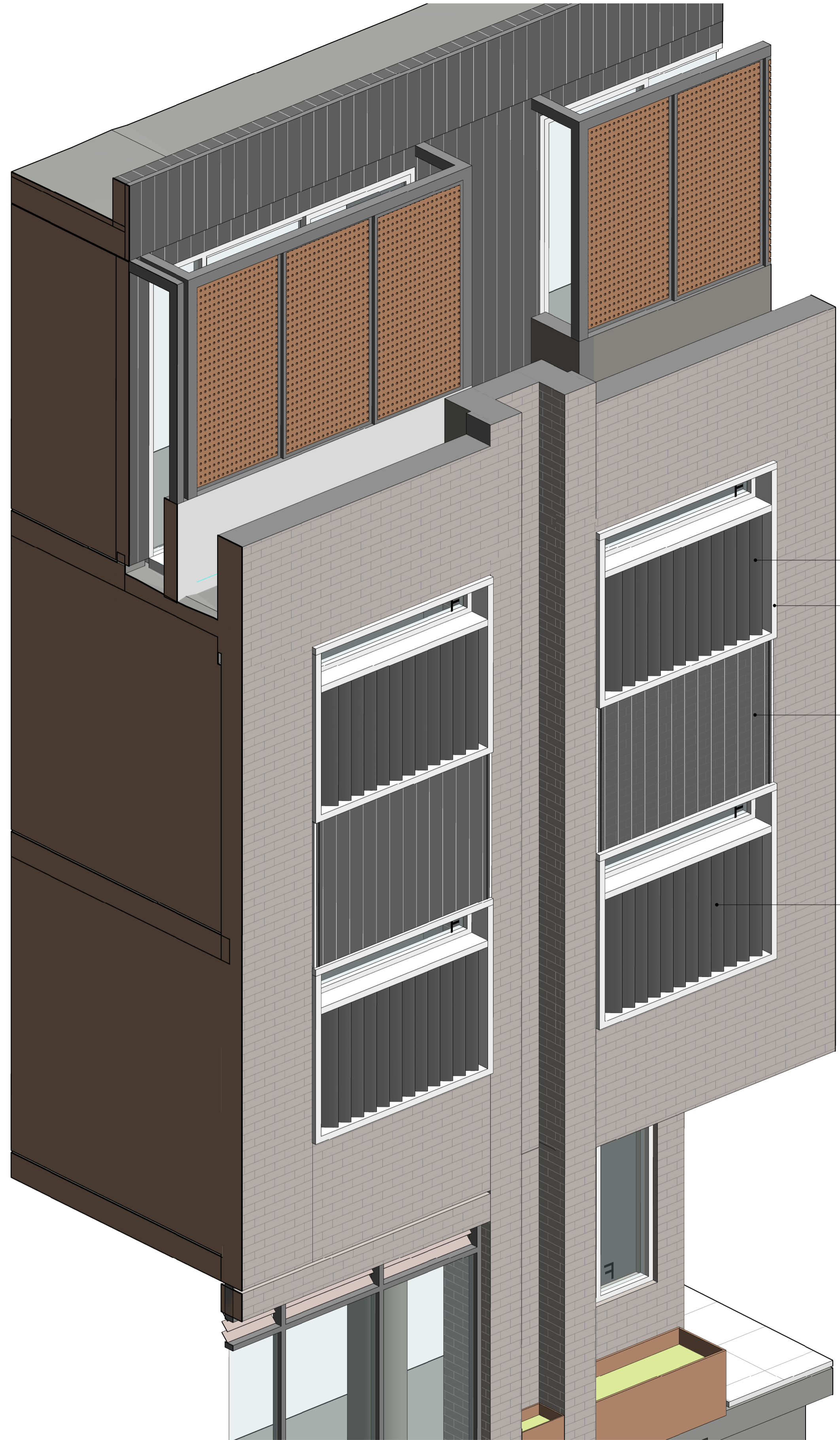
1 PACIFIC HIGHWAY FACADE
1 : 25



3 ELEVATION - PRIVACY SCREEN
1 : 25



4 SECTION - PRIVACY SCREEN
1 : 25



SLIDING WINDOWS BEHIND BLADES OPENING RESTRICTED TO NCC 2022 D3D29
ALUMINIUM WINDOW PROFILES

EF-02

FIXED ELLIPTICAL LOUVRES TO CONTROL DIRECTION OF VIEW FROM ROOM AWAY FROM NEAREST NEIGHBOUR AND SCREEN ROOM FROM NEAREST NEIGHBOUR VIEW INTO UNIT.

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PROJECT
BOARDING HOUSE
313 PACIFIC HIGHWAY
NORTH SYDNEY NSW 2060

DRAWING TITLE
PRIVACY SCREEN DETAIL

SCALE
As indicated
@A1
JOB
24097

DATE
08/11/2024
DRAWING
DA-515

DRAWN
FR

CHECKED
PK/SS

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D