Our Ref: NW30025/L001:PDT
Contact: Doug Treloar

29 June 2020

**Cardno (NSW/ACT) Pty Ltd**
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203 Pacific Highway
St Leonards 2065
Australia

**Phone +61 2 9496 7700**
Fax +61 2 9496 7748

www.cardno.com

50 Wolseley Road

**Point Piper NSW 2027**

Attention: Mr Chris Trotta – Associate, Stafford Architecture

Dear Sirs,

**50 WOLSELEY ROAD, POINT PIPER**

## Introduction

Acting upon your instructions, we have reviewed the Woollahra Council Excel Estuary Planning Levels records and Coastal Zone Management Plan wave climate data base prepared by Cardno for this site at 50 Wolseley Road, Point Piper, for the purpose of the development project described below. **Figure 1** shows this site on the western side of Point Piper.

**Annexure A** provides a site survey and plans for proposed modifications to convert this property from a single residence to three residential units. **Annexure B** provides site photographs, including ones of the existing sandstone block seawall. No changes are proposed for this wall. It appears to sit on a concrete/rock base and to be in sound condition. Its crest level (TOW on the survey), is 2.9m AHD – see the survey presented in **Annexure A**, with slightly lower grassed levels landward of this wall. There are no habitable areas on the lowest ground level – pool and garden area.

This report addresses RFI requests made by Woollahra Municipal Council in terms of its Estuary Planning Level (EPL) and Coastal Zone Management Plan (CZMP) requirements.

## Estuary Planning Level

Adopting the 100-years average recurrence interval (ARI), 2100 scenario for design, together with a freeboard of 0.3m (non-habitable areas), we have determined that the estuary planning level is 2.62m AHD – this includes 0.9m of projected sea level rise (SLR). Hence at 2100, the 100-years ARI design water level would not affect the grounds or the existing or modified residence(s) – below the seawall top of level 2.9m AHD. This still water level would not cause any inundation of the property – all levels at or above 2.8m AHD; noting the finished floor level of Unit 1 is 7.25m AHD – lowest unit.

## Coastal Zone Management Plan

### *Wave Overtopping*

Cardno's (2015) CZMP addresses wave run-up and overtopping at this site for 2100 with the projected SLR. Because the site is on the western side of Point Piper, the peak EPL, likely caused by a very severe east coast low (ECL) storm in the Tasman Sea. Will be associated with easterly to southerly winds. Hence there would likely be no incident waves on the seawall under those conditions. At other times peak wave conditions at 100-years average recurrence interval may be about 0.7m – with lower water levels.

Hence there will likely be no green water wave overtopping of the seawall now or at 2100, other than some white-water spray. Therefore the finished floor levels presented in **Annexure A** are acceptable.

### *Seawall Condition*

Cardno has not undertaken a condition assessment of the site seawall, but the recent photographs presented in **Annexure B** show that it appears quite sound and stands on a solid base – no visible cracks or tilting.

No changes to the seawall are proposed, hence there will be no changes in the effects of the seawall on the narrow low tide beach that stands seaward of this wall.

## Summary

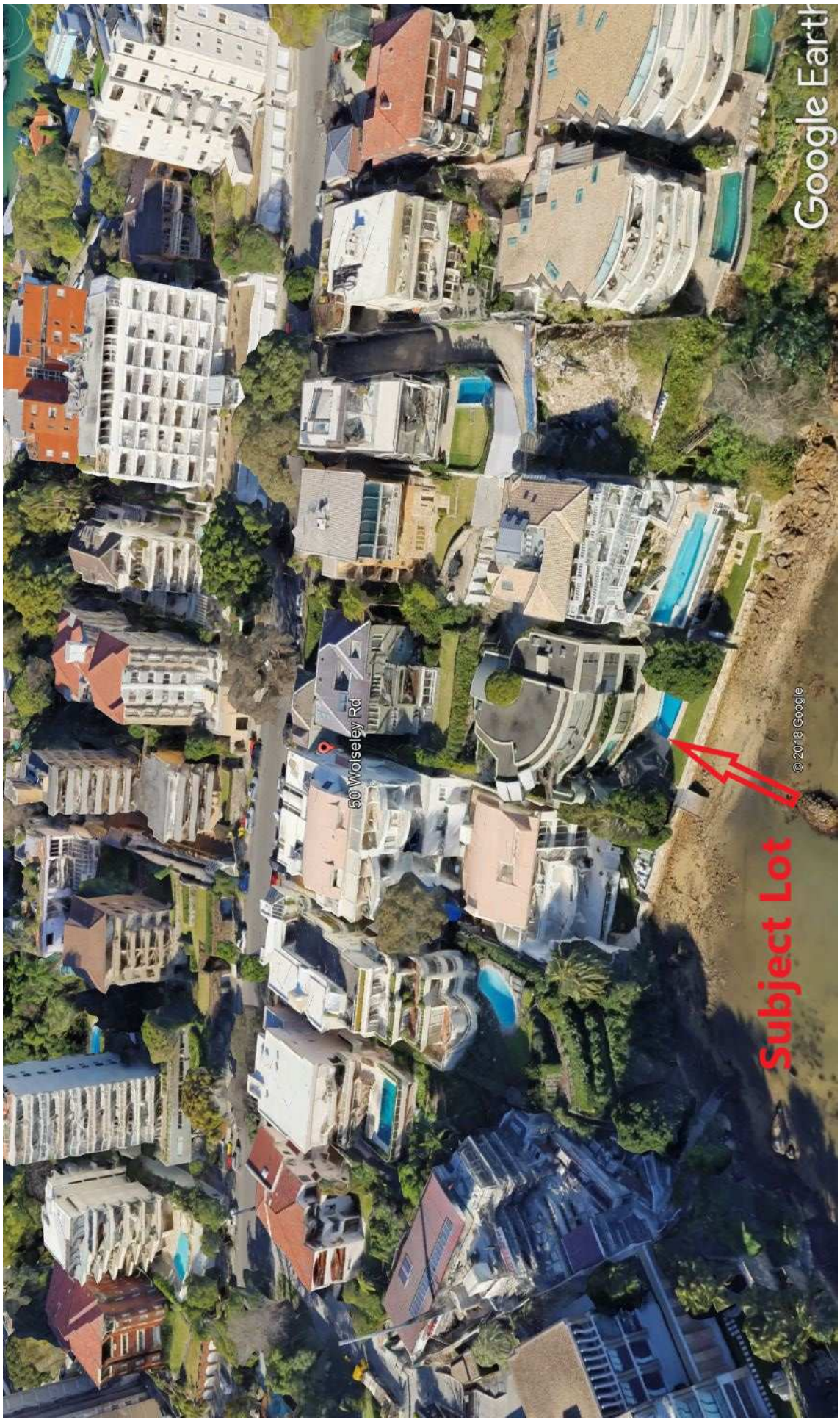
Based on these site specific EPL and CZMP investigations, there are no implications for this site at 2100, provided that the seawall is maintained.

Should you have any questions regarding this correspondence, please do not hesitate to contact me by telephone (9496 7823), or by email (doug.treloar@cardno.com.au).

Yours faithfully,

Doug Treloar
Senior Principal Coastal Engineering
for Cardno
Direct Line: +61 2 9496 7823
Email: Doug.Treloar@cardno.com.au

Cardno (2015): Woollahra Coastal Zone Management Plan, Stage 1. Report LJ3011/R2771 prepared for Woollahra Municipal Council.




50 Wolseley Road, Point Piper

Site Plan, 50 Wolseley Road, Point Piper

# Annexure A

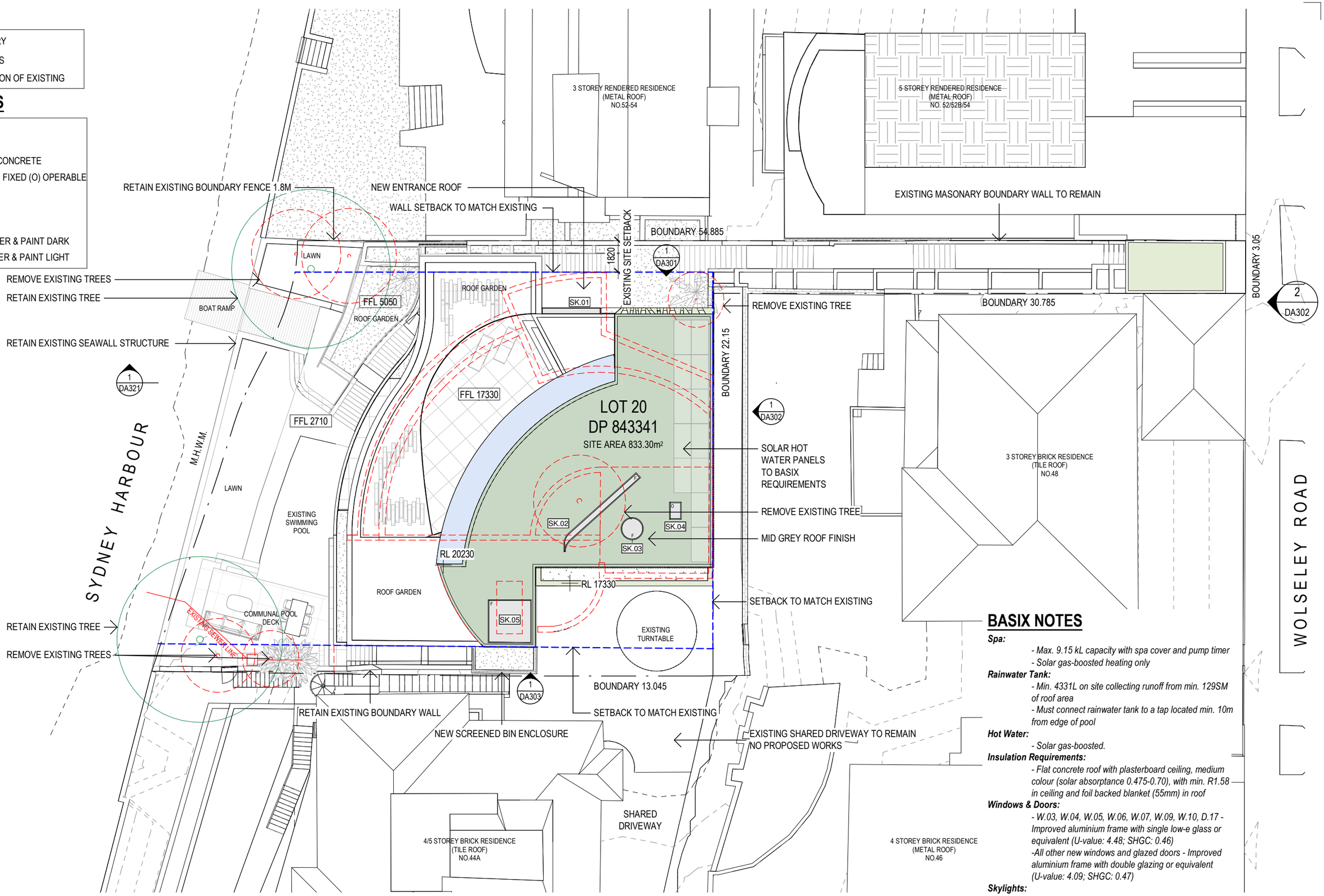
# Site Survey and Plans

## KEY

- BOUNDARY
- SETBACKS
- DEMOLITION OF EXISTING

## MATERIALS

- EXISTING
- BRICK
- OFC / CONC - CONCRETE
- GL - GLASS (F) FIXED (O) OPERABLE
- MT - METAL
- ST - STONE
- TM - TIMBER
- R+P(D) - RENDER & PAINT DARK
- R+P(L) - RENDER & PAINT LIGHT




## BASIX NOTES

***Spa:***

*- Max. 9.15 kL capacity with spa cover and pump timer*
*- Solar gas-boosted heating only*

***Rainwater Tank:***

*- Min. 4331L on site collecting runoff from min. 129SM of roof area*
*- Must connect rainwater tank to a tap located min. 10m from edge of pool*

***Hot Water:***

*- Solar gas-boosted.*

***Insulation Requirements:***

*- Flat concrete roof with plasterboard ceiling, medium colour (solar absorptance 0.475-0.70), with min. R1.58 in ceiling and foil backed blanket (55mm) in roof*

***Windows & Doors:***

*- W.03, W.04, W.05, W.06, W.07, W.09, W.10, D.17 - Improved aluminium frame with single low-e glass or equivalent (U-value: 4.48; SHGC: 0.46)*
*-All other new windows and glazed doors - Improved aluminium frame with double glazing or equivalent (U-value: 4.09; SHGC: 0.47)*

***Skylights:***

*- Minimum glass U-value: 2.5; SHGC: 0.456*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**DEVELOPMENT APPLICATION**

SITE PLAN / ROOF PLAN

GENERAL NOTES

Do not scale from drawings. All dimensions are to be checked on site before commencement of work. All discrepancies to be brought to the attention of the project architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, it must not be retained, copied or used without the express authority of Stafford Architecture Pty Ltd.
ACN 097664527 | Nom. Architect: Bruce Stafford - 7155

PROJECT
**50 WOLSELEY ROAD POINT PIPER**

| PROJECT NO. | STAGE | DWG NO. | REV |
|---|---|---|---|
| 181 | DA101 | | A |

DRAWING
**SITE PLAN / ROOF PLAN**

| | | | |
|---|---|---|---|
| **Drawn:** | JM | **Scale:** | 1 : 200 @A3 |
| **Checked:** | CT/BS | **Date:** | 2020/05/29 |

## KEY

- BOUNDARY
- DEMOLITION OF EXISTING
- UNIT 1
- UNIT 2
- UNIT 3

## MATERIALS

- EXISTING
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- TM - TIMBER
- R+P(D) - RENDER & PAINT DARK
- R+P(L) - RENDER & PAINT LIGHT

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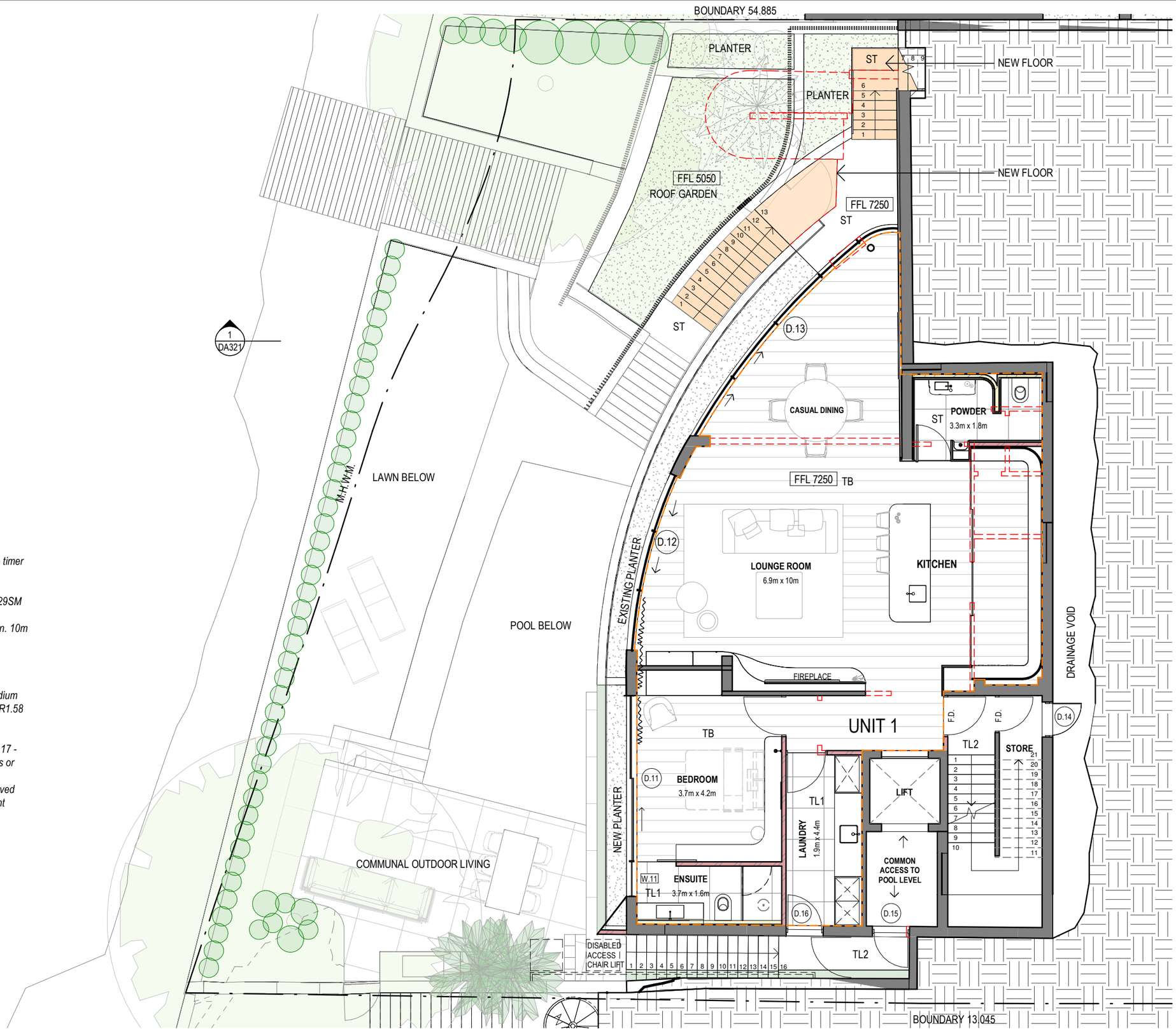


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**DEVELOPMENT APPLICATION**
UNIT 1

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PROJECT
**50 WOLSELEY ROAD POINT PIPER**

| PROJECT NO. | STAGE | DWG NO. | REV |
|---|---|---|---|
| 181 | DA202 | | A |

DRAWING
**UNIT 1**

| | | | |
|---|---|---|---|
| Drawn: | JM | Scale: | 1 : 100 @A3 |
| Checked: | CT/BS | Date: | 2020/05/29 |

## KEY

- BOUNDARY
- DEMOLITION OF EXISTING
- UNIT 1
- UNIT 2
- UNIT 3

## MATERIALS

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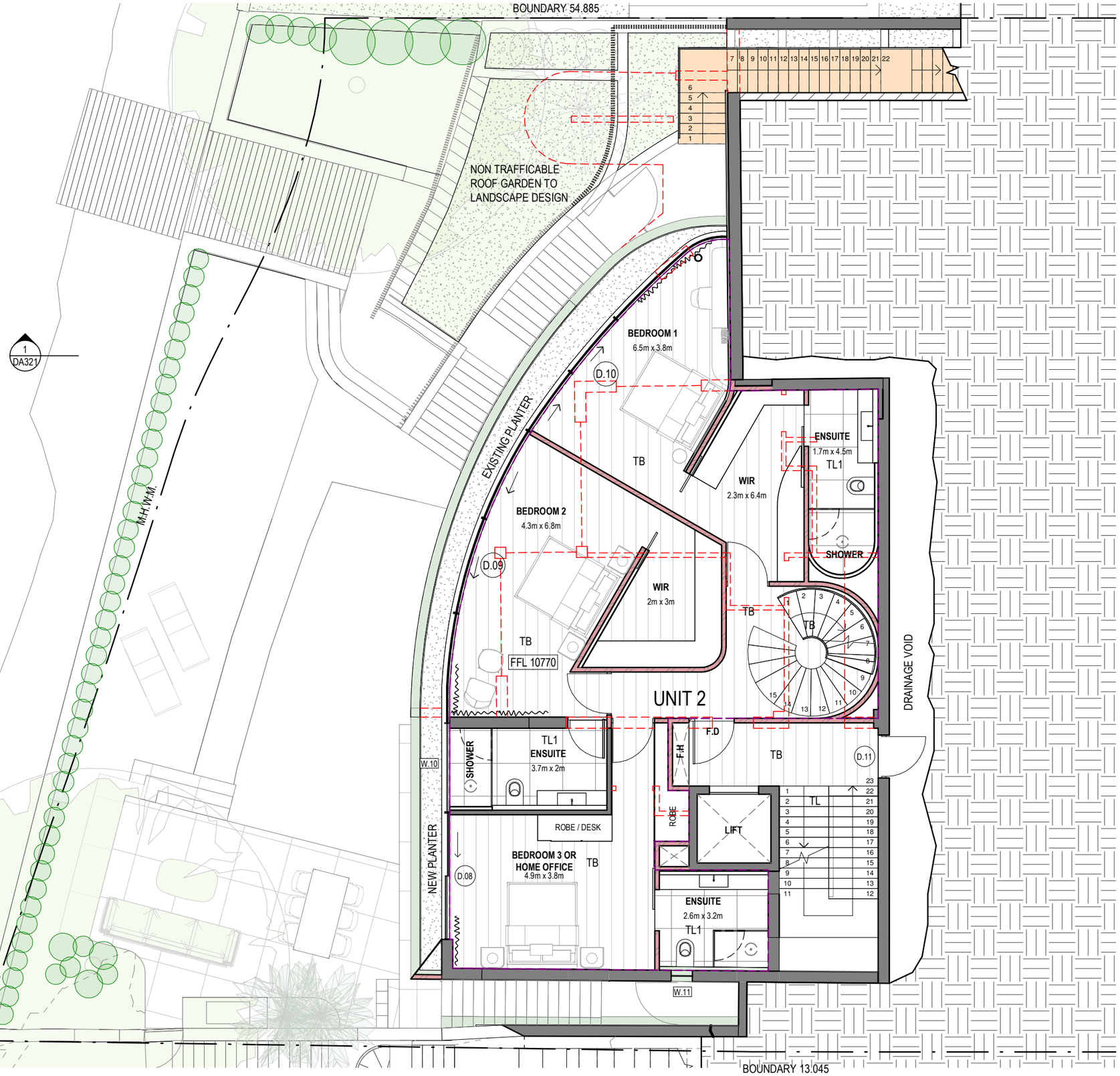


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**DEVELOPMENT APPLICATION**
UNIT 2 - LOWER LEVEL

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PROJECT
**50 WOLSELEY ROAD POINT PIPER**

DRAWING
**UNIT 2 - LOWER LEVEL**

| PROJECT NO. | STAGE | DWG NO. | REV |
|---|---|---|---|
| 181 | DA | 203 | A |

| | | | |
|---|---|---|---|
| **Drawn:** | JM | **Scale:** | 1 : 100 @A3 |
| **Checked:** | CT/BS | **Date:** | 2020/05/29 |

## KEY

- BOUNDARY
- DEMOLITION OF EXISTING
- UNIT 1
- UNIT 2
- UNIT 3

## MATERIALS

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***Skylights:***

*- Minimum glass U-value: 2.5; SHGC: 0.456*

PROPOSED PLANTER BOXES
NEW STAIR
RETAIN BOUNDARY WALL
BOUNDARY 54.885
EXTEND EXSITING FLOOR
EXISTING SETBACK TO REMAIN
FFL 14270 PLANTER
W.08
ART & FIREPLACE
LOW BENCH
FIXED SAFETY GLASS
FIXED SAFETY GLASS
1 DA301
3890 SETBACK
D.04
LANDSCAPING
W.09
RETAIN NEIGHBORING PROPERTY WALL
PROPOSED SECURITY GATES
FORMAL LOUNGE
5.3m x 5.6m
POWDER ROOM
3.9m x 1.5m
ST
art
PANTRY
IRON
LAUNDRY
1.1m x 4.8m
PLANTER
KITCHEN
4.5m x 6.5m
SCULLERY
1.2m x 7.2m
BBQ GRILLE
DRYING AREA
1 DA302
RETAIN NEIGHBORING PROPERTY WALL
1 DA321
M.H.W.M.
ST
ST
STEP
FFL 14480
UNIT 2
OUTDOOR LIVING
5m x 7.6m
FFL 14270
D.03
TL1
D.05
F/D
WINE FRIDGES
FORMAL DINING
5.6m x 5.4m
FFL 14270
STORE
PLANT SPACE
F/D
OUTDOOR DINING
UNIT 2 INTERNAL STAIR
F/D
D.06
F/D
UNIT 1
UNIT 2
UNIT 3
FFL 14430
GARAGE
TL2
BOUNDARY 22.15
ST
D.02
F/H
F/D
TL2
SHARED FOYER
FFL 14430
F/D
PLANTER
CASUAL LOUNGE
5.5m x 7.5m
art
LIFT
TL2
D.07
FFL 14430
RETAIN EXISTING WALL
EXISTING SETBACK TO REMAIN
LIFT CONTROL ROOM
TV
TL2
EXISTING TURN TABLE
FFL 14440
EXISTING SETBACK TO REMAIN
RETAIN EXISTING SIDE WALL
BIN STORE FOR UNITS 1-3
EXSITING PLANTER TO BE REPLACED WITH BIN STORE FOR UNITS
BOUNDARY 13.045
1 DA303

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**DEVELOPMENT APPLICATION**
UNIT 2 - UPPER LEVEL

GENERAL NOTES

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PROJECT
**50 WOLSELEY ROAD POINT PIPER**

| PROJECT NO. | STAGE | DWG NO. | REV |
|---|---|---|---|
| 181 | DA204 | | A |

DRAWING
**UNIT 2 - UPPER LEVEL**

| | | | |
|---|---|---|---|
| Drawn: | JM | Scale: | 1 : 100 @A3 |
| Checked: | CT/BS | Date: | 2020/05/29 |

## KEY

- BOUNDARY
- DEMOLITION OF EXISTING
- UNIT 1
- UNIT 2
- UNIT 3

## MATERIALS

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***Skylights:***

*- Minimum glass U-value: 2.5; SHGC: 0.456*

BOUNDARY 54.885
1820
SETBACK (SIDE WALL) BELOW
1 DA301
3890
SETBACK
ROOF ABOVE FRONT ENTRY
PRECAST CONCRETE BLADES
ROOF GARDEN TO LANDSCAPE DESIGN
SKYLIGHT BELOW
SEAT
ENSUITE 3.3m x 1.9m
SHOWER 1.2m x 1.9m
BATH
RAISED SPA
seat
W.02
ST
PRIVACY SCREEN
FIXED SAFETY GLASS
WIR 3.9m x 5.0m
DRESSER
W.03
1 DA302
TB
D.01
OPEN PLAN LIVING 4.8m x 5.3m
FFL 17330
OUTDOOR LOUNGE 11m x 5m
ST
BEDROOM 5.3m x 6.1m
UNIT 3
FFL 17330
FIXED SAFETY GLASS
W.04
SCULLERY 2.2m x 4.0m
M.H.W.M.
1 DA321
TB
SKYLIGHT ABOVE
SKYLIGHT ABOVE
KITCHEN 5.8m x 3.7m
LAUNDRY 2.2m x 2.4m
BOUNDARY 22.15
GLASS BALUSTRADE
W.01
TB
F.D.
SETBACK TO MATCH EXISTING
PRIVACY SCREEN
TL2
LIFT
W.06
ROOF BELOW
W.05
FFL 17330
NON TRAFFICABLE ROOF GARDEN TO LANDSCAPE DESIGN
SETBACK TO MATCH EXISTING
BOUNDARY 13.045
1 DA303

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**DEVELOPMENT APPLICATION**
UNIT 3

GENERAL NOTES

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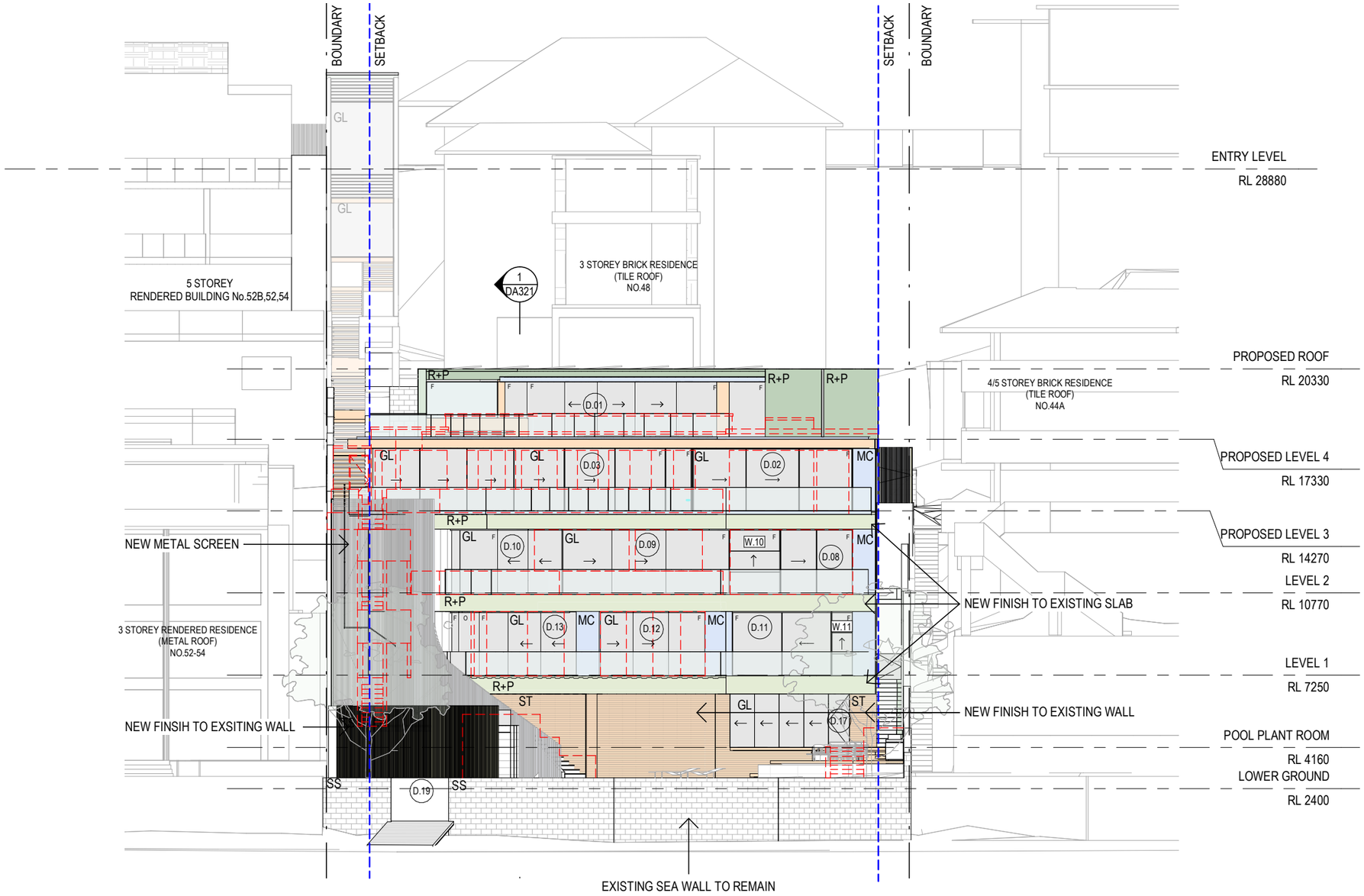
PROJECT
**50 WOLSELEY ROAD POINT PIPER**

DRAWING
**UNIT 3**

| PROJECT NO. | STAGE | DWG NO. | REV |
|---|---|---|---|
| 181 | DA205 | | A |

Drawn: JM
Checked: CT/BS
Scale: 1 : 100 @A3
Date: 2020/05/29




1 WEST ELEVATION

1 : 200

## KEY

- BOUNDARY
- SETBACKS
- DEMOLITION OF EXISTING

## MATERIALS

- EXISTING
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- R+P(L) - RENDER & PAINT LIGHT

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**DEVELOPMENT APPLICATION**
WEST ELEVATION

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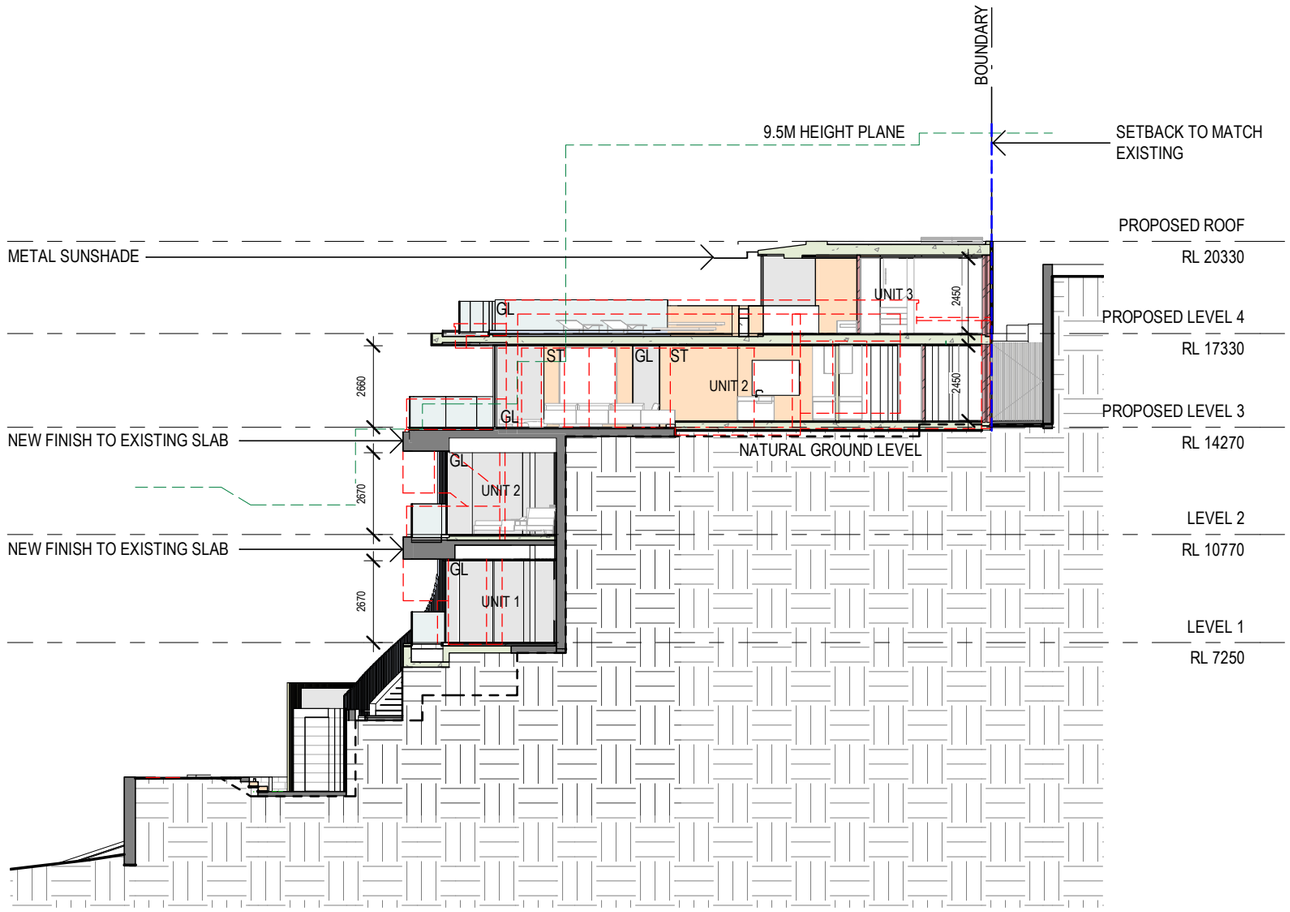
PROJECT
**50 WOLSELEY ROAD POINT PIPER**

| PROJECT NO. | STAGE | DWG NO. | REV |
|---|---|---|---|
| 181 | DA304 | | A |

DRAWING
**WEST ELEVATION**

| | | | |
|---|---|---|---|
| **Drawn:** | JM | **Scale:** | 1 : 200 @A3 |
| **Checked:** | CT/BS | **Date:** | 2020/05/29 |




1 SECTION AA

1 : 200

## KEY

- BUILDING ENVELOPE
- DEMOLITION OF EXISTING
- LEP HEIGHT PLANE
- NATURAL GROUND LEVEL
- BOUNDARY

## MATERIALS

- EXISTING
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**DEVELOPMENT APPLICATION**

SECTION - AA



PROJECT

**50 WOLSELEY ROAD POINT PIPER**

| PROJECT NO. | STAGE | DWG NO. | REV |
|---|---|---|---|
| **181** | **DA321** | | **A** |

DRAWING

**SECTION - AA**

| | | | |
|---|---|---|---|
| **Drawn:** | JM | **Scale:** | 1 : 200 @A3 |
| **Checked:** | CT/BS | **Date:** | 2020/05/29 |

# Annexure B

# Site Photographs


50 Wolseley Rd