

18 July 2021

HPS Reference: 2018115

LAND & ENVIRONMENT COURT OF NSW CASE NO. 2020/00361848
KINGSFORD PROPERTY DEVELOPMENTS PTY LTD CV WOOLLAHRA MUNICIPAL COUNCIL

SCHEDULE OF AMENDMENTS FOR THE PURPOSE OF S.34 CONFERENCING

Drawing No.	Revision	Proposed Change
DA2.101 Basement	F	Reduction in the extent of basement excavation and the relocation of the basement wall further south, with Basement Level 1, to reduce the extent of excavation within the structural root zone of Tree 1, located within the front boundary of the site, noting that Tree 1 is to be retained. A potential allowance for up to 80m ² of deep soil area surrounding this has been made available.
		Increased setback distance from the rear boundary from 2.8m to 3.0m, to 3.4m at the greatest point. This reduces the amount of excavation required within the Tree Protection Zone (TPZ) surrounding Tree 9/31, and being well outside of the Structural Root Zone of that Tree. This area can now be added to the Deep Soil calculation.
		Accurate labelling of the Trees both on and off the site, including the structural root zone of each.
DA2.102 Ground	E	Increased front setback of the building to 6.507m at the approximate centre of the building form, thus ensuring that the building is outside of the TPZ of Tree 1.
		Increased setback of the blade wall adjacent the driveway, on the eastern side, from 2.203m to 2.340m.
		Increased setback of the front terrace attaching to Apartment 5, to 5m from the northern property boundary.
		Removal of blade walls surrounding the terraces and pedestrian entry point of building
		Relocation of pedestrian entry point further west to ensure this is as far removed from Tree 1 as possible. The pedestrian pathway will be supported on piers to allow for the future root growth of Tree 1. A flood gate will be installed just south of the northern boundary, to ensure adequate protection to life in a

Drawing No.	Revision	Proposed Change
		storm event. This response provides an appropriate balance between retaining and enhancing the life of Tree 1, while responding to flooding constraints.
		Increased setback distance from the rear boundary from 3.0m to 3.2m to the external southern wall of the building.
		New retaining wall running east-west on the western side of the site for the purpose of retaining existing levels along the neighbouring driveway.
DA2.103 First	C	Consolidation of previously proposed Apartment 1 and 2, into one apartment, containing three bedrooms and totalling 121m ² , representing a minor reduction in area of 3.2m ²
		Consolidation of previously approved Apartments 9 and 10, into one apartment (Apartment 8), totalling 98.5m ² in area (+3.4m ²).
		Increase to the front setback of the balconies from 2.203m to 2.34m for the eastern side of the building.
		Increased setback of the front balconies on the western half of the building from 3.661m to 5m from the northern property boundary.
		Increased setback of the centre of the building from 6.155m to 6.507
		Reduction in the column depths at the north-eastern and north-western corners of the building for the balconies.
		Reconfiguration of the layout of the balconies between Apartments 7 and 8 including a reduced depth to 2.1m, and increased width to 6.74m to achieve compliance.
		Minor decrease in the western side setback of the building from 3.170m to 3.090m.
		Increased setback distance from the rear boundary from 3.0m to 3.2m to the external southern wall of the building.
DA2.104 Level 2	D	Increase to the front setback of the balconies from 2.203m to 2.34m for the eastern side of the building.
		Increased setback of the front balconies on the western half of the building from 3.661m to 5m from the northern property boundary.
		Increased setback of the centre of the building from 6.155m to 6.507
		Reduction in the column depths at the north-eastern and north-western corners of the building for the balconies.



Drawing No.	Revision	Proposed Change
		Reconfiguration of the layout of the balconies between Apartments 7 and 8 including a reduced depth to 2.1m, and increased width to 6.74m to achieve compliance.
		Minor decrease in the western side setback of the building from 3.170m to 3.090m.
		Increased setback distance from the rear boundary from 3.0m to 3.2m to the external southern wall of the building.
D2.105 Level 3	D	Increase to the front setback of the balconies from 2.203m to 2.34m for the eastern side of the building.
		Increased setback of the front balconies on the western half of the building from 3.661m to 5m from the northern property boundary.
		Increased setback of the centre of the building from 6.155m to 6.507
		Reduction in the column depths at the north-eastern and north-western corners of the building for the balconies.
		Reconfiguration of the layout of the balconies between Apartments 7 and 8 including a reduced depth to 2.1m, and increased width to 6.74m to achieve compliance.
		Minor decrease in the western side setback of the building from 3.170m to 3.090m.
		Increased setback distance from the rear boundary from 3.0m to 3.2m to the external southern wall of the building.
D2.106 Level 4	D	Increase to the setback distance of the roof cover over the balconies on Level 3 from 2.203m to 2.34m for the eastern side of the building.
		Increase to the setback distance of the roof cover over the balconies on Level 3 from 3.661m to 5m from the northern property boundary.
		Increased to the setback distance of the roof cover in the centre of the building from 6.155m to 6.507.
		Minor decrease in the western side setback of the building from 3.170m to 3.090m.
DA2.201 Elevations	E	Introduction of a corner window at Level 4 on the north-eastern and north-western sides of the building to increase natural light and articulation.
		Increased building height from 12.4m to 14.3m, excluding approved height of lift overrun at 12.6m above existing ground level.



Drawing No.	Revision	Proposed Change
		Deletion of separate roof overhang over Apartment 13 and 14 below and replacement with a taller-scaled enclosure over the balconies below, thus reducing the presence of the setback windows and eaves on Level 4
		Replacement of window design with a single pane window form Deeper eave depth.
DA2.202 Elevations	E	Increased front setback at various amounts (set out above) to the northern property boundary.
		Reduction in balcony depth as a result of increased front setback
		Reduction in column depth
		Increased building height from 12.4m to 14.3m, excluding approved height of lift overrun at 12.6m above existing ground level.
		Deletion of separate roof overhang over Apartment 13 and 14 below and replacement with a taller-scaled enclosure over the balconies below.
		Replacement of window design with a single pane window form Deeper eave depth.
DA2.203 Detailed Elevation	G	Reduction in column depth
		Reduction in balcony depth as a result of increased front setback
		Introduction of corner window
DA2.204 Street Elevation NSHR	C	Elevations modified as set out above
DA2.301 Sections	E	Increased front setbacks to New South Head Road of varying distances as set out above.
		Increased setback of basement wall configuration to northern site boundary to reduce the extent of excavation within the structural root zone of Tree 1.
		Increased building height from 12.4m to 14.3m, excluding approved height of lift overrun at 12.6m above existing ground level.
		Increased setback distance from the rear boundary from 3.0m to 3.2m to the external southern wall of the building.



Development Data

	Approved	Amendments
Height of Building (Cl. 4.3)	12.4m, aside from approved lift overrun at 12.6m	14.3 m
Floor Space Ratio (Cl 4.4)	1.26:1	1.255:1
No. of Apartments	17	15
Deep Soil Planting	277m ²	428m ²
Communal Open Space	499m ²	536.7m ²
Car parking spaces	17	17

