

18 July 2013

General Manager
Hurstville City Council
PO Box 205
HURSTVILLE NSW BC 1481

Attn: Paula Bizimis
Senior Development Assessment Officer

Dear Paula,

PROPERTY: 458-460 FOREST ROAD + 1B PEARL STREET, HURSTVILLE
RESIDENTIAL FLAT DEVELOPMENT
DA NO: 13/DA-35

This report has been prepared by Stanisic Architects on behalf of Toga Hurstville Development Pty Ltd (Toga) for their Development Application at 458-460 Forest Road + 1B Pearl Street, Hurstville. The purpose of this report is to assess the potential view loss from the existing residential flat building at 313 Forest Road, Hurstville, known as 'Forest Ridge', specifically from the upper levels that may be affected by the proposed Building B in the subject DA.

1. Methodology

Toga and Stanisic Architects sort to inspect existing views from the neighbouring building 'Forest Ridge', to establish whether any existing views from this building will be impacted by the proposed development, however access was not granted to Forest Ridge – Refer to Appendix A. Council however, have supplied photos to conduct a view analysis. The photos supplied by Council have been used in this analysis.

According to Hurstville City Council DCP No. 2, Clause 4.2 – Block 2/ Site 2a, the maximum allowable height is 40 – 45 metres in accordance with the Height of Buildings Map - refer to Attachment B. This map shows a maximum height of 40 metres over the majority of the site, with exception of an area in the south eastern corner of the site which has a maximum height of 45 metres. This taller area coincides with the location of Building B for the proposed development which is directly opposite and to the north of Forest Ridge.

The proposed DA seeks a maximum height for Building B of 59.8 metres - refer to Attachment C. The view analysis compares a complying building form with the additional height of the proposed building form in order to determine whether the additional building height would affect views from Forest Ridge. It assumes an eye level of 1.65m above the finished floor level.

The position of the view 1 and view 2 has been identified on plan and elevation – refer to Appendix D, E + F.

The proposed view has extended the photo so that the proposed additional height is visible.

2. Level 9 – Bedroom view

View 1 (fig. 1) illustrates that the existing view of the Sydney/North Sydney distant skyline would be affected by a complying building form. It also illustrates that the proposed additional height will not impact on the existing view from this location, as the additional height portion of the building commences at a height which is considerably higher than the top floor of Forest Ridge.

3. Common roof terrace (Level 10 / Roof)

View 2 (fig. 2) illustrates that the existing view of the Sydney/North Sydney distant skyline is not affected by either a complying building form or proposed building form.

If you have any questions or require any further information, please call the undersigned.

Yours faithfully,

STANISIC ARCHITECTS

JASON NOWOSAD
ARCHITECT + ASSOCIATE

Attachments:

- A. Site plan, 458-460 Forest Road, Hurstville, Development Application, prepared by Stanisic Architects, Issue A (14.05.13)
- B. Height of buildings map, Hurstville City Centre 2012 DCP No. 2
- C. South Elevation (Forest Road) '458-460 Forest Road, Hurstville, Development Application, prepared by Stanisic Architects, Issue A (14.05.13)
- D. Level 9 plan 'Forest Ridge' prepared by Stanisic Turner Architects, Issue D (06.10.00)
- E. Roof plan (Level 10) 'Forest Ridge' prepared by Stanisic Turner Architects, Issue D (13.10.00)
- F. North Elevation (Forest Road) 'Forest Ridge' prepared by Stanisic Turner Architects, Issue B (15.08.00)

EXISTING VIEW



PROPOSED VIEW



FIG. 1

View 1 – Bedroom 1
Apartment 4
Level 9
FOREST RIDGE

LEGEND:

- Complying Building Form
Hurstville DCP No. 2
- Proposed Additional Height



EXISTING VIEW



PROPOSED VIEW

FIG. 2

View 2 – Roof Terrace
Level 10 (Roof)
FOREST RIDGE

LEGEND:

- Complying Building Form
Hurstville DCP No. 2
- Proposed Additional Height



No.	DATE	REVISION / ISSUE DETAILS	PROJECT	CLIENT	stanisic architects Level 3, 346 Kent St Sydney NSW Australia 2000 T 612 9299 7871 F 612 9299 7872	DRAWING TITLE SITE PLAN	SCALE: 1:1000@A3 1:500@A1	DATE: 08/11/12	DRAWN: JC
							PROJECT NUMBER: 12 010	DRAWING NUMBER: DA 002	
A	14.05.13 20.02.13	DA REVISION DA ISSUE	458-460 FOREST ROAD HURSTVILLE NSW	TOGA HURSTVILLE DEVELOPMENT PTY LTD					REVISION: A
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PEARL STREET

No.	DATE	REVISION / ISSUE DETAILS	PROJECT	CLIENT	<div>stanisic architects</div> <div>Level 3, 346 Kent St Sydney NSW Australia 2000 T 612 9299 7871 F 612 9299 7872</div>	DRAWING TITLE	SCALE: 1:400@A3 1:200@A1	DATE: 08/11/12	DRAWN: KH
A -	14.05.13 20.02.13	DA REVISION DA ISSUE	458-460 FOREST ROAD HURSTVILLE NSW	TOGA HURSTVILLE DEVELOPMENT PTY LTD		SOUTH ELEVATION FOREST ROAD	PROJECT NUMBER: 12 010	DRAWING NUMBER: DA 201	REVISION: A
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TOP OF PARAPET
RL 100.90

RL 99.50

LEVEL 9
RL 96.45

LEVEL 8
RL 93.40

LEVEL 7
RL 90.35

LEVEL 6
RL 87.30

LEVEL 5
RL 84.25

LEVEL 4
RL 81.20

LEVEL 3
RL 78.15

LEVEL 2
RL 75.10

LEVEL 1
RL 72.05

GROUND
RL 69.00

RL 68.50

LOWER GROUND
RL 64.50

BASEMENT 1
RL 61.50

BASEMENT 2
RL 58.50

OBSTACLE LIMITATION SURFACES (OLS)

137 AHD

BUILDING B
45 m ABOVE EGL (67.50)
MAX. RL 112.50
DCP 2 - HCC

BUILDING C
40 m ABOVE EGL (62.25)
MAX. RL 102.25
DCP 2 - HCC

THROUGH SITE WAY

MAX HEIGHT 59.8m (18 STOREYS)

TOP OF PLANT
RL 127.30

EXTERNAL MATERIALS AND FINISHES LEGEND	
BALUSTRADES	
BL1	alum post and rail, glass panel, powder coat
BL2	solid, masonry and/or opaque light weight
GLAZING	
GL1	alum framed doors and windows, powder coat
GL2	aluminium framed shop front glazing
WALLING	
CN1	in-situ concrete, paint finish
RP1	render, paint finish
METAL	
MT1	aluminium bar screen, powder coat
MT2	aluminium louvers, powder coat
MT3	perforated metal slat roller door, colorbond
MT4	steel framed awning, paint finish
STEPS	
ST1	granite steps, honed, sealed finish

TOP OF PARAPET

RL 125.25

RL 124.85

LEVEL 17
RL 121.80

LEVEL 16
RL 118.75

LEVEL 15
RL 115.70

LEVEL 14
RL 112.65

LEVEL 13
RL 109.60

LEVEL 12
RL 106.55

LEVEL 11
RL 103.50

LEVEL 10
RL 100.45

LEVEL 9
RL 97.40

LEVEL 8
RL 94.35

LEVEL 7
RL 91.30

LEVEL 6
RL 88.25

LEVEL 5
RL 85.20

LEVEL 4
RL 82.15

LEVEL 3
RL 79.10

LEVEL 2
RL 76.05

LEVEL 1
RL 73.00

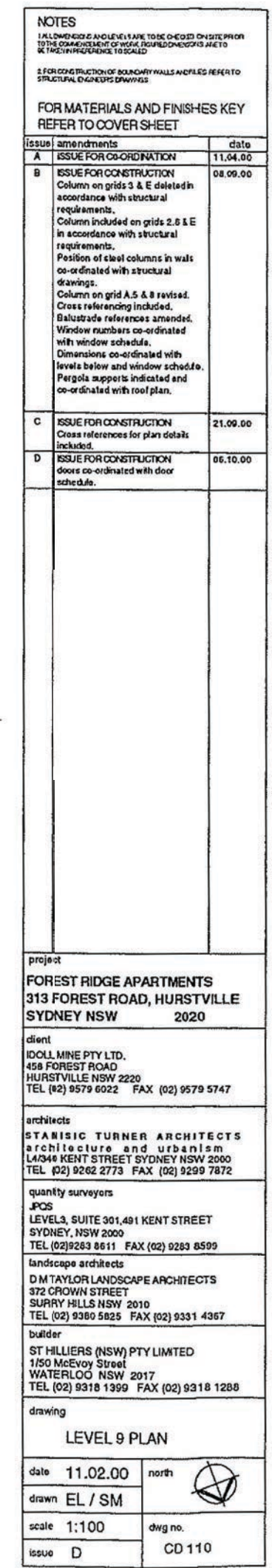
GROUND
RL 69.00


RL 68.50

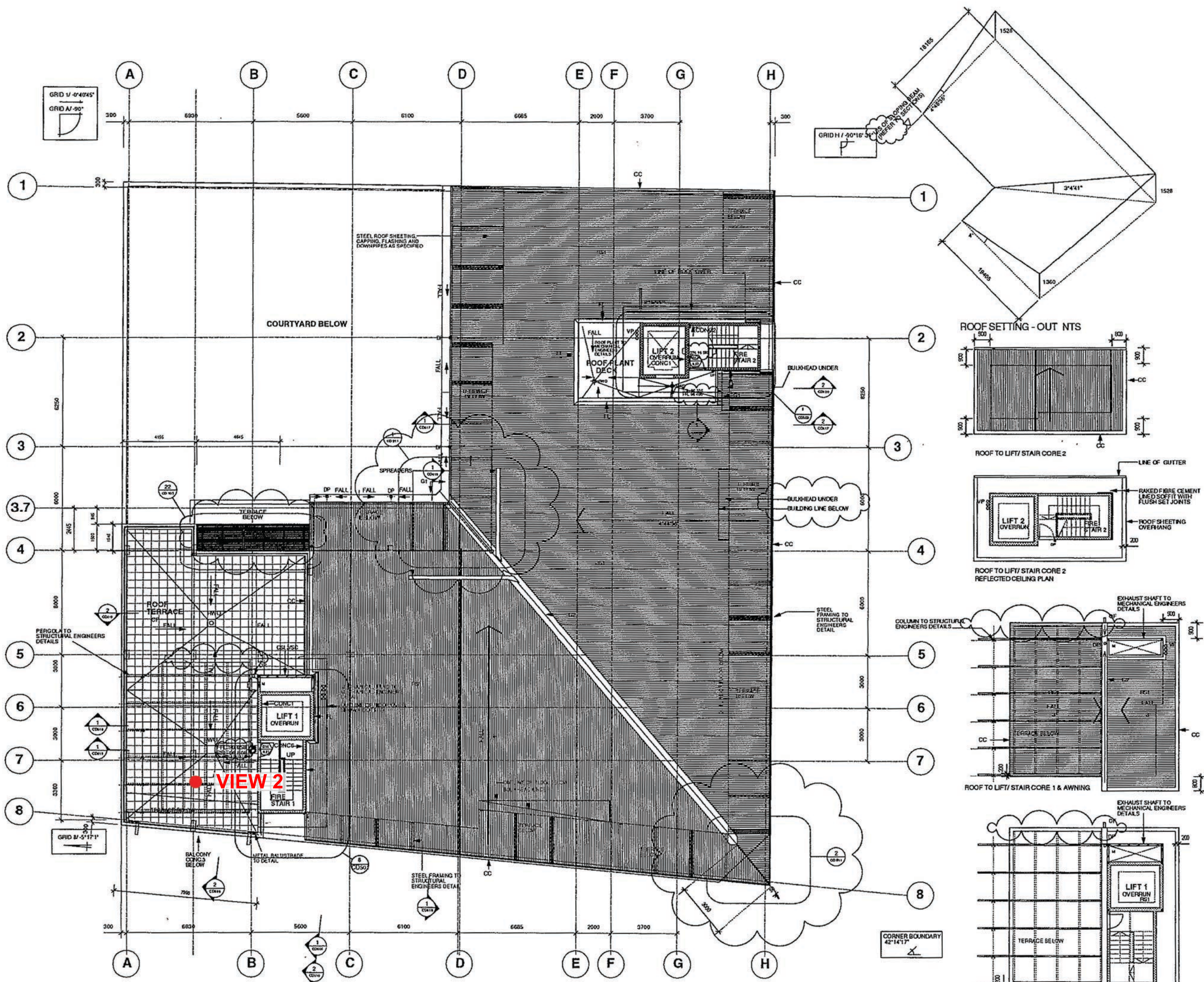
LOWER GROUND
RL 64.50

BASEMENT 1
RL 61.50

BASEMENT 2
RL 58.50




NOTES		
1. ALLOWED TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DIMENSIONS ARE TO BE TAKEN IN ACCORDANCE TO THE FOLLOWING:		
2. FOR CONSTRUCTION OF BOUNDARY WALLS AND FENCES REFER TO STRUCTURAL ENGINEER'S DRAWINGS		
FOR MATERIALS AND FINISHES KEY REFER TO COVER SHEET		
issue	amendments	date
A	ISSUE FOR CO-ORDINATION	11.04.00
B	ISSUE FOR CONSTRUCTION Column on grids 3 & E deleted in accordance with structural requirements. Column included on grids 2 & E in accordance with structural requirements. Position of steel columns in walls co-ordinated with structural drawings. Column on grid A.5 & 8 revised. Cross referencing included. Balustrade references amended. Window numbers co-ordinated with window schedule. Dimensions co-ordinated with levels below and window schedule. Pergola supports indicated and co-ordinated with roof plan.	08.09.00
C	ISSUE FOR CONSTRUCTION Cross references for plan details included.	21.09.00
D	ISSUE FOR CONSTRUCTION doors co-ordinated with door schedule.	06.10.00
project		
FOREST RIDGE APARTMENTS 313 FOREST ROAD, HURSTVILLE SYDNEY NSW 2020		
client		
IDOLL MINE PTY LTD. 45B FOREST ROAD HURSTVILLE NSW 2200 TEL (02) 9579 6022 FAX (02) 9579 5747		
architects		
STANISIC TURNER ARCHITECTS architecture and urbanism 1/434 KENT STREET SYDNEY NSW 2000 TEL (02) 9262 2773 FAX (02) 9299 7872		
quantity surveyors		
JPCS LEVEL 3, SUITE 301.491 KENT STREET SYDNEY, NSW 2000 TEL (02) 9283 8611 FAX (02) 9283 8599		
landscape architects		
D M TAYLOR LANDSCAPE ARCHITECTS 372 CROWN STREET SURRY HILLS NSW 2010 TEL (02) 9380 5825 FAX (02) 9331 4367		
builder		
ST HILLIERS (NSW) PTY LIMITED 1/50 McEvoy Street WATERLOO NSW 2017 TEL (02) 9318 1999 FAX (02) 9318 1288		
drawing		
LEVEL 9 PLAN		
date	11.02.00	
drawn	EL / SM	
scale	1:100	
issue	D	
		dwg no.
		CD 110

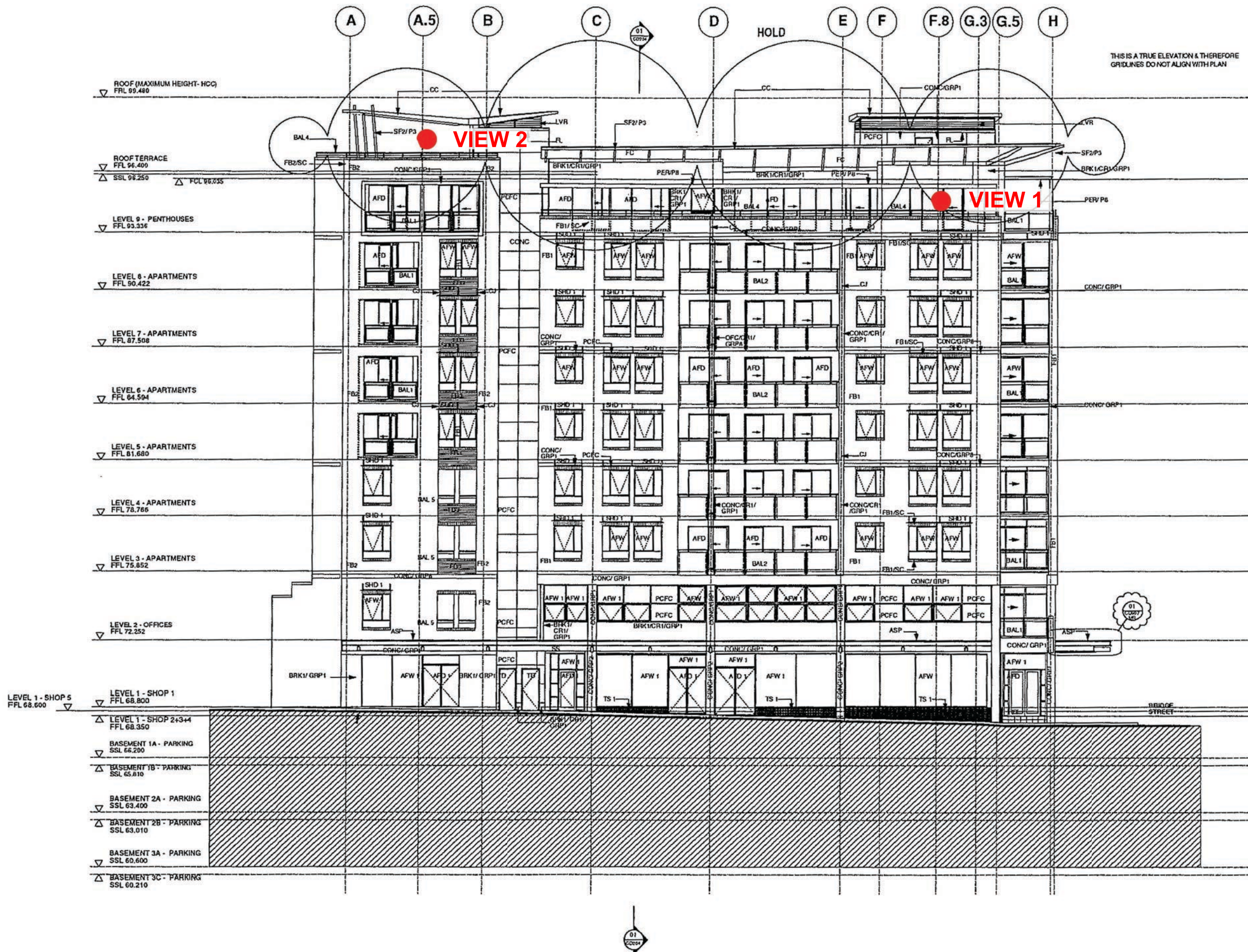


NOTES

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE SHALL BE MAINTAINED TO THE CENTERLINE OF THE DRIVEWAY OR PARKING AREA.

issue	amendments	date
A	ISSUED FOR COORDINATION	10/04/00
B	ISSUED FOR COORDINATION	01/08/00
C	ISSUED FOR COORDINATION	10/08/00
D	ISSUED FOR CONSTRUCTION RL's to Roof Terraces amended Roof valley adjusted to suit width and details Pergola co-ordinated with details	13/10/00

project		
FOREST RIDGE APARTMENTS		
313 FOREST ROAD, HURSTVILLE		
SYDNEY NSW	2020	
client		
DOLL MINE PTY LTD.		
458 FOREST ROAD		
HURSTVILLE NSW 2220		
TEL (02) 9579 6022	FAX (02) 9579 5747	
architects		
STANISIC TURNER ARCHITECTS		
architecture and urbanism		
14/340 KENT STREET SYDNEY NSW 2000		
TEL (02) 9262 2773	FAX (02) 9269 7872	
quantity surveyors		
JPCS		
KENTBRIDGE HOUSE LEVEL 3, SUITE 301		
491 KENT STREET		
SYDNEY, NSW 2000		
TEL (02) 9283 8611	FAX (02) 9283 8599	
structural engineers		
OVE ARUP		
477 KENT STREET		
SYDNEY NSW 2000		
TEL (02) 9320 9320	FAX (02) 9320 9321	
hydraulic engineers		
THOMSON KANE		
281 PACIFIC HIGHWAY		
NORTH SYDNEY NSW 2060		
TEL (02) 9555 0788	FAX (02) 9554 5532	
electrical and mechanical engineers		
GROSVENOR ENGINEERING GROUP		
UNITS 1 & 2, 13 GAREMA CIRCUIT		
KINGSGROVE NSW 2208		
TEL (02) 8758 9555	FAX (02) 8758 9055	
landscape architects		
D M TAYLOR LANDSCAPE ARCHITECTS		
372 CROWN STREET		
SURRY HILLS NSW 2010		
TEL (02) 9380 5825	FAX (02) 9331 4367	
drawing		
ROOF PLAN		
date	06.12.99	north
drawn	AR / SM	
scale	1:100	dwg no.
issue	D	CD 111



NOTES		
1. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED.		
2. FOR MATERIALS AND FINISHES LEGEND REFER TO COVER SHEET.		
issue	amendments	date
A	ISSUE FOR INFORMATION	18.05.00
B	ISSUE FOR CONSTRUCTION Group referencing included Hold on not for structural input	15.08.00
issue amendments date		
project		99035
FOREST RIDGE APARTMENTS 313 FOREST ROAD, HURSTVILLE SYDNEY NSW 2020		
client		
IDOLL MINE PTY LTD. 458 FOREST ROAD HURSTVILLE NSW 2220 TEL (02) 9579 6022 FAX (02) 9579 5747		
architects		
STANISIC TURNER ARCHITECTS architecture and urbanism 14/340 KENT STREET SYDNEY NSW 2000 TEL (02) 9262 2773 FAX (02) 9299 7872		
quantity surveyors		
JPOS LEVEL 1, SUITE 7, 1 CLARKE STREET EARLWOOD NSW 2206 TEL (02) 9559 6100 FAX (02) 9559 6155		
builder		
ST HILLIERS (NSW) PTY LIMITED 1/50 McEvoy Street WATERLOO NSW 2017 TEL (02) 9318 1399 FAX (02) 9318 1288		
landscape architects		
D M TAYLOR LANDSCAPE ARCHITECTS 372 CROWN STREET SUNSHINE HILLS NSW 2010 TEL (02) 9380 5825 FAX (02) 9331 4367		
drawing		
NORTH ELEVATION FOREST ROAD		
date	06.01.00	
drawn	AR / SM	
scale	1:100	
issue	B	
dng no.		CD201