

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			THIS DOCUMENT IS THE COPYRIGHT OF STANISIC ASSOCIATES ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY. UNLESS NOTICED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.		REVISION: A

4.2 The Controls



PEARL STREET

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	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
THIS DOCUMENT IS THE COPYRIGHT OF STANISIC ASSOCIATES ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY. UNLESS NOTICED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.									

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)

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

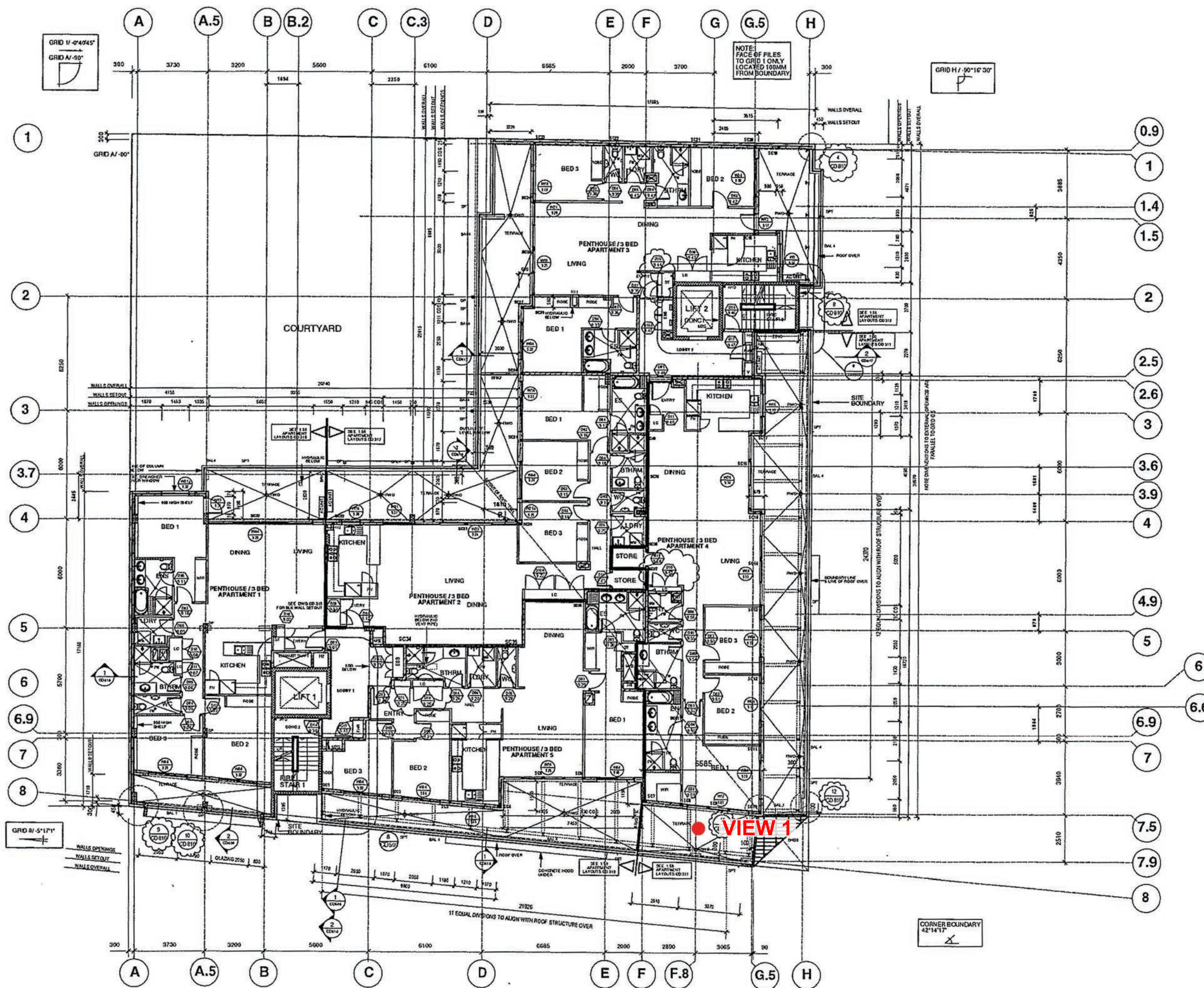
GROUND
RL 69.00


RL 68.50

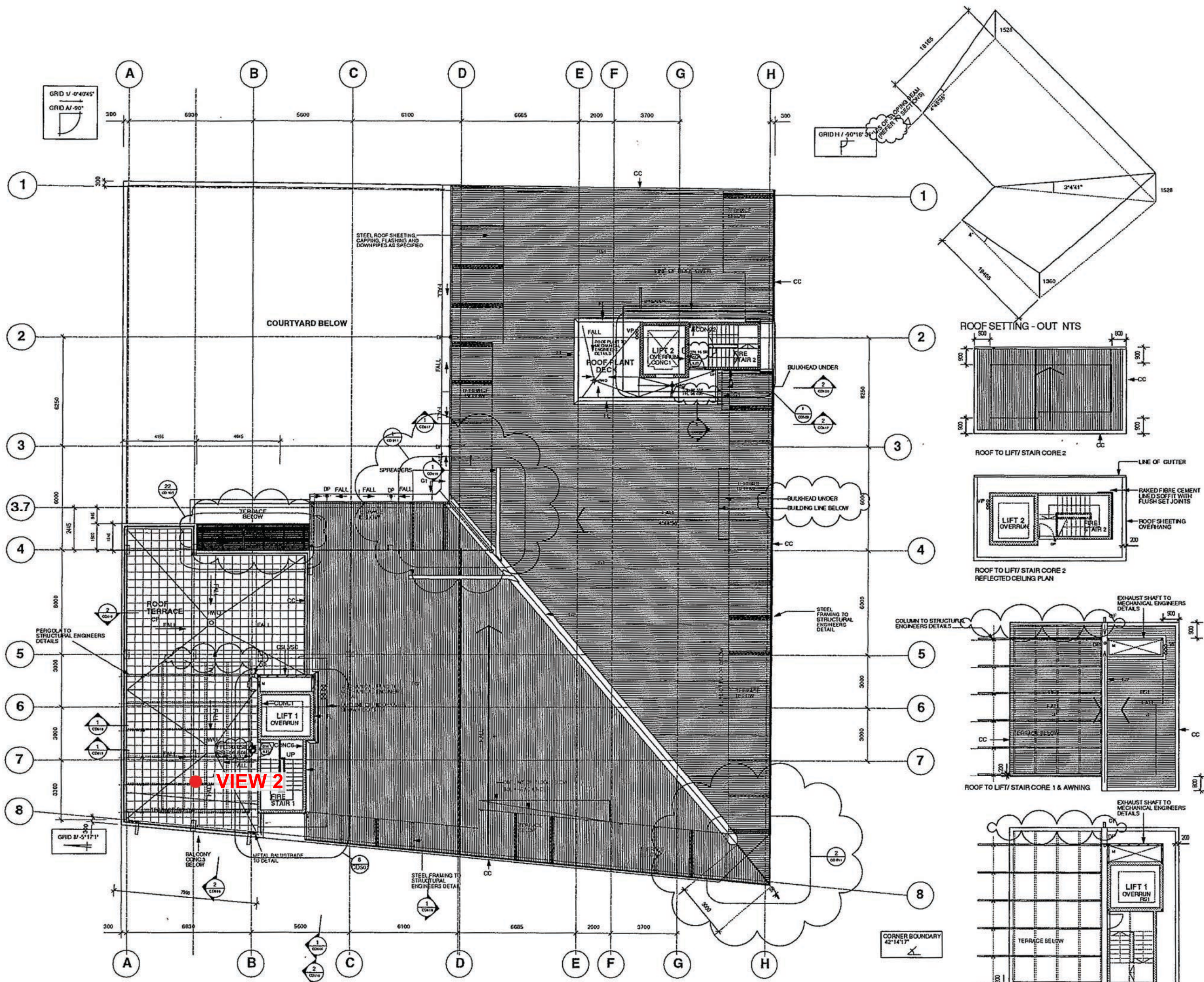
LOWER GROUND
RL 64.50

BASEMENT 1
RL 61.50

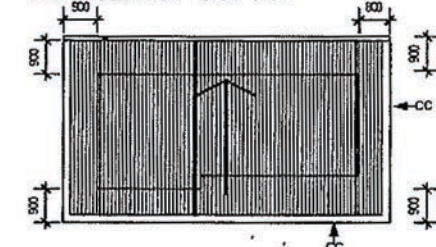
BASEMENT 2
RL 58.50



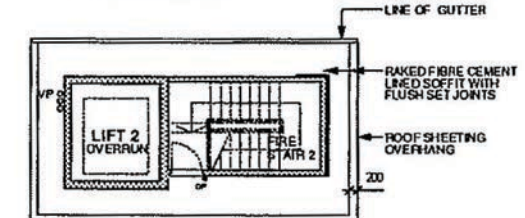
NOTES		
1. ALLOWED ROADS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. REQUIRED DIMENSIONS ARE TO BE TWO DIMENSIONS TO SCALE		
2. FOR CONSTRUCTION OF BOUNDARY WALLS AND FENCES REFER TO STRUCTURAL ENGINEERS DRAWINGS		
FOR MATERIALS AND FINISHES KEY REFER TO COVER SHEET		
issue	amendments	date
A	ISSUE FOR CO-ORDINATION	11.04.00
B	<p>ISSUE FOR CONSTRUCTION</p> <p>Column on grids 3 & E deleted in accordance with structural requirements.</p> <p>Column included on grids 2 & E in accordance with structural requirements.</p> <p>Position of steel columns in walls co-ordinated with structural drawings.</p> <p>Column on grid A.5 & B revised.</p> <p>Cross referencing included.</p> <p>Balustrade references amended.</p> <p>Window numbers co-ordinated with window schedule.</p> <p>Dimensions co-ordinated with levels below and window schedule.</p> <p>Pergola supports indicated and co-ordinated with roof plan.</p>	08.09.00
C	<p>ISSUE FOR CONSTRUCTION</p> <p>Cross references for plan details included.</p>	21.09.00
D	<p>ISSUE FOR CONSTRUCTION</p> <p>doors co-ordinated with door schedule.</p>	06.10.00
<p>project</p> <p>FOREST RIDGE APARTMENTS</p> <p>313 FOREST ROAD, HURSTVILLE</p> <p>SYDNEY NSW 2020</p>		
<p>client</p> <p>IDOLL MINE PTY LTD.</p> <p>458 FOREST ROAD</p> <p>HURSTVILLE NSW 2220</p> <p>TEL (02) 9579 6022 FAX (02) 9579 5747</p>		
<p>architects</p> <p>STANISIC TURNER ARCHITECTS</p> <p>architecture and urbanism</p> <p>L4/340 KENT STREET SYDNEY NSW 2000</p> <p>TEL (02) 9262 2773 FAX (02) 9299 7872</p>		
<p>quantity surveyors</p> <p>JPCS</p> <p>LEVEL3, SUITE 301,491 KENT STREET</p> <p>SYDNEY, NSW 2000</p> <p>TEL (02)9263 8611 FAX (02) 9283 8599</p>		
<p>landscape architects</p> <p>D M TAYLOR LANDSCAPE ARCHITECTS</p> <p>372 CROWN STREET</p> <p>SURRY HILLS NSW 2010</p> <p>TEL (02) 9380 5825 FAX (02) 9331 4367</p>		
<p>builder</p> <p>ST HILLIERS (NSW) PTY LIMITED</p> <p>1/50 McEvoy Street</p> <p>WATERLOO NSW 2017</p> <p>TEL (02) 9318 1399 FAX (02) 9318 1288</p>		
<p>drawing</p> <p>LEVEL 9 PLAN</p>		
date	11.02.00	
drawn	EL / SM	
scale	1:100	dwg no.
issue	D	CD 110



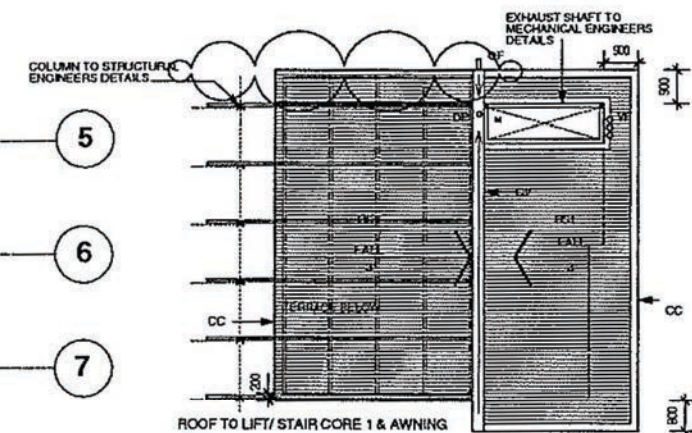
ROOF SETTING - OUT NTS



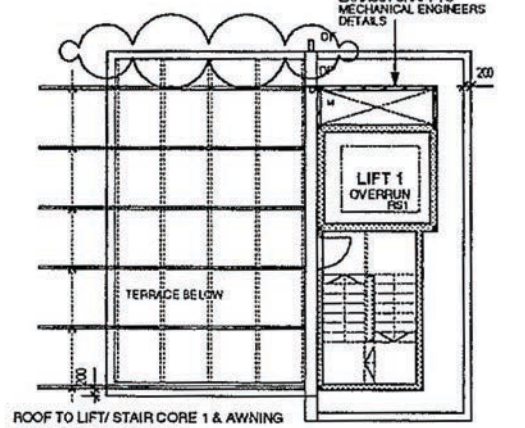
ROOF TO LIFT/ STAIR CORE 2



ROOF TO LIFT/ STAIR CORE 2 REFLECTED CEILING PLAN



ROOF TO LIFT/ STAIR CORE 1 & AWNING



ROOF TO LIFT/ STAIR CORE 1 & AWNING REFLECTED CEILING PLAN

NOTES		
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE SHALL BE MAINTAINED TO THE CENTERLINE OF THE DRIVEWAY OR DRIVEWAY.		
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 Terrace amended Roof valley adjusted to suit with and details Pergola co-ordinated with details	13/10/00
project 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) 9269 7872		
quantity surveyors JPCS KENTBRIDGE HOUSE LEVEL 3, SUITE 301 491 KENT STREET SYDNEY, NSW 2000 TEL (02) 9263 8611 FAX (02) 9263 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	chrg no.
issue	D	CD 111

