2015SYE074 – Nos. 680, 682 & 684 Old Princes Highway, Sutherland

DA15/0462

ASSESSMENT REPORT APPENDICES

Appendix	A	Draft Conditions of Consent
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	C	Public Submissions
	D	Architectural Review Advisory Panel (ARAP) Reports dated 4 June 2015 and 20 November 2014
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APPENDIX "A"

DRAFT CONDITIONS OF DEVELOPMENT CONSENT
Development Application No. DA15/0469

1. Approved Plans and Documents

The development must be undertaken substantially in accordance with the details and specifications set out on the Plan / Drawings:

Plan number	*Reference*	*Prepared by*	*Date*
Sheet 01 (Issue B)	Site / Roof Plan	Innovative Architects	August 2015
Sheet 02 (Issue B)	Basement Floor Plans	Innovative Architects	August 2015
Sheet 03 (Issue B)	Ground Floor Plan	Innovative Architects	August 2015
Sheet 04 (Issue B)	Level 1 - 4 Floor Plans	Innovative Architects	August 2015
Sheet 05 (Issue B)	Level 5 - 8 Floor Plans	Innovative Architects	August 2015
Sheet 06 (Issue B)	Level 9 - 11 Floor Plans	Innovative Architects	August 2015
Sheet 07 (Issue B)	Elevations & External Finishes Schedule	Innovative Architects	August 2015
Sheet 08 (Issue B)	Streetscape Elevations	Innovative Architects	August 2015
Sheet 09 (Issue B)	Sections	Innovative Architects	August 2015
Sheet 10 (Issue B)	Sections	Innovative Architects	August 2015
L01 & L02 (Revision C)	Levels 1 & 8 Podiums, Ground Floor / Level 3	Site Design Studios	1.5.15
Attachment A	Hand marked Tree Protection Plan	Barbara Buchanan Landscape Architect	17.7.15
SW01 to SW06 (Issue A)	Stormwater Drainage Design	Scott Collis Consulting	19.12.2014

and any details on the application form and on any supporting information received with the application except as amended by the following conditions.

Note: The following must be submitted to Sutherland Shire Council prior to the commencement of any building work.

i) A Construction Certificate.
ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority.
iii) Notification of the commencement of building works with a minimum of 2 days notice of such commencement.

2. Design Changes Required

A. Before Construction

The following design changes must be implemented:

i) The vertical windows provided to the living rooms on the southern elevation (residential level 3 - 8) shall be provided with a frosted / opaque finish.
ii) Fixed louvered screens shall be provided on the southern balcony edges of residential levels 3 – 8. The screens are to be angled in a north-west direction to prevent overlooking and to enhance solar access to the adjoining property.

Details of these design changes must be included in documentation submitted with the application for a Construction Certificate.

3. Requirements of Authorities

A Requirements from Other Authorities

The development must be undertaken in accordance with the requirements of NSW Transport (Roads & Maritime Services). A copy of the requirements is attached to this development consent. These requirements must be incorporated in the application for Construction Certificate where required.

4. Public Place Environmental, Damage & Performance Security Bond

A. Before Construction

Prior to the issue of a Construction Certificate, the person acting on this consent must provide security to Sutherland Shire Council against damage caused to any Council property and / or the environment as a consequence of the implementation of this consent. The security may be provided by way of a deposit with Council or a bank guarantee. A non refundable inspection / administration fee is included in the bond value.

It is the responsibility of the person acting on this consent to notify Sutherland Shire Council of any existing damage to public areas in the vicinity of the development site by the submission of a current dilapidation report supported by photographs. This information must be submitted to Council at least two (2) days prior to the commencement of works.

In the event that the dilapidation report is not submitted two days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

Should any public property and / or the environment sustain damage as a result of the works associated with this consent, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage and / or remove the risk. The costs incurred must be deducted from the bond.

The value of the bond is $20,000.00

Note: Bond amount includes a non refundable administration fee which must be paid separately.

Use of Bank Guarantee - As bond releases may occur under different timeframes only one bond amount / bond purpose is permitted on a Bank Guarantee. Multiple bonds will require multiply bank guarantees to be lodged.

B. After Occupation

A request for release of the bond may be made to Sutherland Shire Council after all works relating to this consent have been completed. Such a request must be submitted to Council on the 'Bond Release Request Form' signed by the owner or any person entitled to act on the consent and must be accompanied by a current dilapidation report including photographs.

SECTION 94 CONTRIBUTIONS

The following dedication of land and/or monetary contributions have been levied in relation to the proposed development pursuant to Section 94 of the Environmental Planning and Assessment Act 1979.

The Contributions Plan may be viewed on line on Council's web page (search for S94 Contributions Plan). A copy may also be viewed or purchased at the Customer Service Counter in Council's Administration Centre, Eton Street, Sutherland during office hours.

5. Monetary Contribution for Shire-Wide Open Space and Recreational Facilities

A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Sutherland Shire Council's Contributions Plan - Shire Wide Open Space and Recreation Facilities 2005, a monetary contribution of $536,807.77must be paid to Sutherland Shire Council toward the cost of land identified for acquisition and works contained in the Works Programme of the Contributions Plan.

This contribution has been assessed and calculated in accordance with the Shire Wide Open Space and Recreation Facilities 2005, Contribution Plan on the basis of 67 new residential units, with a concession for 3 existing allotments.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

Payment must be made prior to the issue of the Construction Certificate.

6. Community Facilities, Shire Wide 2003 Plan

A. Before Construction

A monetary contribution of $90,038.96must be made for the cost of providing community facilities.

This contribution has been assessed pursuant to s.94 of the Environmental Planning and Assessment Act, and the Sutherland Shire Contributions Plan - Community Facilities in the Sutherland Shire, after identifying the likelihood that this development will require or increase the demand for community facilities within the shire. It has been calculated on the basis of 67 new residential units, with a concession for 3 existing allotments.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

Payment must be made prior to the issue of the Construction Certificate

7. S94 - Sutherland Centre 2006

A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Sutherland Shire Council's Contributions Plan - Sutherland Centre 2006 , a monetary contribution of $214,390.50 must be paid to Sutherland Shire Council toward the cost of works contained in the Works Programme of the Contributions Plan.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

Payment must be made prior to the issue of the Construction Certificate.

8. Approvals Required under Roads Act or Local Government Act

A. Before Construction

No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993.

Note: Approval under the Roads Act or Local Government Act cannot be granted by a Principal Certifying Authority or by a Private Certifier. Failure to obtain approval may result in fines or prosecution.

9. Design and Construction of Works in Road Reserve (Council Design)

A Design

Council has determined that the proposed development generates a need for the following works to be undertaken by the applicant in the road reserve. To this end an application under the Roads Act shall be submitted to Sutherland Shire Council, prior to the release of the Construction Certificate, for a road frontage design drawing and consent to undertake the required frontage works. This design will generally comply with the approved architectural design drawings, except where amended and/or addressing the following;

i. Establish the property alignment levels and crossing profiles,
ii. Construct 6m wide vehicle crossing and layback fronting Belmont Street,
iii. Provide full width pavement to Belmont Street (Commercial core)
iv. Provide 2.4m cycle path on Old Princes Hwy between the front boundary and top of embankment. Retain grass bank instead of full-width pavement.
v. Resolve the corner of Belmont Street and Old Princes Hwy by removing the proposed planter box to corner of private property and increasing the width of footpath to ease pedestrian access around corner. Replace existing retaining wall & handrail and/or plant low shrubs and grasses to corner between path and kerb.
vi. Plant 2 additional *Eucalyptus paniculata* (Grey Ironbark) street trees in Old Princes Hwy; plant one (1) *Syncarpis glomulifera*(Turpentine) and three (3) Corymbia gummifera (Bloodwood) street trees in Belmont Street.
vii. Kerb & gutter/edge strip where required,
viii. Alter / install street signage where required,
ix. Regrade, topsoil, turf and landscape the footpath verge to final design levels,
x. Adjust public services infrastructure where required,
xi. Ensure there are adequate transitions between newly constructed and existing infrastructure.
xii. Remove existing driveway crossing and laybacks fronting Old Princes Highway

and reinstate verge to match existing natural surface levels.

Evidence of the lodgement of this application must be provided to the PCA prior to the release of the Construction Certificate.

B. Before Construction

Prior to the release of the Construction Certificate property alignment levels and crossing profiles must be obtained from Sutherland Shire Council.

C. Before Occupation

Prior to the occupation of the building or the issue of an Occupation/Subdivision Certificate the following certification must be provided to Sutherland Shire Council:

i) The supervising engineer must certify the road frontage works were constructed to their satisfaction and in accordance with the development consent and associated Roads Act consent.

10. Site Management Plan

A. Before Commencement of Works including Demolition

An Environmental Site Management Plan must accompany the application for a Construction Certificate. If demolition is to commence prior to the issue of a Construction Certificate the applicant must submit to Sutherland Shire Council a separate Demolition Site Management Plan. These plans must satisfy the Objectives and Controls of Sutherland Shire Development Control Plan 2015 relating to environmental site management and must incorporate the following throughout demolition and construction:

i) safe access to and from the site during construction and demolition
ii) safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting
iii) method of loading and unloading excavation machines, building materials
iv) how and where, construction materials, excavated and waste materials will be stored.
v) methods to prevent material being tracked off the site onto surrounding roadways
vi) erosion and sediment control measures

B. During Works

The site management measures set out in the above plan must remain in place and be maintained throughout the period of works and until the site has been stabilised and landscaped.

11. Supervising Engineer

A. Before Construction

The applicant must engage an appropriately qualified supervising engineer to supervise construction of any:

i) road frontage works
ii) construction / installation of stormwater drainage
iii) rainwater harvesting
iv) rainwater reuse facilities
v) all other works that form part of a subdivision

B. During Construction

The engineer must supervise the works as listed above to ensure compliance with:

i) Council's current "Specification for Civil Works Associated with Subdivisions and Developments" for works in the public area
ii) any frontage works design approved by Council
iii) all relevant conditions of development consent
iv) any Consent issued under the Roads Act for this development
v) appropriate design parameters in applicable Australian Standards

C. Before Occupation

The engineer must certify the Works-as-Executed drawings or provide a separate certification that the requirements of this condition have been met.

12. Internal Driveway Profile

A. Before Construction

An Access Application must be made to Council to obtain footpath crossing and boundary alignment levels before commencing the final design of internal driveways, paths and car park area.

B. Design

The internal driveway profile must be designed to:

i) Provide adequate sight distance for the safety of pedestrians using the footpath area.
ii) Align with Council's issued footpath crossing levels.
iii) Provide a maximum grade of 5% for the first 3 metres inside the property boundary.
iv) Comply with AS2890.1(2004) in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle.
v) Comply with AS2890.2(2002) in relation to the design of vehicular access, parking and general manoeuvring.
vi) The maximum longitudinal grade of the driveway must not exceed 25%.

Certification by an appropriately qualified person to the effect that these design requirements have been met must accompany the application for a Construction Certificate.

13. Parking Areas and Access

A. Design

All vehicular access, parking and maneuverability including loading areas for the proposed development must be designed and constructed to comply with AS2890.1 - 2004.

The following specific requirements must be incorporated into the design:

All vehicular access, parking and manoeuvring areas including loading areas must be designed and constructed to comply with AS2890.1 - 2004.

The following specific requirements must be incorporated into the design:

i) All "one way" traffic aisles in the car parking area must be clearly identified by signposting and pavement marking.
ii) The ingress and egress crossing must be clearly identified by signage.
iii) The proposed loading and delivery area must be clearly defined with suitable signposting and pavement markings.
iv) The car park must be line marked.

v) The internal driveway and car parking area must be paved using materials other than plain or exposed aggregate concrete.

B. Before Construction

Certification of the above must accompany the application for a Construction Certificate.

14. Basement Car Park Design

A. Design

The basement car park must be designed in accordance with AS 2890 and must incorporate the following:

i) A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct or service conduit, or to the underside of any door including a security door and fittings when those doors are in an open position.
ii) Any garage must have a minimum width of 3m with a minimum door opening of 2.75m wide x 2.2m high clear of any necessary hinges, jambs or fixtures required for the operation of garage doors or any services within the garage area.
iii) The proposed security door fitted to the car parking area entrance must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and / or columns.
iv) A parking bay within each double garage must have a clear width of 3.8m, a clear length of 5.4m and a head height clearance in compliance with figure 2.7 of AS2890.6:2009, and
v) Where a remote controlled garage door is fitted when fully opened it not encroach into the space envelope specified in figure 2.7 of AS2890.6:2009.

B. Before Construction

Certification of the above must accompany the application for a Construction Certificate.

15. Drainage Design - Detailed Requirements

A. Design

The stormwater drainage system must be connected to Council's existing piped system and designed in accordance with the approved stormwater drainage design drawing, Australian Standard AS3500.3:2003 and the BASIX Certificate issued for this development.

The design must include;

i) A detailed drainage design supported by drainage calculations.
ii) A layout of the drainage system showing existing and proposed pipe sizes, type, class, grades, lengths, invert levels, finished surface levels and location of all pipes with levels reduced to Australian Height Datum. Impacts on existing trees must be indicated on the plan.
iii) A longitudinal section of the pipeline within the road reserve including existing natural surface levels, design surface levels, design invert levels of the proposed pipeline and the location, size and reduced level of all services to AHD where those services cross the proposed drainage line.
iv) Water from pathways and access drives shall be prevented from entering the road reserve as surface flow. This can be achieved by constructing a box drain at the boundary equipped with a 300mm wide grate and frame to collect the flow or directing the flow to a sag pit within the property.
v) The rate of discharge of stormwater from the site to a drainage system under

Council's control shall be controlled so that it does not exceed the pre-development rate of discharge.

vi) Where pipelines are located within the "tree protection zone" of significant vegetation to be retained, the lines shall be excavated by hand or by directional underboring techniques to reduce any adverse impact on the root zone of the trees.

B. Before Construction

Certification issued by an appropriately accredited person to the effect that these design requirements have been met must accompany the application for a Construction Certificate.

C. Before Occupation

i). A Works-As-Executed drawing (WAED) of the stormwater drainage system shall be prepared by a registered surveyor. This drawing must detail the alignment of the pipelines, pits and rainwater tanks. An original or a colour copy shall be submitted to Sutherland Shire Council.

ii). The supervising engineer must certify the WAED of the stormwater drainage system that stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the development consent. Prior to the occupation or use of the building the Applicant/Owner shall submit to Council a copy of the aforementioned letter of certification.

D. Ongoing

i). The operation of all devices or appliances installed within the development approved by this consent as required by conditions pertinent to rainwater harvesting and rainwater reuse shall be maintained in good operating order at all times.

Note: Upon approval of the stormwater management designs a notation will be added to the 149 certificate in relation to any required detention facility or stormwater treatment device.

16. Noise Control During Construction and Demolition

To minimise the impact on the surrounding environment:

A. During Works

The LAeq sound pressure level measured over a period of 15 minutes when the construction or demolition site is in operation, must not exceed the ambient background level (LA90 15min) by more than 10dB(A) when measured at the nearest affected premises.

17. Damage to Adjoining Properties

A. Before Works

To minimise vibration damage and loss of support to buildings / structures and properties in close proximity to the development site, a Geotechnical Engineers Report must be prepared detailing constraints to be placed on earth moving and building plant and equipment and the method of excavation, shoring, underpinning and support. This report must be provided to the person undertaking the excavation and the Principal Certifying Authority.

B. During Works

The constraints and recommendations of the Geotechnical Engineers Report must be

implemented.

18. Public Utilities

This condition is imposed to facilitate the provision of services to the subdivision and reduce conflicts between services and lot boundaries, buildings or associated facilities.

A. Before Construction

Suitable arrangements must be made with all relevant utility service providers to ensure the development is appropriately serviced by electricity, gas, telecommunications and the like, and any necessary underground conduits are provided.

Note: Should these requirements result in any significant change to the approved design an application must be made to modify the consent under s.96 of the Environmental Planning and Assessment Act.

19. Linen Plan of Subdivision to Conform with Development Consent

A. Before Subdivision

The Linen Plan of Subdivision must conform with Council's Development Consent No.DA15/0469.

20. Allocation of Common Property

A. Ongoing

Common property must not be allocated by the Owners Corporation for the exclusive use of a proprietor. No modification may be made to a Plan of Strata Subdivision without the prior development consent of Council.

21. Detailed Landscape Plan

A. Design

A Detailed Landscape Plan must be prepared by a qualified Landscape Designer or Landscape Architect.

Note: A Landscape Designer is a person eligible for membership of the Australian Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

The plan must be prepared in accordance with Sutherland Shire Development Control Plan 2006 and the Sutherland Shire Environmental Specification 2007 (Landscaping Parts 1-5).

The Detailed Landscape Plan must be in accordance with the Concept Landscape Plan prepared by Site Design + Studios (Dwg No. 1268 - L01 and L02, Rev.C, dated 1.5.15) and reflect the changes in building height / levels for the communal areas as depicted in the approved architectural plans. The Detailed Landscape Plan must also include the following:

i) All-weather cover to the eastern pergola in the Level 1 roof garden, the western pergola in the Level 8 Sunset Garden and the single pergola in the Level 8 Sunrise Garden;
ii) Deletion of the first 6m of hedge planting on the eastern boundary in the NE corner of the site in accordance with Sheet 03 Issue A dated May 15 of the architectural plans.
iii) Type and location of perimeter fencing to the eastern and southern boundaries.

iv) Substitution of *Xanthorrhoea* spp (Grass Tree) or similar feature native plant for *Vriesea* spp in the larger planter boxes at the main entry to the building and substitution of *Banksia* 'Birthday Candles' for *Sedum acre* in the adjoining planter box at ground level.
Substitution of *Westringia* 'Mundi' *for Crassula arborescens* 'Bluebird' in the planter boxes on Level 3.

iv) All landscaped areas, including all planter boxes on slab, must be provided with a water-efficient irrigation system, connected to a pump and the rainwater tank, to enable effective landscape maintenance.

v) To enable effective hand-watering of all landscaped areas if required, the following taps with removable keys connected to a pump and the rainwater tank must be provided:
Three (3) taps at ground level spread around the site.
One (1) tap in the Level 1 roof garden
One (1) tap in each private balcony on Level 3 (6 total).
One (1) tap in each roof garden on Level 8 (2 total).

vi) A 12 months maintenance programme.

B. Before Construction

The Detailed Landscape Plan required to comply with 'A' above must accompany the documentation forming part of the Construction Certificate.

C. During Construction

The applicant must engage a suitably qualified Landscape Designer or Landscape Architect to oversee the landscape works. This person must check the landscape construction works at regular intervals and oversee any design changes due to unforeseen circumstances.

If indigenous plant species are unavailable at the time of planting, alternative species that grow to the same height must be selected from Council's 'Native Plant Selector' available on Council's website (<www.sutherlandshire.nsw.gov.au> and search for Native Plant Selector).

D. Before Occupation

The landscape works must be completed prior to any occupation certificate or occupation of the premises. An inspection must be carried out by Council's landscape officer prior to occupation or an occupation certificate to ensure that all landscaping works have been carried out in accordance with 'A' above, and that all new indigenous plants on the site and within the road reserve are the correct species. To arrange an inspection please phone 9710-0333. An inspection fee of $225 is required to be paid, prior to the inspection.

E. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months or until the trees are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP Chapter 4).

Note: If difficulty is experienced sourcing suitable indigenous plants from other suppliers, plants grown from locally provenanced seed are available from:

Sutherland Shire Council Nursery
345 The Boulevarde, Gymea
Ph: 02 9524 5672

22. Removal of Trees (Private Land)

A. Design

The removal of all the trees on the site is approved. All other vegetation that would require approval to be removed must be protected.

B. Before Works

Sutherland Shire Council's Development Control Plan (Amendment 11) requires replacement tree planting at a rate of 4 to 1 on private land. Replacement planting must be indigenous species throughout the Shire and must be selected from the tree selection table below OR from Council's 'Native Plant Selector' available on Council's website (<http://www.sutherlandshire.nsw.gov.au> and search for Native Plant Selector).

Five (5) trees are approved for removal as part of this consent. In order to satisfy the replanting requirement, 20 replacement trees are required to offset this loss. As the number of new trees shown on the Concept Landscape Plan and what will be required as street trees in the public domain approximates this number, then no additional replacement trees are required.

23. Tree Retention and Protection

A. Before Works

Before the commencement of any works on the site a supervising Arborist must be engaged to oversee the measures for the protection of existing trees as listed below.

Note: An Arborist is a person with a current membership of the Institute of Australian Consulting Arborists or Arboriculture Australia at a grade of General Member, Affiliate Member or Life Member or alternatively a person who has obtained a TAFE Certificate in Horticulture (Arboriculture) Level 5.

Before the commencement of any works on the site the following trees as marked in Appendix G/H prepared by Talc Tree and Landscape Consultants dated 17 December 2014 must be retained and protected:

Tree No.	Tree Species (botanical and common name)	Location on site
T18	*Eucalyptus paniculata* (Grey Ironbark)	Neighbour's property, NE corner of site
T19	*Eucalyptus paniculata* (Grey Ironbark)	Neighbour's property, SE corner of site
T17	*Platanus* x hybrid (Plane Tree)	Street tree, Old Princes Highway
Not numbered	3 young *Syncarpia glomulifera* (Turpentine) in cages	Street trees, Old Princes Highway (planted under Green Streets program)

The trees identified for retention must be protected by the following measures:

i) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed in accordance with the Arborist's report for each tree referenced above. Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".

ii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this

consent.

iii) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.

iv) Any approved works within this tree protection zone must be under the direction and to the satisfaction of an Arborist.

v) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.

B. During Construction

i) The tree protection measures detailed in 'A' above must be maintained during construction.

ii) If the trees identified for retention in 'A' above are damaged or destabilised during construction then works must cease and Council's Tree Assessment Officer (ph. 9710 0333) must be contacted to assess the tree/s and recommend action to be taken.

24. Car Wash Bays

To prevent contamination of the stormwater drainage system a car-wash bay must be provided on site:

A. Design

The wash-bay must be graded to an internal drainage point and connected to the sewer.

B. Before Construction

Details of the design satisfying 'A' above must accompany the application for a Construction Certificate.

C. Before Occupation

The Principal Certifying Authority must be satisfied that

i) 'A' above has been complied with and

ii) any discharge to the sewer from the premises is in accordance with the requirements of Sydney Water.

D. Ongoing

All car-wash, engine degreasing and steam cleaning must be conducted in the wash-bay detailed in 'A' above. Wastewater must be treated in accordance with the requirements of Sydney Water.

25. Garbage, Recycling and Green-waste Storage Area

To ensure the proper storage of waste from the premises:

A. Design

The garbage and recycling storage area must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the requirements of Sydney Water. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

B. Before Construction

Details of compliance with 'A' above must form part of the documentation accompanying the applications for a Construction Certificate.

C. Before Occupation

The works must be completed prior to the issue of any Occupation Certificate.

D. Ongoing

All waste and recycling bins must be stored wholly within the approved waste storage area. The bins must only be put out for collection in the evening prior to pick-up and returned to the storage area as soon as possible after pick-up.

26. External Lighting - (Amenity)

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

A. Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

B. Ongoing

All lighting must be operated and maintained in accordance with the Standard above.

27. Noise Control - Design of Plant and Equipment (Continual Operation)

To minimise the impact of noise from the development, all sound producing plant, equipment, machinery, mechanical ventilation systems and / or refrigeration systems:

A. Design

All plant and equipment must be designed and / or located so that the noise emitted does not exceed the Project Specific Noise level when measured at the most affected point on or within any residential property boundary.

The Project Specific Noise level must be the most stringent noise level of the Intrusive and Amenity criteria and be calculated in accordance with the provisions of the Department of Environment and Conservation's Industrial Noise Policy.

Note: The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

B. Before Construction

Details of the acoustic attenuation treatment required to comply with 'A' above, must be prepared by a qualified acoustic engineer. These details must accompany the application for a Construction Certificate.

C. Before Occupation

Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

D. Ongoing

All plant and equipment must be operated and maintained in accordance with the 'A' above.

28. Noise from Road

To minimise the impact of noise from the adjoining major road corridor on the occupants:

A. Design

The building design must be in accordance with the recommendations of the acoustic report by Acoustic Logic dated 18/11/2014 approved as part of this application.

B. Before Construction

Details of the acoustic attenuation treatment must accompany the documentation forming part of the Construction Certificate.

C. Before Occupation

Details of the acoustic attenuation treatment must accompany the application for a Construction Certificate in accordance with 'A' above and must include all post construction validation test results.

29. Noise and Vibration Control - Residential Car Park

To minimise noise and vibration from use of the security door in the car park:

A. Design

The proposed security door fitted to the car parking area entrance must be independently mounted on rubber pads or otherwise installed to prevent vibration noise transmission through the concrete walls and / or columns.

B. Before Occupation

The Principal Certifying Authority must be satisfied that 'A' above has been complied with.

30. Building Ventilation

To ensure adequate ventilation for the building:

A. Design

The building mechanical and / or natural ventilation systems must be designed, in accordance with the provisions of:

i) The Building Code of Australia;
ii) AS 1668 Part 1 - 1998;
iii) AS 1668 Part 2 - 1991;
iv) The Public Health Act - 2010;
v) The Public Health Regulation 2012;
vi) AS 3666.1 - 2002;
vii) AS 3666.2 - 2002; and
viii) AS 3666.3 - 2000.

B. Before Construction

Details of compliance with the above must form part of the documentation accompanying the application for a Construction Certificate.

C. Before Occupation

i) Certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with 'A' above.

ii) Occupation of the premises must not occur until a registration application has been submitted to Council's Environment and Health Regulation Department for any cooling tower / warm water system

D. Ongoing

The ventilation system must be operated and maintained in accordance with 'A' above.

31. Car-Park Ventilation - Alternate System

To ensure adequate ventilation for the car park:

A. Design

As the basement car-park does not appear to comply with the natural ventilation requirements of Section 4 of Australian Standards AS1668.2 -1991, the car-park must be either mechanically ventilated by a system complying with AS1668.2 -1991 or alternatively, the natural ventilation system must be certified by a qualified mechanical ventilation engineer to the effect that the system is adequate. The certification shall confirm that the system will protect the health of occupants of the car park at anytime it is used and satisfies the atmospheric contaminate exposure rates specified in the Worksafe Australia document: Workplace Exposure Standards for Airborne Contaminants.

B. Before Construction

Details of compliance with 'A' above must form part of the application for a Construction Certificate.

C. Before Occupation

Certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with 'A' above.

D. Ongoing

The ventilation system must be operated and maintained in accordance with 'A' above.

32. Demolition Work

To ensure that demolition of structures is carried out in an environmentally acceptable and safe manner:

A. Before Commencement

If works involve the removal of more than 10 square metres of asbestos material, a bonded asbestos licence is required. A friable asbestos licence is required to remove, repair or disturb any amount of friable asbestos. For further information contact the NSW Workcover Authority.

B. During Works

i) The demolition of the existing building must be carried out strictly in accordance with Australian Standard 2601 - The Demolition of Structures.
ii) The applicant must ensure that the demolition contractor has a current public risk insurance coverage for a minimum of $5 million. A copy of the Policy must be submitted to the Council prior to demolition.

To ensure that the removal and transportation of any asbestos material, regardless of the quantity, is carried out in an environmentally acceptable and safe manner, all work must comply with the following:

a) Work Health and Safety Act 2011;

b) Work Health and Safety Regulation 2011;
c) Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace;
d) Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)];
e) Workcover NSW 'Working with Asbestos - Guide 2008';
f) Protection of the Environment Operations Act 1997; and
g) Protection of the Environment Operations (Waste) Regulation 2005.

Asbestos waste in any form must be disposed of at a waste facility licensed by the Department of Environment Climate Change & Water to accept asbestos waste.

33. Dilapidation Report - Adjoining Properties

A. Before Works

To assist in the resolution of any future disputes about damage to properties adjoining the development site, prior to commencement of any work on site the Applicant or principal contractor must provide dilapidation reports on the adjacent buildings at No.s 26 - 28 Belmont Street & 674 - 678 Old Princes Highway, including any basements and ancillary structures. The reports must be provided to the Principal Certifying Authority and to the owners of the properties that are the subject of the report.

The reports must be prepared by a suitably qualified and experienced person, such as a structural engineer.

34. Design Requirements for Disabled Access

A. Design

A report prepared by a suitably qualified Access Consultant must be submitted with the Construction Certificate, demonstrating that the development complies with the requirements of AS1428 - Design for Access and Mobility.

35. Design Requirements for Adaptable Housing

A. Design

A report prepared by a suitably qualified Adaptable Housing Specialist must be submitted with the Construction Certificate, demonstrating that the development complies with the requirements of AS4299 - Adaptable Housing. The report must contain a completed checklist (Appendix A - AS4299) demonstrating compliance with the requirements of a Class C Adaptable House.

36. Verification of Design for Construction - SEPP 65

A. Design

Design verification must be provided by a registered Architect pursuant to SEPP 65 stating that the design intent approved by the Development Consent has been maintained in the building / architectural plans submitted with the Construction Certificate. This must accompany the application for a Construction Certificate.

B. Before Occupation

Prior to the issue of the final Occupation Certificate design verification must be provided in accordance with SEPP 65.

37. BCA Assessment Report

A. Before Construction

A Building Code of Australia Assessment Report prepared by an appropriately qualified person must be complied with and must accompany the application for a Construction Certificate

38. Certification Requirement of Levels

A. During Construction

At the following stages of construction:

i) Prior to the pouring of each floor or roof slab,
ii) Upon completion of the roof frame.

A registered surveyor must provide the Principal Certifying Authority with Certification that the stage of structure complies with the development consent in respect of levels.

B. Before Occupation

The certification referred to above must form part of the application for an Occupation Certificate.

39. Sydney Water - Quick Check & Compliance Certificate

A. Prior to Construction

The plans approved as part of the Construction Certificate must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine as to whether the development will affect Sydney Water's sewer and water mains, stormwater drains and / or easements, and if further requirements need to be met. Plans will be stamped appropriately.
Please refer to the web site www.sydneywater.com.au <http://www.sydneywater.com.au> for:

- ☐ Quick Check agents details - see Building Development and Plumbing then Quick Check; and
- ☐ Guidelines for Building Over / Adjacent to Sydney Water Assets - see Building Development and Plumbing then Building and Renovation.

B. Before Occupation / Prior to issue of Subdivision Certificate
A Compliance Certificate under s73 of the Sydney Water Act, 1994, must be submitted to Council by the Principal Certifying Authority. Sydney Water may require the construction of works and/or the payment of developer charges.

Sydney Water Advice on Compliance Certificates:
An application must be made through an authorised Water Servicing Coordinator. For details see the Sydney Water web site at www.sydneywater.com.au\customer\urban\index\ <http://www.sydneywater.com.au/customer/urban/index/> or by telephone 13 20 92. Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water / sewer extensions can be time consuming and may impact on other services as well as building, driveway or landscaping design.

40. Dial Before You Dig

A. Before Construction

Underground assets may exist in the area that is subject to your application. In the

interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

41. Noise Control and Permitted Hours for Building and Demolition Work

A. During Works

To minimise the noise impact on the surrounding environment:

i) The LAeq sound pressure level measured over a period of 15 minutes when the construction or demolition site is in operation, must not exceed the ambient background level (LA90 15min) by more than 10dB(A) when measured at the nearest affected premises.

ii) All building and demolition work must be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 3.00pm Saturdays. No work must be carried out on Sundays and Public Holidays.

42. Toilet Facilities

A. During Works

Toilet facilities must be available or provided at the work site at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site before works begin and must be maintained until the works are completed.

Each toilet must:

i) be a standard flushing toilet connected to a public sewer, or

ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or

iii) be a temporary chemical closet approved under the Local Government Act 1993

43. Street / Unit / Shop Numbering and Provision of Letter Box Facilities

A. Before Occupation

Prior to an Occupation Certificate being issued, street / unit /shop numbers must be clearly displayed. Numbers should be a minimum size of 100 mm and clearly visible from the road and should not be in conflict with any other number displayed in the road.

The development has been given the street address of 26A Belmont Street, Sutherland.

The dwelling numbering must be in accordance with the approved architectural plans Job No. 2403 Sheets 4-6 Issue A Dated Oct 14 by Innovative Architects and suitable secure letterbox facilities must be provided in accordance with Australia Post specifications.

44. Car parking Areas

A. Ongoing

To ensure that the car parking area satisfies the demands of the development:

i) it must be made available on an unrestricted basis and free of charge at all times for employees' and visitors' vehicles

ii) any parking nominated as visitor parking or common property must be continually available as common property.

45. Secure Storage, Parking Provisions and Allocation

A. Before Construction

The following design changes must be implemented:

i) A secure storage area per dwelling of $6m^3$ (minimum dimension $1m^2$) must be provided within the development (these spaces must be adequately lit and secure) and a minimum 20 bicycle and 3 motorcycle parking shall be provided in the basement parking levels. In order to achieve this:

a) Car spaces 10 & 11 on basement level 3 & 4 and car spaces 8 & 9 on basement level 2 shall be deleted and provided as area for secure storage and bicycle storage. The area shall be combined with the adjacent storage pods and distributed accordingly.

Note: Where it can be demonstrated to the satisfaction of Council that storage can be accommodated within the existing parking spaces (e.g. rear / overhead storage pods) and compliant bicycle parking is provided elsewhere then the above noted parking spaces are permitted to be retained.

b) Additional bicycle lockers under the tank on basement level 1.
c) 1 motorcycle parking space shall be provided in basement levels 2, 3 and 4 adjoining the basement ramp in a manner as depicted in basement level 1 plan.

Details of these design changes must be included in documentation submitted with the application for a Construction Certificate.

A. Before Subdivision

Car parking must be allocated to individual strata lots as part of their unit entitlement.

Visitor parking facilities and/or car wash bays must be designated as common property on any strata plan.

Parking must be allocated on the following basis:

- ☐ Residential dwellings: 110 spaces (or no lower than 104 - refer to above).
- ☐ Residential visitors: 9 spaces
- ☐ Car wash bays: 2 spaces
- ☐ Retail/commercial: 15 spaces
  - i) Spaces 1 & 3 located against the wall in basement level 1 north western corner must be allocated to staff parking
- ☐ Loading/servicing: 1 Bay

B. Ongoing

The car-parking provided must only be used in conjunction with the dwellings and/or tenancies contained within the development and not for any other purpose.

46. Loading and Unloading

To preserve the amenity and ensure the safety of the public:

A. Ongoing

All loading and unloading of vehicles must be carried out within the site and not from the public roadway. All service/delivery vehicles must enter and leave the site in a forward direction.

47. Safety and Security

A. Design & On-Going

a) All security and access control devices installed should meet or exceed Australian Standard 4806.
b) Security systems and CCTV cameras must be installed in and around the property particularly at all entry / exit points by a licensed security professional, and suitable sign posting shall be placed to deter potential offenders.
c) All levels of the car park, pedestrian routes, communal areas and entry and exit points must be adequately lit to meet Australian Standard 1158.3.1.
d) Lighting must be compatible with the CCTV system.
e) Exterior fixtures and fittings must be made from robust and vandal resistant materials.
f) All graffiti is to be removed within 7 days.
g) Emergency evacuation plans shall be implemented and maintained corporate to assist residents and emergency services in the event of an emergency. This plan shall be prominently displayed.

48. Hours of Use - Rooftop Terrace

A. On-Going

To minimise the impact of the proposed communal roof terrace/ garden area on the amenity of surrounding residential properties, the use of this space must not begin before 6am on any day, and end no later than 9pm Sundays-Wednesdays (inclusive) or 10pm Thursdays-Saturdays (inclusive). Further, the terrace shall be restricted to resident use only and there shall be no amplified music played at any time. Signage shall be clearly placed advising residents of these restrictions.

49. Future Occupation of New Tenancies

A. On-Going

No specific uses or tenants of the ground floor commercial space are approved as part of this consent. Separate approvals must be obtained for the initial use of each tenancy.

50. Archaeological Discovery

A. During Works

(a) Should any historical relics be unexpectedly discovered on the site during excavation, all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with section 146 of the *Heritage Act 1977*.

(b) Should any Aboriginal relics be unexpectedly discovered then all excavation or disturbance of the area is to stop immediately and the Department of Environment and Climate Change is to be informed in accordance with Section 91 of the *National Parks and Wildlife Act, 1974*.

Transport
Roads & Maritime
Services

7 July 2015

Our Reference: SYD15/00800
Your Reference: DA 15/0462

The General Manager
Sutherland Shire Council
Locked Bag 17
Sutherland NSW 1499

Attention : Evan Philips

DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF MIXED USE DEVELOPMENT 680-684 OLD PRINCES HIGHWAY, SUTHERLAND

Dear Sir/Madam,

Reference is made to Council's email dated 10 June 2015, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the requirements of State Environmental Planning Policy (Infrastructure) 2007.

It is noted that Old Princes Highway is a state road under the care and control of Roads and Maritime. Therefore, concurrence is required for the proposed development on Old Princes Highway under Section 138 of the *Roads Act 1993* for reinstatement of kerb and gutter for the existing driveway on Old Princes Highway.

Roads and Maritime has reviewed the submitted application and would provide concurrence under Section 138 of the *Roads Act 1993* subject to the following conditions being included in any consent issued by Council:

1. The redundant driveway on Old Princes Highway shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Old Princes Highway shall be in accordance Roads and Maritime requirements.

2. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Old Princes Highway.

3. A demolition and construction plan indicating vehicle access and paths should be submitted to Roads and Maritime for approval.

4. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicle usage.

5. Council should ensure that post development storm water discharge from the subject site into the Roads and Maritime drainage system does not exceed the pre development discharge.

   Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to the Roads and Maritime for approval, prior to the commencement of any works.

   Details should be forwarded to :-

   The Sydney Asset Management
   PO Box 973
   Parramatta CBD NSW 2124

   A plan checking fee may be payable and a performance bond may be required before the Roads and Maritime's approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime's Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

6. The proposed development should be designed such that road traffic noise from Old Princes Highway is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of State Environmental Planning Policy (Infrastructure) 2007.

7. A Road Occupancy Licence should be obtained from the Transport Management Centre for any works that may impact on traffic flows on Old Princes Highway during construction activities.

Please refer further enquiries to Ravi Raveendra on telephone 8849 2540 or email Development.Sydney@rms.nsw.gov.au.

Yours sincerely

Owen Hodgson
Manager Land Use
Network and Safety

APPENDIX "B"

Evan Phillips – 02 9710 0569
File Ref: PAD15/0004

03 March 2015

• [redacted]

Innovative Architects
ATTN: Cameron Jones
U 9b 32 Frederick St
OATLEY NSW 2223

Dear Mr Jones,

Pre-Application Discussion No. PAD15/0004
Proposal: Proposed Mixed Use Development - Four (4) Basement Levels, One (1) Commercial Level and 11 Residential Levels
Property: 680 – 684 Old Princes Highway, Sutherland

Council refers to the pre-application meeting (PAD) held on 16 February 2015 regarding the above development proposal. Luke Murtas (Team Leader), Evan Phillips (Planner) and David Jarvis (Architect) attended the meeting on behalf of Council.

The purpose of this letter is to provide a summary of the issues discussed at the meeting and provide information that will assist you should you proceed with preparing a development application (DA). Council cannot provide you with certainty on the determination of the proposal until a DA has been lodged and assessed. Specific attention is brought to the status of Council's Draft Sutherland Shire Local Environmental Plan 2013 (DSSLEP 2013) which is further discussed in this letter.

The Site and Proposal:
The site comprises three (3) separate allotments known as 680, 682 and 684 Old Princes Highway, Sutherland. The legal description of the land is Lot 8, 9 & 10 in Deposited Plan 13642.

The land is irregular in shape and is located on the corner of the Old Princes Highway and Belmont Street in Sutherland. The site has a total area of 1761.4m², western frontage to Belmont Street of 45.54m and primary northern frontage to the Old Princes Highway of 49.95m. There is slight fall of approximately 2m from the rear (south) of the site to the front (north).

The land is currently occupied by single storey dwellings, detached ancillary structures and numerous established trees and shrubs. Vehicular access is obtained both via the Old Princes Highway and Belmont Street.

The proposal is to develop a twelve (12) storey mixed use development accommodating four (4) levels of basement parking and sixty nine (69) apartments. The main residential entry foyer is accessed from Belmont Street and the ground floor accommodates five (5) commercial tenancies. There are 26 x 1 bedroom, 11 x 2 bedroom and 32 x 3 bedroom apartments within eleven (11) storeys of residential development above the commercial floor. The basement levels accommodates 139 car spaces separated between commercial and residential uses which is accessed via Belmont Street at the south west corner of the site. Three (3) landscaped common open space areas including two (2) roof terraces are proposed within the development.

The property is located within Zone 8 – Urban Centre under the provisions of Sutherland Shire Local Environmental Plan 2006 (SSLEP 2006). The proposed mixed use development is a permissible form of development within this zone. The primary development standards for the site include an eight (8) storeys building height and 3:1 Floor Space Ratio (FSR). There is specific building envelope, active frontage and setback requirements specified within Sutherland Shire Development Control Plan 2006 (SSDCP2006).

Comments on the Proposal:

The following comments are provided in respect to the concept plans presented for consideration at the meeting.

1. Draft Sutherland Shire Local Environmental Plan 2013 (DSSLEP 2013)
The concept development scheme is based upon and reliant on the development standards proposed within Draft Sutherland Shire Local Environmental Plan 2013 (DSSLEP 2013). The property is proposed to be zoned B3 Commercial Core. Of particular relevance are the proposed height and density increases for the development site which include a 40m building height, and 4:1 FSR.

DSSLEP 2013 was placed on exhibition on 19 March 2013 and re-exhibited to 1 November 2013. Following consideration of an Independent Review into DSSLEP 2013 Council resolved, on 5 August 2014, to make various changes to the previously exhibited plan. Exhibition of draft SSLEP 2013 – LEP3 has finished.

Following the consideration of 1300 submissions from the community on the latest public exhibition, Council has adopted a final version of Draft SSLEP2013. The draft plan has been forwarded to the State Government who are responsible for the final review and gazettal process. Whilst DSSLEP 2013 – LEP3 has limited statutory weight, it remains a matter for consideration under S.79C(1)(a)(ii) of the EP&A Act, though with a limited degree of certainty or imminence at this time.

For applications relying on development standards in DSSLEP 2013, Council must consider the 'imminence and certainty' of DSSLEP 2013 when deciding how much determining weight to give the new controls. Imminence is related to how far DSSLEP 2013 is from finalisation, and certainty relates to how certain it is that DSSLEP 2013 will proceed in its current form.

At this point DSSLEP 2013 is still some time away and the Department of Planning and Environment has not given Council confirmation that it is satisfied with the policy

content. For these reasons Council is unable to give the standards in DSSLEP 2013 substantive weight.

Council's current position and advice to applicants is that development proposals with substantial reliance on the standards in DSSLEP 2013 should not be lodged until the plan is in effect. Furthermore, a Development Control Plan needs to be adopted in hand with DSSLEP2013 which may further direct the design of the proposal. For the purpose of the Pre- Application Discussion (PAD), the scope of comments in relation to the concept development scheme is limited in nature.

2. Architectural Review Advisory Panel

The site is challenging in that any built form must both reinforce the integrity of the Sutherland centre but also provide a transition out towards the peripheral suburban development to the north. The submitted architectural plans and documentation responds directly to a previous meeting held and comments made by the Architectural Review Advisory Panel (ARAP) – File Reference ARAP14/0012. Council is unable to provide a detailed assessment and response to the plans submitted at a PAD stage, although it is noted that the proposal departs from the ARAP's advice which was to treat the eastern neighbor as if it may eventually be redeveloped and provide greater building separation.

For technical advice and refinement of the proposal having regard to State Environmental Planning Policy No. 65 and the Residential Flat Design Code (e.g. building separation, solar access etc), a further appointment with ARAP would be of benefit. This should only occur once DSSLEP 2013 is in effect and the full urban design parameters and considerations are known.

It should also be noted that a revised version of the current RFDC, known as the Apartment Design Guide, has been circulated for comment and may be adopted by NSW Planning and Environment in the near future. This document would be used as an assessment tool for the design of buildings such as the one proposed and differs significantly in some areas from the RFDC.

3. General Urban Design

Sutherland Shire Development Control Plan 2006 (SSDCP2006) sets out land amalgamation patterns and building envelopes for sites within the Sutherland Centre. The amalgamation of three (3) sites is supported and it is noted that the overall prescribed amalgamation pattern within the DCP has already been broken. The site planning is appropriate having regard to the configuration of the ground floor including active frontage design, location of communal open space areas and vehicle access. The pattern of existing development along the Old Princes Highway (between Belmont Street and Glencoe Street) exhibit reduced setbacks and relaxation of the setback development control would appear appropriate in order to maintain the streetscape character/ pattern, and to allow greater separation to development on the southern adjoining site.

Maintaining the setback pattern and active façade design in a manner established in the approved development at No.26-28 Belmont Street is appropriate. The orientation of the main entry foyer towards the Sutherland Centre (west), and providing an active commercial frontage towards the Old Princes Highway is consistent with the desired streetscape character. The treatment of these tenancies,

including their facades and the internal volumes they are provided with, will be an important feature of the building. Incidentally, provision should be made for loading and access and maximum post-adaptability of these tenancies for as broad a range of uses as possible, including mechanical exhaust discharging above roof level.

Concentration of the building height and bulk on the North West corner portion of the site is appropriate. Clear vertical elements in the architectural/ façade design may further identify the site as an entry portal to the Sutherland Centre and minimise visual perceptions of building mass.

The width and overall mass of the development along the Old Princes Highway and Belmont Street frontages where adjoining the site boundaries is of concern, particularly where the built form extends above the residential Level 4. Any building at the edge of the Sutherland centre should respond to the scale of buildings within the existing streetscape and on adjoining lands. There are opportunities for greater separation to be provided and for further stepping/ lowering of the development away from the prominent corner element of the site and towards the site boundaries to reinforce the character of the streetscape and to enhance residential amenity. The fire stair located above Level 8 also protrudes awkwardly and appears detached from the main massing of the development.

Consideration to the principle aims of Crime Prevention through Environmental Design (CPTED) contained within Chapter 3 of SSDCP2006 is required to be given. Paths and entry points (including basement) must be secure, visible and designed to be clearly legible from the public way. The residential entry should be prominently treated and given appropriate access control and safety treatment without detracting from its visual appeal.

Given the proximity of the site to main arterial roads, an acoustic assessment is required to accompany any development application detailing the proposed noise attenuation measures and architectural treatment consistent with State Environmental Planning Policy (Infrastructure) 2007. The design will also need to consider the provisions of the Building Code of Australia (BCA), future fitout of commercial spaces (e.g. exhaust discharge), relevant sanitary, accessibility and adaptable housing requirements (SSDCP2006 requires a minimum 30% of dwellings to be adaptable, and this requirement has a flow-on effect for car parking).

4. Residential Amenity

Impacts to solar access resulting from the proposal on adjoining development and within the site itself (e.g. communal spaces) needs to be carefully considered. Any submission should clearly demonstrate how the proposal will achieve compliance with relevant development controls and design requirements, including those within Council's DCP and the RFDC.

Building separation assists in maintaining privacy for residents. Appropriate measures for the mitigation of visual and acoustic privacy impacts (both for the intended occupants of the building and neighbours) associated with the rooftop terrace/ deck areas should be fully detailed in the application. In areas where the building would depart from the building separation requirements detailed in the RFDC, a sound planning and architectural justification will need to be submitted, and

only those design measures to reduce impacts on neighbouring properties which do not substantially deplete the amenity of future residents would be supported.

The potential loss of views from nearby residences having regard to the view sharing principles of the Land and Environment Court set out in the '*Tenacity*' case and Council's DCP should be addressed. It is anticipated that some view loss to the neighbouring buildings would occur as a result of any redevelopment of the site, but the application should demonstrate that the proposed building's siting and massing have been informed by a need to minimise this. The application should be supported by 3D modelling from different vantage points within the centre and a view analysis which assists Council in its analysis of this impact.

A similarly detailed study should be provided for solar access. Over and above solar access diagrams in plan form, the application should include 3D/ elevation shadow diagrams at regular (say, 15 minute) intervals between 9am and 3pm at midwinter. This should include the approved building at No. 26-28 Belmont Street, the Library building, and affected properties to the east and west as necessary.

5. Landscape Design

Residential land within the immediate Sutherland locality exhibits deep soil areas and established canopy vegetation. These corridors of vegetation between buildings assist in providing visual relief and enhance residential amenity. The retention of the established Ironbark to the southeast of the site as part of the approved development scheme on the adjoining land reinforces the landscaped character of the Sutherland Centre. The 3m strip of deep soil along the eastern boundary will provide an opportunity for tree planting between the buildings.

Vegetation on adjoining lands may have roots extending into the site and root mapping and technical advice will be required to be sought to ensure that vegetation is not destabilised by the proposed excavation for the basement carpark.

Council's Public Domain Design Manual will require footpaths and the undergrounding of power lines on both frontages of the site which will enable large indigenous street trees to be planted as part of the development. This will complement the existing Green Streets plantings and allow the development to provide an appropriate link to the Sutherland Centre. Early consultation with Council's public domain team is recommended to ascertain the design for the frontage of the site.

6. Engineering Matters

The location of the driveway entry portal on Belmont Street is appropriate. It is noted that an approved development on the adjoining land provides an adaptable basement design with the potential to provide a linked and interconnected larger basement with development on the subject site.

The parking requirements for the development are set out in Chapter 7 of SSDCP2006. A detailed Traffic Report which assesses the site suitability including the surrounding road and pedestrian routes, site access/ egress, parking provision and the design of the parking area should also be prepared. The report will need to demonstrate that the development will not result in any adverse traffic, safety or amenity impacts to the locality and to future residents.

Car parking areas are to be designed to comply with SSDCP2006 and applicable Australian Standards. Suitable details shall be submitted demonstrating compliant manouvering, secured storage, adaptable provisions, and mechanical ventilation / exhaust discharge points. Providing adequate parking (including visitor) is highly recommended given the general nature of the adjoining road reserve and high demand on public / street parking within vicinity to the site. Suitable loading bay facilities and access for a Medium Ridged Vehicle (MRV) is also required.

Suitable geo-technical investigation should be undertaken demonstrating site suitability and supporting the extent of basement excavation and earthworks proposed.

The site is subject to the Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment (REP 2). A detailed environmental site management plan should be prepared and the proposed development must be compliant with the aims, objectives and principles of the policy so as to ensure the environmental quality of the catchment is maintained. A detailed hydraulic and stormwater drainage design shall accompany any future development application.

Conclusion:
The proposed building exhibits substantial merit in some areas and the design has progressed since its inception to reduce impacts. However, it is often the case that the full utilisation of permitted built form within a site (height and FSR) is difficult to realise due to site constraints and the need to mitigate impacts on neighbouring land. Any future re-development of this land will need to carefully consider the importance of the streetscape and amenity of adjoining properties.

The concept development is reliant on the realisation of the development standards proposed within Draft Sutherland Shire Local Environmental Plan 2013. For these reasons, this pre development advice and consideration is general and limited. It is advised that no application is submitted for a development scheme based on these Draft development standards until the Draft plan is in effect. Notwithstanding this, Council would be supportive of a scheme which exhibits design excellence as the first major development to be commissioned under the new LEP, particularly on a prominent site within the Sutherland centre. Coming to an accord with Council's Architectural panel is an essential step in demonstrating design excellence.

It is important to note that the information provided in this letter is based on the planning instruments applicable at the time of writing. You should make yourself aware of any subsequent changes to legislation or local planning controls before lodging your development application.

For detailed information about how to prepare and lodge a development application, please visit:
www.sutherlandshire.nsw.gov.au/Building_Development/Development_Requirements
This web page contains a "DA Guide" and an online tool called "Development Enquirer" which searches the applicable planning instruments for the planning controls relevant to your site and development.

Your DA will need to be supported by a Statement of Environmental Effects addressing all relevant Environmental Planning Instruments, and the detailed planning controls they contain. Council's Development Enquiry Officers are also available to assist you with the lodgement requirements for your application (02 9710 0520).

Please contact Council if you believe any of the above information to be incorrect or if you need clarification of the advice provided. Your initial point of contact should be Evan Phillips (9710 0569) as this is Council's development assessment officer who will most likely be responsible for the assessment of your DA.

Yours faithfully

Mark Adamson
Manager –Environmental Assessment Team
for J W Rayner
General Manager

APPENDIX "C"

Public Submissions

Location	Date	Summary of Main Issues Raised
25/37-41 Belmont Street Sutherland	6 June 2015	• Increased traffic flow, risk of accidents at corner and increase safety concerns for the area. • Adequacy of parking including visitor. • Impacts during construction (street access / noise) • Privacy impacts to adjoining buildings including noise. • Overshadowing of adjacent properties. • Overdevelopment and height of proposal at the periphery of the Sutherland Centre. • View loss to Botany Bay and the city • Suitability of site for tall buildings exceeding 5 storeys.
104/674 Old Princes Highway Sutherland	19/06/2015	No listed issues / opposition letter only
402, 674-678 Old Princes Highway, Sutherland	23 June 2015	• Suitability of proposed building height for site and Sutherland Centre. • Loss of privacy from proposed building including overlooking, noise from elevated communal areas, and increased traffic movements. • Overshadowing of property. • Increased traffic flow, risk of accidents at corner and increase safety concerns for the area. • Adequacy of parking including visitor. • .Removal of Norfolk Pine
304/674-678 Old Princes Highway, Sutherland	23/06/2015	• Height and scale of development with regards to the height of adjoining buildings • Suitability of proposed building height for site and Sutherland Centre. • Loss of privacy from proposed building including overlooking, noise from elevated communal areas, • Visual impacts and outlook to proposed building as apartment faces north-west over the site. • Overshadowing of property. • Increased traffic flow, risk of accidents at corner and increase safety concerns for the area. • Adequacy of parking including visitor.
609/674-678 Old Princes Highway Sutherland	23/6/2015	• Adequacy of parking including visitor. • Intolerable noise likely to be generated by the proposed development.

		• Visual impact, height and scale of development with regards to the height of adjoining buildings • Overshadowing of property. • Loss of trees and visual outlook
403/674-678 Old Princes Highway Sutherland	23 June 2015	• Overshadowing of property. • Non compliance with SSLEP2006 (8 storeys) • Loss of views and visual outlook. • Visual impact, height, scale and density of development with regards to adjoining buildings and the Sutherland Centre. • Increased traffic flow, risk of accidents at corner and increase safety concerns for the area. • Adequacy of parking including visitor.
404/ 674-678 Old Princes Highway Sutherland	23/06/2015	• Adequacy of parking including visitor. • Increased traffic flow, risk of accidents at corner and highway and increase safety concerns for the area. • Loss of privacy from proposed building including overlooking, noise from elevated communal areas and vehicles, • Overshadowing of property. • Visual impact, height of development with regards to adjoining buildings and the Sutherland Centre. • Impacts on natural air flows • Loss of trees and visual outlook / screening
4/30-36 Belmont Street Sutherland	26/06/2015	• Overshadowing of property. • Loss of privacy from south facing openings. • Adequacy of parking including visitor. • Increased traffic flow, risk of accidents at corner and highway and increase safety concerns for the area (pollution). • Height, bulk and mass of development with regards to adjoining buildings and the Sutherland Centre and associated visual impacts. • Keeping with the desired future character • Loss of trees, landscape character and air quality.
St George Community Housing	06/07/2015	• Compliance with relevant planning instruments including SEPP65, the RFDC and Councils Draft DCP specifically regarding building height and separation. • Adequacy of submission • Overshadowing and solar access. • Building bulk, height and separation. • Not in keeping with constraints of site and local character of the area. • Construction / excavation impacts.

Architectural Review Advisory Panel

Proposal:
Demolition of Existing Structures and Construction of a Mixed Use Development Comprising Ground Floor Commercial and Shop Top Housing, with Strata Subdivision into 67 Residential Units and 5 Commercial Tenancies
Property:
680, 682 & 684 Old Princes Highway SUTHERLAND NSW 2232
Applicant:
Innovative Architects Pty Ltd
File Number:
DA15/0462

The following is the report of the Architectural Review Advisory Panel Meeting held on 4 June 2015 at the Administration Centre, Sutherland Shire Council, Eton Street, Sutherland. The report documents the Panel's consideration of the proposed development described above.

"DA15/0462 – Demolition of Existing Structures & Construction of a Mixed Use Development Comprising Ground Floor Commercial and Shop Top Housing With Strata Subdivision Into Five (5) Commercial Tenancies and Sixty-Seven (67) Residential Units at 680-684 Old Princes Highway, Sutherland – JRPP Application

Council's Evan Phillips, Peter Brooker and Barbara Buchanan outlined the proposal for the Panel, including providing details of Council's relevant codes and policies.

Cameron Jones, Allan Sammut, Lyndall Wynne and Anders Idestrom addressed the Panel regarding further development of the proposal and how they have addressed the issues raised by the Panel at the previous meeting.

Description of the Site and Proposal
The development application proposal is for demolition of the existing structures and construction of a mixed use development comprising ground floor commercial and shop top housing with strata subdivision into five (5) commercial tenancies and sixty seven (67) residential units.

The site is located at 680-684 Old Princes Highway, Sutherland and is within Zone 8 – Urban Centre (SSLEP 2006) and Zone B3 – Commercial Core (Draft SSLEP 2015). The key DSSLEP controls provide for a maximum FSR of 4:1 and a maximum building height of 40m.

Key Existing Controls:
Sutherland Shire Local Environmental Plan 2006 (SSLEP 2006)
Sutherland Shire Council Development Control Plan 2006 (SSDCP 2006)

State Environmental Planning Policy 65 (SEPP 65)
Residential Flat Design Code (RFDC)

Key Draft Controls:
Draft Sutherland Shire Local Environmental Plan 2015 (DSSLEP 2015)
Draft Sutherland Shire Council Development Control Plan 2015 (DSSDCP 2015)

In providing comment, it is important that the Panel makes clear the context in which its comments are provided. In late 2013 Council made a decision to hold a public hearing in relation to DSSLEP 2013 before proceeding any further with the draft plan. This decision removed the imminence and certainty around the draft plan up to the point where it was not given substantive weight in the assessment of development applications. From June 2015 however, gazettal of DSSLEP is again imminent and as a result, ARAP has been advised by Council that relevant development applications should be considered with substantive weight given to the requirements of DSSLEP2015. Council also recently exhibited a draft DCP to accompany DSSLEP 2015 and resolved that the draft be used as a policy for guidance. ARAP will therefore also include consideration of the draft DCP in its comments.

Applicant's Submission
The functions and responsibilities of the Panel were explained to the applicant, who was advised that ARAP's comments and advice will give substantive weight to the requirements of the Draft LEP and Draft DCP as noted above.

In respect of this development application, the Panel notes that the proposal has previously been reviewed with Council (PAD15/0004) and ARAP (Pre-DA14/0012). The Panel acknowledges that the previous pre-DA meeting was with different ARAP members, and that the advice provided at that meeting has been reviewed and taken into account in ARAP's most recent consideration and the comments provided herein.

Context
This development will be a portent of the type of development that the draft Sutherland Shire primary development controls envisage within and adjacent to the various town centres across the LGA. It is therefore important that its design quality is exemplary, and this places particular responsibility upon the designers to ensure that design excellence is achieved.

Notwithstanding this, the Panel considers that the proposed setback non-compliances to both of the street frontages are in this case reasonable, because the adjacent roads are more urban in character near the town centre, and in the case of the Highway, very wide. In this instance it is considered to be more important to maximise building separation and residential amenity to neighbouring apartment buildings.

The revised scheme has also been adjusted since the pre-DA to address the non-compliances with RFDC Rule of Thumb building separations in relation to the recently approved building to the south and the existing strata-titled residential building to the east.

The unusual, non-orthogonal siting of the latter development is possibly due to the large mature tree on the north-western corner of the site. This tree should be well protected during construction and its root zone undisturbed. The privacy of residents in this adjacent development, and in particular the primary living spaces, are to be preserved in the detailed design of this proposal.

Scale
The building's location and exposure are prominent, and this is likely to remain the case for the foreseeable future.

The Panel confirms ARAP's previous advice that the scale is generally well handled, and supports the tallest element being located at the corner with lower overall height to the east and south.

Built Form
The general form of the building is acceptable however a number of comments in relation to the detailed expression of the built form are addressed in Principle 10 – Aesthetics. These comments are mainly focused on achieving a clearly articulated architectural expression of the lower level podium in relation to the tower elements above.

Density
For this site the Draft LEP uplift in density to a FSR of 4:1 creates particular challenges in relation to building separation and cross amenity given the proximity to both existing and proposed adjacent developments. This challenge is exacerbated by its highly visible gateway location.

The Panel generally concurs however with the previous ARAP comments, and considers that the potential cross amenity issues that were raised have been recognised. To ensure this is carried through, it is essential that the location, design and screening of windows that face adjacent developments are designed to ensure mutual cross privacy.

Resource, Energy and Water Efficiency
Consider provision of dispersed rainwater storage locations, especially as multiple discreet areas of planting are located throughout the building

Landscape
Ground level: The proposed planting feature on the corner and extending along Belmont Street hampers the creation of a simple and legible urban address point.

As this is a landmark/gateway site on a prominent corner of the Old Princes Highway at the town centre threshold, a more urban landscape character with generous paved footpaths, well-designed furniture and selected street tree species is considered more appropriate.

It is unclear if a narrow strip of deep soil is proposed along the eastern boundary. If so, there is potential for planting two larger trees in the south-eastern strip, currently suggested as grass.

The concept of a variety of common terraces throughout the building is an attractive idea, however their environmental exposure must be carefully considered to ensure they are useable:

Level 1 Communal Area: This provides an interesting arrangement of communal activities. Species selection has been well considered as this podium area will be shaded for most of the year. Climbing plant species for the pergola should be nominated on the planting schedule.

Level 8 City View Platform and Level 9 Sunset Garden: Are these commendable common areas exposed to strong winds? If so it is unlikely that *Hardenbergia violaceae* will grow in such an exposed environment, consider *Muehlenbeckia axillaris* or *Cissus antartica* as alternatives.

Amenity
There are further concerns with apartment planning:

- A number of apartments (for example Stack 3) are single aspect and appear to be too deep in plan. There may be an argument for increased depth if ceiling heights are generally above the standard minimum – it is noted that the proposed floor height of 3.2m might allow for this possibility. The applicant should demonstrate a case for non-compliance with RFDC standards.

- Apartment Stack 1's living space is too narrow at 3.2m. Alternative layouts should be considered including re-planning in conjunction with Stack 2 to avoid its internal bedroom.

- As already noted, it is essential that fixed privacy screening should be provided to openings in all south and east facing façades adjacent to the neighbouring building, to ensure cross privacy to all living spaces in both developments.

- The Panel is yet to be convinced that acceptable privacy is achieved to the two bedrooms adjacent to the open fire egress corridor connecting the two lobbies. The applicant should provide further detail in relation to how this operates.

- The two lift lobbies are cramped by adjacent bedrooms and should be opened up where possible.

The Panel also notes the unusual apartment mix, with one and three bedroom units exceeding the number of two bedroom units. The applicant advised that the mix was a direct response to market demand.

Safety and Security
Not discussed, Panel concurs with previous ARAP comments.

Social Dimensions
The ARAP has been advised that the proposed commercial space will meet future needs of legal practices attending Sutherland Court, suggesting that a tangible urban character for the podium is appropriate.

Aesthetics
The Panel is concerned that the building's architectural expression is unnecessarily complex and lacks compositional logic.

An example of this is the arbitrary changes in balustrade alignment and material (solid or glazed). A calmer approach could be considered, where the aesthetic rationale for the façade design is grounded in amenity – for example where changes in balustrade materiality are varied through consideration of privacy at the lower levels (more solid or translucent) and views at the upper levels (clear).

A further suggestion is to more clearly articulate the podium from the upper levels of the building. Presently these elements are too similar in fenestration, colour and materiality. The change from a curved to an angled balcony at the corner at the upper podium level is also visually awkward.

This would assist in resolving the proposed double awning design at ground level, which appears overly complicated and creates a deep and inaccessible zone. If this is to be pursued, it is suggested that the lower, thinner layer be merged with the spandrel above whilst maintaining footpath protection, and that entries along this edge are articulated rather than being innocuous doors in a continuous shopfront suite.

The eastern elevation (looking west along Old Princess Highway as depicted in the photomontage] seems to lack the refinement of the rest of the building, and looks bulky and clumsy by comparison. This may be because of an increase in solid wall surface resulting from the privacy issues discussed above, however the architect is encouraged to consider an alternative design resolution that is more unified with the rest of the building.

The slight "cranks" in the roof profile seem to be visually tenuous and may not be adding to the building's architectural integrity.

Whilst the various roof gardens break up the building mass, the balcony planting boxes could be better integrated into the overall form and detail.

Recommendations/Conclusions:

The key matters to be addressed are:

- Ensure that permanent visual privacy is provided to adjacent neighbours where building separation guidelines are not achieved.
- Develop the southern and eastern facades in a way that is aesthetically consistent with the architectural expression of the western and northern facades.
- Reconsider the façade design of the podium levels to create a more pronounced articulation and a more urban character.
- Address the internal planning comments noted above.

- Ensure that the various landscaped communal areas are appropriately designed for their orientation and exposure."

Tony Caro
Acting ARAP Chairman
22 June 2015

Architectural Review Advisory Panel

Proposal:
Proposed Residential and Commercial Development and 4 Basement Levels, 1 Commercial Level and 11 Residential Levels
Property:
682 Old Princes Highway SUTHERLAND NSW 2232
684 Old Princes Highway SUTHERLAND NSW 2232
680 Old Princes Highway SUTHERLAND NSW 2232
Applicant:
Innovative Architects Pty Ltd
File Number:
ARAP14/0012

The following is the report of the Architectural Review Advisory Panel Meeting held on Thursday, 20 November 2014 at the Administration Centre, Sutherland Shire Council, Eton Street, Sutherland. The report documents the Panel's consideration of the proposed development described above.

2. Consideration of ARAP14/0012 – Pre DA Proposal for residential & commercial development and 4 basement car parking levels & 1 commercial level and 11 residential levels at 680-684 Old Princes Highway, Sutherland

Council's David Jarvis, Luke Murtas and Barbara Buchanan outlined the proposal for the Panel, including providing details of Council's relevant codes and policies.

Cameron Jones (Architect), Lyndall Wynne and Matt Wood (Planners) and Alan Sammut (Developer) addressed the Panel regarding further development of the proposal and how they have addressed the issues raised by officers at the previous meeting.

Description of the Site and Proposal

The site is located on the southern side of Old Princes Highway (and Grand Parade), Sutherland, at the corner of Belmont Street to the west. The land is relatively flat. The site area is 1,772sqm.

The site is within Zone 8 – Urban Centre under the Sutherland Shire Local Environmental Plan 2006 (SSLEP 2006). The SSLEP 2006 provides maximum height and floor space controls of 8 storeys and 3.0:1 (5,316sqm) respectively. Under Draft Sutherland Shire Local Environmental Plan 2013 (DSSLEP 2013) the site is within Zone B3 - Commercial Core which provides maximum height and floor space of 40 metres and 4.0:1 (7,088sqm) respectively.

The residential and commercial development is for 4 level basement parking, 1 commercial level and 11 residential levels.

The site inspection revealed that the site is in a prominent position in the Sutherland Centre, visible from many directions.

Before providing comment, it is important that the Panel makes clear the context in which its comments are provided. Following a public hearing and independent review in relation to DSSLEP 2013, Council has decided to re-exhibit the draft plan. This decision removes the imminence and certainty around the draft plan to the point where it cannot be given substantive weight in the assessment of development applications until it has been gazetted. For the time being, development applications will therefore be assessed giving Sutherland Shire Local Environmental Plan 2006 (SSLEP 2006) determining weight.

Applicant's Submission

Context

This is a three-lot corner site on a busy road, sandwiched between low scale commercial, detached housing and medium-rise residential flat buildings. The site is very close to the Sutherland Rail Station and Sutherland Town Centre. Directly to the south, a two-lot site has been approved for an 8 storey residential building on a single commercial storey base. Adjacent to the east is an angled, 6 storey residential building, and further to the west, along the Old Princes Highway, are further medium-rise, mixed-use buildings. The proximity of Sutherland Library on Belmont Street adds to the significance of the site.

Scale

As the area is in transition to higher density, a 12 storey residential building is appropriate on this prominent corner site, provided amenity is maintained to current and future neighbours. The proposed height is not permissible under the SSLEP 2006.

Modulation of the building into vertical components has the potential to relieve the building's massive appearance; the success of this strategy will depend on the legibility of the proposed metal screens when seen from various vantage points. However the podium remains ambiguous as it is not composed of discrete typologies or construction; it is merely a facade treatment that breaks up the building horizontally for reasons that are not clear. It is recommended that the design of the podium and its execution be refined and extended into a 3-D tectonic form.

Built Form

The project has been designed as a perimeter building around a podium courtyard, aligned to the neighbour's proposed courtyard to the south, which is a sound response to the site.

The street setback to Belmont Street needs to align with the proposed southern neighbour and appears to do so. The 2 to 3 metre street setback to Old Princes Highway is probably acceptable, considering the width of the Highway and the need for building separation from the approved development to the south; provided the

street level setback and terrace in front of the retail tenancies has sufficient width to accommodate robust planting, pedestrian circulation and outdoor seating.

The 2 to 3 metre side setback proposed on the eastern boundary does not comply with either the 4 metres in Council's DCP or the 9 metres required by SEPP65/ RFD, and is not sufficient to maintain the amenity to either the existing adjacent building or a new building that is likely to replace it in the future. Refer to *Amenity*. The stepping of the building creates numerous terraces and is a valid attempt to control bulk and modulate scale.

While the insufficient eastern setback, as shown in the north elevation, detracts from the effectiveness of this strategy it does works well on the south. Given its scale and density, the building is very bulky. This is exacerbated by very large balconies which appear excessive. It is recommended that they are reduced in size to reduce the added bulk that they generate.

Density

The development represents a large increase in density but appears to comply with the FSR controls of DSSLEP 2013 and as such is appropriate for this location. However, at such a high density, it is difficult to contain the impacts on adjacent sites without engaging specific design strategies such as stepping down and increased setbacks - refer to *Built Form*. These strategies have only been partially successful. Large communal terraces resulting from setback and courtyard strategies are a positive contribution to the building's amenity.

Resource, Energy and Water Efficiency

Residential units have good orientation, but the design needs to be adjusted to allow sufficient winter sun to living areas in the west-facing units, as agreed at the meeting by the Architect. Some plan modifications may increase solar amenity as well as reduce long internal corridors - for example pushing unit type 3 on the western elevation to the southern corner may result in an overall improvement to layout and amenity. This is for the Architect to study.

Landscape

The two remnant ironbark trees on adjacent sites are very significant to this locality and need to be protected.

The tree on the southern adjacent block has been retained under another application. The tree canopy shown on the site plan is incorrect and should be amended to reflect the actual canopy size. It will also be necessary to engage an arborist to assess the potential impact of the underground car park structure. Should the arborist indicate that the impact could threaten the survival of the tree, a redesign of the structure would be required to satisfy the arborist report.

The tree on the north-east corner will require significant limb removal on the western side. Again an arborist should review the proposed development impact and the viability of retaining the tree under the current design.

The podium landscape plans were suitable for a Pre-DA meeting, however for the DA submission more detail will be required.

The various locations of podium planting, pergolas and seating will provide good amenity to residents.

Deep soil has not been calculated and may be insufficient to meet SEPP 65 recommendations, which need to be met on this site.

Amenity

Noise from the Old Princes Highway will need to be mitigated by screening and glazing design.

SEPP 65/ RFDC separation standards need to be met to ensure privacy and solar access between proposed units and the existing and future neighbours.

On the southern boundary, a 9 metre setback from the boundary to the balcony edge of the 8 storey element is required – and looks achievable. A similar setback on the eastern boundary is required as an 8 storey element is also proposed here. The argument put by the Architect that less setback is needed since the current 6 storey building is angled is not reasonable, as this property may also be developed in the future up to 12 storeys – and this is the intent of the DSSLEP 2013. A 9 metre setback to the balcony edge would be a minimum, since non-habitable rooms in 8 storeys may be proposed next door, facing this boundary.

All the north-east units are comprised by a dog-leg corridor which is inefficient and has poor amenity – it should be amended to reduce its length.

Concerns were raised in the meeting by the open 'fire egress' gallery and its impact on the two bedrooms fronting it. While gallery access has become more common in apartment buildings recently, it is questioned whether reasonable levels of privacy for both of these bedrooms can be maintained with such an arrangement. Other options should be explored by the Architect.

Safety and Security

There is good street surveillance and lobbies have daylight. It is recommended that entries to south-west units be revised to incorporate the portion of corridor in the end unit that has poor surveillance.

Social Dimensions

The project has a diverse mix of units with efficient areas; and provides good housing choice and affordability.

Aesthetics

The base of the building has been designed to reflect the height of the Sutherland Library building and is an appropriate response. However the proposed use of metal flats screens will not achieve the solidity that is normal in a base. The Architect

should consider a more solid balustrade with folding screens above, which may also assist in privacy and acoustic control at these lower levels.

Recommendations and Conclusions:

This development needs to be of a high standard. It is mandatory that it meet the SEPP 65/RFDC standards for solar access, cross ventilation, storage, south facing units and building separation. Compliance should be demonstrated through quantitative documentation and schedules as well as qualitative statements.

The development needs to be a good neighbour if it is to be a good example for the increased density soon to be allowed along this street and in this locality. Therefore the Applicant needs to rethink its eastern boundary condition to create an acceptable setback that is compliant with both the DCP and the SEPP 65/RFDC. The Applicant should suggest a future development envelope for the eastern neighbour (having regard to the existing ironbark tree), to justify its finalised setbacks to the east boundary. Floor plans and elevations which indicate the southern and eastern neighbours would also help in the assessment of this large proposal.

The Applicant is requested to respond to the suggestions of this ARAP report as part of the resolution of design quality issues arising from its submission. The Applicant's response should be descriptive and adopt a format of Panel suggestion and response, clearly transcribing the suggestion from the report, followed by the Applicant's response under each Principle.

Frank Stanisic
ARAP Chairman

03 December 2014

SEPP 1 OBJECTION – HEIGHT

PROPOSED NEW MIXED USE DEVELOPMENT – 680-684 OLD PRINCES HIGHWAY, SUTHERLAND

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1. INTRODUCTION

This SEPP No.1 objection addresses a development standard relating to the maximum height under Clause 33 of the SSLEP 2006.

"State Environmental Planning Policy No.1 – Development Standards" (SEPP1) was introduced to permit flexibility in the application of development standards where it can be shown that strict compliance with a numerical standard is unreasonable or unnecessary in the circumstances of the case, or would tend to hinder the attainment of the objects of the Act as specified in Section 5(a) (i) and (ii) of the EP&A Act 1979.

SEPP 1 requires that a development application be supported by a written objection, outlining the grounds for objection to the particular standard. In order to grant concurrence Council must be must be satisfied that:

- The objectives of SEPP 1 can be satisfied. i.e. that *"strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in section 5 (a) (i) and (ii) of the Act."*
- the *"non-compliance with the development standard* [does not raise] *any matter of significance for State or regional environmental planning"* and
- there is no loss of *"public benefit"* that would otherwise be obtained if the *"planning controls adopted by the environmental planning instrument"* were maintained.

The above matters are addressed in the following discussion.

2. HEIGHT DEVELOPMENT STANDARD AND EXTENT OF NON-COMPLIANCE

Under clause 33 of SSLEP 2006 buildings within Zone 8 – Urban Centre on on the subject site can have a height of up to 8 storeys. As noted in the compliance table, the proposed development will be a maximum overall height of 12 storeys and 39.95m, which exceeds the maximum height.

The proposed height complies with Draft SSLEP 2015 height controls of maximum 40m. Regarding the status of the Draft LEP 2015, Council made the following recommendation in its Council report on Monday 11 May 2015.

"REPORT RECOMMENDATION

1. That the report "Imminence and Certainty of Draft Local Environmental Plan" be received and noted.

2. That upon issue of the final Parliamentary Counsel opinion, Council consider its Draft Local Environmental Plan to have a high level of imminence and certainty, and begin accepting and assessing development applications with greater weight on the draft development standards."

While the proposal complies with height controls under Draft SSLEP 2015, which Council are now accepting, and assessing development applications with greater weight on the draft development standards, a SEPP 1 objection is required to justify the non-compliance under SSLEP 2006.

3. SEPP 1 CONSIDERATIONS

In the case of Winton Property Group V. North Sydney Council (2001) 130 LGERA 79 at 89, Lloyd J posed five questions to be addressed in SEPP 1 objections:

1. Is the Planning Control a Development Standard?
2. What is the underlying object or purpose of the standard?
3. Is compliance with the development standard consistent with the aims of the Policy, and in particular, does compliance with the development standard tend to hinder the attainment of the objects specified in Section 5 (a) (i) and (ii) of the Environmental Planning and Assessment Act?
4. Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?
5. Is the objection well founded?

These questions are addressed below.

3.1 Is the planning control a development standard?

In the case of Strathfield Municipal Council v Poynting (2001) 116 LGERA 319, the Court of Appeal considered when a control is a development standard. This judgment indicated that the following questions must be answered in the consideration of a SEPP No.1 objection:

1. What is the nature of the development proposed?

The nature of the development proposed is for a mixed use building with basement parking and ground floor commercial at No 680-684 Old Princes Highway, Sutherland.

2. Does the relevant environmental planning instrument:-

(a) prohibit such development under any circumstances?

SSLEP 2006 does not prohibit such development on the site.

(b) specify a requirement or fix a standard in relation to such a development?

Under clause 33 of SSLEP 2006 buildings within Zone 8 – Urban Centre on the subject site can have a height of 8 storeys. This standards can be varied under SEPP No.1.

3.2 What is the underlying object or purpose of the standard?

The stated objectives of Clause 33 are to:

"(a) to ensure the scale of buildings:
(i) is consistent with the desired scale and character of the street and locality in which the buildings are located, and

(ii) complements any natural landscape setting of the buildings,
(b) to allow reasonable daylight access to all buildings and the public domain,
(c) to minimise the impacts of new buildings on adjoining or nearby properties from loss of views, loss of privacy, overshadowing or visual intrusion,
(d) to ensure that the visual impact of buildings is minimised when viewed from adjoining properties, the street, waterways and public reserves,
(e) to ensure, where possible, that the height of non-residential buildings in residential zones is compatible with the scale of residential buildings on land in those zones."

3.3 Is compliance with the development standard consistent with the aims of the Policy, and in particular, does compliance with the development standard tend to hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Environmental Planning and Assessment Act?

Section 5 (a) (i) and (ii) of the Environmental Planning and Assessment Act specifies the objects of the Act as follows:

a) *"to encourage:-*

(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for promoting the social and economic welfare of the community and a better environment;

(ii) the promotion and co-ordination of the orderly and economic use and development of land."

It is considered that strict compliance with the number of storeys standard will tend to hinder the attainment of the objects of the Act because:

- The overall development is compatible in character, design, height, scale, bulk and built form with existing and proposed built form in the surrounding area and is well located in terms of preserving visual and acoustic privacy. The development has also been designed to be environmentally responsive. As such, prohibiting its development due to non compliance with number of storeys would not promote the *"social and economic welfare of the community and a better environment"* as it would prevent the construction of a well designed, contextually responsive and environmentally sustainable dwelling, catering for the reasonable needs and aspirations of the present occupants;

- Accordingly the *"co-ordination of the orderly and economic use and development of land"* would be discouraged, as it would prevent the sensitively designed dwelling to be developed on the site.

3.4 Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

The tests for determining whether a development standard should be varied for a particular development and whether they can be considered to be *"unreasonable or unnecessary in the circumstances of the case"* involve addressing the underlying objectives and intent of the standard and the broader planning objectives for the locality.

The objectives of the development standards are stated in section 3.2.

The objectives of Zone 8 – Urban Centre as stated under Clause 11 of SSLEP 2006 are:

"(a) to identify appropriate land for the provision of a wide range of retail, business and professional activities

(b) to promote viable businesses through increased economic and employment activity"

(c) to provide for an integrated mix of commercial, office, retail and residential buildings"

(d) to create attractive, vibrant and safe establishments and facilities as a focus for community spirit."

The proposed height is 12 storeys, which does not comply with these controls although (it is compliant with the draft LEP controls as noted above). Accordingly a SEPP1 objection is provided in Appendix H.

Compliance with the maximum number of storeys in accordance with the provisions under SSLEP 2006 is considered to be both unnecessary and unreasonable in the circumstances of this case, for the following reasons:

- **The proposal complies with the overall height controls under Draft SSLEP 2015, which is imminent and certain.** The maximum overall height of the building is 39.95m, which complies with the maximum requirement of 40m under SSLEP 2015. At a recent Council meeting held on 11th May 2015 (CCL047-15 and file no 2015/66063) council resolved that .....*upon issue of the final Parliamentary Counsel opinion, Council consider its Draft Local Environmental Plan to have a high level of imminence and certainty, and begin accepting and assessing development applications with greater weight on the draft development standards."* In this light of this resolution Council can now consider the current application giving greater weight to the draft controls that was previously accepted.

- **The proposal complies with the Draft LEP density controls.** Density is one of the measures of overall bulk and scale and compliance with this control therefore indicates that the overall form is appropriate;

- **The building is well designed and there will be no unreasonable amenity impacts on adjoining properties.** The building will not result in any unreasonable adverse amenity impacts to neighbouring residential properties. In particular it is noted that there will be no unreasonable impacts in terms of overshadowing, overlooking, loss of privacy, loss of views or noise intrusion as is discussed in detail in the SSDCP 2006 analysis outlined throughout this report.

- **The proposal will also be consistent with the objectives in clause 33** as discussed below:

  - Objective (a): *to ensure the scale of buildings: (i) is consistent with the desired scale and character of the street and locality in which the*

buildings are located, and (ii) complements any natural landscape setting of the buildings". The proposed building will have a maximum overall height of 39.95m and 12 storeys. As is discussed throughout the LEP and DCP analysis, the development is considered to be consistent with the existing and likely future character of the area and is also compatible in terms of views from the public domain;

- Objective (b) *"to allow reasonable daylight access to all buildings and the public domain."* The proposal satisfies BASIX criteria and has no unreasonable impacts for adjoining neighbours as discussed in the SSDCP 2006 analysis;

- Objective (c) *"to minimise the impacts of new buildings on adjoining or nearby properties from loss of views, loss of privacy, overshadowing or visual intrusion."* The proposal has no unreasonable impacts for adjoining neighbours and complies as discussed in the SSDCP 2006 analysis;

- Objective (d): *to ensure that the visual impact of buildings is minimised when viewed from adjoining properties, the street, waterways and public reserves.* The proposal has been designed so as to have no unreasonable impacts upon its southern and eastern neighbours, whilst creating an iconic, but not overpowering, entrance to the Sutherland Centre as viewed from adjoining properties.

- Objective (e): *"to ensure, where possible, that the height of non-residential buildings in residential zones is compatible with the scale of residential buildings on land in those zones."* This objective relates to non-residential buildings. As the proposal is for a residential building the objective is not relevant.

- **The proposed development compares favourably with the objectives of the zone** as discussed below.

Zone objective	Assessment comment
"to identify appropriate land for the provision of a wide range of retail, business and professional activities"	Proposed building design provides commercial ground floor premises to serve the needs of the community.
"to promote viable businesses through increased economic and employment activity"	Proposal will provide employment opportunities during construction, for ongoing maintenance of the building and within commercial premises on the ground floor. Site within walking distance of bus stops and train station.
"to provide for an integrated mix of commercial, office, retail and residential buildings"	The proposed development provides a mix of residential units and ground floor space, which can be used for commercial, office or retail.
"to create attractive, vibrant and safe establishments and facilities as a focus for community spirit."	The proposal provides an attractive high quality architecturally designed development with secure entries and facilities for the community.

3.5 Is the objection well founded?

It is considered that the objection to the number of storeys standard and the ceiling height is well founded because the proposal complies with the overall maximum building height of 40m under Draft SSLEP 2015 which has a high level of imminence and certainty, and Council are now accepting and assessing development applications with greater weight on the draft development standards. The proposal will achieve the stated objectives of the clause and broader zoning objectives even though the proposal will not strictly comply with part of the current standard. Also, as discussed above strict compliance with the standard would tend to hinder the attainment of the objects of the Act. Accordingly, it is considered that strict compliance with the development standard would be both unreasonable and unnecessary.

4. CONCLUSION

Although the proposed development does not strictly comply with the number of storeys contained in Clause 33 of the Sutherland LEP 2006 it complies with the overall height control of 40m under Draft SSLEP2015 and satisfies the relevant objectives of the development standard and the broader planning and zoning objectives for the locality. Furthermore, it will not result in any detrimental impacts upon the streetscape or adjoining properties as a result of the non-compliance. The design, height, scale, bulk and setbacks of the proposal are compatible with nearby residential housing forms in the surrounding locality. The proposed development also satisfies the five SEPP No.1 questions established by the Land and Environment Court and is consistent with the objects of the Environmental Planning and Assessment Act, 1979. Finally, the proposed development will not result in any unreasonable or unacceptable amenity impacts to neighbouring properties in terms of overshadowing, overlooking, loss of privacy, views, or visual bulk and scale.

Compliance with the number of storeys standard is therefore considered to be both unnecessary and unreasonable in the circumstances of the case. Accordingly refusal of the development application on this ground is not warranted.

SEPP 1 OBJECTION – BUILDING DENSITY

PROPOSED NEW MIXED USE DEVELOPMENT – 680 - 684 OLD PRINCES HIGHWAY, SUTHERLAND

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1. INTRODUCTION

This SEPP No.1 objection addresses a development standard relating to the maximum gross floor area under Clause 35 of the SSLEP 2006.

"State Environmental Planning Policy No.1 – Development Standards" (SEPP1) was introduced to permit flexibility in the application of development standards where it can be shown that strict compliance with a numerical standard is unreasonable or unnecessary in the circumstances of the case, or would tend to hinder the attainment of the objects of the Act as specified in Section 5(a) (i) and (ii) of the EP&A Act 1979.

SEPP 1 requires that a development application be supported by a written objection, outlining the grounds for objection to the particular standard. In order to grant concurrence Council must be must be satisfied that:

- The objectives of SEPP 1 can be satisfied. i.e. that *"strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in section 5 (a) (i) and (ii) of the Act."*
- the *"non-compliance with the development standard* [does not raise] *any matter of significance for State or regional environmental planning"* and
- there is no loss of *"public benefit"* that would otherwise be obtained if the *"planning controls adopted by the environmental planning instrument"* were maintained.
- The above matters are addressed in the following discussion.

2. BUILDING DENSITY DEVELOPMENT STANDARD AND EXTENT OF NON COMPLIANCE

Under Clause 35 of Sutherland Shire Local Environmental Plan 2006 (SSLEP 2006) the maximum allowable FSR is 3:1. The proposed gross floor area is 7,077.9m^2 which corresponds to a FSR of 3.99:1 which exceeds the existing controls. Notwithstanding this technical non compliance, it is noted that the proposal complies with the proposed FSR of 4:1 under the Draft SSLEP 2015. Regarding the status of the Draft LEP 2015, Council made the following recommendation in its Council report on Monday 11 May 2015.

"REPORT RECOMMENDATION

1. That the report "Imminence and Certainty of Draft Local Environmental Plan" be received and noted.

2. That upon issue of the final Parliamentary Counsel opinion, Council consider its Draft Local Environmental Plan to have a high level of imminence and certainty, and begin accepting and assessing development applications with greater weight on the draft development standards."

While the proposal complies with density controls under Draft SSLEP 2015, which Council are now accepting, and assessing development applications with greater weight on the draft development standards, a SEPP 1 objection is required to justify the non-compliance under SSLEP 2006.

3. SEPP 1 CONSIDERATIONS

In the case of Winton Property Group V. North Sydney Council (2001) 130 LGERA 79 at 89, Lloyd J posed five questions to be addressed in SEPP 1 objections:

1. Is the Planning Control a Development Standard?
2. What is the underlying object or purpose of the standard?
3. Is compliance with the development standard consistent with the aims of the Policy, and in particular, does compliance with the development standard tend to hinder the attainment of the objects specified in Section 5 (a) (i) and (ii) of the Environmental Planning and Assessment Act?
4. Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?
5. Is the objection well founded?

These questions are addressed below.

3.1 Is the planning control a development standard?

In the case of Strathfield Municipal Council v Poynting (2001) 116 LGERA 319, the Court of Appeal considered when a control is a development standard. This judgment indicated that the following questions must be answered in the consideration of a SEPP No.1 objection:

1 What is the nature of the development proposed?

The nature of the development proposed is for a mixed use development at 680-684 Old Princes Highway, Sutherland.

2. Does the relevant environmental planning instrument:-

(a) prohibit such development under any circumstances?

SSLEP 2006 does not prohibit such development on the site.

(b) specify a requirement or fix a standard in relation to such a development?

The LEP indicates a maximum gross floor area of 3:1 is applicable to the subject site. This standard can be varied under SEPP No.1.

3.2 What is the underlying object or purpose of the standard?

The stated objectives of Clause 35 are to:

"(a) to ensure that development is in keeping with the characteristics of the site and the local area,

(b) to provide a degree of consistency in the bulk and scale of new buildings that relates to the context and environmental qualities of the localities,

(c) to minimise the impact of buildings on the amenity of adjoining residential properties,

(d) to ensure, where possible, that non-residential buildings in residential zones are compatible with the scale and character of residential buildings on land in those zones."

3.3 Is compliance with the development standard consistent with the aims of the Policy, and in particular, does compliance with the development standard tend to hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Environmental Planning and Assessment Act?

Section 5 (a) (i) and (ii) of the Environmental Planning and Assessment Act specifies the objects of the Act as follows:

a) *"to encourage:-*

(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for promoting the social and economic welfare of the community and a better environment;

(ii) the promotion and co-ordination of the orderly and economic use and development of land."

It is considered that strict compliance with the relevant standard will tend to hinder the attainment of the objects of the Act because:

- The overall development is compatible in character, design, height, scale, bulk and built form with existing and proposed built form in the surrounding area and is well located in terms of preserving visual and acoustic privacy. The development has also been designed to be environmentally responsive. As such, prohibiting its development due to non compliance with number of storeys would not promote the *"social and economic welfare of the community and a better environment"* as it would prevent the construction of a well designed, contextually responsive and environmentally sustainable dwelling, catering for the reasonable needs and aspirations of the present occupants;

- Accordingly the *"co-ordination of the orderly and economic use and development of land"* would be discouraged, as it would prevent the sensitively designed dwelling to be developed on the site.

3.4 Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

The tests for determining whether a development standard should be varied for a particular development and whether they can be considered to be *"unreasonable or unnecessary in the circumstances of the case"* involve addressing the underlying objectives and intent of the standard and the broader planning objectives for the locality.

The objectives of the development standards are stated in section 3.2.

The objectives of Zone 8 – Urban Centre as stated under Clause 11 of SSLEP 2006 are:

"(a) to identify appropriate land for the provision of a wide range of retail, business and professional activities

(b) to promote viable businesses through increased economic and employment activity"

(c) to provide for an integrated mix of commercial, office, retail and residential buildings"

(d) to create attractive, vibrant and safe establishments and facilities as a focus for community spirit."

Compliance with the maximum gross floor area standard in accordance with the provisions under SSLEP 2006 is both unnecessary and unreasonable in the circumstances of this case, for the following reasons:

- **The FSR complies with the Draft LEP controls, which are both imminent and certain.** The draft controls provide for a FSR of up to 4:1 and the proposal complies with this requirement. The proposal is therefore consistent with Council's adopted strategic direction in terms of density on the subject site. At a recent Council meeting held on 11th May 2015 (CCL047-15 and file no 2015/66063) council resolved that .....*upon issue of the final Parliamentary Counsel opinion, Council consider its Draft Local Environmental Plan to have a high level of imminence and certainty, and begin accepting and assessing development applications with greater weight on the draft development standards."* In this light of this resolution Council can now consider the current application giving greater weight to the draft controls that was previously accepted.

- **The proposal complies with the Draft LEP height controls.** Density is one of the measures of overall bulk and scale and compliance with this control therefore indicates that the overall form is appropriate;

- **The building is well designed and there will be no unreasonable amenity impacts.** The RFB will contribute positively to the visual amenity and character of the centre, without resulting in any unreasonable adverse amenity impacts to neighbouring residential properties. In particular it is noted that there will be no unreasonable overshadowing, overlooking, loss of privacy, views or noise impacts as is discussed in this report.

- **The proposal will be consistent with the density objectives in clause 35.** In this regard the following points are noted:

  - "*To ensure that development is in keeping with the characteristics of the site and the local area*" and "*to provide a degree of consistency in the bulk and scale of new buildings that relates to the context and environmental qualities of the locality*". The proposal will not detract from the character of the site and the local area in that it will be appropriate in terms of its bulk and scale in terms of surrounding development.

- *"to minimise the impact of buildings on the amenity of adjoining residential properties."* As explained throughout, the proposed development will not result in any unreasonable impacts on the amenity of adjoining residential properties in terms of visual bulk and scale, overshadowing and visual and acoustic privacy impacts.

- **The proposed development compares favourably with the objectives of the zone** as discussed below.

Zone objective	Assessment comment
"to identify appropriate land for the provision of a wide range of retail, business and professional activities"	Proposed building design provides commercial ground floor premises to serve the needs of the community.
"to promote viable businesses through increased economic and employment activity"	Proposal will provide employment opportunities during construction, for ongoing maintenance of the building and within commercial premises on the ground floor. Site within walking distance of bus stops and train station.
"to provide for an integrated mix of commercial, office, retail and residential buildings"	The proposed development provides a mix of residential units and ground floor space, which can be used for commercial, office or retail.
"to create attractive, vibrant and safe establishments and facilities as a focus for community spirit."	The proposal provides an attractive high quality architecturally designed development with secure entries and facilities for the community.

3.5 Is the objection well founded?

It is considered that the objection to the gross floor area standard is well founded because it will achieve the stated objectives of the clause and broader zoning objectives even though the proposal will not strictly comply with part of the standard. Also, as discussed above strict compliance with the standard would tend to hinder the attainment of the objects of the Act. Accordingly, it is considered that strict compliance with the development standard would be both unreasonable and unnecessary.

4. CONCLUSION

Although the proposed development does not strictly comply with the density standard contained in Clause 35 of the Sutherland LEP 2006 it satisfies the relevant objectives of the development standard and the broader planning and zoning objectives for the locality. Furthermore, it will not result in any detrimental impacts upon the streetscape or adjoining properties as a result of the non-compliance and the design, height, scale, bulk and setbacks of the proposal are compatible with nearby residential housing forms in the surrounding locality. The proposed development also satisfies the five SEPP No.1 questions established by the Land and Environment Court and is consistent with the objects of the Environmental Planning and Assessment Act, 1979. Finally, the proposed development will not result in any unreasonable or unacceptable amenity impacts to neighbouring properties in terms of overshadowing, overlooking, loss of privacy, views, or visual bulk and scale.

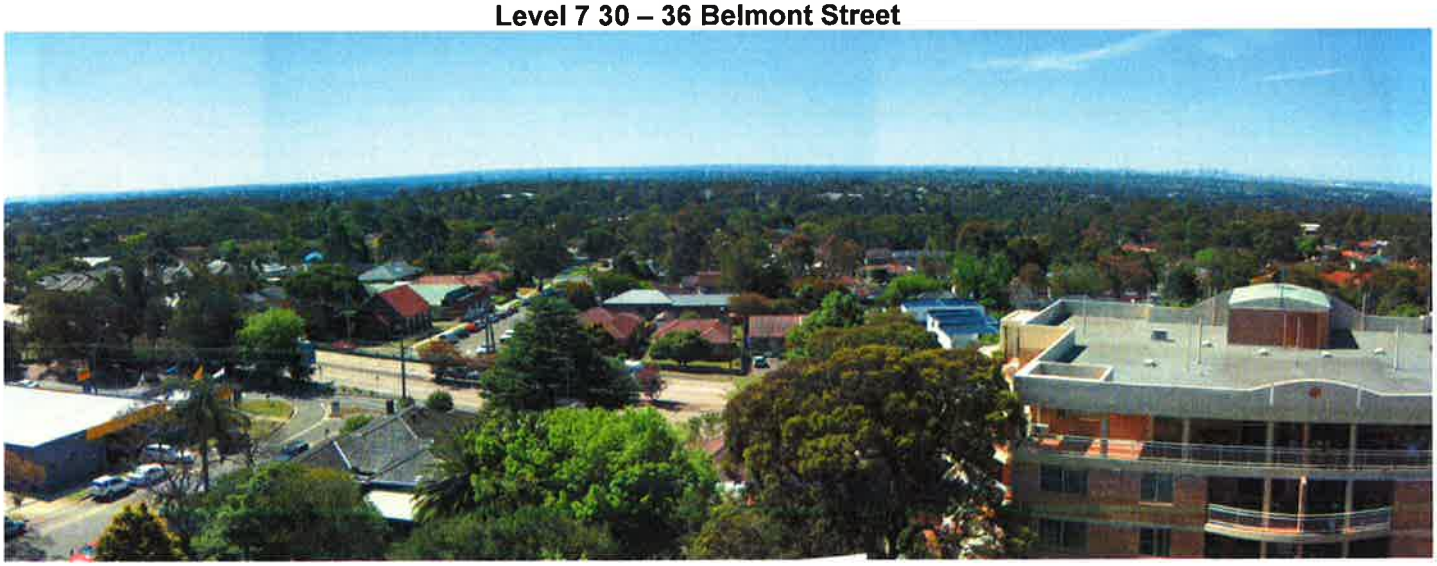
Compliance with the density development standard is therefore considered to be both unnecessary and unreasonable in the circumstances of the case. Accordingly refusal of the development application on this ground is not warranted.

JRPP Photos

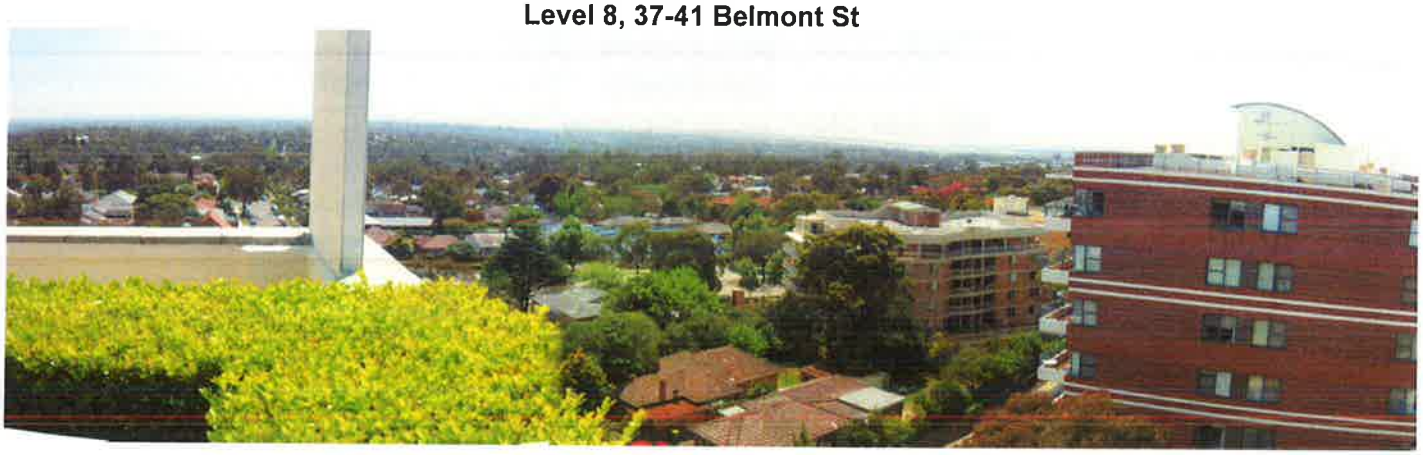
2015SYE074
(DA15/0462)
680- 684 Old Princes Highway, Sutherland

View of Development Site from Surrounds

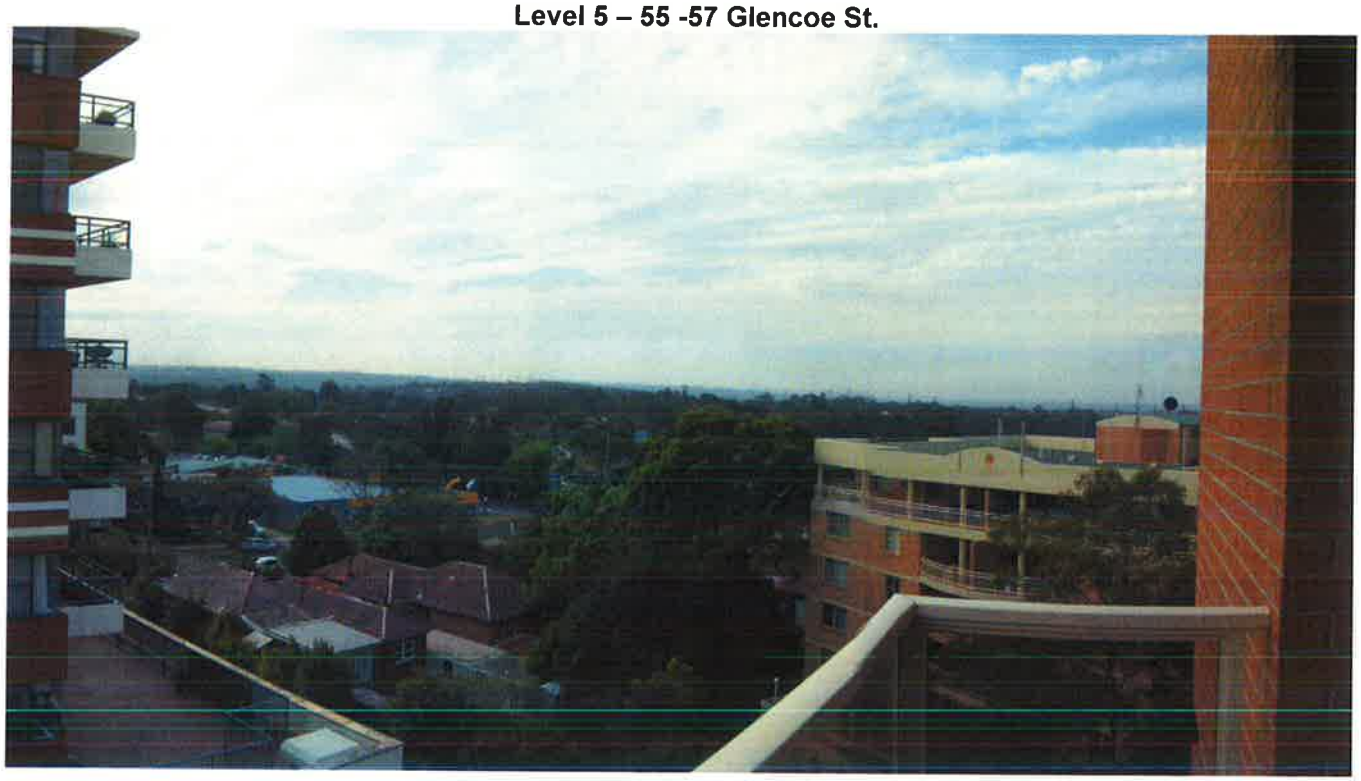
Level 7 30 – 36 Belmont Street



Level 8, 37-41 Belmont St

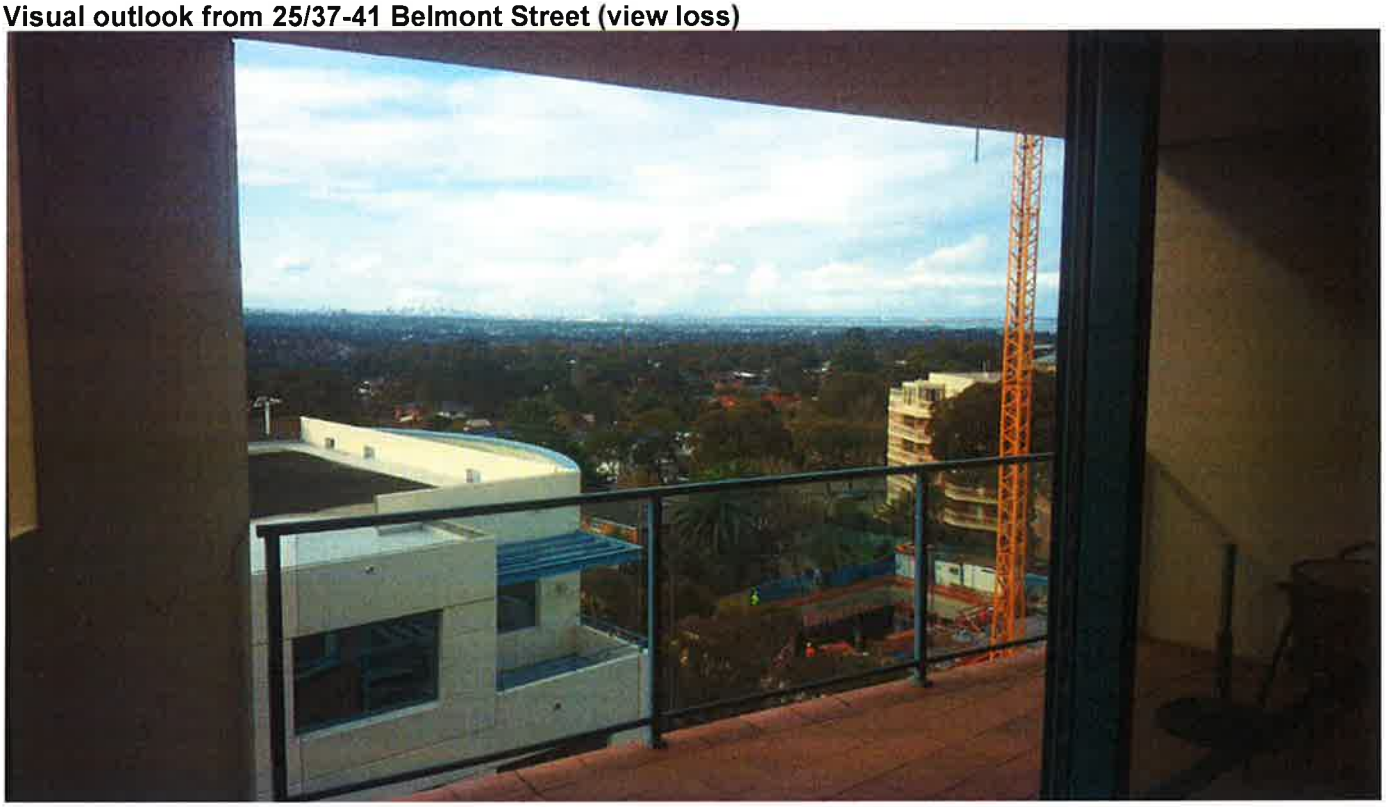


Level 5 – 55 -57 Glencoe St.

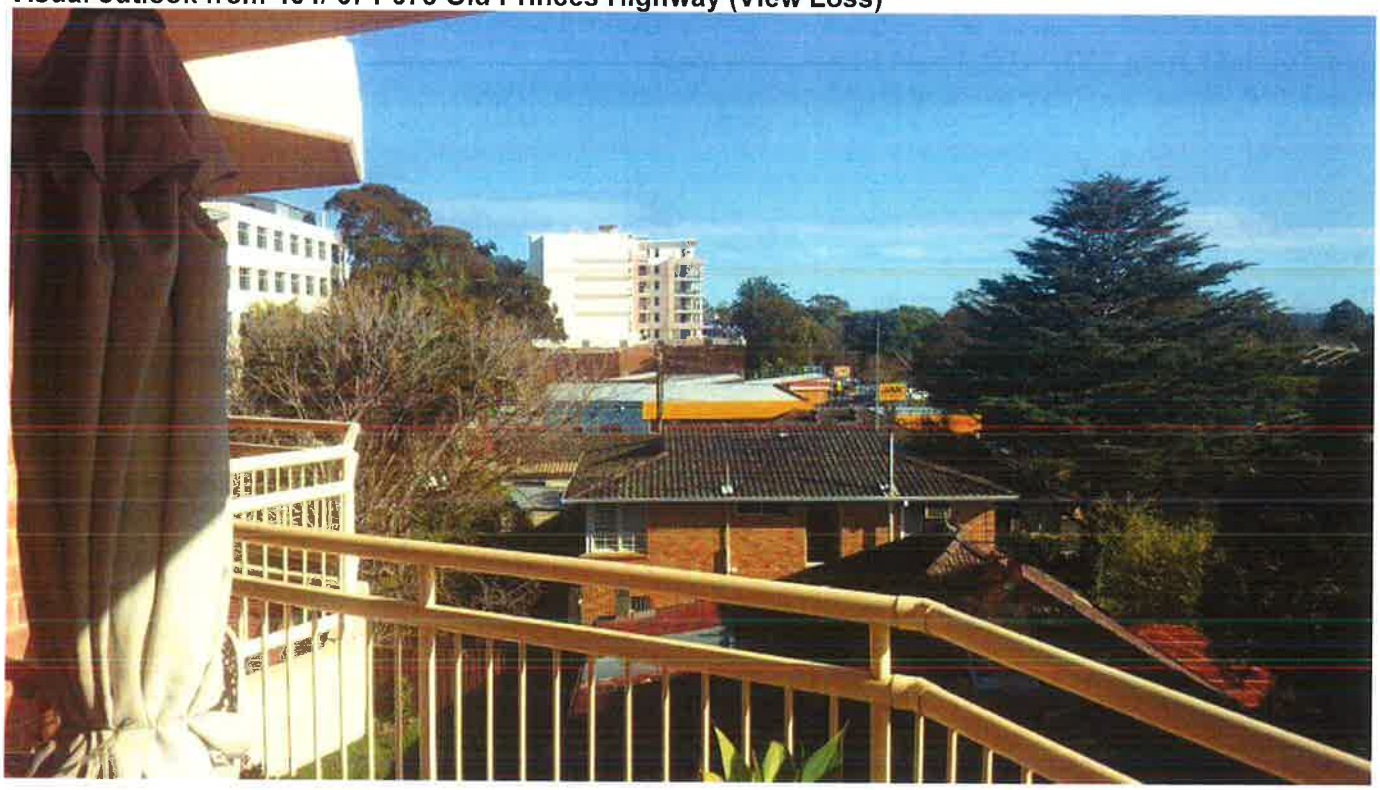


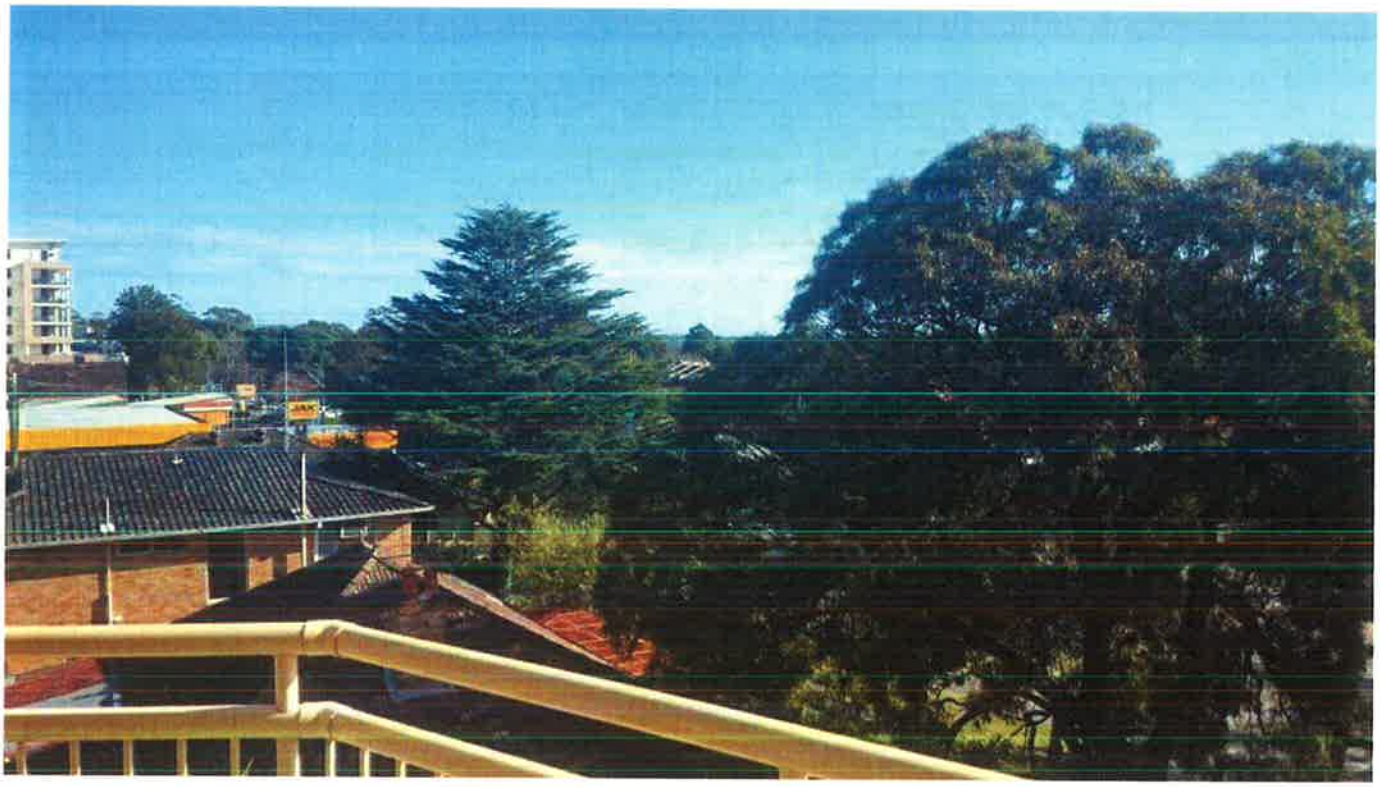
View of Development Site from Objecting Properties

Visual outlook from 25/37-41 Belmont Street (view loss)



Visual outlook from 404/ 674-678 Old Princes Highway (View Loss)





Wynne Planning

21 August 2015

The General Manager
Sutherland Shire Council
PO Box 17
Sutherland NSW 1499

Attention: Evan Phillips

Dear Evan,

RE: ADDENDUM PLANS AND RESPONSES, DA 150464
NO 680-684 PRINCES HIGHWAY, SUTHERLAND

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF MIXED USE DEVELOPMENT COMPRISING GROUND FLOOR COMMERCIAL AND SHOP TOP HOUSING, WITH STRATA SUBDIVISION INTO 67 RESIDENTIAL UNITS AND 5 COMMERCIAL TENANCIES

We act on behalf of our client Sammut Developments in submitting this letter in relation to the above DA at 680-684 Princes Highway Sutherland. The amendments to the scheme have occurred as a result of discussions between Councils assessment team, Innovative architects and Allen Sammut in August 2014.

The letter should be read in conjunction with the plans issued by Innovative Architects on 20th August 2015 and covers the following key issues:

1. Outline of key changes;
2. Discussion in relation to the proposed visitor car parking shortfall under SSDCP 2006; and
3. Overview of key benefits of the proposed scheme.

1. Outline of key changes

As mentioned above the amendments to the scheme have been made in response to issues raised by Council in August 2015 and the amended proposal is now considered to satisfactorily address these issues. In summary the key amendments are as follows:

A: Redistribution of building bulk from NE to SW

The bulk of the RFB was re-distributed to mitigate perceived visual bulk impacts from the Princes Highway and the adjoining building to the east. To achieve this Innovative Architects removed a level (two by 3 bedroom apartments) from the North Eastern corner (Princes Hwy Frontage) and added a level (two by 1 bedroom apartments) in the South Western corner of the site.

Suite 3/754 Old Princes Highway, Sutherland 2232
Ph: 0423 040 529 lyndall@wynneplanning.com

The following Northern and western elevation extract shows these changes:

Source: Innovative Architects **Figure 1: Northern Elevation Extract – As originally submitted**

Source: Innovative Architects **Figure 2: Northern Elevation Extract – As proposed August 2015**

BELMONT STREET ELEVATION (west)

Source: Innovative Architects **Figure 3: Western Elevation Extract – As originally submitted**

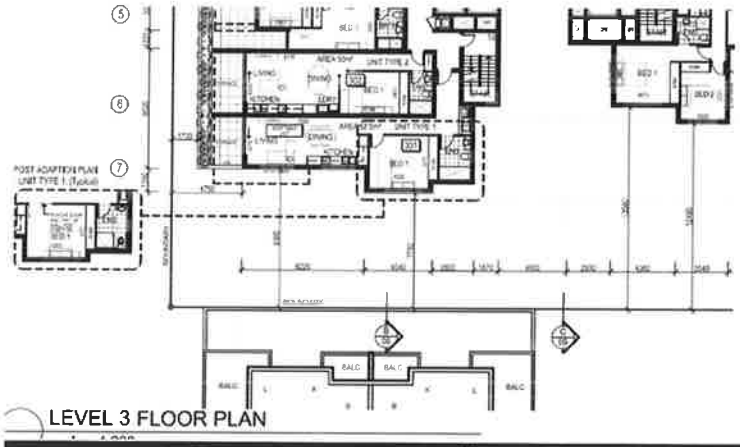
BELMONT STREET ELEVATION (west)

Source: Innovative Architects **Figure 4: Western Elevation Extract – As proposed August 2015**

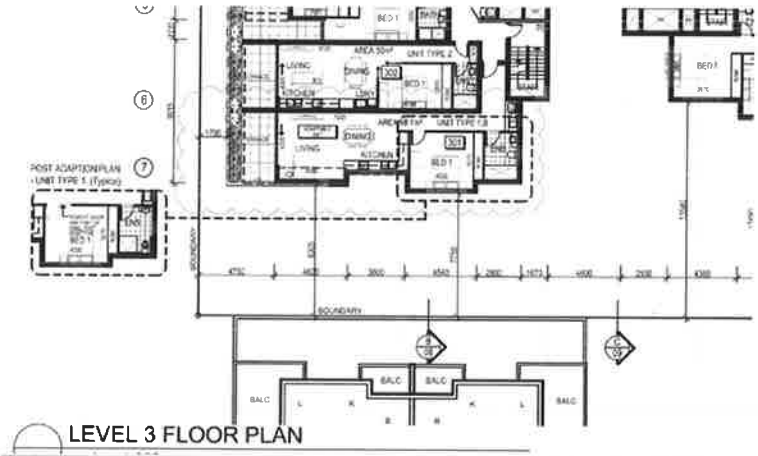
B: Living room width changes on levels 3 and 8

The south western 1 bedroom apartments between levels 3 and 8 have been modified to increase the width of the living rooms.

The following plans extracts shows the changes on level 3:



Source: Innovative Architects **Figure 5: Level 3 Plan Extract – As originally submitted**



Source: Innovative Architects **Figure 6: Level 3 Plan Extract – As proposed August 2015**

C: Commercial awning changed

The awning roof over the commercial level was modified as suggested by Council. The following plans extracts show these changes:

Source: Innovative **Figure 7: Northern Streetscape Elevation Extract detail – As originally submitted**

Source: Innovative **Figure 8: Northern Streetscape Elevation Extract – As proposed August 2015**

D: North eastern tower change

The roof form over the North Eastern tower was modified ("crank" removed) as suggested by Council. This is shown in the plan extracts below:

Source: Innovative **Figure 9: Northern Elevation Extract detail – As originally submitted**

Source: Innovative **Figure 10: Northern Elevation Extract detail – As proposed August 2015**

E: FSR reduced

The overall floor space ratio was reduced from 3.99 in the original scheme to 3.96:1.

The following table shows the development statistics for the scheme as originally proposed and as now proposed as part of the amended scheme submitted in August 2015.

Table 1: Proposed Development Overview

Item	Proposal as originally submitted	Amended Proposal August 2015
Site area	1,772m^2	1,772m^2
Number of Units		
1 bedroom units	22	24
2 bedroom units	11	11
3 bedroom units	34	32
Total	67	67
Gross Floor Area (GFA)		
B1	NA	NA
B2	NA	NA
B3	NA	NA
B4	NA	NA
Ground Floor	515.6m^2	517.3m^2
First Floor	702.9m^2	Unchanged
Second Floor	695.3m^2	Unchanged
Third Floor	700.3m^2	706.1m^2
Fourth Floor	700.3m^2	706.1m^2
Fifth Floor	700.3m^2	706.1m^2
Sixth Floor	700.3m^2	706.1m^2
Seventh Floor	700.3m^2	601.4m^2
Eight Floor	475.1m^2	601.4m^2
Ninth Floor	475.1m^2	356.2m^2
Tenth Floor	356.2m^2	Unchanged
Eleventh Floor	356.2m^2	Unchanged
Total	**7,077.9m^2**	**7,011.9m^2**
Floor Space Ratio (FSR)	3.99: 1	3.96: 1
Maximum Height		
No storeys	12	Unchanged
Max. height to roof	39.95m	Unchanged
Landscaped Area		
Deep soil	106.5m^2 (6%)	Unchanged Unchanged
Non deep soil landscaping	72.3m^2 (4.1%)	Unchanged Unchanged
Site coverage (building footprint)	1098.3m^2 (62%)	Unchanged Unchanged
Front setback Old Princes Hwy (north)		
Basement (B1)	Nil	Unchanged
Basement (B2)	Nil	Unchanged

Basement (B3)	Nil	Unchanged
Basement (B4)	Nil	Unchanged
Ground - To building	2m	Unchanged
Level 1 - To building	3m	Unchanged
Level 1 - To terrace/balcony	1.7m	Unchanged
Level 2 - To building	3m	Unchanged
Level 3 - To terrace/balcony	1.8m	Unchanged
Level 4 - To building	3m	Unchanged
Level 4 - To terrace/balcony	2m	Unchanged
Level 5 - To building	3m	Unchanged
Level 5 - To terrace/balcony	2m	Unchanged
Level 6 - To building	3m	Unchanged
Level 6 - To terrace/balcony	2m	Unchanged
Level 7 - To building	3m	Unchanged
Level 7 - To terrace/balcony	2m	Unchanged
Level 8 - To building	3m	Unchanged
Level 8 - To terrace/balcony	2m	Unchanged
Level 9 - To building	3m	Unchanged
Level 9 - To terrace/balcony	2m	Unchanged
Level 10 - To building	3m	Unchanged
Level 10 - To terrace/balcony	2m	Unchanged
Level 11 - To building	3m	Unchanged
Level 11 - To terrace/balcony	2m	Unchanged
Rear setback (south)		
Basement (B1)	Nil	Unchanged
Basement (B2)	Nil	Unchanged
Basement (B3)	Nil	Unchanged
Basement (B4)	Nil	Unchanged
Ground - To building	1.27m	Unchanged
Level 1 - To building	7.75m	Unchanged
Level 1 - To terrace/balcony	1.27m	Unchanged
Level 2 - To building	7.75m	Unchanged
Level 2 - To terrace/balcony	9.3m	Unchanged
Level 3 - To building	7.75m	Unchanged
Level 3 - To terrace/balcony	9.3m	8.305m
Level 4 - To building	7.75m	Unchanged
Level 4 - To terrace/balcony	8.305m	Unchanged
Level 5 - To building	7.75m	Unchanged
Level 5 - To terrace/balcony	8.305m	Unchanged
Level 6 - To building	7.75m	Unchanged
Level 6 - To terrace/balcony	8.305m	Unchanged
Level 7 - To building	7.75m	Unchanged
Level 7 - To terrace/balcony	8.305m	Unchanged
Level 8 - To building	13.58m	7.75m
Level 8 - To terrace/balcony	7.75m	8.305m
Level 9 - To building	13.58m	13.58m
Level 9 - To terrace/balcony	18.54m	7.75m
Level 10 - To building	13.58m	Unchanged
Level 10 - To terrace/balcony	18.54m	Unchanged
Level 11 - To building	13.58m	Unchanged
Level 11 - To terrace/balcony	18.54m	Unchanged
Side setback Belmont Street (West)		
Basement (B1)	Nil	Unchanged
Basement (B2)	Nil	Unchanged
Basement (B3)	Nil	Unchanged
Basement (B4)	Nil	Unchanged
Ground - To building	2m	Unchanged
Level 1 - To building	3.5m	Unchanged
Level 1 - To terrace/balcony	1.7m	Unchanged
Level 2 - To building	3.5m	Unchanged

Level 2 - To terrace/balcony	1.8m	Unchanged
Level 3 - To building	3.5m	Unchanged
Level 3 - To terrace/balcony	1.8m	Unchanged
Level 4 - To building	3.5m	Unchanged
Level 4 - To terrace/balcony	2.8m	Unchanged
Level 5 - To building	3.5m	Unchanged
Level 5 - To terrace/balcony	2.8m	Unchanged
Level 6 - To building	3.5m	Unchanged
Level 6 - To terrace/balcony	2.8m	Unchanged
Level 7 - To building	3.5m	Unchanged
Level 7 - To terrace/balcony	2.8m	Unchanged
Level 8 - To building	3.5m	Unchanged
Level 8 - To terrace/balcony	2.8m	Unchanged
Level 9 - To building	3.5m	Unchanged
Level 9 - To terrace/balcony	2.8m	Unchanged
Level 10 - To building	3.5m	Unchanged
Level 10 - To terrace/balcony	2.8m	Unchanged
Level 11 - To building	3.5m	Unchanged
Level 11 - To terrace/balcony	2.8m	Unchanged
Side setback (east)		
Basement (B1)	3.77m	Unchanged
Basement (B2)	3.77m	Unchanged
Basement (B3)	3.77m	Unchanged
Basement (B4)	3.77m	Unchanged
Ground - To building	4m	Unchanged
Level 1 - To building	3.5m	Unchanged
Level 1 - To terrace/balcony	3m	Unchanged
Level 2 - To building	3.5m	Unchanged
Level 2 - To terrace/balcony	3m	Unchanged
Level 3 - To building	3.5m	Unchanged
Level 3 - To terrace/balcony	3m	Unchanged
Level 4 - To building	3.5m	Unchanged
Level 4 - To terrace/balcony	3m	Unchanged
Level 5 - To building	3.5m	Unchanged
Level 5 - To terrace/balcony	3m	Unchanged
Level 6 - To building	3.5m	Unchanged
Level 6 - To terrace/balcony	3m	Unchanged
Level 7 - To building	3.5m	7.91m
Level 7 - To terrace/balcony	3m	Unchanged
Level 8 - To building	7.91m	Unchanged
Level 8 - To terrace/balcony	3m	-
Level 9 - To building	7.91	19.905m
Level 9 - To terrace/balcony	-	-
Level 10 - To building	19.9m	Unchanged
Level 10 - To terrace/balcony	-	-
Level 11 - To building	19.9m	Unchanged
Level 11 - To terrace/balcony	-	-
Parking spaces		
Resident	112	110
Commercial	15	15
Visitor	5	9
	132	134
Motor bike	2	Unchanged
Bicycle	2	Unchanged

F: Visitor parking increased

The visitor parking was increased from 5 to 9 spaces. This is also shown in table 1 above.

G: Driveway treatment and loading dock altered

The architectural treatment of the driveway and loading dock entry was modified as suggested by Council.

H: New shadow diagrams were supplied

Additional shadow diagrams were supplied as requested. These are provided under separate cover and demonstrate that overshadowing of the property to the south is not unreasonable,

2. Visitor car parking shortfall under SSDCP 2006

As outlined in table 2 below the amended scheme proposes the following parking arrangements in relation to the number of dwellings provided.

Table 2: Parking and unit summary table

Item	Amended Proposal August 2015
Site area	1,772m^2
Number of Units 1 bedroom units 2 bedroom units 3 bedroom units Total	 24 11 32 67
Parking spaces Resident Commercial Visitor	 110 15 9 134

Whilst the amended scheme provides an increase in visitor parking it is still short of the requirement.

Council have advised that, as the project was submitted under SSDCP 2006 it will be assessed in relation to that control, having regard to the draft DCP 2015.

Compliance and assessment comments in relation to the proposed residential parking under SSDCP 2006 and Draft DCP 2015 are as follows:

- SSDCP 2006 requires: 1 resident space for each 1 bedroom dwelling, 1.5 spaces for each 2 bedroom dwelling and 2 spaces for each 3 bedroom dwelling. This equates to:
  - 24 x 1 bedroom units = 24
  - 11 x 2 bedroom units = 16.5
  - 32 x 3 bedroom units = 64

  Total = 104.5 resident spaces (say 105 spaces)

  SSDCP 2006 further requires: 1 visitor parking space per 5 dwellings.
  - 67 units/ 5 = **13.4 visitor spaces (say 14 spaces)**

- As shown in table 2 above the development provides a total of 110 resident spaces and 9 visitor spaces. Whilst this is an oversupply of 5 spaces for the residents there is an equivalent shortfall in visitor spaces under SSDCP 2006.

- The draft DCP does not have a requirement for any visitor spaces. Rather the resident requirements for Shop top housing in B3 are a minimum 1 space per unit to maximum 2 spaces per unit. As the development provides 110 spaces for the 67 dwellings this is 1.64 spaces per dwelling on average, which complies with the requirement.

- The provision of resident parking is considered to be appropriate under SSDCP 2006 given that:

  - The development fully complies with residential parking requirements for shop top housing under the Draft DCP. This plan represents the new strategic direction of council.

  - The small overprovision of resident spaces will mean that those units may have additional parking to offer visitors when needed; and

  - The site is located within close proximity of bus and rail services and the centre itself where many other residents will live. It is likely that a number of the visitors to the complex will either walk or use public transport, given its convenient location to a key Sutherland Shire Centre. This was most likely in Council's mind when they drafted the new controls not requiring any formal visitor parking and minimising resident parking overall.

3. Overview of key benefits of the proposed scheme

As outlined above the amended scheme has been discussed at length with the planning staff from Sutherland Shire Council. The new scheme will minimise impacts on the building to the east and will also address other minor issues raised by council as explained in the preceding paragraphs.

A. Less impact on building to the east and no change to southern building Better streetscape and transition to building to the east

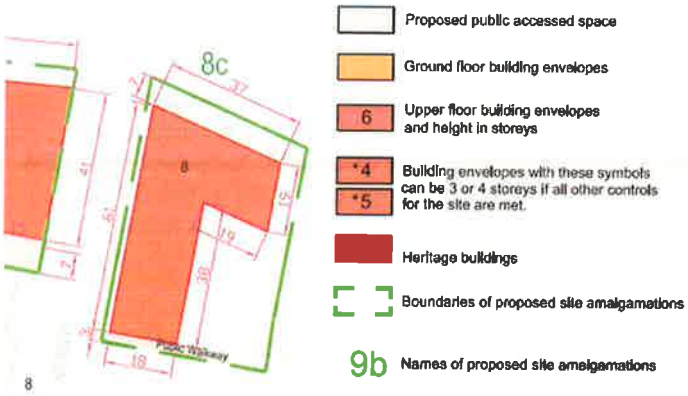
The original and proposed streetscape elevations demonstrate the improved transition from the subject site to the adjoining building to the east. As discussed throughout the design development phase this building is unlikely to redevelop in the short to medium term and therefore the attempt to reduce the scale at the eastern edge is beneficial to the relationship between these two buildings. The following plans extracts show these changes:

Source: Innovative **Figure 11: Northern Streetscape Elevation Extract – As originally submitted**

Source: Innovative **Figure 12: Northern Streetscape Elevation Extract – As proposed August 2015**

B. More in keeping with Draft DCP –Strategic Direction for the site – more prominent corner element

SSDCP 2006 had a building envelope control plan applicable to the site (refer plan extract below). This envelope control relates to a larger amalgamated site which included the Department of Housing site to the south (8 storey building now under construction). The plan showed a Highway setback of 7m and a Belmont Street setback of 3m. Clearly however, the plan is now out-dated and, due to the imminence and certainty of the Draft LEP and the maximum height of the building envelope plan is also out-dated.



The building envelope plan under under Draft SSDCP 2015 is shown below.

Site 15: Development on site at 680, 682 and 684 Old Princes Highway

Aerial view

Detail Plan (tallest building shown indicatively only as circle)

As outlined above the plan is strategic in nature rather than prescriptive in building form. Council have now agreed that the proposal is in keep with the intent of the draft DCP in principle in moving the bulk towards the corner and shifting it away from eastern boundary.

I trust the above should now allow the assessment to continue and we look forward to a favorable outcome. Should you have any queries or wish to discuss the issues further please do not hesitate to call me on 0423 040 529.

Yours Faithfully

Lyndall Wynne
BTP
Director


Sutherland Shire
COUNCIL
RECEIVED


Sutherland Shire
COUNCIL
RECEIVED
13/08/15
Appln No: DA15/0462
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13/08/15
Appln No: DA15/0462
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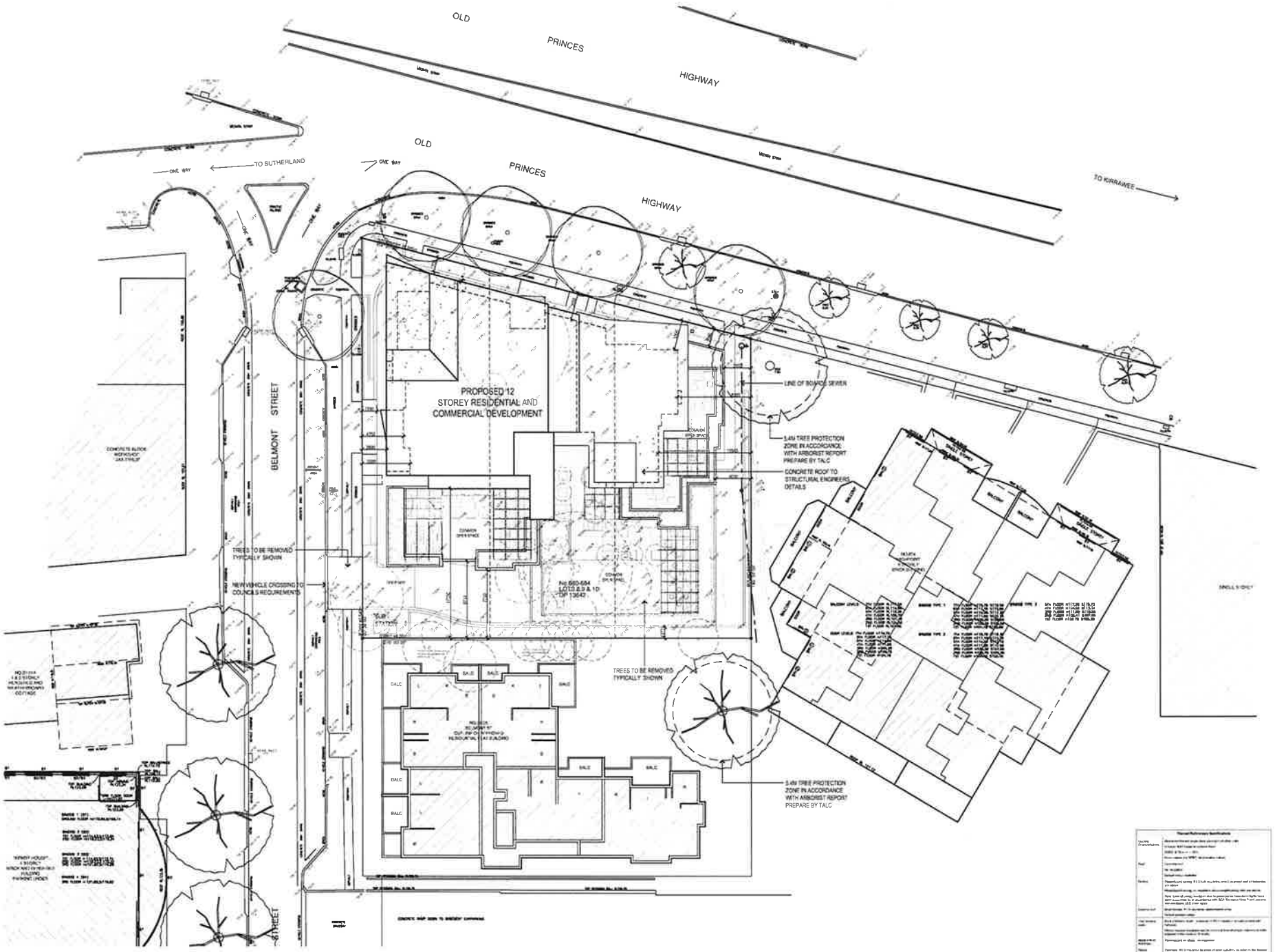

SITE / ROOF PLAN
scale - 1:200

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Loft

Address
680-684 OLD PRINCES HWY, SUTHERLAND

Drawing Title
SITE / ROOF PLAN

	Drawn: AI	Scale: 1:200
NEUTECH	Check: GJ	Issue: B
	Date: OCT 14	
Job Number: 2403		Sheet: 01

Energy Rating

OLD PRINCES HIGHWAY ELEVATION (north)
scale - 1:200

SIDE ELEVATION (east)
scale - 1:200

REAR ELEVATION (south)
scale - 1:200

BELMONT STREET ELEVATION (west)
scale - 1:200

DULUX- WHISPER WHITE (PCWF6)
- MAIN BODY COLOUR

COLORBOND- MONUMENT
- SECONDARY BODY COLOUR

BALUSTRATE- GLASS
- BALCONY BALUSTRADES

HORISO SCREENS- SILVER
- FEATURE SCREENING

EXTERNAL FINISHES SCHEDULE

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Project: PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT & STRATA SUB DIVISION

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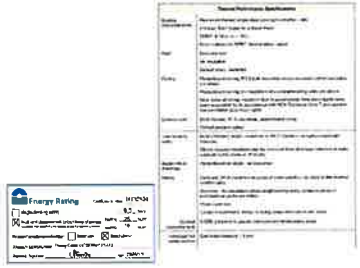
Address: 680-684 OLD PRINCES HWY, SUTHERLAND

Drawing Title: ELEVATIONS & EXTERNAL FINISHES SCHEDULE

MEMBER	Drawn: AI	Scale: 1:200
	Check: GJ	Issue: B
	Date: OCT 14	
Job Number: 2403		Sheet: 07

OLD PRINCES HIGHWAY ELEVATION (north)
scale - 1:200

BELMONT STREET ELEVATION (west)
scale - 1:200



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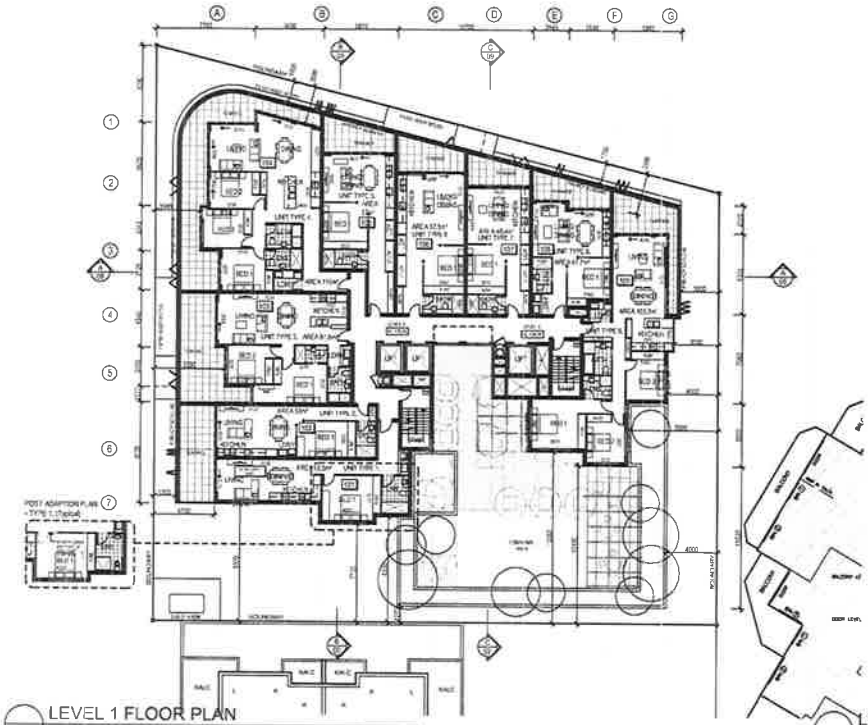
Drawing Title
STREETSCAPE ELEVATIONS

Drawn	AI	Scale 1:250
Check	GJ	Issue B
Date	OCT 14	
Job Number	2403	Sheet 08



LEVEL 1 FLOOR PLAN
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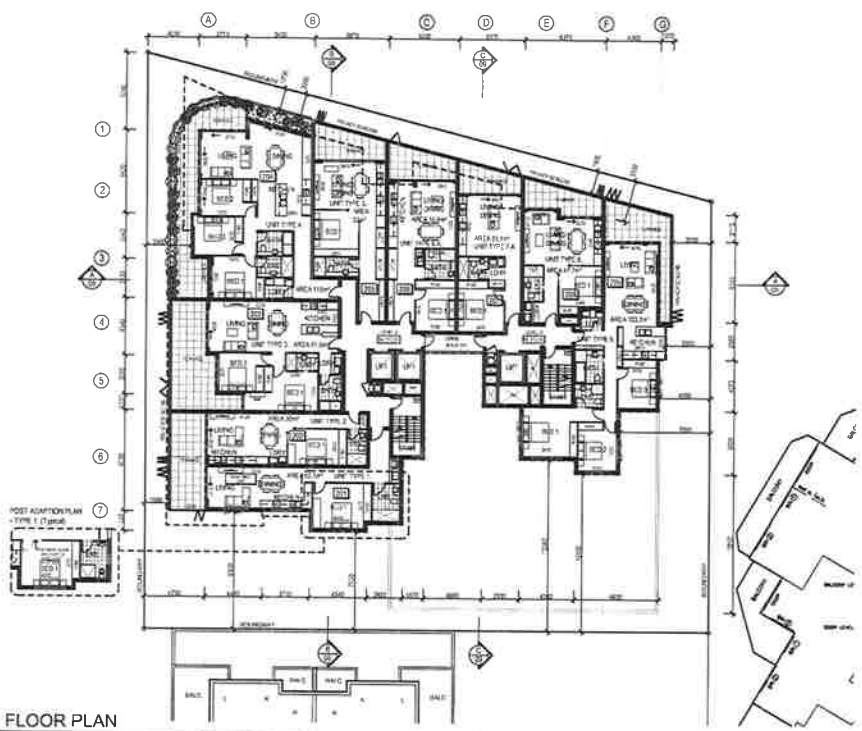

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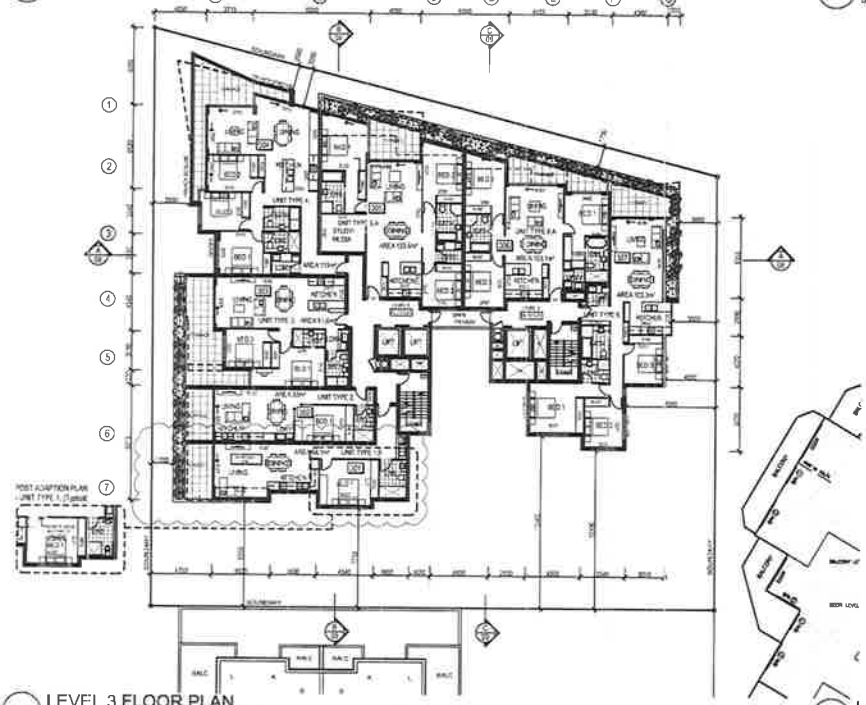

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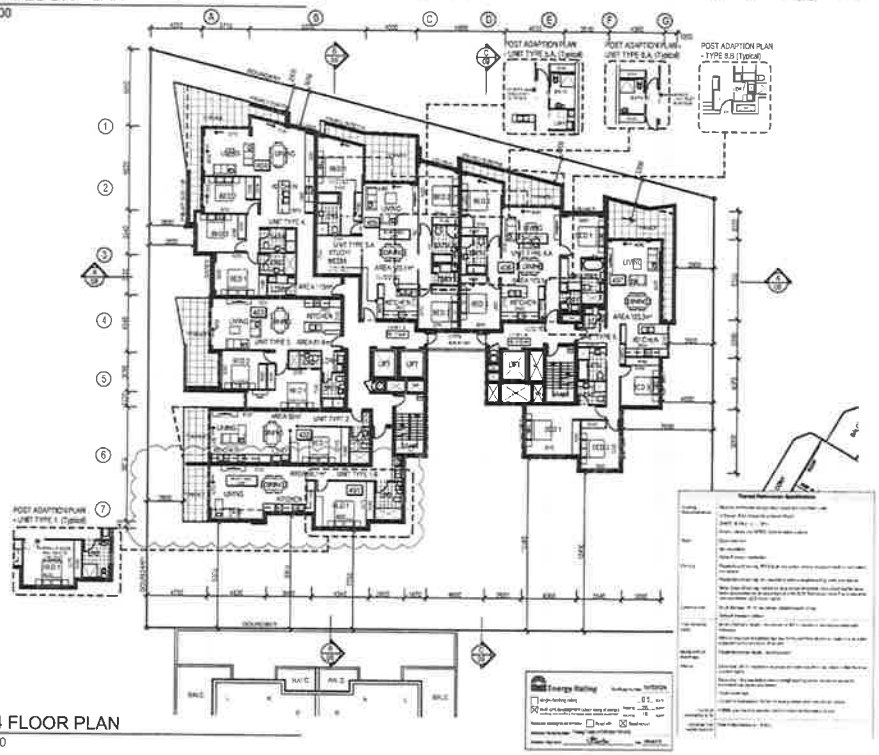

LEVEL 4 FLOOR PLAN
scale - 1:200

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DRAWING TITLE
LEVEL 1 - 4 FLOOR PLANS

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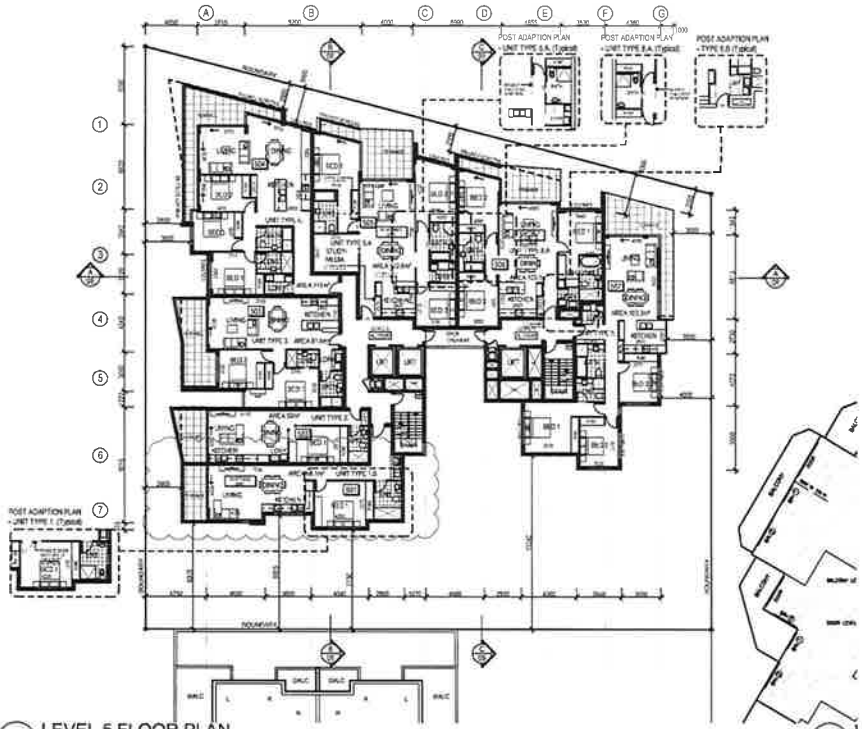
Job Number: 2403
Sheet: 04



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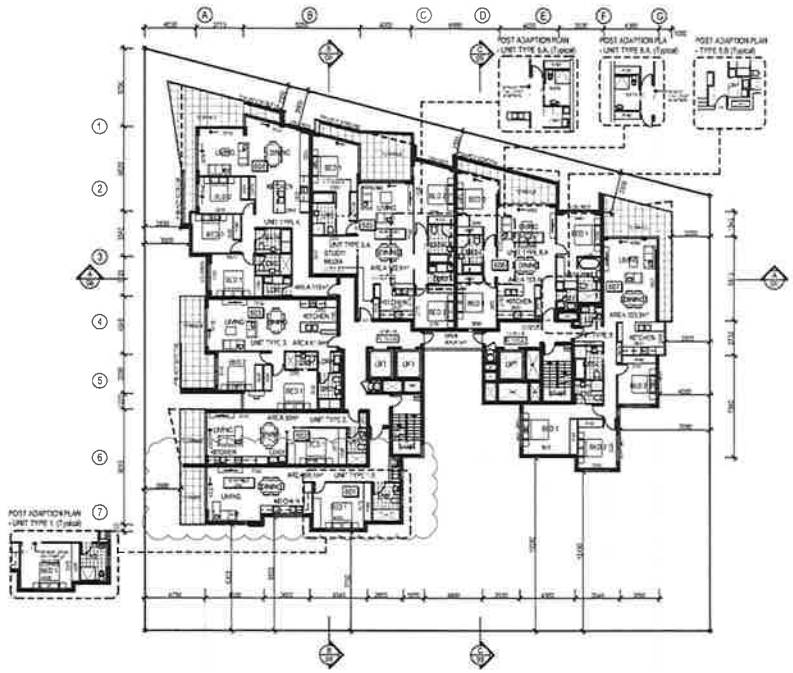

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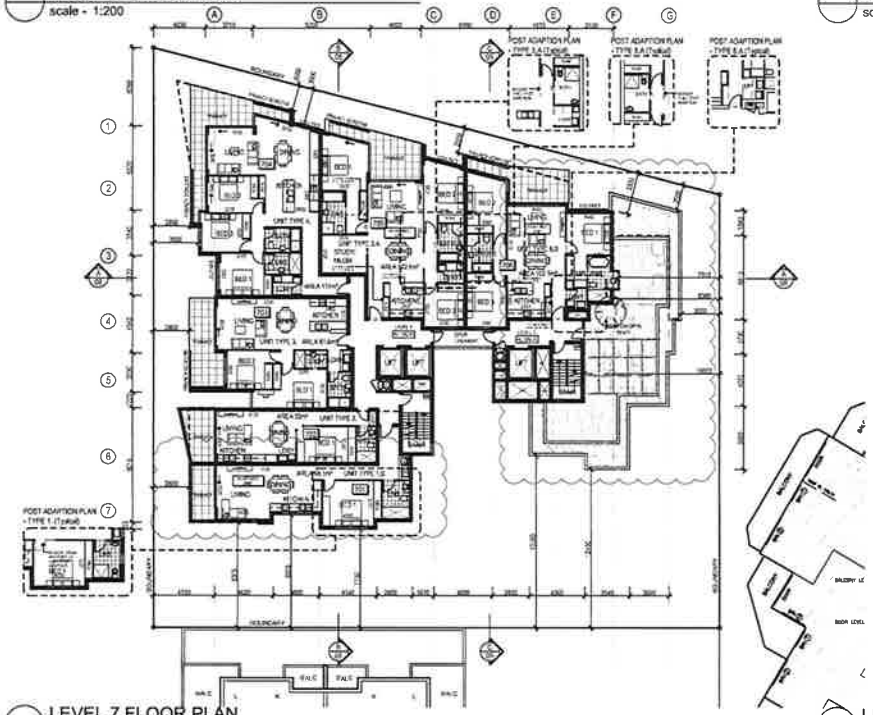

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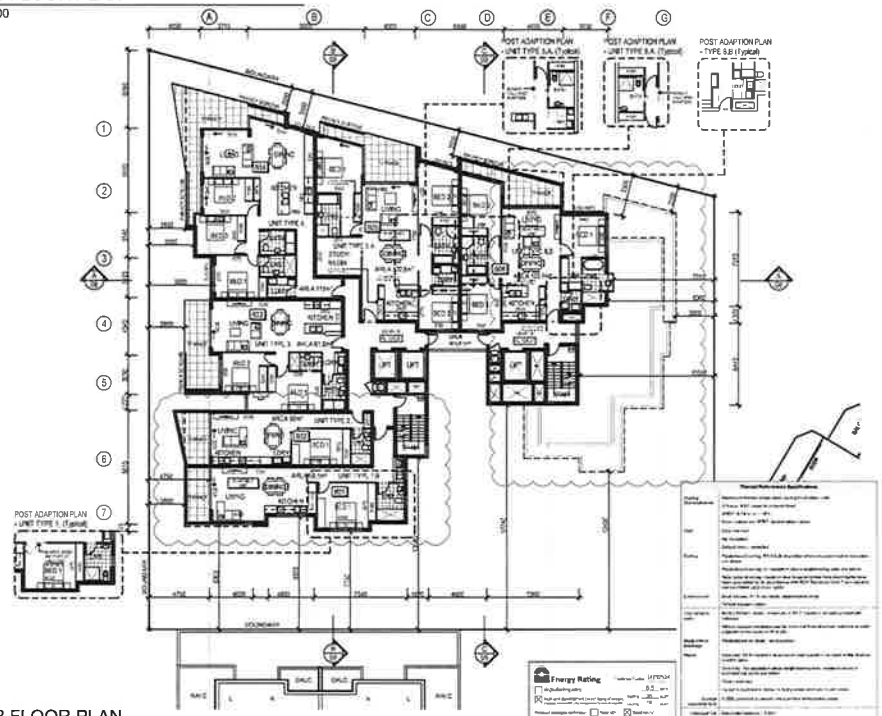

LEVEL 8 FLOOR PLAN
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Drawing Title
LEVEL 5 - 8 FLOOR PLANS

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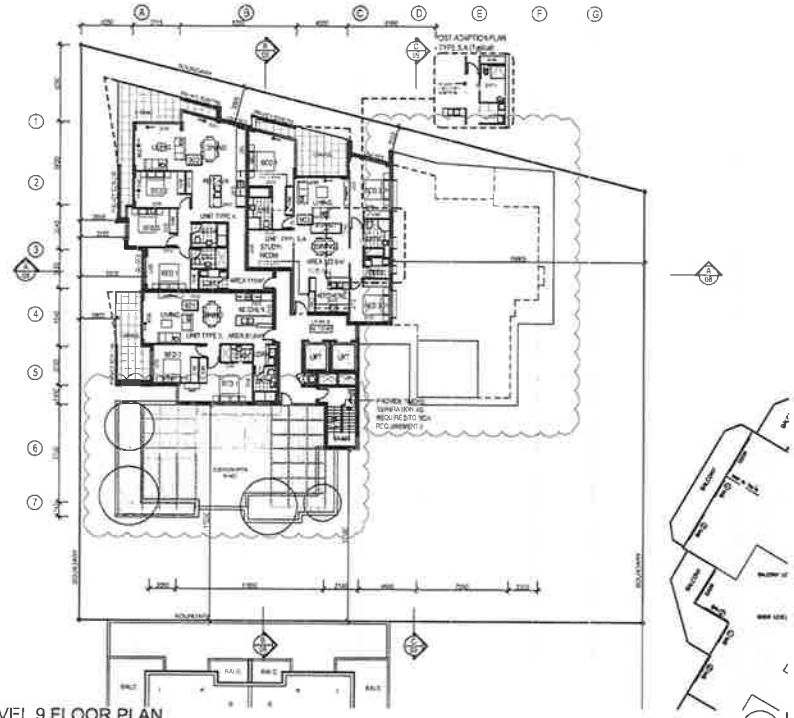
Sheet: 05



LEVEL 9 FLOOR PLAN
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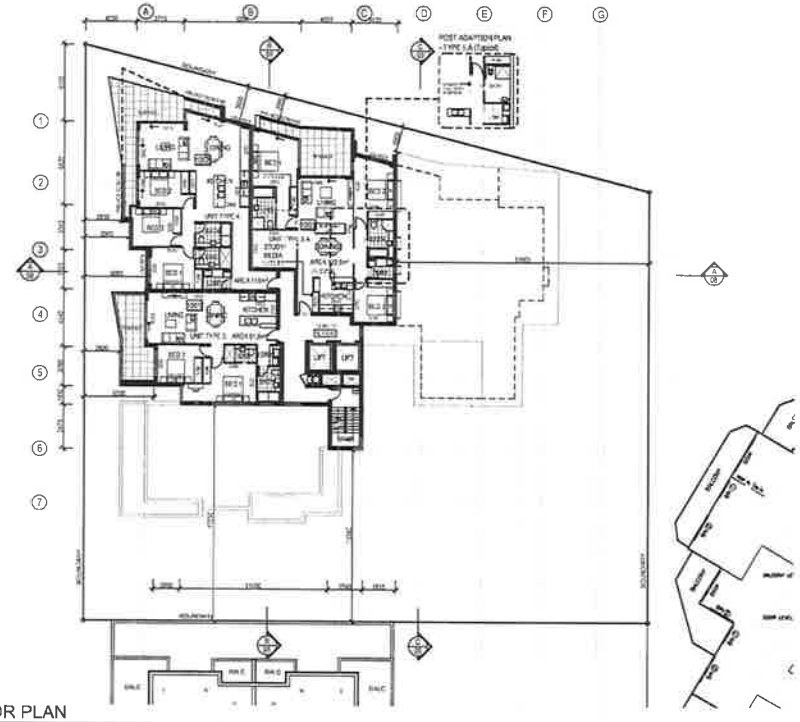

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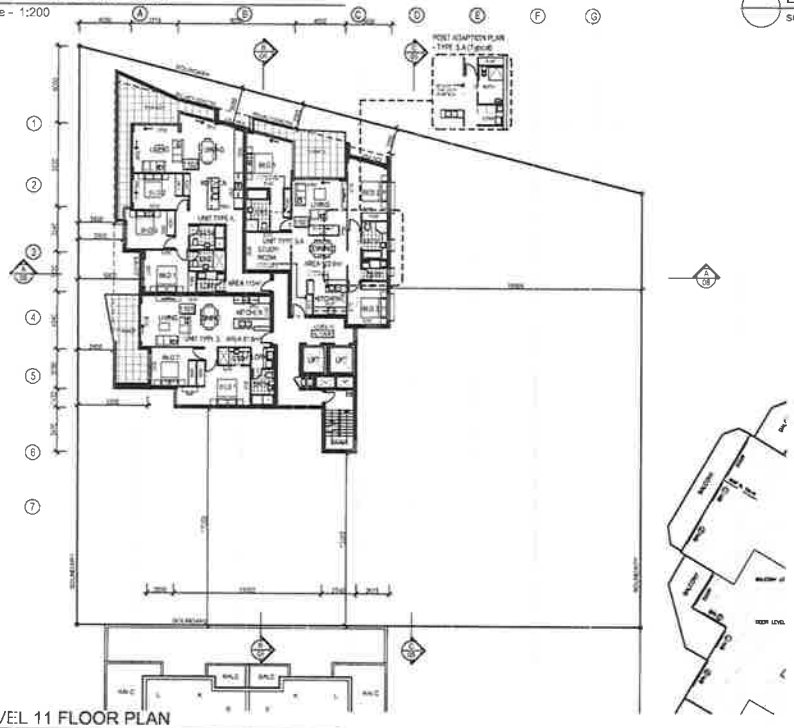

LEVEL 11 FLOOR PLAN
scale - 1:200

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Drawing Title
LEVEL 9 - 11 FLOOR PLANS

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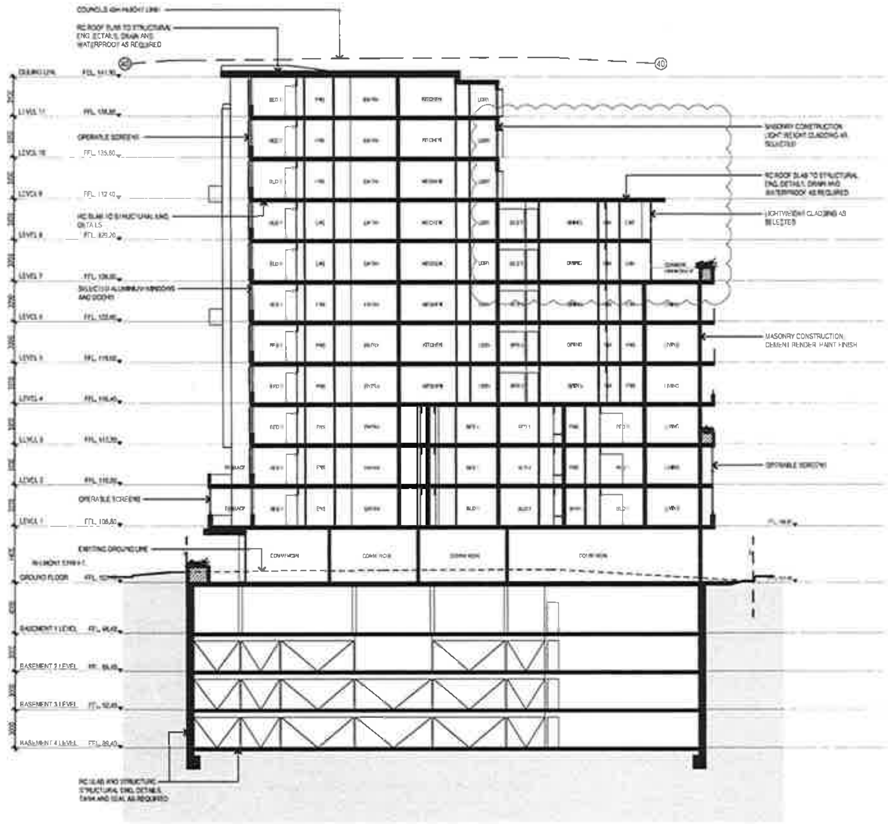
Drawn	GJ	Issue B
Date	OCT 14	
Job Number	2403	Sheet 06



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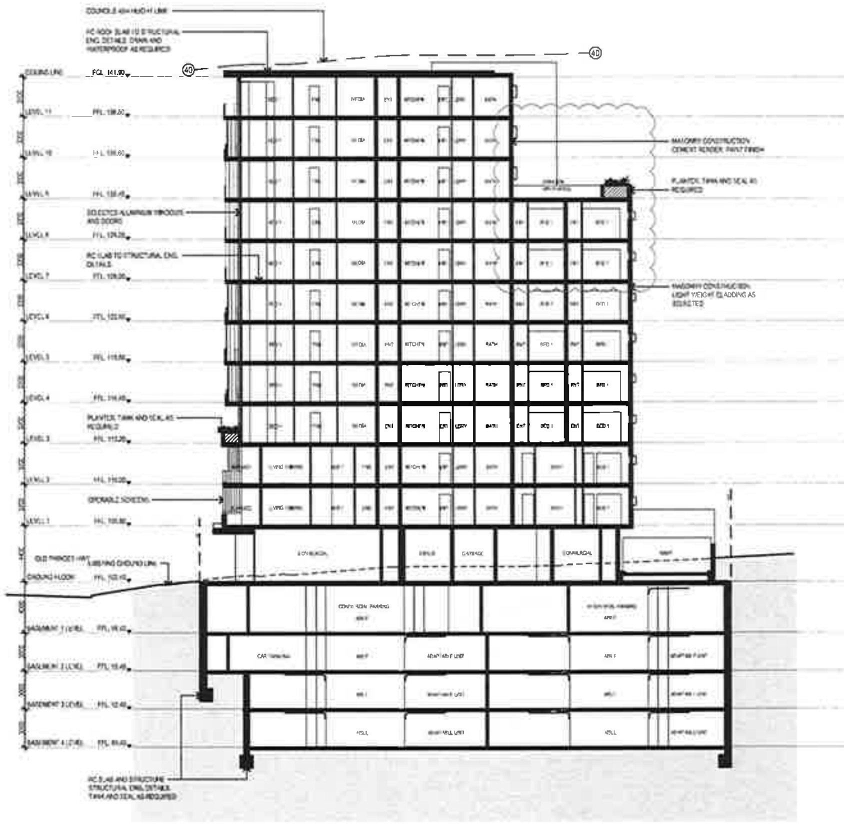

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Drawing Title
SECTIONS

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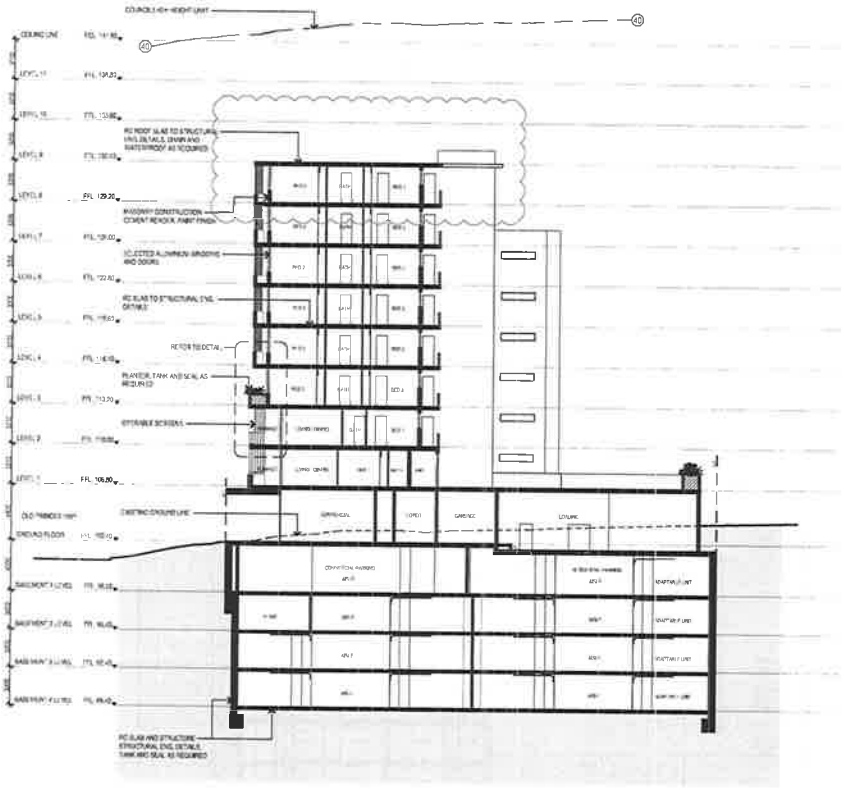
Check	Issue
GJ	B
Date	
OCT 14	
Job Number	Sheet
2403	09



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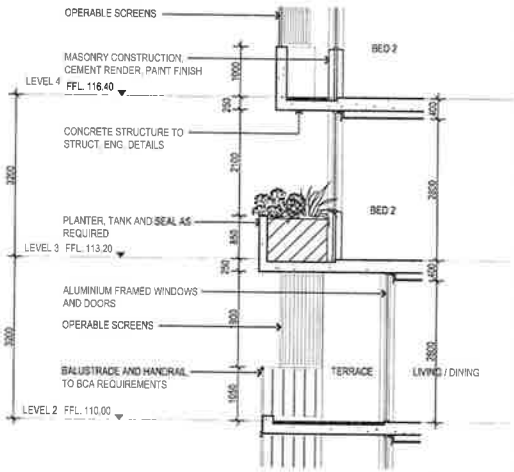

DETAIL FACADE SECTION
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SECTIONS

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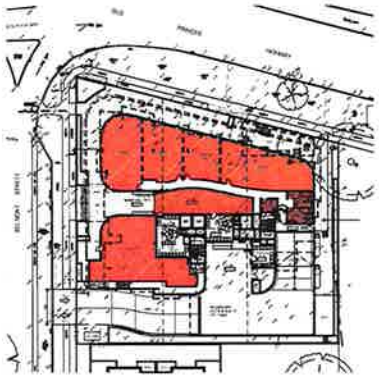
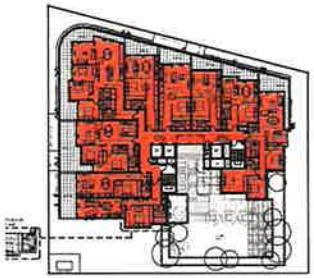
	Date: OCT 14	
Job Number: 2403		Sheet: 10



GROUND LEVEL - FSR



LEVEL 1 - FSR

LEVEL 2 - FSR

LEVEL 3 - FSR

LEVEL 4 - FSR

LEVEL 5 - FSR

LEVEL 6 - FSR

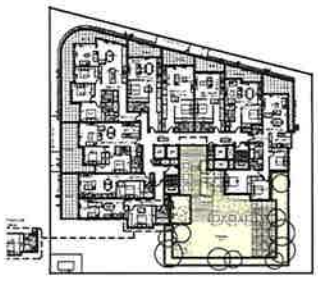
LEVEL 7 - FSR

LEVEL 8 - FSR

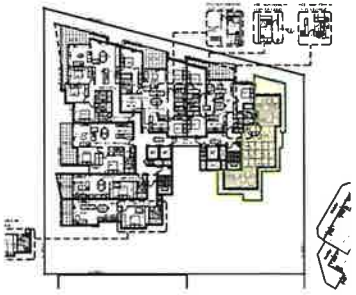
LEVEL 9 - FSR

LEVEL 10 - FSR

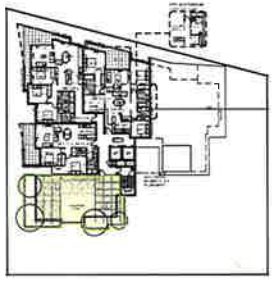
LEVEL 11 - FSR



LEVEL 1 - COMMUNAL OPEN SPACE



LEVEL 7- COMMUNAL OPEN SPACE



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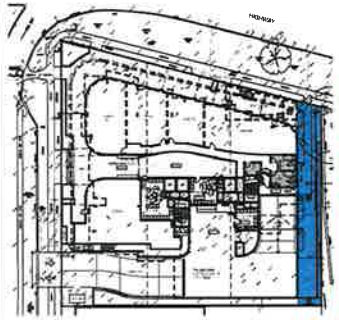

GROUND LEVEL - DEEP SOIL AREA

SITE CALCULATION

SITE AREA	= 1772.3m²
ZONING	= ZONE B3
FLOOR SPACE	
maximum FSR for Zone B3 (Commercial Core) = 4:1	
GROUND FLOOR AREA:	= 517.3m²
LEVEL 1 FLOOR PLAN:	= 702.9m²
LEVEL 2 FLOOR PLAN:	= 665.2m²
LEVEL 3 FLOOR PLAN:	= 706.1m²
LEVEL 4 FLOOR PLAN:	= 706.1m²
LEVEL 5 FLOOR PLAN:	= 706.1m²
LEVEL 6 FLOOR PLAN:	= 706.1m²
LEVEL 7 FLOOR PLAN:	= 601.7m²
LEVEL 8 FLOOR PLAN:	= 601.7m²
LEVEL 9 FLOOR PLAN:	= 356.2m²
LEVEL 10 FLOOR PLAN:	= 356.2m²
LEVEL 11 FLOOR PLAN:	= 356.2m²
SUB TOTAL:	= 7311.9m²
PROPOSED FSR:	= 3.96 : 1
COMMUNAL OPEN SPACE	
Minimum communal open space for Zone B3 (Commercial Core) = 100m²	
PROPOSED COMMUNAL OPEN SPACE	= 601.3m²
	= 33.9%
DEEP SOIL	
PROPOSED DEEP SOIL	= 138.5m²
	= 7.8%

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B	REVISED DEVELOPMENT APPLICATION	AUG '15	GJ
A	DEVELOPMENT APPLICATION	MAY '15	GJ

Innovative ARCHITECTS
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REGISTERED ARCHITECTS

SAMMUT DEVELOPMENTS

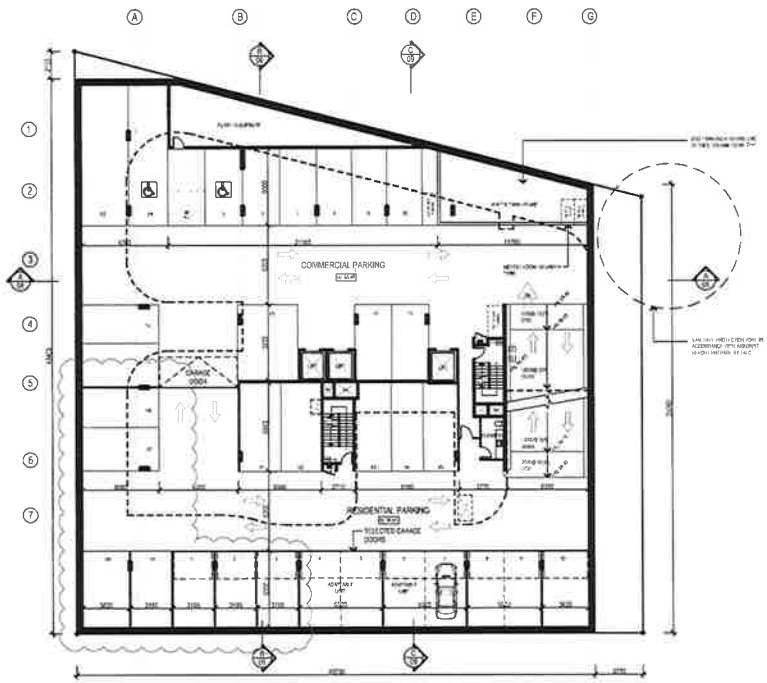
PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT & STRATA SUB DIVISION

Loft

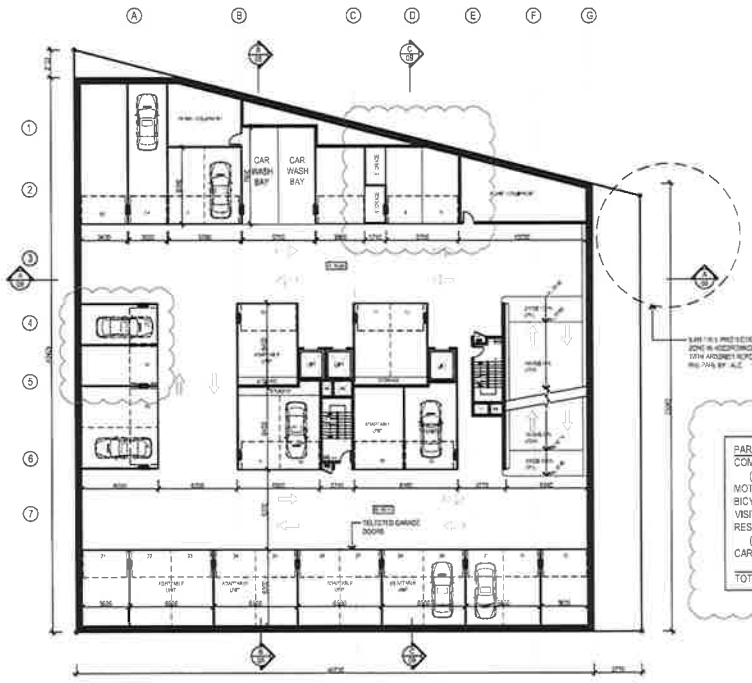
680-684 OLD PRINCES HWY, SUTHERLAND

AREA CALCULATIONS

Drawn: AI	Scale: NTS
Check: GJ	Issue: B
Date: OCT 14	
Job Number: 2403	Sheet: 11

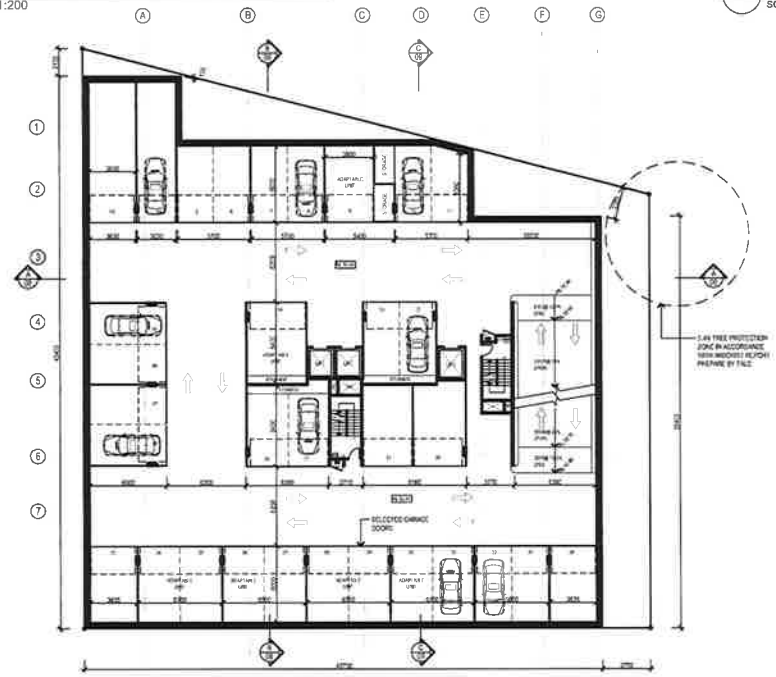


LEVEL 1 BASEMENT PLAN
scale - 1:200

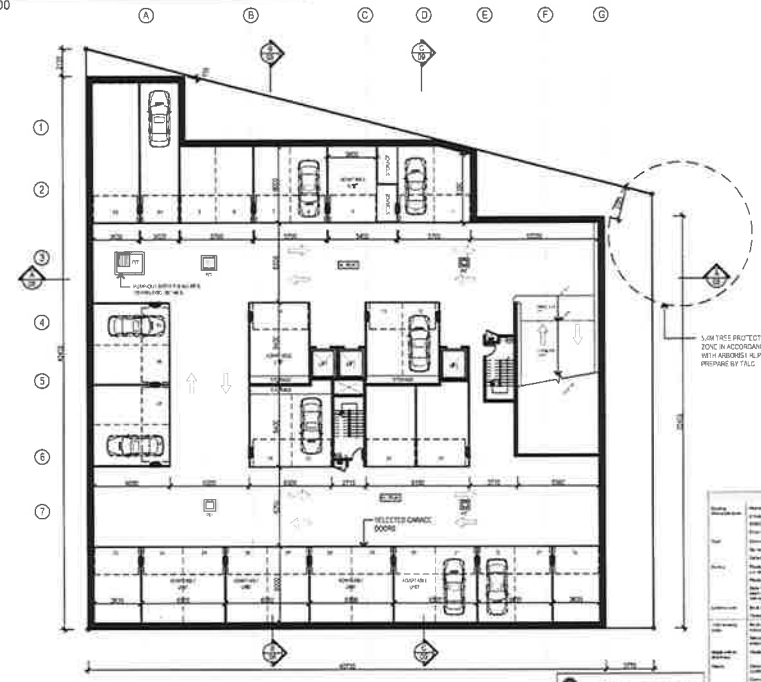


LEVEL 2 BASEMENT PLAN
scale - 1:200

PARKING NUMBERS	
COMMERCIAL SPACES (2 ACCESSIBLE)	15
MOTORBIKE SPACES	2
BICYCLE SPACES	2
VISITOR SPACES	9
RESIDENTIAL (21 ADAPTABLE)	110
CAR WASH BAYS	2
TOTAL	134



LEVEL 3 BASEMENT PLAN
scale - 1:200



LEVEL 4 BASEMENT PLAN
scale - 1:200

NOTE
ALL EXISTING & OVERALL DIMENSIONS ARE NOMINAL & SUBJECT TO VERIFICATION ON SITE. WHERE ANY DISCREPANCY OCCURS BETWEEN NEW WORK & EXISTING OR BETWEEN NEW WORK & EXISTING DIMENSIONS / EXISTING DIMENSIONS/WORK SHOULD TAKE PREFERENCE WHERE NECESSARY - OTHERWISE NOTIFY INNOVATIVE ARCHITECTS PTY LTD

ISSUE	AMENDMENT	DATE	BY
B	REVISED DEVELOPMENT APPLICATION	AUG 15	GJ
A	DEVELOPMENT APPLICATION	MAY 15	GJ

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Client: SAMMUT DEVELOPMENTS

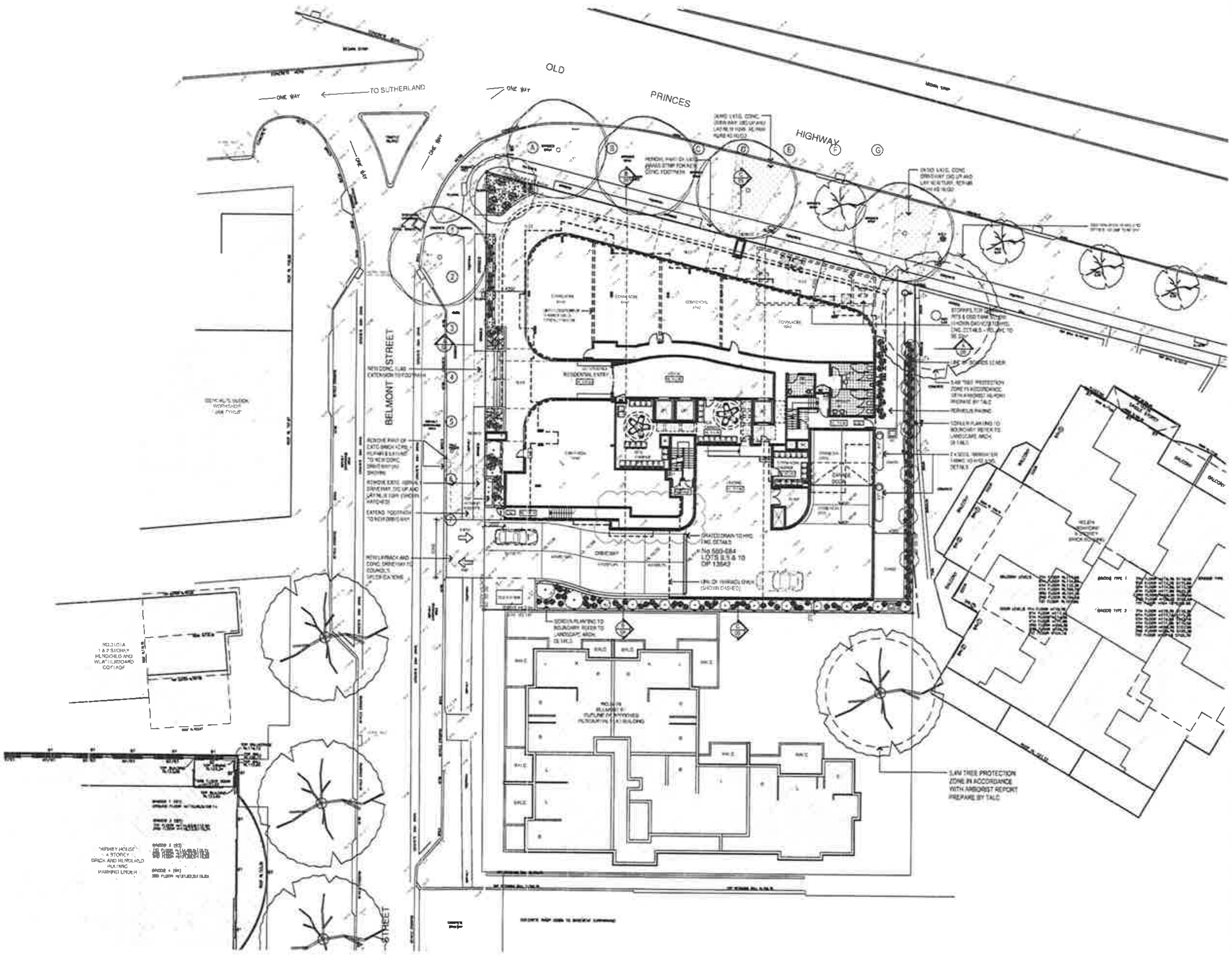
Project: PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT & STRATA SUB DIVISION

Loft

Address: 680-684 OLD PRINCES HWY, SUTHERLAND

Drawing Title: BASEMENT FLOOR PLANS

MEMBER	Drawn: AI	Scale: 1:200	
	Check: GJ	Issue: B	
	Date: OCT 14		
Job No./Code: 2403		Sheet: 02	



GROUND FLOOR PLAN
scale - 1:200

NOTE
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Issue	Amendment	Date	Int
B	REVISED DEVELOPMENT APPLICATION	AUG 15	GJ
A	DEVELOPMENT APPLICATION	MAY 15	GJ

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Client
SAMMUT DEVELOPMENTS

Project
PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT & STRATA SUB DIVISION

Loft

Address
680-684 OLD PRINCES HWY, SUTHERLAND

Drawing Title
GROUND FLOOR PLAN

Drawn	Scale
AI	1:200
Check GJ	Issue B
Date OCT 14	
Job No. 2403	Sheet 03

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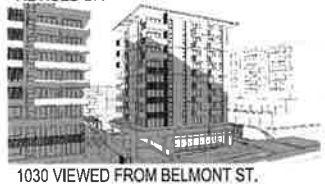

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WINTER- JUNE 21 SHADOW CAST COMPARISON ON 26-28 BELMONT STREET, SUTHERLAND

NOTE:
ALL EXISTING & OVERALL DIMENSIONS ARE NOMINAL & SUBJECT TO VERIFICATION ON SITE. WHERE ANY DISCREPANCY OCCURS BETWEEN NEW WORK & EXISTING OR BETWEEN NEW WORK & EXISTING DIMENSIONS - EXISTING DIMENSIONS/WORK SHOULD TAKE PREFERENCE WHERE NECESSARY - OTHERWISE NOTIFY INNOVATIVE ARCHITECTS PTY LTD

ISSUE	AMENDMENT	DATE	BY
B	REVISED DEVELOPMENT APPLICATION	AUG 15	GJ
A	DEVELOPMENT APPLICATION	MAY 15	GJ

Innovative ARCHITECTS
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w www.innovative.com.au
REGISTERED ARCHITECTS

Client: SAMMUT DEVELOPMENTS

Project: PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT & STRATA SUB DIVISION

Loft

Address: 680-684 OLD PRINCES HWY, SUTHERLAND

Drawing Title: NEIGHBOUR SOLAR ANALYSIS COMPARISON - 26-28 BELMONT STREET

	Drawn: AI	Scale: NTS
	Check: GJ	Issue: B
	Date: OCT 14	
Job Number: 2403		Sheet: 13

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WINTER- JUNE 21 SHADOW CAST COMPARISON ON 26-28 BELMONT STREET, SUTHERLAND

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B	REVISED DEVELOPMENT APPLICATION	AUG '15	GJ
A	DEVELOPMENT APPLICATION	MAY '15	GJ
ISSUE	AMENDMENT	DATE	INT

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e mail@innovate.com.au
w www.innovate.com.au
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Nominated Architect Cameron Jones #7161
WWW.INNOVATIVE.COM.AU

Client: SAMMUT DEVELOPMENTS

Project: PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT & STRATA SUB DIVISION

Loft

Address: 680-684 OLD PRINCES HWY, SUTHERLAND

Drawing Title: NEIGHBOUR SOLAR ANALYSIS COMPARISON - 26-28 BELMONT STREET

	Drawn: AI	Scale: NTS
	Check: GJ	Issue: B
	Date: OCT 14	
Job Number: 2403		Sheet: 14

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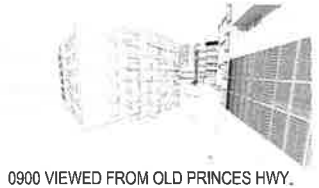

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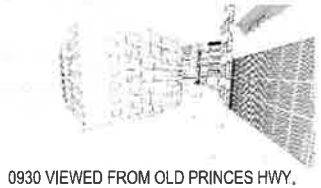

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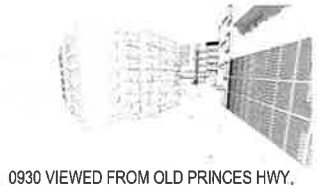

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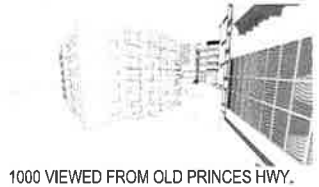

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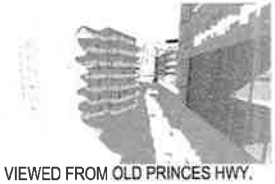

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WINTER- JUNE 21 SHADOW CAST COMPARISON ON 674 'HIGHPOINT' OLD PRINCES HWY, SUTHERLAND

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ISSUE	AMENDMENT	DATE	INT
B	REVISED DEVELOPMENT APPLICATION	AUG '14	GJ
A	DEVELOPMENT APPLICATION	MAY '14	GJ

Innovative ARCHITECTS
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REGISTERED ARCHITECTS

Client
SAMMUT DEVELOPMENTS

Project
PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT & STRATA SUB DIVISION

Loft

Address
680-684 OLD PRINCES HWY, SUTHERLAND

Drawing Title
NEIGHBOUR SOLAR ANALYSIS COMPAIRSON- 674 'HIGHPOINT' OLD PRINCES HWY

	Drawn: AI	Scale: NTS
MEMBER	Check: GJ	Format: B
	Date: OCT 14	
Job Number: 2403		Sheet: 15