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Our Ref: Pn_14013
Your Ref: DA No 191/2015

15/03/2016

Kogarah City Council
Locked Bag 8,
Kogarah, NSW 2217
mail@kogarah.nsw.gov.au

Re: 12-22 Woniora Rd. Hurstville
Proposed mixed use development from 11 to 16 stories with underground car parking:
Amendments to DA submission

Attn: Mr. Ben Latta

Below is a summary of amendments to the DA drawings that have been made since the JRPP meeting that was held on 25 February:

BUILDING A and B

1. Building Depth reduced by 900mm.
2. Units reduced in size where ever possible. (refer to unit schedule)

BUILDING C AND D

1. Buildings lowered by 2 floors.
2. Building D roof top has been deleted, hence lowering overall building height by 9.3m from RL 132.85 to RL 123.55.
3. The northern side of building D has been extended.

COMMUNAL OPEN SPACE

1. The deletion of the communal open space on building D reduces the total communal open space by 418sq.m to 1862sq.m. This equates to 33% of the site area being 8% over the ADG requirement. The breakdown of the areas are as follows:

- Podium -	1244sq.m
- Building A&B-	618sq.m
- Total-	1862sq.m

DEEP SOIL

1. The increase to the footprint of building D reduces the deep soil area by 46sq.m. The total area of deep soil area is now 778sq.m. This equates to 14% of the site area being 7% over the ADG requirement.

OVERALL

1. The number of units has been reduced to 369 apartments.
2. The new FSR is 4.79:1 (refer to GFA plans)
3. The number of parking spaces have not been reduced.
4. Solar access to units is 257 which equates to 70%.
5. Cross ventilation to units is 281 which equates to 76%.

If you require further information or clarification, please contact me.

Yours sincerely,

Jim Apostolou