

Appendix 7 Written request and justification for variance to principal development standard – Maximum height of building

This is a written justification under clause 4.6 *Exceptions to development standards* of the Auburn LEP 2010 to seek the grant of development consent where the development contravenes the maximum building height development standard that applies to the Former Lidcombe Hospital Site under the provisions of the Auburn LEP 2010.

The Auburn LEP 2010 came into effect on 29 October 2010. The Former Lidcombe Hospital Site (Botanica) has been the subject of continuing development following the grant of staged development consent by the LEC in July 2004.

The site to which this written application relates is zoned R3 Medium Density Residential and the zone objectives are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

As indicated above the principal development standard for which a variation is sought relates to clause 4.3 *Height of buildings*.

Under the provisions of clause 4.3- *Height of buildings* of the Auburn LEP 2010 it states:

- (1) *The objectives of this clause are as follows:*
 - (a) *to establish a maximum height of buildings to enable appropriate development density to be achieved, and*
 - (b) *to ensure that the height of buildings is compatible with the character of the locality.*
- (2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

The maximum height stated on the Height of Buildings Map for the site is 9m and this is the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The maximum variation in building height over the 9m maximum permitted by Clause 4.3 varies for each of the buildings.

The existing retained buildings that are being refurbished for residential accommodation exceed the 9m as set out below:

Building 72 – 11.15m
 Building 73 – 10.25
 Building 74 – 10.25

Buildings A and B also exceed the 9m maximum building height by 9.74m and 10m respectively.

The maximum exceedance is 2.15m or 23.9% for Building 72 with the other retained building exceeding the height limit by 13.9%.

Building A exceeds the maximum height by less than 10% (8.2%) and Building B marginally more than 10% (1.1%).

Figure A7.1 show in relation to Buildings A and B that for the most part the exceedance of the building height would be less than 10% and it is essentially the parapets that are the highest elements and these are only a small portion of the building but have a significance role in providing articulation of the building elevations.

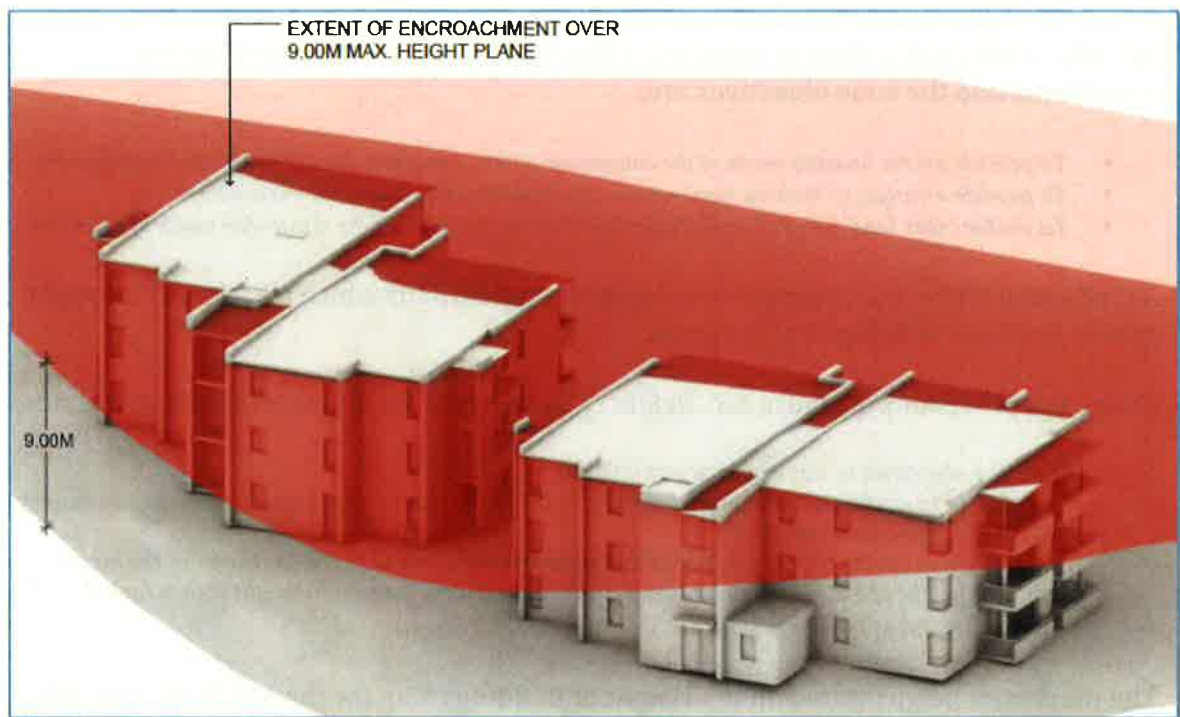


Figure A7.1 Building height plan section through Buildings A and B

Prior to the notification of the Auburn LEP 2010 dwelling height was controlled under the provisions of Part L of Auburn DCP 2003 relating to the Former Lidcombe Hospital Site. Under section 8.1 housing types could be built to a height of up to 3 storeys where it is necessary to define and balance the spatial system. Under section 8.2 of that DCP the maximum floor to ceiling heights were 3.0m for ground floor and 2.7m for first and second floors and the maximum building height from finished ground level to ceiling of upper most floor – three storey was 9.6m.

The maximum building height under that DCP did not include the roof, which the DCP indicated should have a pitch between 20 to 40 degrees. This theoretically meant that dwellings could exceed a building height as now determined by definition of over 10m.

It is generally recognised that the Auburn LEP 2010 was a translation of existing controls into the new standard LEP template format. The problem with that is the former Lidcombe Hospital Site now has a 'development standard' control loosely based

on a set of 'historical' planning provisions that permitted somewhat greater discretion and flexibility than the development standard that now applies.

In the case of the existing buildings, no refurbishment has extended above the existing ridgeline of the buildings and the building height is generally exceeded over the area of pitched roof. The building height is in part caused by the higher than normal floor to ceiling heights of the ground floor, which for Building 72 is about 3.1m and higher than normal second storey – up to 2.9m in the case of Building 72.

These matters to be considered under clause 4.6 are addressed below:

Consideration	Justification for Contravention
4.6(3)(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and	<ul style="list-style-type: none"> • Three of the buildings are existing and being refurbished for adaptive reuse; • No refurbishment of the retained buildings has caused the roof height to be extended; • It would be inappropriate and unreasonable to require compliance with the building height in respect of the retained buildings due to their heritage standing; • The exceedance of the maximum building height has no material adverse impact on any adjoining development both with respect to the retained buildings and Buildings A and B; • It is considered reasonable in the circumstances to require Buildings A and B to comply to the maximum building height as the generally less than 10% exceedance has no material impact on the site and surrounding / adjoining area; • Previous controls permitted three storey dwellings which potentially had a measured height exceeding 10m
4.6(3)(b) that there are sufficient environmental planning grounds to justify contravening the development standard.	<ul style="list-style-type: none"> • The building height as measured is in excess of the maximum 9m but does not pose any detrimental environmental issues that would be grounds for refusal. The maximum height of Buildings A and B is less than the maximum heights of the retained buildings. The small exceedance of the building height of Buildings A and B allows for more effective use of ground level space and provides suitable curtilage area for the retained buildings.
4.6(4)(a)(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and	<ul style="list-style-type: none"> • The objectives of clause 4.3 is set out above and the increase in measured height above the maximum is consistent with those objectives; • The height of buildings do not alter the relationship of those buildings to the surrounding development per se as the buildings are existing where they interface directly with adjoining development and no change occurs to the vertical height above the existing roof line of the retained buildings; • The additional increase in building height as measured does not affect the density of development per se. The additional dwellings provided by the additional storey to Buildings A and B provide 8 additional dwellings and this is within the dwelling density for the Botanica Estate overall and is not considered to be overly dense for the Site; • The average lot size for dwellings on the site is ~192m², the minimum permitted lot size for multi dwelling housing and attached housing – both forms of housing permitted is 170m²

Consideration	Justification for Contravention
	<p>for each dwelling;</p> <ul style="list-style-type: none"> The height of Buildings A and B are compatible with the height of the retained buildings which are higher again than =Buildings A and B and the height of the retained buildings does not affect nearby development because of the significant setback to those adjacent buildings, which is retained as part of the development; The small exceedance in building height for Buildings A and B permits another eight x two bedroom dwellings to be provided as part of the dwelling stock in the Botanica estate. This provides for housing that otherwise is not generally represented in the dwelling stock so addresses both the primary objectives of the R3 Medium Density Residential zone in that it provides for housing needs of the community in terms of choice and variety and the density is consistent with other forms of housing otherwise permitted in the Botanica Estate.
<p>4.6(5)(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and</p>	<ul style="list-style-type: none"> Permitting the contravention in the circumstances does not raise any matter of significance for State or regional environmental planning per se; Permitting the exceedance particularly in respect of Buildings A and B allows compliance with s5(a)(i) and (ii) of the Environmental Planning and Assessment Act in so far as it permits an efficient use of the land in a form that enhances the curtilage areas around the retained buildings, while achieving a density of development that is consistent with permitted other forms of residential accommodation. The additional dwellings also assist in the economic cost of conservation works associated with the retained buildings.
<p>4.6(5)(b) the public benefit of maintaining the development standard, and</p>	<p>There is no direct public benefit from enforcing the development standard in this instance, in fact a dis benefit is perceived as a better urban design outcome is achieved in providing for car parking at the 'basement' level of the building, which is the contributor to the increase in building height over the maximum set in the development standard</p>
<p>4.6(5)(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.</p>	<p>None known at time of preparation</p>

From the above it can reasonably be concluded that allowing the exception to the development standard in this instance:

- does not compromise the achieving of the standard's objectives notwithstanding non-compliance with the 9m maximum building height standard;
- is in the case of the retained buildings somewhat irrelevant hence compliance is unnecessary;
- is in the case of the new buildings has no material effect to any of the adjoining or surrounding development and the exceedance is generally less than 10% for the majority of the new buildings, hence in this particular circumstance the standard is not directly relevant bearing in mind that the nearest existing retained

buildings exceed the development standard and there is no direct adjoining development affected;

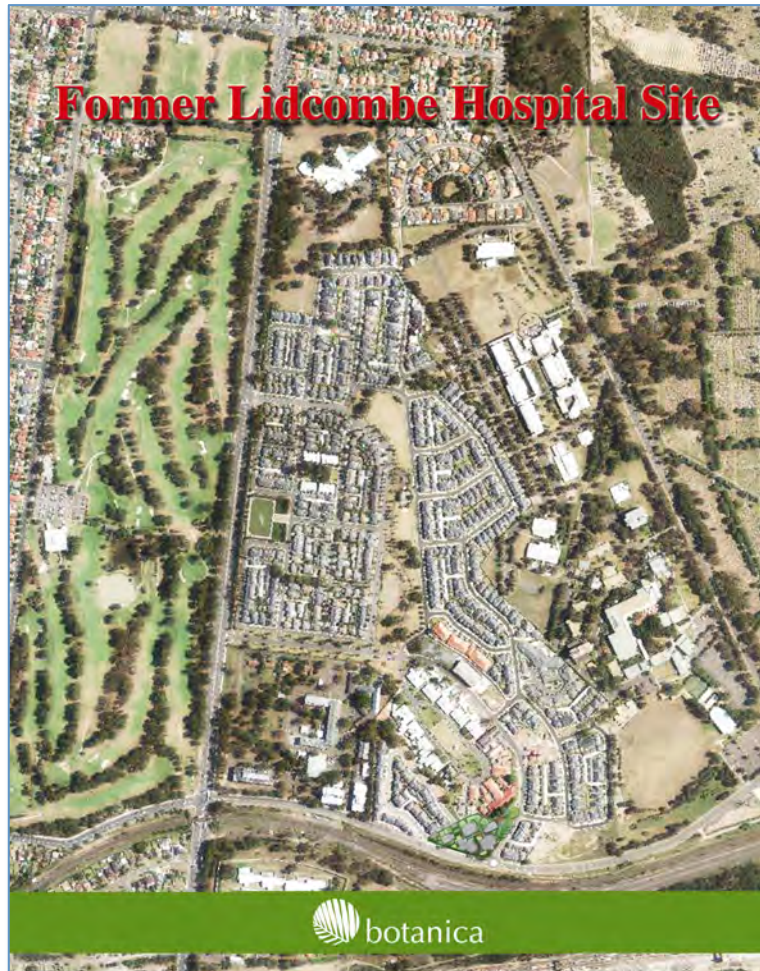
- in relation to the retained buildings would avoid significant heritage implications and therefore compliance would be unreasonable and enforcement of the standard on the new buildings for reasons stated above be unreasonable and inconsistent;
- would be considered consistent in the context of the previous development control provisions that applied to the site as outline above;
- given the situation and location of the site is reasonable due to existing use of land and current environmental character of the particular parcel of land.

Given the circumstances and justification set out above the exception to the building height development standard should be granted to the Applicant.





AUSTRALAND INDUSTRIAL No 16 PTY LIMITED



Botanica

**Brooks Circuit & Main Avenue Lidcombe
Stage 82 - Building Refurbishment including Demolition,
New Dwellings and Subdivision
Clause 4.6 variation for FSR exceedance**

McKenzie Land Planning Services Pty Limited

Stage 82 Written justification for exception to FSR standard

This is a written justification under clause 4.6 *Exceptions to development standards* of the Auburn LEP 2010 to seek the grant of development consent where the development contravenes the FSR development standard that applies to the Former Lidcombe Hospital Site under the provisions of the Auburn LEP 2010.

The FSR development standard that applies to the site is 0.5:1 and the proposed development proposes a FSR of 0.55:1.

The Auburn LEP 2010 came into effect on 29 October 2010 and zoned the land R3 – Medium Density Residential. The objectives of the R3 zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The Former Lidcombe Hospital Site (Botanica) has been the subject of continuing development following the grant of staged development consent by the LEC in July 2004.

Prior to the notification of the Auburn LEP 2010 over 500 allotments / dwellings had been approved or applications were pending with Council. At the time of preparing this DA the total number of dwellings permitted on the site by consent condition is 750.

With the adoption of the ALEP 2010, the provisions relating to floor space ratio (FSR) for dwellings fundamentally changed from being addressed under The Former Lidcombe Hospital Site Development Control Plan (Part L) provisions to becoming a development standard under the provisions of the ALEP 2010.

This application to vary a development standard relates to the Floor Space Ratio provisions of Clause 4.4 of the Auburn LEP 2010. The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map and for this site it is 0.5:1. The development proposes a FSR of 0.55:1, which is 10% greater than the development standard.

The form of building development resulting in the higher FSR has emerged in response to the situation of the site and desire to provide more affordable housing choice and additional housing to alleviate the higher than anticipated cost of refurbishment of some of the heritage buildings. This has resulted in the proposed development comprising both refurbished and new residential flat buildings (RFB). The permissibility of RFB on the site has been addressed in Section 3.2.1 of the SEE.

The FSR provision relating to the site was previously dealt with under Part L of Auburn DCP 2003 relating to the Former Lidcombe Hospital Site. A 'whole of site' FSR was

adopted in that DCP, which was equivalent to 0.5:1 although it was generally accepted that a higher FSR was more practical and appropriate to a site zoned for medium density residential development, particularly in relation to the different dwelling types that were proposed as part of the site development.

Table 1 shows the distribution of actual cumulative residential floor space including Stage 82 site development to date.

Table 1 Actual cumulative floor space per precinct

Precinct	Net Residential Area (ha) ¹	Theoretical distribution of Floor Space (m ²) ³	Land area subdivided to date (m ²) ²	Actual total floor space this application (m ²)	Cumulative floor space (all applications to date) (m ²) ⁴	Balance based on overall FSR of 0.5:1 (m ²) ⁵
1	3.32	16,600	32,894		17,841.7	-1,394.70
2	3.09	15,450	31,051		17,942.77	-2,417.27
3	4.71	23,550	46,739		26,394.72	-3,025.22
4	3.52	17,600	35,745		19,577.32	-2,204.82
5	2.36	11,800	22,818		13,400.21	-1,600.21
6	3.15	15,750	28,058		13,355.6	2,394.4
7	1.22	6,111	12,223		7,362.5	-1,251.5
8	4.42	22,100	42,817	3,392.0	14,636.4	7,463.6
Total	25.79	128,961	252,345	3,392.0	130,511.22	-1,550.22

1 Area from Civil-01 Rev T dated 24 May 2010 (DA572/2002H) – for stage 71 area amended based on survey plan no 13420-7P1 with site area of 1.223ha

2 Does not include area of super lots / residue lots

3 Adopts 0.5:1 FSR calculation (also applicable to P3 as that was the applicable FSR applying to site at time of development under the Former Lidcombe Hospital Site DCP Part L although the Design Guidelines for the development of individual allotments permitted a 0.6:1 FSR. Alternative would be to assume 0.6 FSR applies to that part of P3 where separate applications were made for dwellings and 0.5 FSR to balance of site)

4 Assumed dwellings for stages involving subdivision of land only at maximum 0.6:1 FSR

5 Based on column 4 area when precinct completed

6 Includes studio accommodation (secondary dwelling) post Stage 43 DA but excludes Studio areas less than 55m² prior to and including Stage 42 as DA lodged / determined prior to State Environmental Planning Policy (Affordable Rental Housing) 2009

Notes: Differences in totals due to rounding

The cumulative overall site FSR to date of development for which approval has been granted or is sought is marginally more than 0.5:1 (0.506:1).

It is also noted that when Australand (Applicant) sought to depart from the 'house and land' development package for stages 31 and 34, which were to comprise essentially detached dwellings Council permitted the FSR for those stages to be 0.6:1 and this is even reflected in the provisions of the Auburn LEP 2010. At that time the FSR for detached dwellings in Residential 2(b) zone was 0.6:1 (page 6 of Detached Dwellings and Dual Occupancy Development Control Plan) – now superseded by the FSR provisions of the Auburn LEP 2010.

Further, the Multiple Dwellings Development Control Plan that was adopted by Council on 17 September 2003 permitted a maximum floor space ratio is 0.7:1 – also now superseded by the FSR provisions of the Auburn LEP 2010 and it is noted that is some instances (see clause 4.4(2A)) a FSR up to 0.85:1 for multi dwelling housing sites is possible.

Those controls are no longer or directly applicable to the Former Lidcombe Hospital site and the provisions of clause 4.5(3)(b) of the ALEP 2010 are used as the basis to calculate the FSR of each subsequent stage of development that will comprise different house types.

A number of the dwelling types provided for on the former Lidcombe Hospital site could be considered to be of a 'multi dwelling' form including the dwelling types associated with this application. It would seem inappropriate on the one hand to permit a 'higher density' building form that generally dictates a higher FSR but constrain the optimum development of that building form by restricting the FSR to below that which is permissible for a detached dwelling (being a lower density building form), which is permissible elsewhere on the site.

It is generally recognised that the Auburn LEP 2010 was a translation of existing controls into the new standard LEP template format. The problem with that is the former Lidcombe Hospital Site now has a 'development standard' control based on 'historical' planning provisions introduced at a time when the matter was before the Land & Environment Court that is not entirely applicable to the zoning of the site or the permitted types of development.

The 'translated 'development standard' bears no demonstrable relevance to the permitted development nor does it when compared to the controls that apply to similarly zoned land and development of a similar nature in the nearby vicinity of the site.

Development practice on the Former Lidcombe Hospital site following development approval in July 2004 has exceeded the 0.5:1 FSR and for some stages has approached a FSR of 0.65:1 FSR.

The FSR of Stage 82 is 0.55:1 and is due in part to the dimensional character of the site and the predominant built form being multi dwelling housing and residential flat building.

Although the development has a FSR of 0.55:1, the scale and form of the development provides for alternative more affordable housing choice in some instances (the new residential flat buildings) that would otherwise not be the case. The built form is also considered compatible and sympathetic to the heritage setting.

The matters to be considered under clause 4.6 are addressed below:

Consideration	Justification for Contravention
4.6(3)(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and	<ul style="list-style-type: none"> Historically the 0.5:1 FSR was an anomaly introduced at a time when the development was before the LEC with no apparent justification that such a FSR was appropriate for a medium density housing site; The adopted FSR for detached dwellings in the Auburn LGA has been 0.6:1 and for medium density development 0.7:1 and greater in some cases; The site was and is zoned for 'medium density' housing;

Consideration	Justification for Contravention
	<ul style="list-style-type: none"> Historically development applications submitted and approved by Auburn Council have exceeded the 0.5:1 FSR; Part of the former Lidcombe Hospital site has been given a FSR of 0.6:1 for detached dwellings, which is a higher FSR for the remainder of the site that allows for multi dwelling housing.
4.6(3)(b) that there are sufficient environmental planning grounds to justify contravening the development standard.	<ul style="list-style-type: none"> All the adjoining and surrounding land zoned R3 Medium Density Residential has been 'zoned' with a FSR of 0.75:1; Some multi dwelling housing sites are permitted to have a FSR up to 0.85:1 (Clause 4.4(2A)); It is incongruous to have a 'medium density' residential zone and have a 'development standard' control that stymies the effective and efficient delivery of housing in that zone; The FSR development standard acts as a disincentive to efficient and effective development and use of a 'scarce' resource ie land in a way not realistically contemplated or intended, thus compliance with the standard would thwart development and therefore compliance is unreasonable.
4.6(4)(a)(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and	<ul style="list-style-type: none"> The objectives of clause 4.4 <i>Floor space ratio</i> of the ALEP 2010 are: <ul style="list-style-type: none"> (a) <i>to establish a maximum floor space ratio to enable appropriate development density to be achieved, and</i> (b) <i>to ensure that development intensity reflects its locality</i> Neither of these objectives are met if the FSR of 0.5:1 is enforced and therefore it is the public interest to allow the contravention of the development standard. Conversely the intensity of development in the form of refurbished heritage buildings and new residential flat buildings is overall at a 'density' that reflects the locality and allows for more affordable housing as well as funding the assist in the higher than anticipated heritage refurbishment costs. Allowing contravention of the development standard will enable the development to be consistent with the objectives of the clause. Adherence to 0.5:1 FSR does not maximise the FSR to enable appropriate development and development for which the land is zoned and the 0.5:1 FSR is not consistent with the FSR on the same zoned land adjoining the site. The DCP intended that some development have a site cover of 70%. This in itself leads to a conclusion that for that development to occur it would likely exceed the 50% FSR and hence compliance with the development standard on an individual site basis is unnecessary and unreasonable.
4.6(5)(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and	<ul style="list-style-type: none"> If the contravention of the 0.5:1 FSR is not permitted in this instance a precedent will potentially be established that is a contradiction to adopted planning practice whereby there is recognition that in higher density zones higher density forms of housing development are encouraged; S117 Directions relating to Residential Zones states as a

Consideration	Justification for Contravention
	<p>objective:</p> <p>(b) <i>to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services,</i></p> <p>In meeting that requirement a Council is to include provisions in a LEP that encourage housing that will:</p> <p>(a) <i>broaden the choice of building types and locations available in the housing market, and</i></p> <p>(b) <i>make more efficient use of existing infrastructure and services, and</i></p> <p>(c) <i>reduce the consumption of land for housing and associated urban development on the urban fringe, and</i></p> <ul style="list-style-type: none"> Enforcement of the 0.5:1 FSR when compared to a 0.75:1 FSR or higher FSR for some special sites for other similarly zoned R3 land in the vicinity of the site is a contradiction to the s117 Directions; It is in the interest to implement a consistent approach to state and regional planning policy thus to permit the contravention would demonstrate a consistency of application of the s117 Direction applying to Residential Zone whereby ‘infill’ residential land is used more efficiently reducing consumption of land on the urban fringe and allow a more broader choice of housing in a medium density residential zone. This is not effectively achieved if the FSR of 0.5:1 is enforced. Strict compliance with the 0.5:1 FSR would thwart the objects 5 (a)(i) and 5(a)(ii) of the EP&A Acts in so far as it would hinder the orderly and economic use and development of land (ie it would require an ‘under development’ of the potential of the land consistent with its zoning and the density more applicable to the building form of the development) and non compliance with the FSR development standard would permit proper management, development of the land for the purpose of promoting the social and economic welfare of the community and a better environment by allowing an appropriate form of development at a reasonable density thereby reducing the consumption of land for housing.
4.6(5)(b) the public benefit of maintaining the development standard, and	Nil – in fact there would be an overall dis benefit to the public in adhering to or maintaining the 0.5:1 FSR control in this instance as it would result in a form of development that did not respond optimally to the site and provide for more affordable house price point and provide the additional revenue to assist in refurbishment of the heritage buildings
4.6(5)(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.	Matters referred to in Appendix 3 of Varying Development Standards: A Guide – August 2011 have been addressed in the body of the submission above

The higher FSR in this instance is an inevitable outcome arising from the particular design response to the nature of the site and built form (being a combination of multi dwelling housing and residential flat building).

Given the circumstances and justification set out above the exception to the FSR development standard should be granted to the Applicant.

Due to the proposed development including two Residential Flat Buildings of three storeys, SEPP 65 - Design Quality of Residential Flat Development is also a relevant consideration. Consideration of that part of the proposed development in terms of the Design Quality Principles and the Residential Flat Design Guide is set out in **Appendix 6**.

3.2.1 Permissibility of proposed development

As described above the dwellings in Building 72 has been refurbished as a Residential Flat Buildings as this was considered the most appropriate form of refurbishment for the adaptive re use of that building while having the least effect on the internal fabric of the building. Also the new dwellings in Buildings A and B are contained in Residential Flat Buildings as this provided the best design outcome in terms of accommodating the additional dwellings.

Under the Auburn LEP 2010 land use table for the R3 zone 'residential accommodation' is prohibited development. By virtue that Residential Flat Buildings is a sub term of 'residential accommodation' and it is not specifically listed as a permitted use, Residential Flat Buildings is also a prohibited use in the R3 zone.

The balance of the proposed development involving the refurbishment of Buildings 73 and 74 into four dwellings is characterised as multi dwelling housing as they will be part of the strata subdivision of Lot 8 and as such is permissible development with consent.

In relation to the proposed Residential Flat Buildings (Buildings 72, A and B) permissibility of the development relies on the provisions of clause 5.10(10) – Conservation Incentives of the Auburn LEP 2010, which states:

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) *the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

To rely on cl5.10(10) two or three relevant pre-requisites must be satisfied, being:

- (a) *that the proposed works to be carried out constitute 'development';*
- (b) *if so, that the development involves a building which is a 'heritage item'; or*

- (c) *the proposed 'development to be carried out is in respect of the land on which such a building which is a 'heritage item' is erected.*

The relevant statutory definition of 'development' is contained in s4 of the Environmental Planning and Assessment Act 1979 (EPA Act) as:

- (a) *The use of the land*
- (b) *The subdivision of land*
- (c) *The erection of a building*
- (d) *The carrying out of work*
- (e) *The demolition of a building or work, and*
- (f) *Any other act matter or thing referred to in section 26 that is controlled by an environmental planning instrument*

but does not include any development of a class or description prescribed by the regulations for the purposes of this definition.

The proposed development involves the 'use of land', the 'erection of a building', the 'carrying out of work' and also part 'demolition of a building'. Thus the proposed development falls within the definition of 'development' under the EPA Act.

The refurbishment of Building 72 as dwellings in a Residential Flat Buildings is considered to be *development that involves a building, which is a 'heritage item'* and the erection of Buildings A and B is considered to be *development carried out is in respect of the land on which such a building which is a 'heritage item' is erected.*

The definition of 'heritage item' in the Auburn LEP is:

a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.

That definition contains an additional 'note', which states that 'An inventory of heritage items is also available at the office of the Council'. It is also noted that the definition of 'heritage item' in the Auburn LEP does not refer to any specific parts of Schedule 5, but rather, the definition picks up the whole of Schedule 5.

Schedule 5 of the Auburn LEP contains a list of heritage items, heritage conservation areas and archaeological sites and this forms the essence of what constitutes a heritage item by definition.

While there is no reference to any of the individual buildings within the SHR listed Lidcombe Hospital Site Precinct (Site) listed in Schedule 5, the Site itself is identified as a 'heritage conservation area' under Part 2 of Schedule 5.

The proposed development relates to a 'heritage item' in two ways:

- (a) Because the Site falls within a heritage category identified in Schedule 5; and
- (b) By the incorporation of heritage items on the Council's register into the definition of 'heritage item', as foreshadowed by the note in the Auburn LEP.

In terms of (a) above the Site per se is not a 'building' but a 'place'. While 'place' is not defined in the Auburn LEP it is defined in the *Heritage Act 1977* as:

an area of land, with or without improvements

Further, 'place' can be taken to mean (Macquarie Dictionary):

- (a) a region.
- (b) an open space, or square, in a city or town.
- (c) an area, especially one regarded as an entity and identifiable by name, used for habitation, as a city, town, or village.
- (d) a building.
- (e) a part of a building.
- (f) a residence, dwelling, or house.
- (g) a property comprising land, buildings, residence, etc.

The Site (in this case being the area of Stage 82) fits purposely the description of 'place', although this can equally apply to the whole of the Lidcombe Hospital Site Precinct listed in Schedule 5 of the Auburn LEP 2010 and on the State Heritage Register.

Council's register, which contains relevant heritage items, includes the Site as such an item. While the reference to the inventory of heritage items in the Auburn LEP 2010 is contained in a note, which is not technically part of the LEP, the inclusion of the Site as a heritage item on the register supports the interpretation of the Site as a 'place' within Schedule 5 and thus reasonable to so conclude.

In addition, the State Heritage Inventory under the Heritage Act records the Site as a State Heritage Item and the buildings within it as local heritage items.

Clause 5.10(10) of the Auburn LEP 2010 contemplates development of *a building that is a heritage item or the land on which such a building is erected*. The proposed development relates to both building and land, namely the place itself, including the buildings. Thus the proposed development is located on 'land' on which the Heritage Item is located within the meaning of clause 5.10(10) of the Auburn LEP 2010.

Having regard to the above, for the purposes of clause 5.10(10) of the Auburn LEP 2010, the Site itself is a 'place' within the definition of 'heritage item' under Auburn LEP 2010 and this includes the collective grouping of buildings on the Site (in this case being Lot 8).

Further, the proposed development is located on 'land' on which other buildings being heritage items within the heritage conservation area are located (in particular buildings located within stages 82 being Lot 8), hence the 'land' to be developed for Buildings A and B is sufficiently proximate to those buildings to satisfy that requirement of clause 5.10(10) of the Auburn LEP 2010.

In addition to satisfying the basic tenant of cl5.10(10), **Table 14** considers those other matters, which the consent authority has to be satisfied with in order to grant the consent.

Table 14 Matters to consider under s5.10(10)

Consideration	Comment
the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and	<p>The Stage 8 DA (DA176/2006) among other matters included the demolition and suggested building envelopes to the rear of stage 82. The proposed demolition (including the removal of Bldg 69 annex behind Bldg 72) and refurbishment works was discussed with Heritage Office in late 2005 with the intention to include a new building envelope to offset the significantly increased cost of window joinery works on the Vernon buildings. Also the Stage 8 HIS of the amended DA dated circa Jan07 stated on page 4 to the effect that Australand would create an additional area of public reserve between stage 81 (rear) and stage 71 to include the existing stands of brush box and eucalypt and extend that to include the Nurses' Garden. This provides for separation of heritage conservation area and the new built form in that location.</p> <p>The proposed development thus is an off set for the higher than expected cost of conservation measures relating to the refurbishment of the retained buildings (not only those relating to the Vernon buildings but also the Barnet buildings in Stage 87 due to their poor physical condition) and the additional area set aside for open space. The proposed development thus facilitates the conservation. The fact that the conservation works are partially completed is related to the project staging and Australand has carried the initial burden of the conservation works in the interim.</p>
the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and	<p>The development is consistent with the DA572/2002, the <i>Lidcombe Hospital Site draft Conservation Management Plan</i> (Sept 2002) submitted with DA572/2002 and the <i>Lidcombe Hospital Site– Nurses' Quarters No. 1 Specific Element Conservation Policy</i> (Oct 2006,) <i>Lidcombe Hospital Site– Nurses Quarters No. 2 (B-73) Specific Element Conservation Policy</i> (Sept 2010), <i>Lidcombe Hospital Site – Nurses' Quarters No. 3 (B-74) Specific Element Conservation Policy</i> (Sept 2010) and <i>Former Lidcombe Hospital Site – Botanica Nurses Quarters Group – Stage 82 Precinct Heritage Impact Statement</i> (Feb 2015)</p>
the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and	<p>The conservation work on the retained buildings as identified in DA572/2002 will be completed for Stage 82. Conservation works on other retained buildings has been progressively carried out in accordance with conditions 29 and 31 of DA572/2002.</p>
the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and	<p>The proposed development does not adversely affect the heritage significance of the heritage item, including its setting and is consistent with the conservation management plan and HIS prepared for the development. The proposed new buildings are on the periphery of the heritage conservation area and removed from the primary area of heritage significance namely the Village Green and buildings directly around that space.</p>
the proposed development would not have any significant adverse effect on the amenity of the surrounding area.	<p>In relation to Building 72 the proposed development is the best form of refurbishment as it has least effect on the internal fabric of the building. This in no way causes any significant adverse effect on the amenity of the surrounding area. The amenity of the surrounding area does not materially change as a consequence of the proposed development such that it would be perceived to significantly alter or impact the surrounding area in an adverse manner.</p> <p>In relation to Buildings A and B these are located to the rear of stage 82 and bounded by Weeroona Road. These buildings are on the fringe of the conservation area and are largely screened by the existing buildings /</p>

Consideration	Comment
	landscaping from the Village Green and important views from the Nurses' Garden and Copeland Road. The amenity of the surrounding area does not materially change as a consequence of the proposed development such that it would be perceived to significantly alter or impact the surrounding area in an adverse manner.

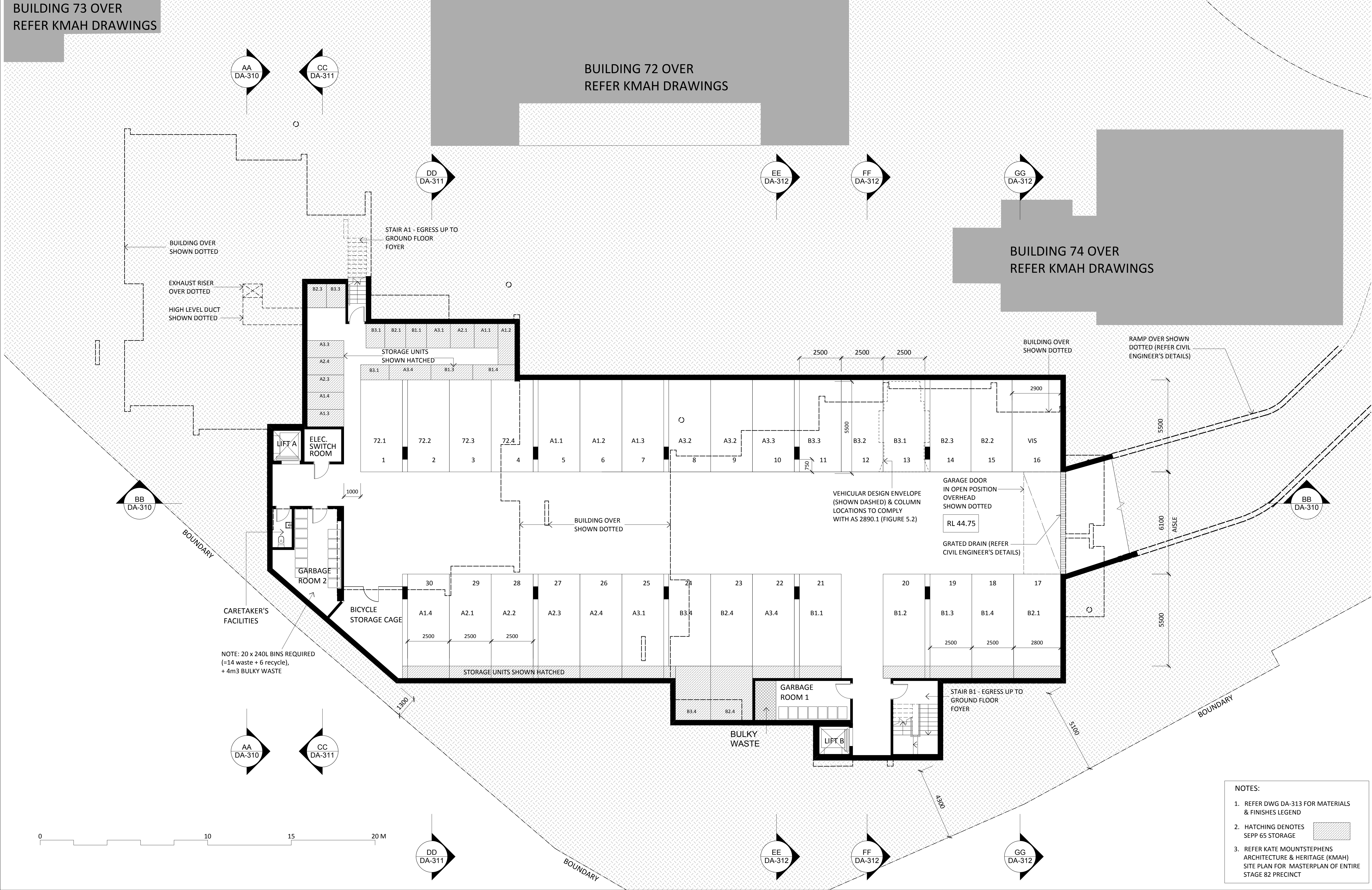
It is noted that on 6 November 2013 Council advised the Applicant it would be supportive of the use of cl5.10(10) of Auburn LEP 2010 provided that all of the requirements of the clause are satisfactorily addressed.

Having addressed all the requirements of cl5.10(10) it is a reasonable interpretation and conclusion, based on the above, for the consent authority to rely on the clause to grant consent for the dwellings in Building 72 as well as those in Buildings A and B as those buildings are Residential Flat Buildings and not ordinarily permitted development.

BUILDING 73 OVER
REFER KMAH DRAWINGS

BUILDING 72 OVER
REFER KMAH DRAWINGS

BUILDING 74 OVER
REFER KMAH DRAWINGS



- NOTES:
1. REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND
 2. HATCHING DENOTES SEPP 65 STORAGE
 3. REFER KATE MOUNTSTEPHENS ARCHITECTURE & HERITAGE (KMAH) SITE PLAN FOR MASTERPLAN OF ENTIRE STAGE 82 PRECINCT

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A	24/3/15	ISSUED FOR DEVELOPMENT APPLICATION
7	8/3/15	ISSUED FOR CLIENT SIGN OFF PRE-DA
6	19/12/14	80% COMPLETE PROGRESS ISSUE

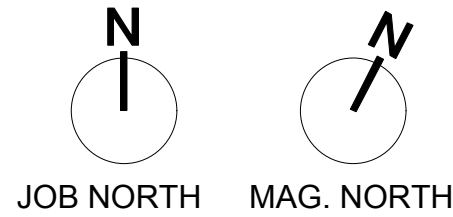
ISSUE	DATE	REVISION
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PROJECT
APARTMENTS
STAGE 82, BOTANICA, LIDCOMBE

CLIENT
FRASERS PROPERTY AUSTRALIA

TITLE
BASEMENT PLAN

STATUS
DEVELOPMENT APPLICATION



SCALE
1:100 @ A1

Jane Johnson Architects

DATE
REFER REVISION

DRAWN
JJ

DWG NO
DA 210

REV
B

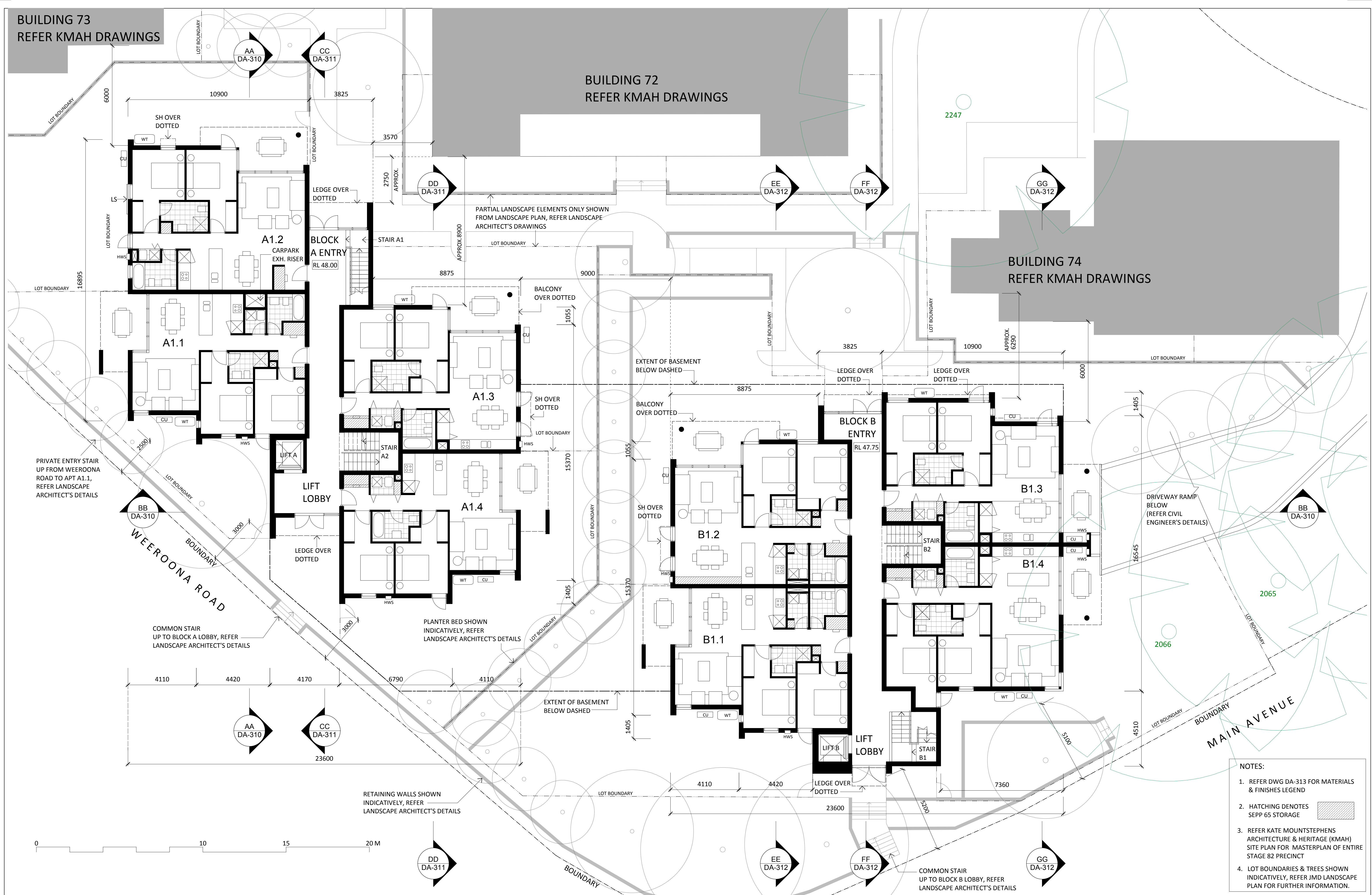
A. 113 Brighton Blvd. Bondi NSW 2026 E. jane@jjarchitects.com.au
M. 0402 940 198 T/F. (02) 8068 5165 ABN. 90 869 807 519



BUILDING 73
REFER KMAH DRAWINGS

BUILDING 72
REFER KMAH DRAWINGS

BUILDING 74
REFER KMAH DRAWINGS



- NOTES:
- REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND
 - HATCHING DENOTES SEPP 65 STORAGE
 - REFER KATE MOUNTSTEPHENS ARCHITECTURE & HERITAGE (KMAH) SITE PLAN FOR MASTERPLAN OF ENTIRE STAGE 82 PRECINCT
 - LOT BOUNDARIES & TREES SHOWN INDICATIVELY, REFER JMD LANDSCAPE PLAN FOR FURTHER INFORMATION.

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6	19/12/14	80% COMPLETE PROGRESS ISSUE

ISSUE	DATE	REVISION
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PROJECT

**APARTMENTS
STAGE 82, BOTANICA, LIDCOMBE**

CLIENT

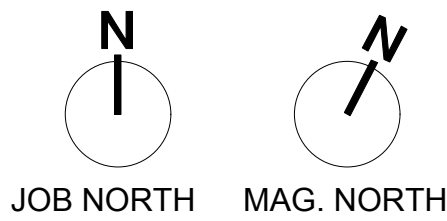
FRASERS PROPERTY AUSTRALIA

TITLE

**LEVEL 1 PLAN
(GROUND FLOOR)**

STATUS

DEVELOPMENT APPLICATION



SCALE

1:100 @ A1

Jane Johnson Architects

DATE

REFER REVISION

DRAWN

JJ

DWG NO

DA 211

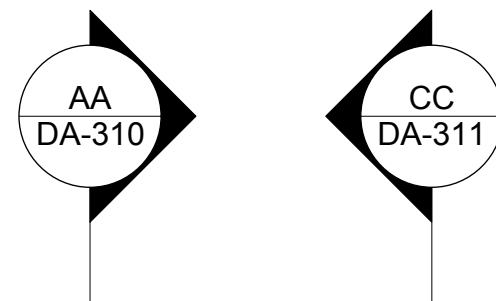
REV

B

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BUILDING 73
REFER KMAH DRAWINGS



BUILDING 72
REFER KMAH DRAWINGS

2247

BUILDING 74
REFER KMAH DRAWINGS

APPROX.
6290

5,000


BB
DA-310

2065

2066

BOUNDARY

NOTES:

1. REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND
2. HATCHING DENOTES SEPP 65 STORAGE 
3. REFER KATE MOUNTSTEPHENS ARCHITECTURE & HERITAGE (KMAH) SITE PLAN FOR MASTERPLAN OF ENTIRE STAGE 82 PRECINCT

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<div><div>B30/3/16ISSUED FOR REVISED DEVELOPMENT APPLICATION</div><div>A24/3/15ISSUED FOR DEVELOPMENT APPLICATION</div><div>78/3/15ISSUED FOR CLIENT SIGN OFF PRE-DA</div><div>619/12/1480% COMPLETE PROGRESS ISSUE</div></div>			<div>PROJECT</div> <div>APARTMENTS</div> <div>STAGE 82, BOTANICA, LIDCOMBE</div>		<div>TITLE</div> <div>LEVEL 2 PLAN</div> <div><div><div><div>N</div><div></div></div><div>JOB NORTH</div></div><div><div><div>N</div><div></div></div><div>MAG. NORTH</div></div></div>		<div>SCALE</div> <div>1:100 @ A1</div> <div>Jane Johnson Architects</div>		<div>DATE</div> <div>REFER REVISION</div>		<div>DRAWN</div> <div>JJ</div>		<div>DWG NO</div> <div>DA 212</div>		<div>REV</div> <div>B</div>	
<div><div>ISSUE</div><div>DATE</div><div>REVISION</div></div>			<div>CLIENT</div> <div>FRASERS PROPERTY AUSTRALIA</div>		<div>STATUS</div> <div>DEVELOPMENT APPLICATION</div>		<div><div>A.113 Brighton Blvd. Bondi NSW 2026</div><div>M.0402 940 198</div><div>T/F.(02) 8068 5165</div><div>E.jane@jjarchitects.com.au</div><div>ABN.90 869 807 519</div></div>						<div>JJ</div> <div>A</div>			

BUILDING 73
REFER KMAH DRAWINGS

AA
DA-310

CC
DA-311

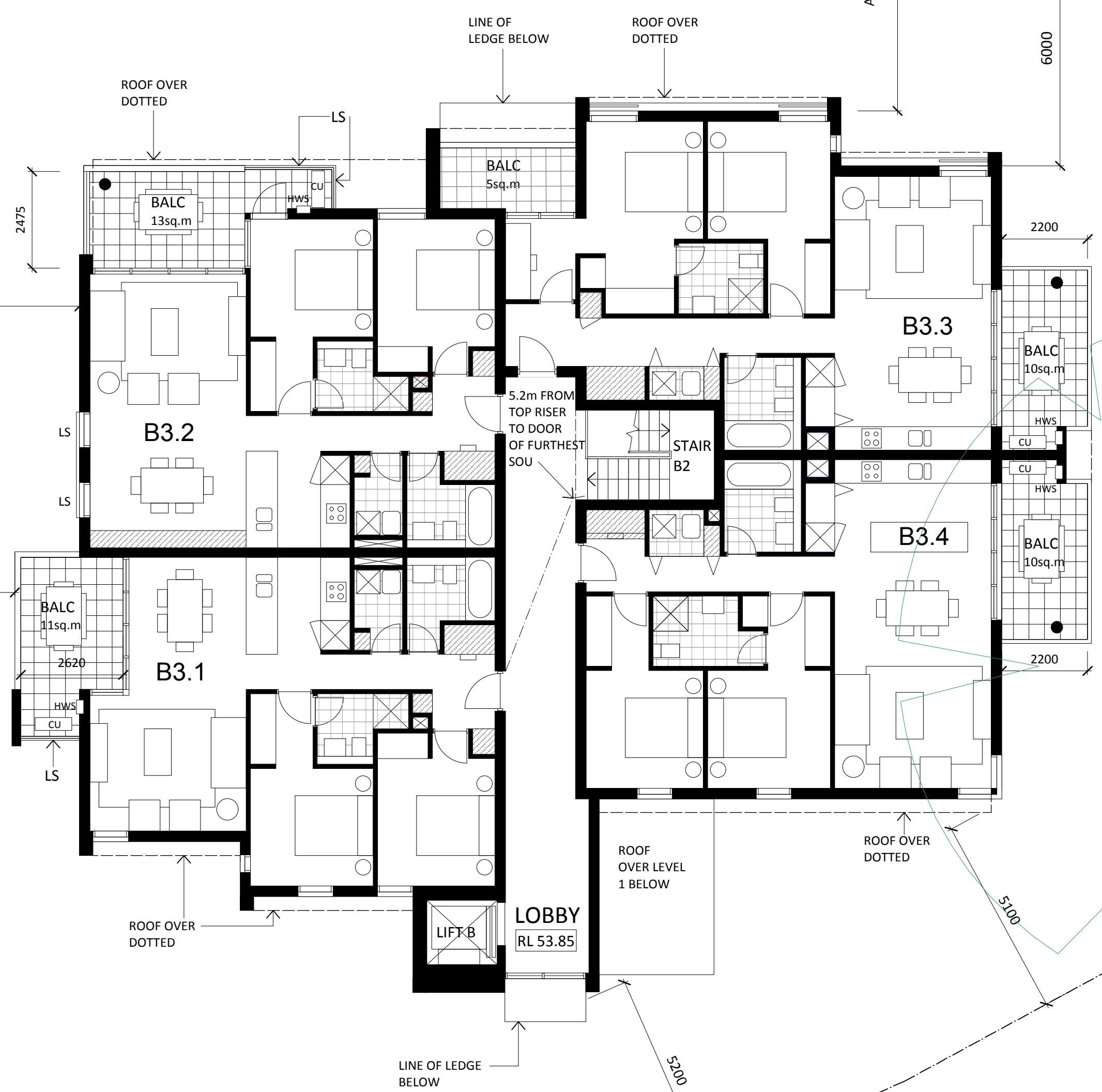
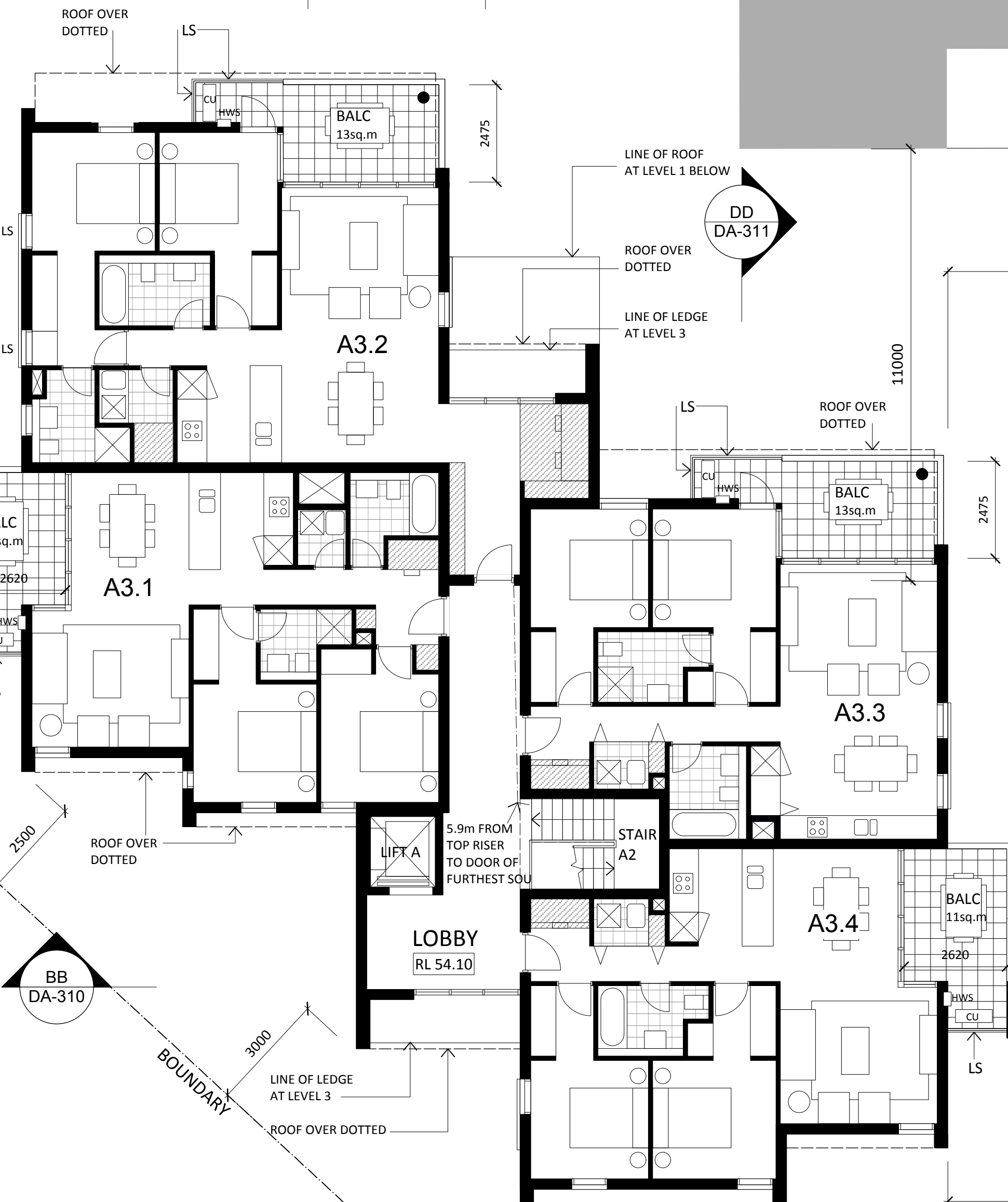
BUILDING 72
REFER KMAH DRAWINGS

EE
DA-312

FF
DA-312

GG
DA-312

BUILDING 74
REFER KMAH DRAWINGS



DD
DA-311

EE
DA-312

FF
DA-312

GG
DA-312

BB
DA-310

0 10 15 20 M

- NOTES:
- REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND
 - HATCHING DENOTES SEPP 65 STORAGE
 - REFER KATE MOUNTSTEPHENS ARCHITECTURE & HERITAGE (KMAH) SITE PLAN FOR MASTERPLAN OF ENTIRE STAGE 82 PRECINCT

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B	30/3/16	ISSUED FOR REVISED DEVELOPMENT APPLICATION
A	24/3/15	ISSUED FOR DEVELOPMENT APPLICATION
7	8/3/15	ISSUED FOR CLIENT SIGN OFF PRE-DA
6	19/12/14	80% COMPLETE PROGRESS ISSUE

PROJECT
APARTMENTS
STAGE 82, BOTANICA, LIDCOMBE

CLIENT
FRASERS PROPERTY AUSTRALIA

TITLE
LEVEL 3 PLAN

STATUS
DEVELOPMENT APPLICATION

N
JOB NORTH MAG. NORTH

SCALE
1:100 @ A1

DATE
REFER REVISION

DRAWN
JJ

DWG NO
DA 213

REV
B

Jane Johnson Architects

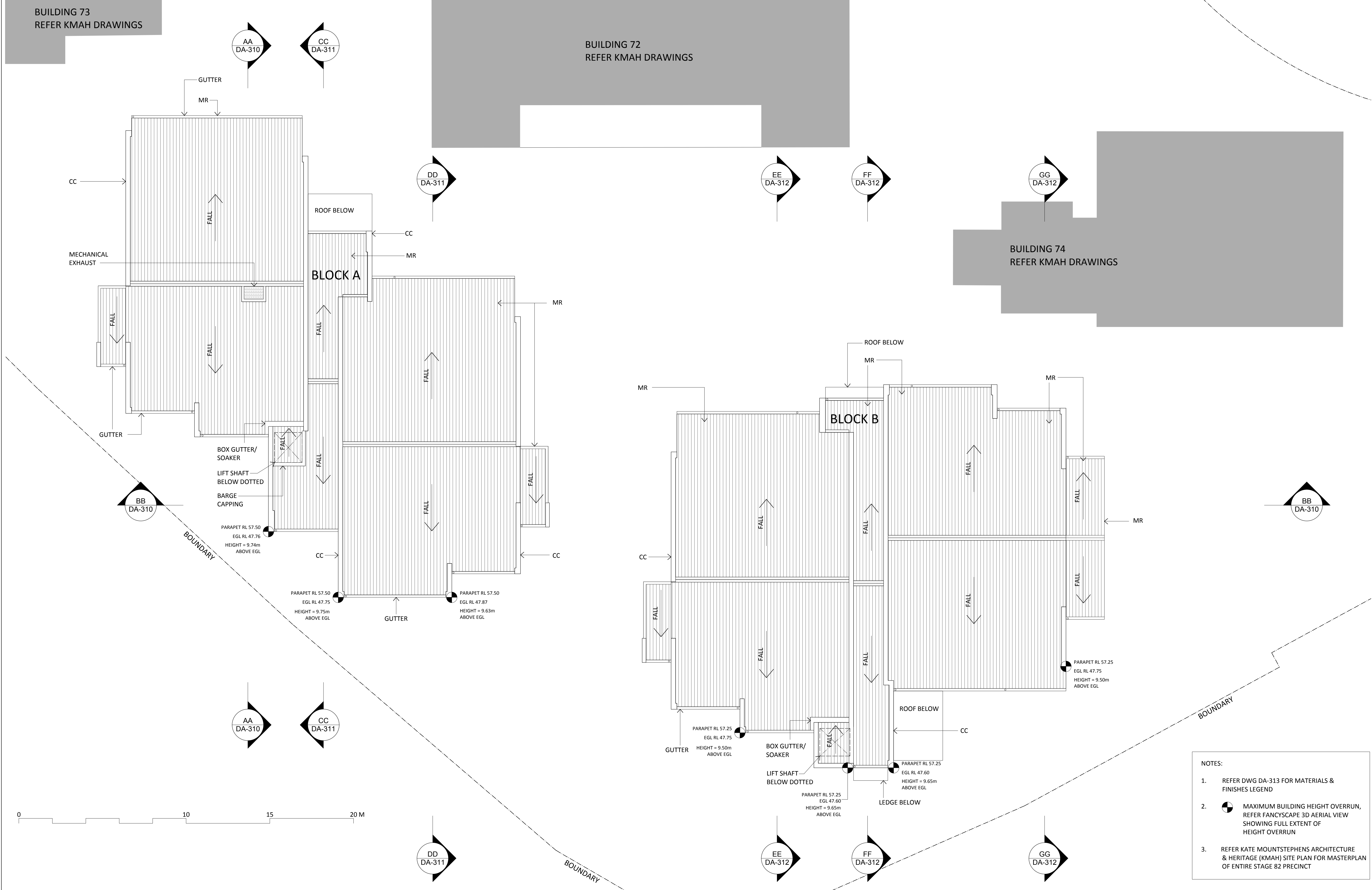
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BUILDING 73
REFER KMAH DRAWINGS

BUILDING 72
REFER KMAH DRAWINGS

BUILDING 74
REFER KMAH DRAWINGS



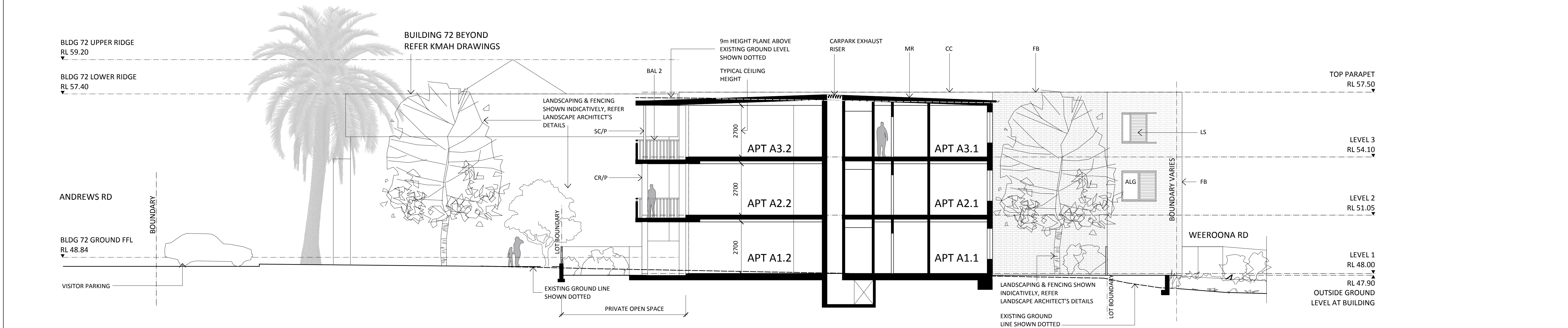
NOTES:

1. REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND
2.  MAXIMUM BUILDING HEIGHT OVERRUN, REFER FANCYSCAPE 3D AERIAL VIEW SHOWING FULL EXTENT OF HEIGHT OVERRUN
3. REFER KATE MOUNTSTEPHENS ARCHITECTURE & HERITAGE (KMAH) SITE PLAN FOR MASTERPLAN OF ENTIRE STAGE 82 PRECINCT

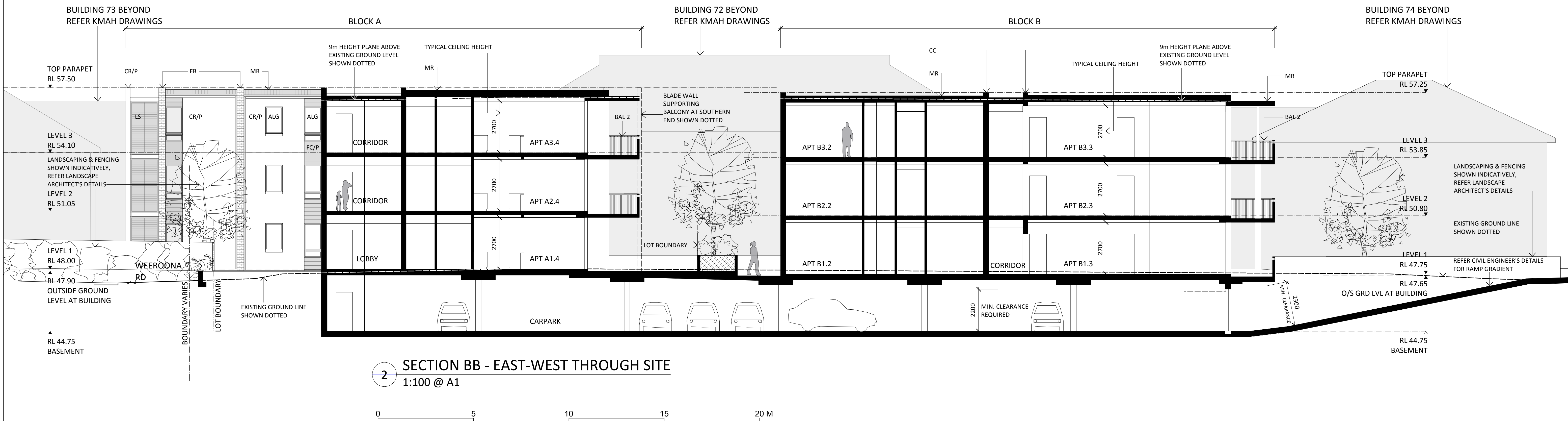
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B	30/3/16	ISSUED FOR REVISED DEVELOPMENT APPLICATION	PROJECT APARTMENTS STAGE 82, BOTANICA, LIDCOMBE	TITLE ROOF PLAN	<div><div><div>N</div><div></div></div><div>JOB NORTH</div></div> <div><div>N</div><div></div></div> <div>MAG. NORTH</div>	SCALE	DATE	DRAWN	DWG NO	REV
A	24/3/15	ISSUED FOR DEVELOPMENT APPLICATION				1:100 @ A1	REFER REVISION	JJ	DA 214	B
6	8/3/15	ISSUED FOR CLIENT SIGN OFF PRE-DA				Jane Johnson Architects				
5	19/12/14	80% COMPLETE PROGRESS ISSUE								
ISSUE	DATE	REVISION	CLIENT FRASERS PROPERTY AUSTRALIA	STATUS DEVELOPMENT APPLICATION	A. 113 Brighton Blvd. Bondi NSW 2026E. jane@jjarchitects.com.au M. 0402 940 198T/F. (02) 8068 5165ABN. 90 869 807 519					



1 SECTION AA - NORTH-SOUTH THROUGH BLOCK A (WEST WING)
1:100 @ A1



2 SECTION BB - EAST-WEST THROUGH SITE
1:100 @ A1

NOTE:
REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND

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A	24/3/15	ISSUED FOR DEVELOPMENT APPLICATION
7	8/3/15	ISSUED FOR CLIENT SIGN OFF PRE-DA

ISSUE	DATE	REVISION
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PROJECT
**APARTMENTS
STAGE 82, BOTANICA, LIDCOMBE**

CLIENT
FRASERS PROPERTY AUSTRALIA

TITLE
SECTIONS - SHEET 1

STATUS
DEVELOPMENT APPLICATION

SCALE
1:100 @ A1

Jane Johnson Architects

A. 113 Brighton Blvd. Bondi NSW 2026

M. 0402 940 198

DATE
REFER REVISION

DRAWN
JJ

DWG NO
DA 310

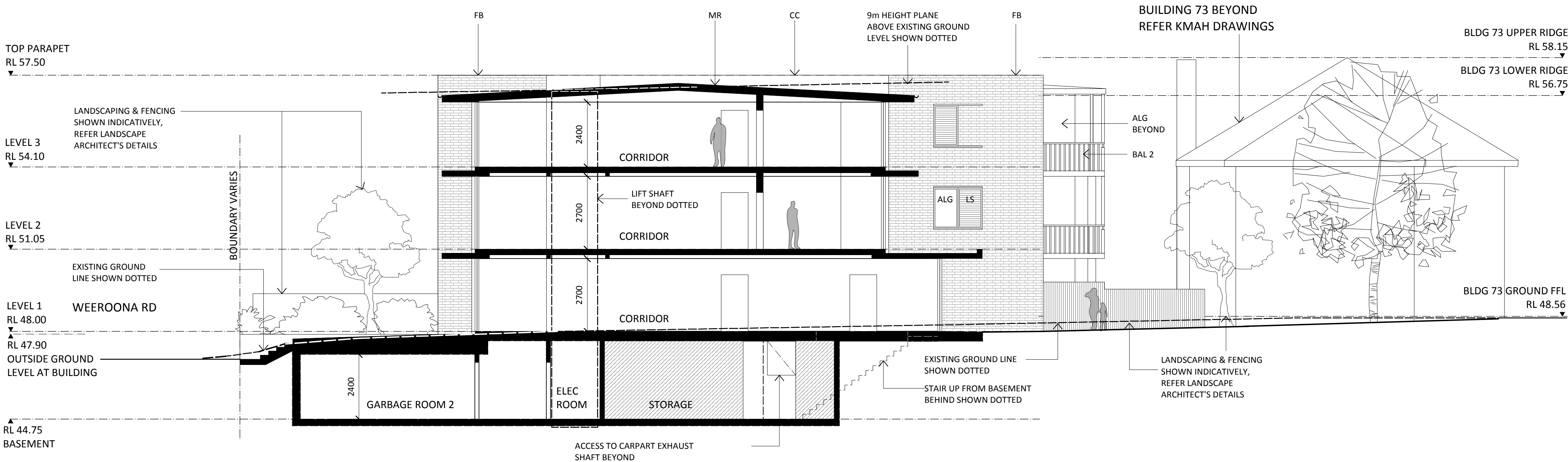
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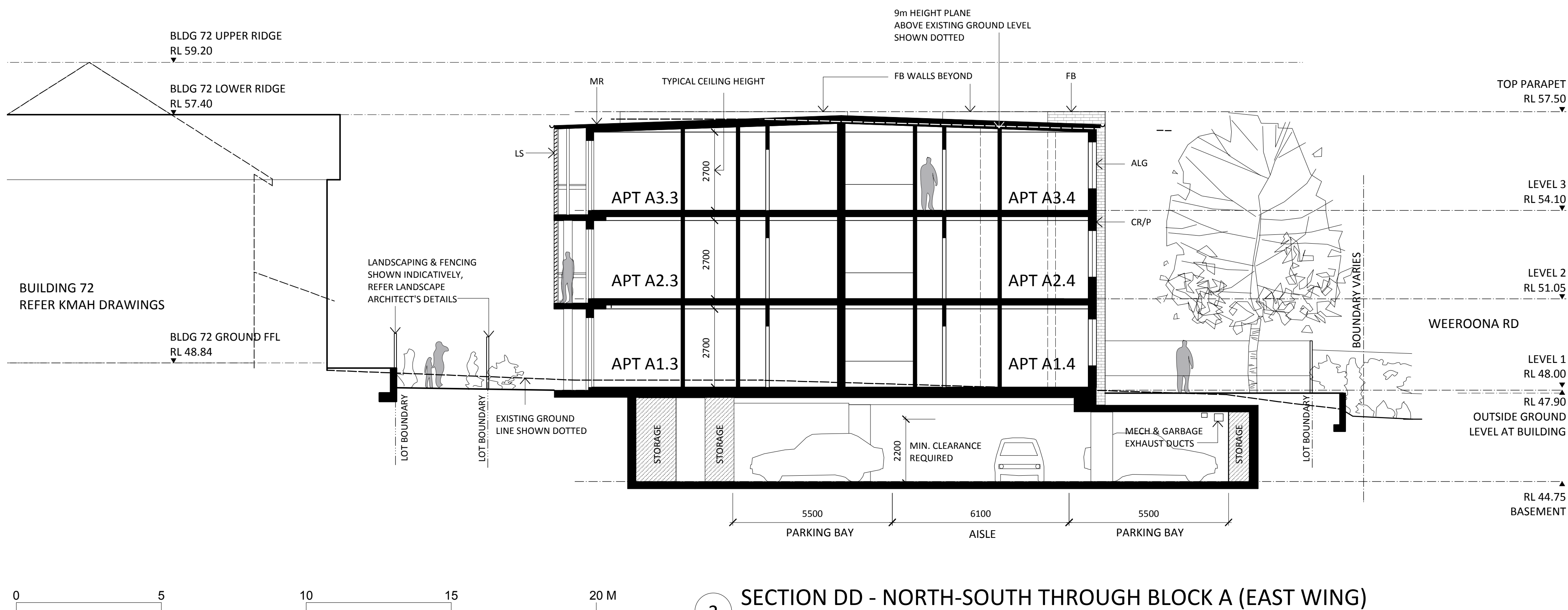




1

SECTION CC - NORTH-SOUTH THROUGH BLOCK A (CORRIDOR)

1:100 @ A1



2

SECTION DD - NORTH-SOUTH THROUGH BLOCK A (EAST WING)

1:100 @ A1

NOTE:
REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND

Construction general	
Glazing	Doors / windows: Aluminium frames with single clear glass U-Value (equal to or lower than): 6.57 SHGC (+ or - 10%): 0.74 Given values are NFRC, total window values
Roof / ceiling insulation	Roof: Metal roofing with sarking Ceiling: Plasterboard with R3.5 bulk insulation
Wall / floor insulation	External walls: Brick Veneer and weatherboard with an R2.0 bulk insulation Internal walls within units: Plasterboard on studs – no insulation Inter- tenancy walls: First and second floor: Single skin brick lined with plasterboard with an R1.2 bulk insulation or an equivalent 50mm acoustic insulation Third floor: Cavity panel no insulation Floors: Concrete slab no insulation Floor coverings: Carpet to bedrooms and tiles elsewhere

BASIX Water inclusions – Score 40/40

Fixtures (within units)	Showerheads: 3 star (>6.0 but <=7.5 L/min) Toilets: 4 star Kitchen taps: 4 star Bathroom vanity taps: 4 star
Fixtures (common areas)	Toilets: 4 star Vanity taps: 4 star
Appliances (within units)	Dishwashers: 3 star to all dwellings Clothes washers: 3 star to only 8 dwellings
Alternative water	Individual rain water tanks ground floor apartments 1000L Connection: Toilets and residential landscaping Harvested roof area: As per Basix certificate

BASIX Thermal Comfort – Score Pass/Pass

Thermal Performance	Average heating loads are 11.1MJ below allowable BASIX targets Average cooling loads are 27.3MJ below allowable BASIX targets
---------------------	--

BASIX Energy inclusions – Score 35/35

Hot water system	Individual systems gas instantaneous: 5 star
Lift motor	Lift to have gearless traction with VVVF motor.
Appliances & other efficiency measures (within units)	Gas cooktop & electric oven Dishwashers: 3 star Clothes dryer: 2 star
Heating & cooling (within units)	Heating: 1 Phase air-conditioner: 3.0 Stars (new rating) Cooling: 1 Phase air-conditioner: 2.5 Stars (new rating)
Artificial lighting (within units)	Fluorescent or LED lighting as per Basix certificate
Ventilation systems (within units)	Bathroom: Individual fan, ducted to façade or roof - manual switch on/off Laundries: Individual fan, ducted to façade or roof - manual switch on/off Rangehood: Individual fan, ducted to façade or roof - manual switch on/off
Artificial lighting (within common areas)	Car park: fluorescent – zone switching with motion sensors Lifts: LED – connected to lift call button Electrical switch room: fluorescent – manual on / manual off Common Toilet - fluorescent – manual on / manual off Garbage rooms: fluorescent – motion sensors Bicycle storage: fluorescent – manual on / manual off Common toilet: compact fluorescent – manual on / manual off Ground floor lobby: compact fluorescent – motion sensors Hallway lobby: compact fluorescent – zoned switching with motion sensors
Ventilation systems (within common areas)	Car park: No mechanical ventilation Garbage rooms: ventilation exhaust only – no efficiency measures Common Toilet - fluorescent – ventilation exhaust only – Interlock to light Electrical switch room: No mechanical ventilation Bicycle storage: No mechanical ventilation
Alternative Energy	Not required

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A	24/3/15	ISSUED FOR DEVELOPMENT APPLICATION
4	8/3/15	ISSUED FOR CLIENT SIGN OFF PRE-DA (NOTE SECTIONS SWAPPED ON PAGE)

ISSUE	DATE	REVISION
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PROJECT
APARTMENTS
STAGE 82, BOTANICA, LIDCOMBE

CLIENT
FRASERS PROPERTY AUSTRALIA

TITLE
SECTIONS - SHEET 2
& BASIX COMMITMENTS

STATUS
DEVELOPMENT APPLICATION

SCALE
1:100 @ A1

Jane Johnson Architects

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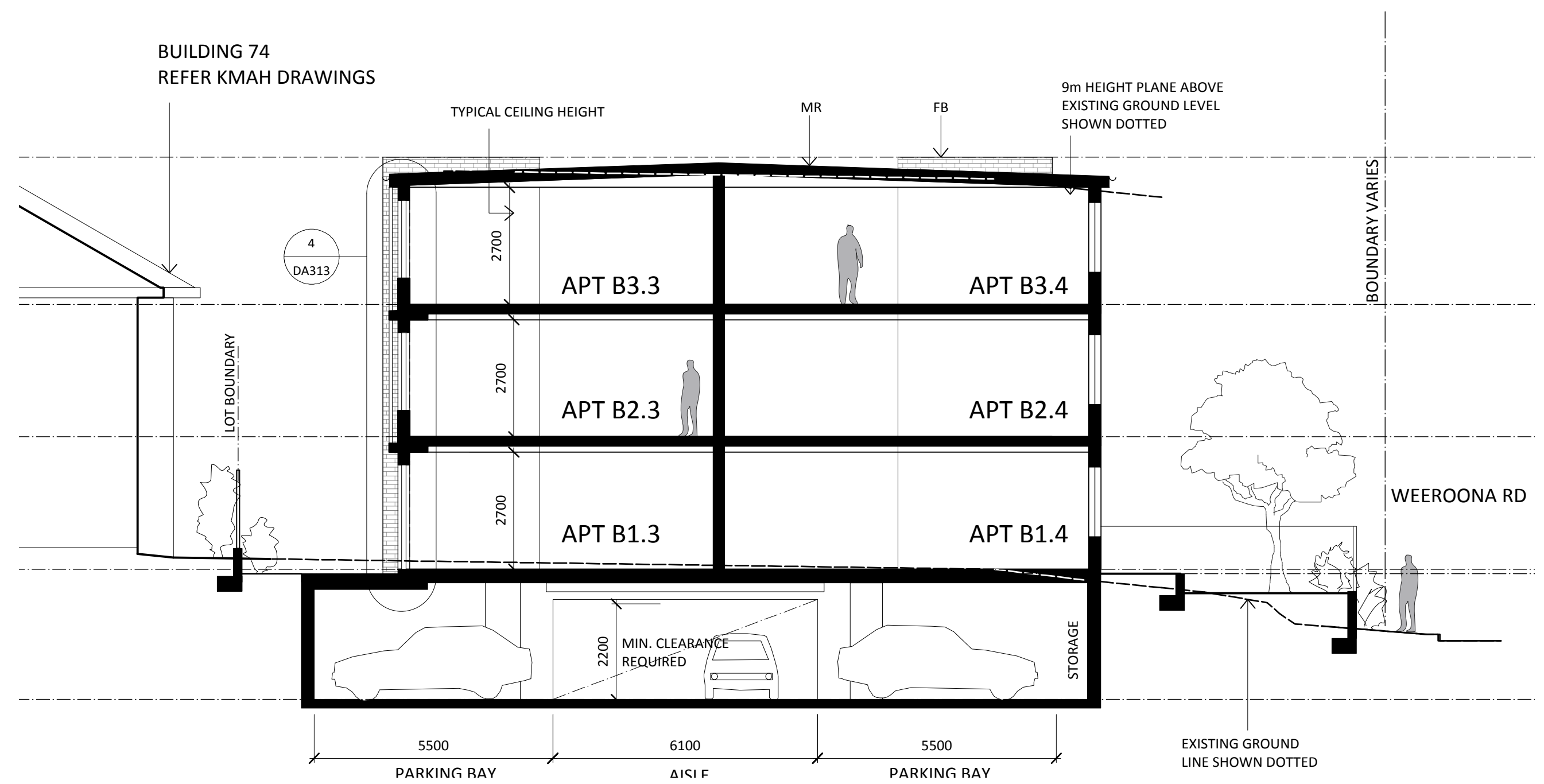
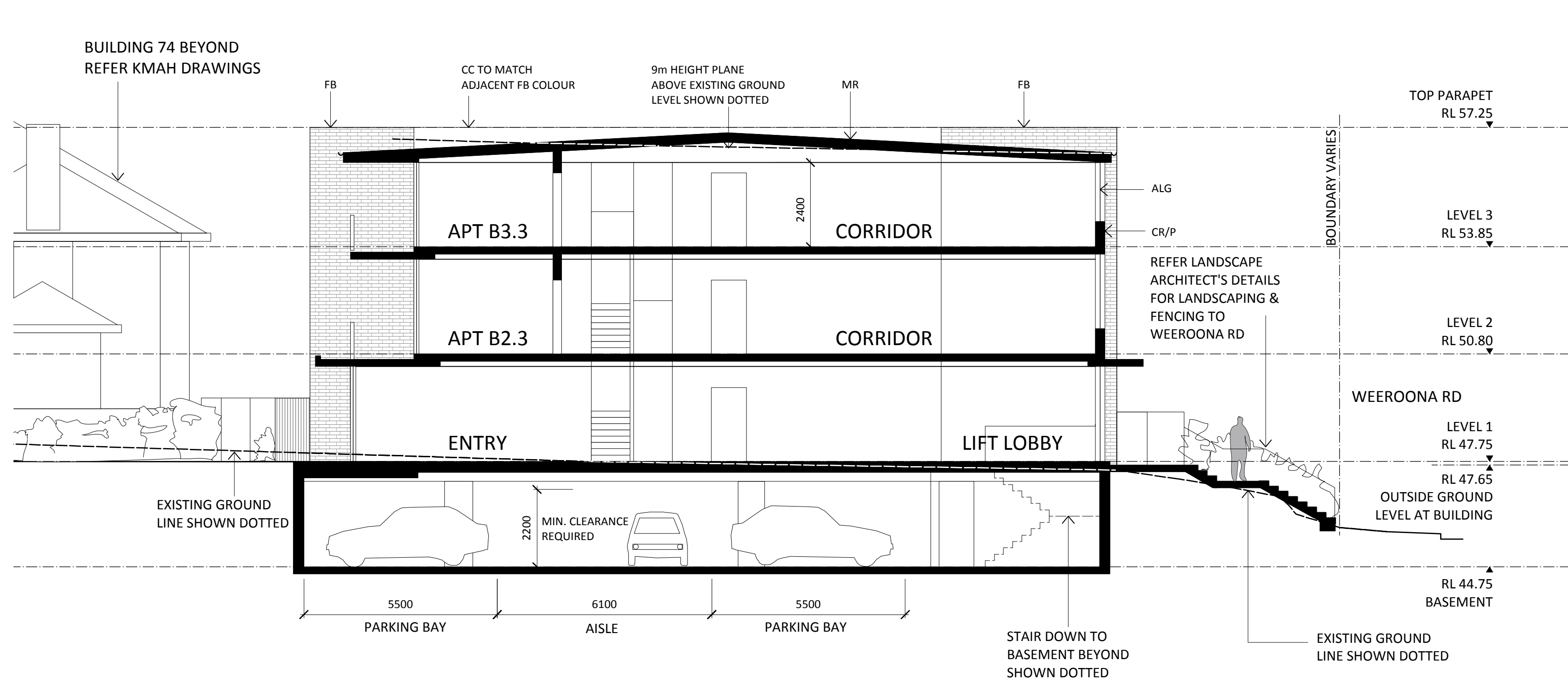
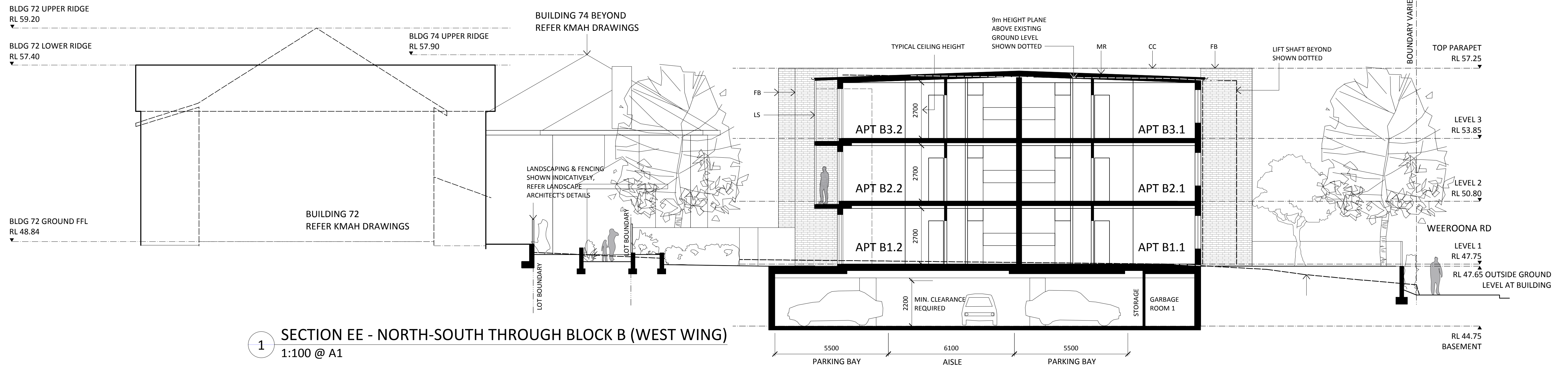
DATE
REFER REVISION

DRAWN
JJ

DWG NO
DA 311

REV
B





NOTE:
REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND

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A	24/3/15	ISSUED FOR DEVELOPMENT APPLICATION
5	8/3/15	ISSUED FOR CLIENT SIGN OFF PRE-DA
4	19/12/14	80% COMPLETE PROGRESS ISSUE

PROJECT
**APARTMENTS
STAGE 82, BOTANICA, LIDCOMBE**

CLIENT
FRASERS PROPERTY AUSTRALIA

TITLE
SECTIONS - SHEET 3

STATUS
DEVELOPMENT APPLICATION

SCALE
1:100 @ A1

Jane Johnson Architects

A. 113 Brighton Blvd. Bondi NSW 2026
M. 0402 940 198

DATE
REFER REVISION

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T/F. (02) 8068 5165

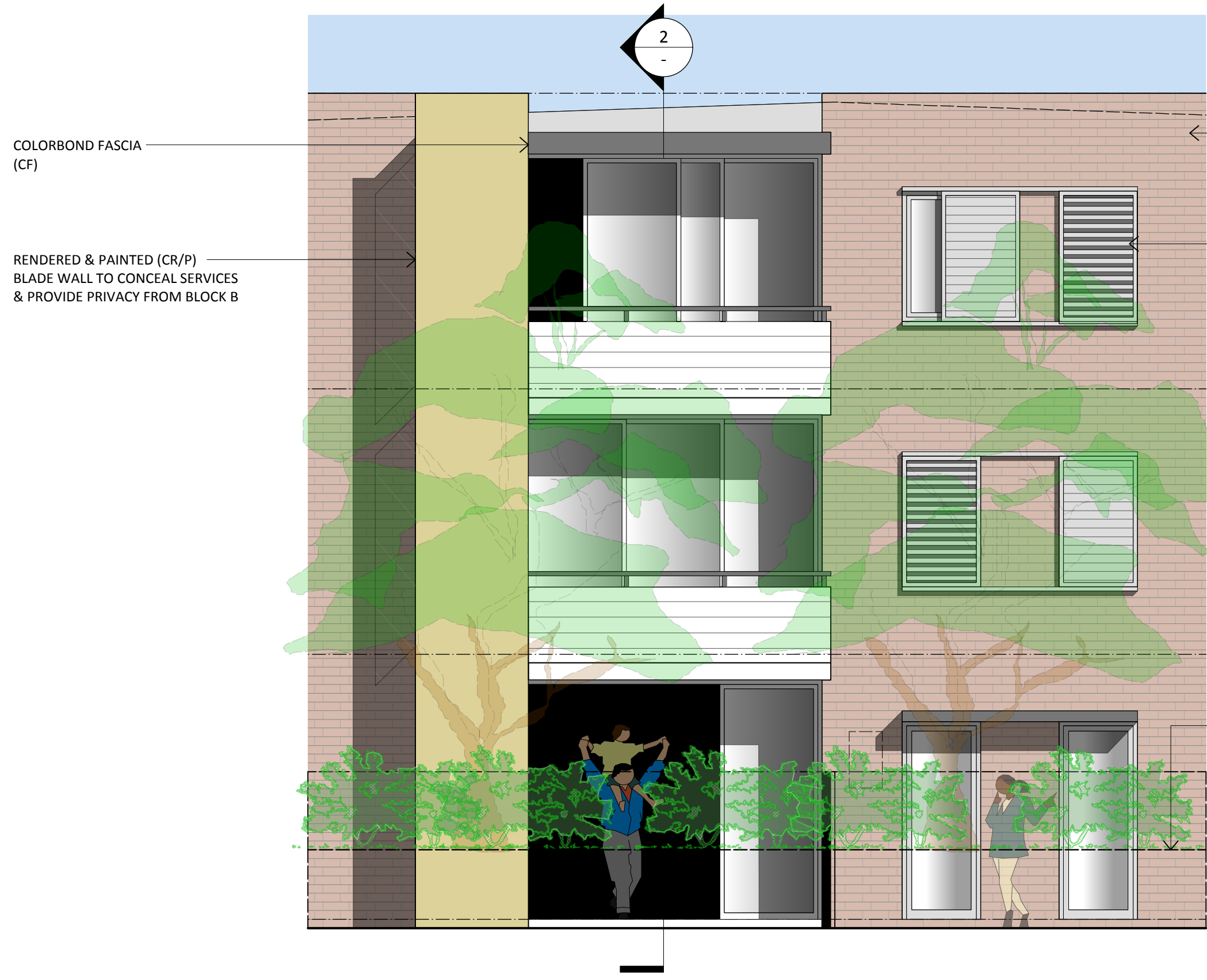
DRAWN
JJ

ABN. 90 869 807 519

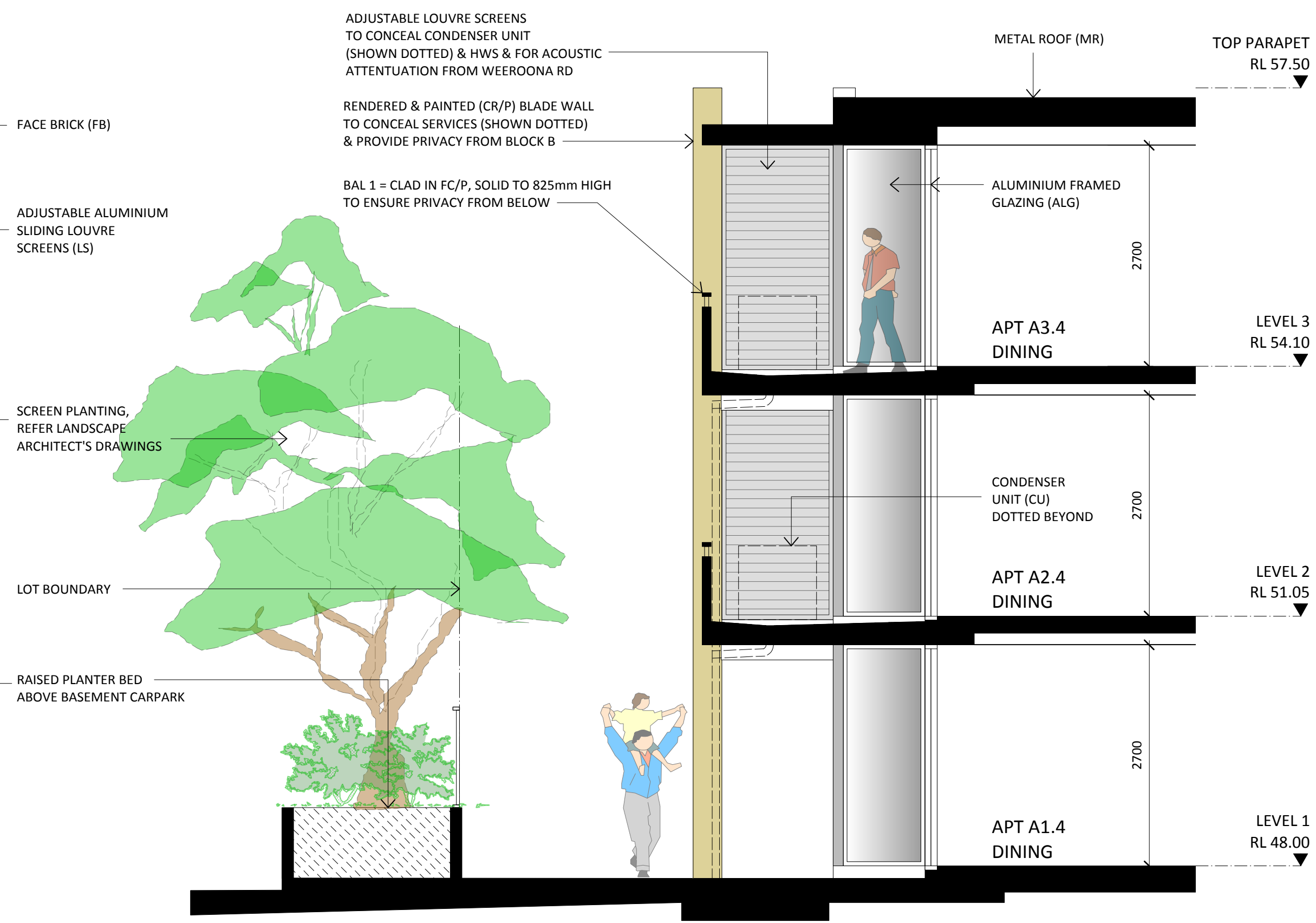
DWG NO
DA 312

REV
B

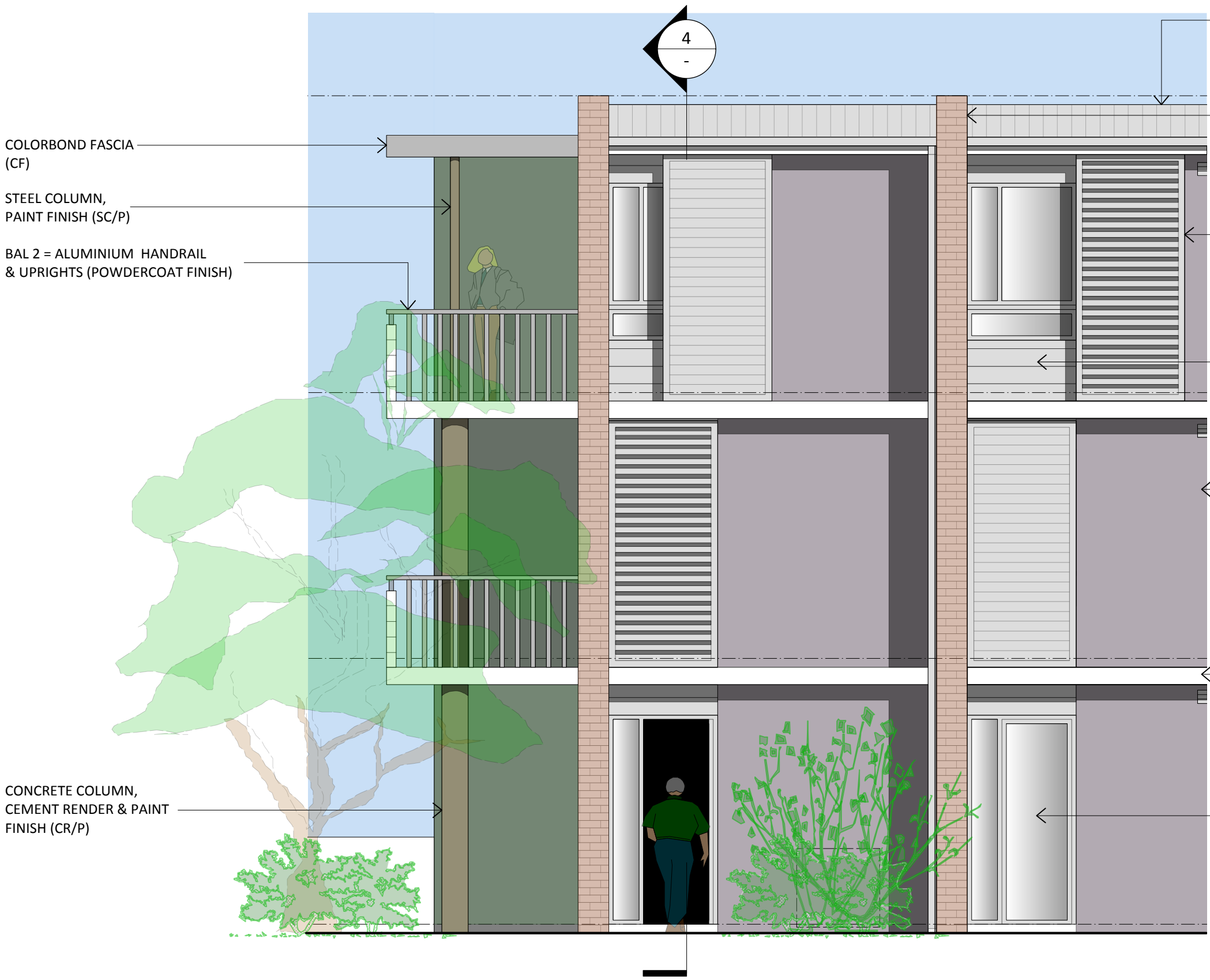




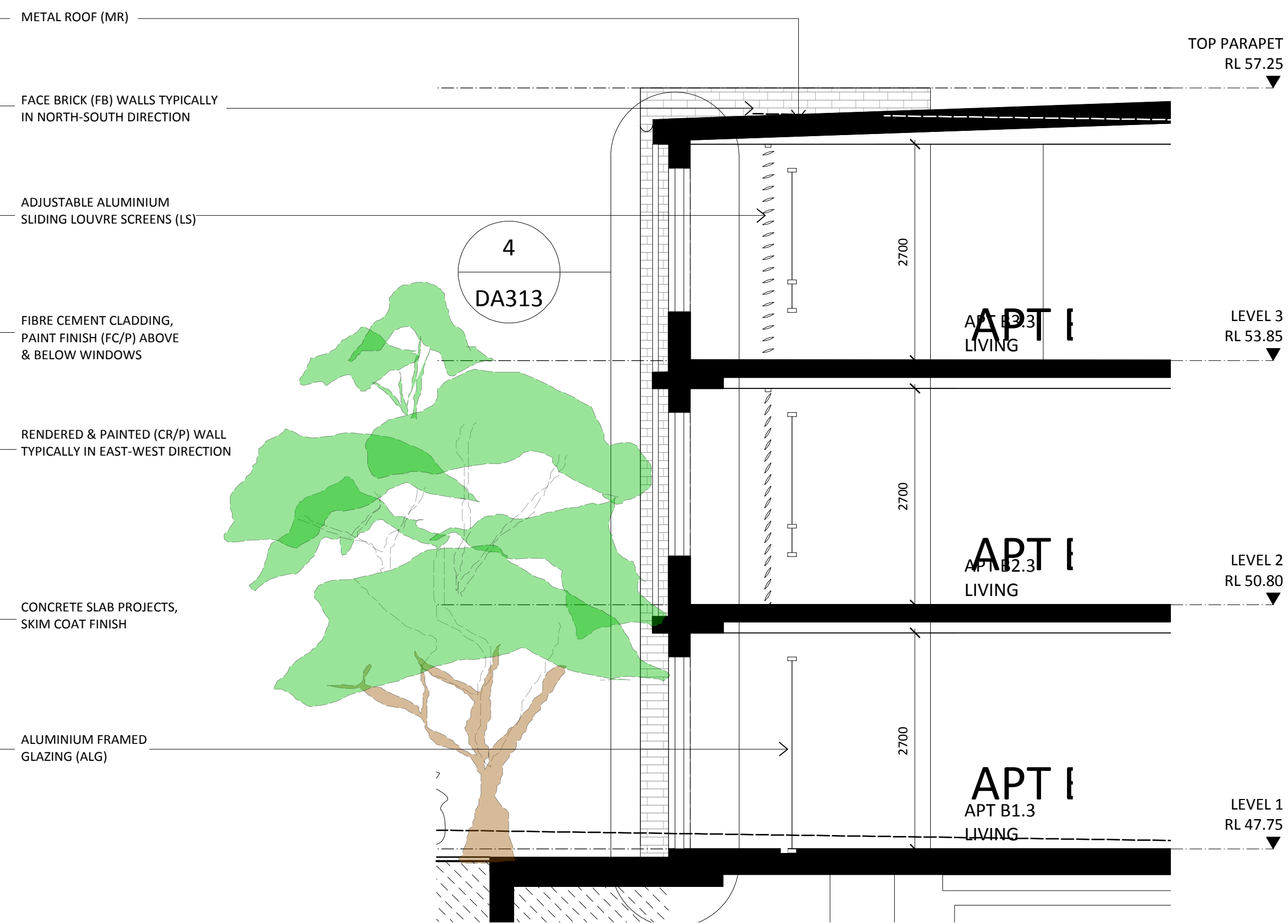
1 EXCERPT EAST ELEVATION, BLOCK A
1:50 @ A1



2 SECTION THROUGH BLOCK A EAST BALCONY
1:50 @ A1



3 EXCERPT NORTH ELEVATION, BLOCK B
1:50 @ A1



4 SECTION THROUGH BLOCK B NORTH ELEVATION
1:50 @ A1

LEGEND	
ALG	ALUMINIUM FRAMED GLAZING
BAL	BALUSTRADE
CC	COLORBOND CAPPING
CF	COLORBOND FASCIA
CU	CONDENSER UNIT
CR	CEMENT RENDER
DP	COLORBOND DOWNPIPE
EGL	EXISTING GROUND LINE/LEVEL
EV	EXHAUST VENT
FC	FIBRE CEMENT
HWS	HOT WATER SYSTEM
LS	ALUMINIUM LOUVRE SCREEN
MR	METAL ROOF
P	PAINT FINISH
SC	STEEL COLUMN
SH	SUN HOOD (PAINTED FC)
WT	WATER TANK



EXISTING HERITAGE BUILDING 72 ON SITE. ROOF TRIM COLOUR OF NEW APARTMENT BUILDINGS (COLORBOND JASPER) TO MATCH SLATE ROOF.



FB = GERTRUDIS BROWN



LS = ALUMINIUM ADJUSTABLE LOUVRE SCREEN

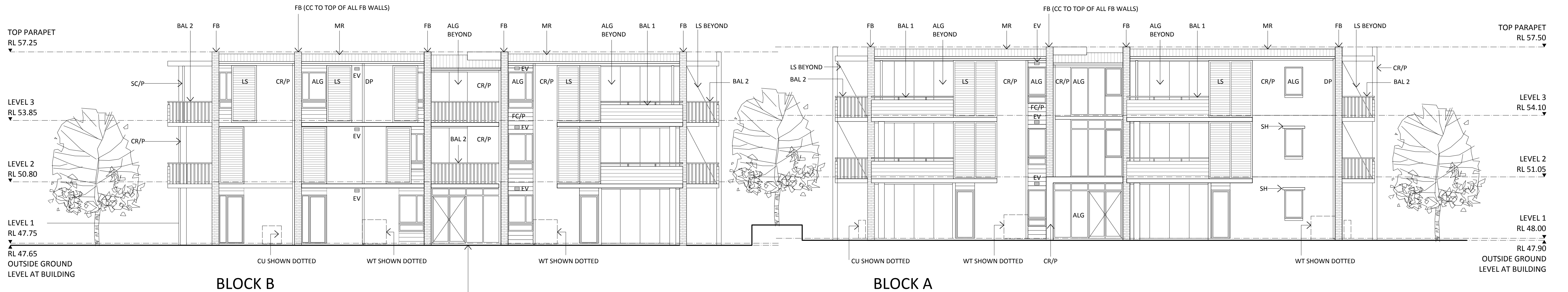


FC = FIBRE CEMENT CLADDING, PAINT COLOUR TO MATCH POWDERCOATED ALUMINIUM WINDOW AND DOOR FRAMES

PAINT COLOUR 1 <i>Pale Buttercup</i> by Dulux	
PAINT COLOUR 2 <i>Sinful</i> by Dulux	
PAINT COLOUR 3 <i>Pea Case</i> by Dulux	
PAINT COLOUR 4 <i>Natural White</i> by Dulux	
ROOF COLOUR (MR) Colorbond Shale Grey (ALG COLOUR SIMILAR)	ROOF TRIM COLOUR Colorbond Jasper

5 EXTERNAL FINISHES

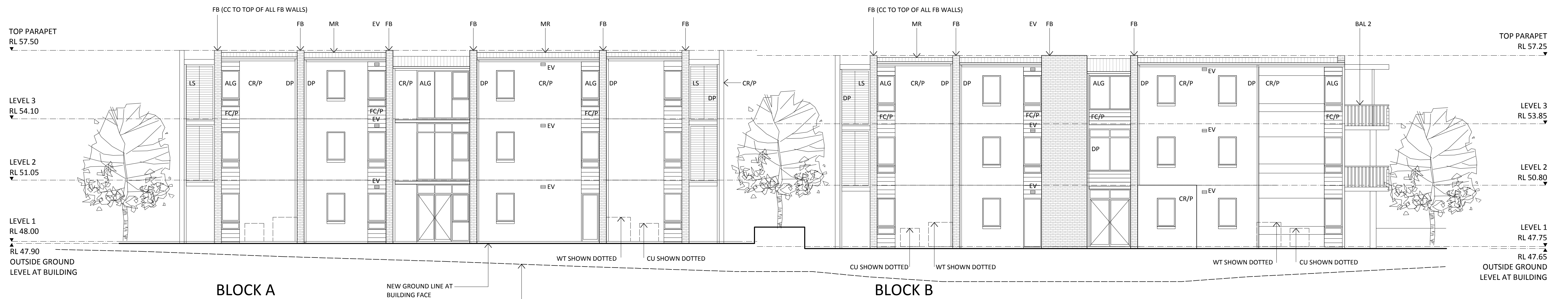
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	A	24/3/15	ISSUED FOR DEVELOPMENT APPLICATION	APARTMENTS	FACADE DETAIL & EXTERNAL FINISHES SCHEDULE	1:50 @ A1	REFER REVISION	JJ	DA 313	B
	4	8/3/15	ISSUED FOR CLIENT SIGN OFF PRE-DA	STAGE 82, BOTANICA, LIDCOMBE		Jane Johnson Architects				
	3	19/12/14	80% COMPLETE PROGRESS ISSUE	CLIENT	STATUS	A. 113 Brighton Blvd. Bondi NSW 2026	E. jane@jjarchitects.com.au			
				FRASERS PROPERTY AUSTRALIA	DEVELOPMENT APPLICATION	M. 0402 940 198	T/F. (02) 8068 5165	ABN. 90 869 807 519		



1 BLOCKS A & B - NORTH ELEVATION
1:100 @ A1

NEW GROUND LINE AT BUILDING FACE.
REFER LANDSCAPE ARCHITECT'S DETAILS FOR FENCING
& LANDSCAPING IN BUILDING FOREGROUND.

NOTE:
REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND



2 BLOCKS A & B - SOUTH ELEVATION
1:100 @ A1

EXISTING GROUND LINE AT BOUNDARY
SHOWN DOTTED - REFER LANDSCAPE
ARCHITECT'S DETAILS FOR BOUNDARY
WALL/FENCE CONDITION & LANDSCAPING
IN BUILDING FOREGROUND.

NOTE:
REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND

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B	30/3/16	ISSUED FOR REVISED DEVELOPMENT APPLICATION
A	24/3/15	ISSUED FOR DEVELOPMENT APPLICATION (no amendments)
6	8/3/15	ISSUED FOR CLIENT SIGN OFF PRE-DA
5	19/12/14	80% COMPLETE PROGRESS ISSUE

ISSUE	DATE	REVISION
-------	------	----------

PROJECT
APARTMENTS
STAGE 82, BOTANICA, LIDCOMBE

CLIENT
FRASERS PROPERTY AUSTRALIA

TITLE
ELEVATIONS - SHEET 1

STATUS
DEVELOPMENT APPLICATION

SCALE
1:100 @ A1

Jane Johnson Architects

A. 113 Brighton Blvd. Bondi NSW 2026

M. 0402 940 198

DATE
REFER REVISION

E. jane@jjarchitects.com.au

T/F. (02) 8068 5165

DRAWN
JJ

ABN. 90 869 807 519

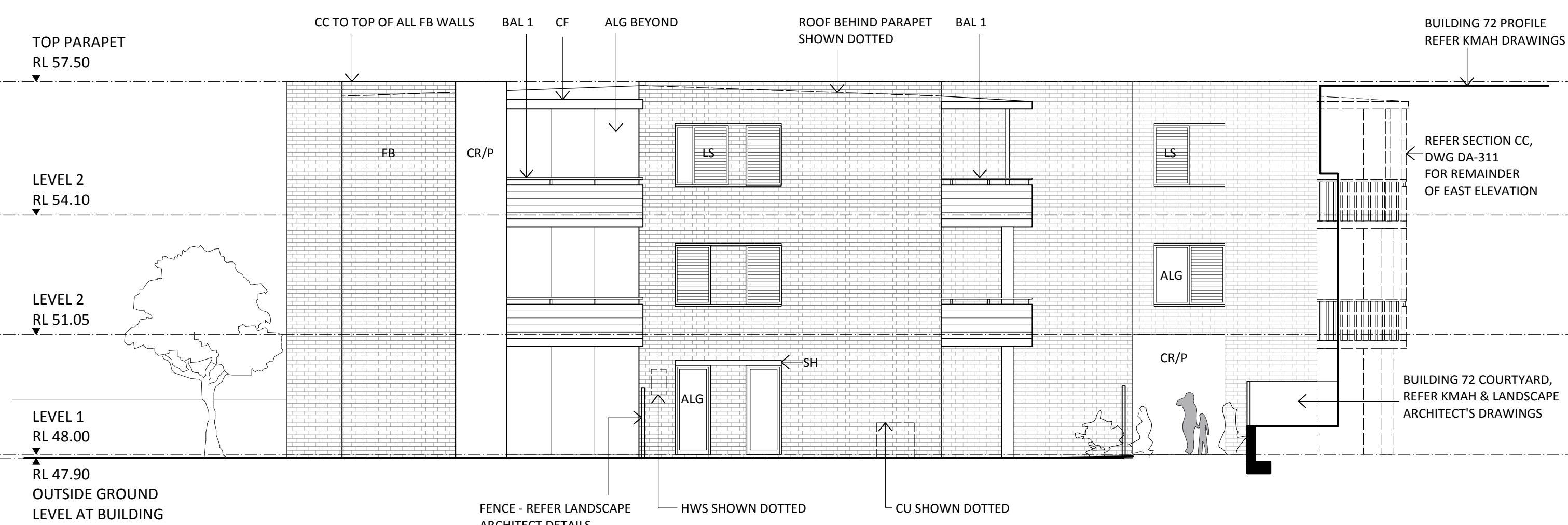
DWG NO
DA 410

REV
B

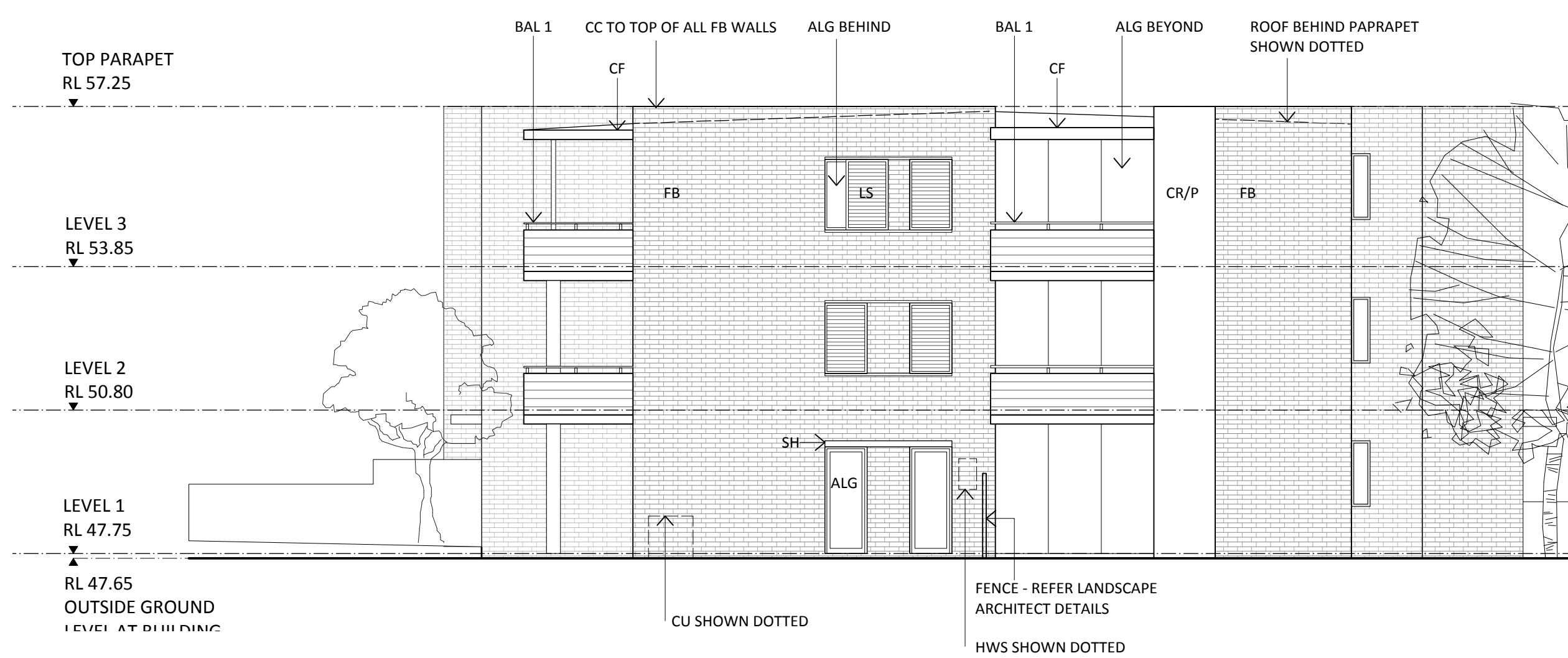




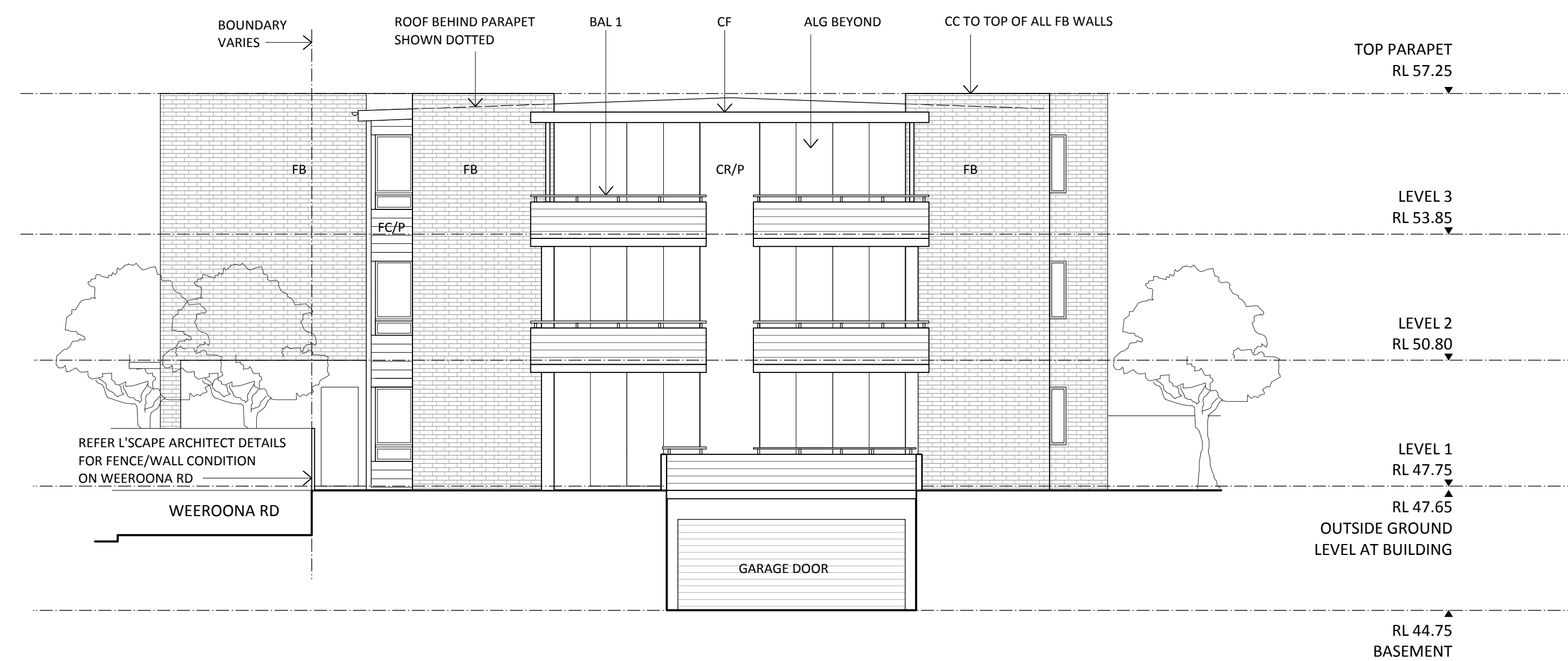
1 BLOCK A - WEST ELEVATION
1:100 @ A1



2 BLOCK A - EAST ELEVATION
1:100 @ A1



3 BLOCK B - WEST ELEVATION
1:100 @ A1



4 BLOCK B - EAST ELEVATION
1:100 @ A1

0 10 15 20 M

NOTE:
REFER DWG DA-313 FOR MATERIALS & FINISHES LEGEND

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B	30/3/16	ISSUED FOR REVISED DEVELOPMENT APPLICATION
A	24/3/15	ISSUED FOR DEVELOPMENT APPLICATION
5	8/3/15	ISSUED FOR CLIENT SIGN OFF PRE-DA
4	19/12/14	80% COMPLETE PROGRESS ISSUE

ISSUE	DATE	REVISION
-------	------	----------

PROJECT
APARTMENTS
STAGE 82, BOTANICA, LIDCOMBE

CLIENT
FRASERS PROPERTY AUSTRALIA

TITLE
ELEVATIONS - SHEET 2

STATUS
DEVELOPMENT APPLICATION

SCALE
1:100 @ A1

Jane Johnson Architects

A. 113 Brighton Blvd. Bondi NSW 2026
M. 0402 940 198

DATE
REFER REVISION

E. jane@jjarchitects.com.au
T/F. (02) 8068 5165

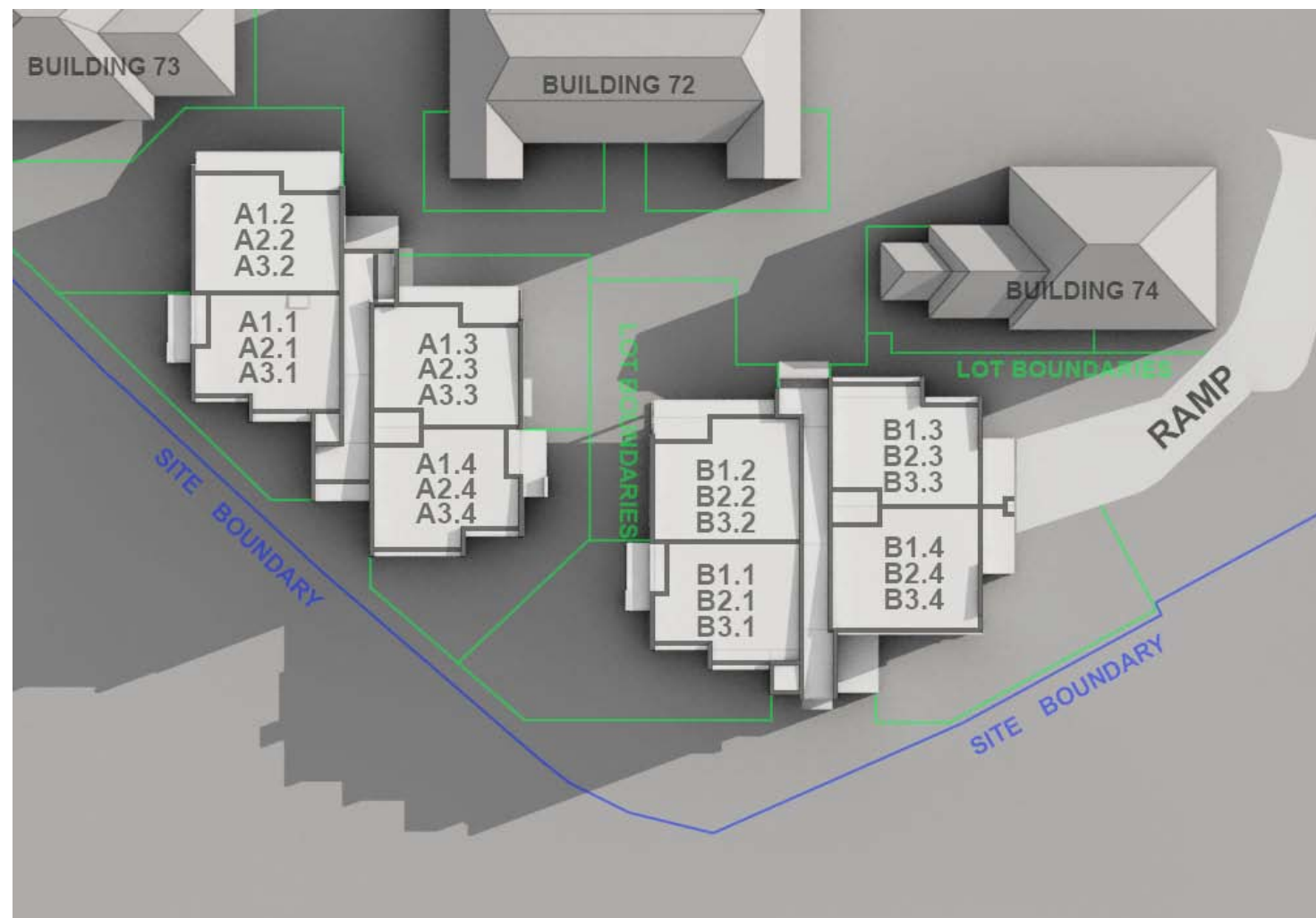
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JJ

DWG NO
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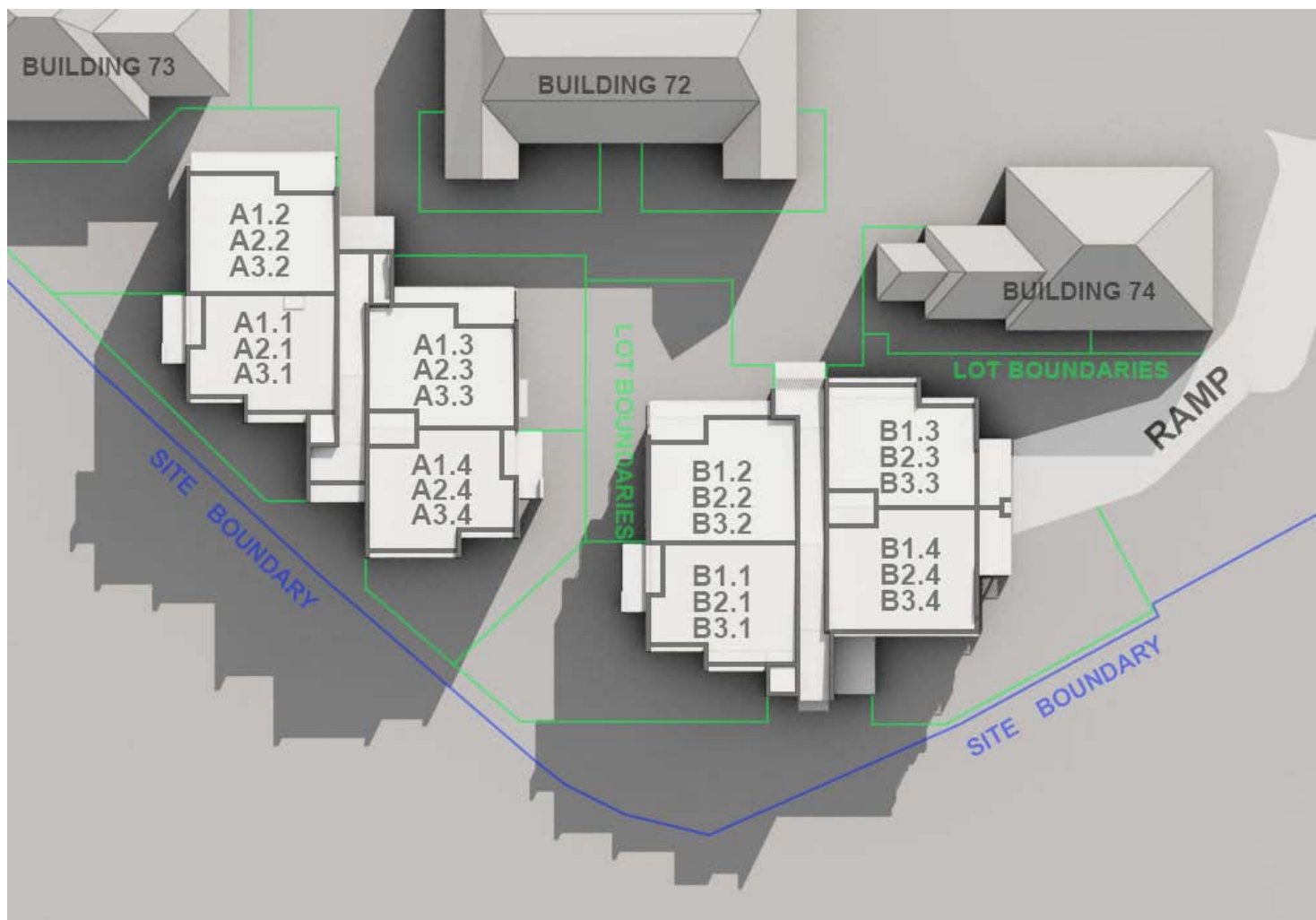
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B



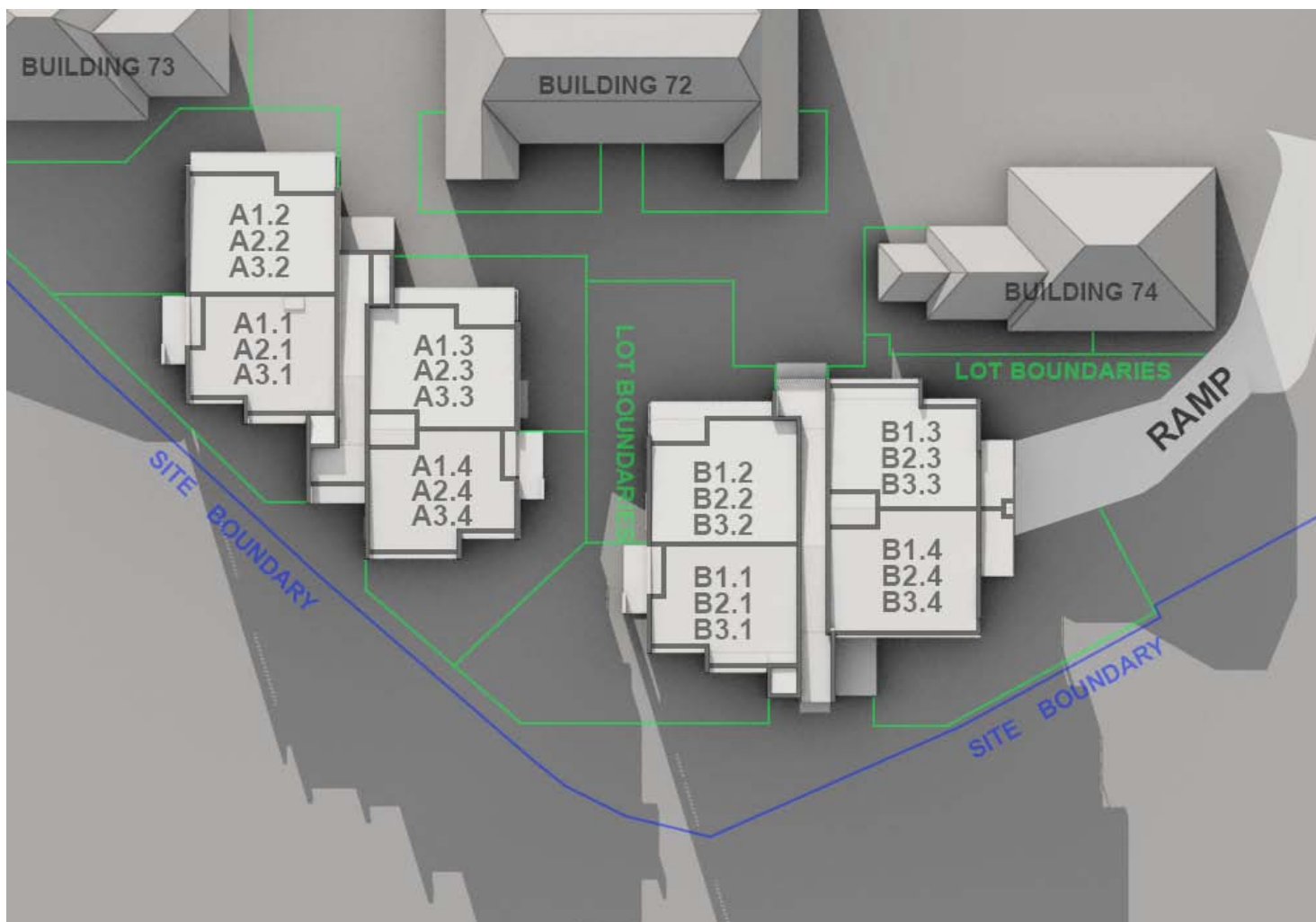
BOTANICA ESTATE - PRECINCT 82
JUNE 21 BALC/P.O.S. DAYLIGHT ACCESS



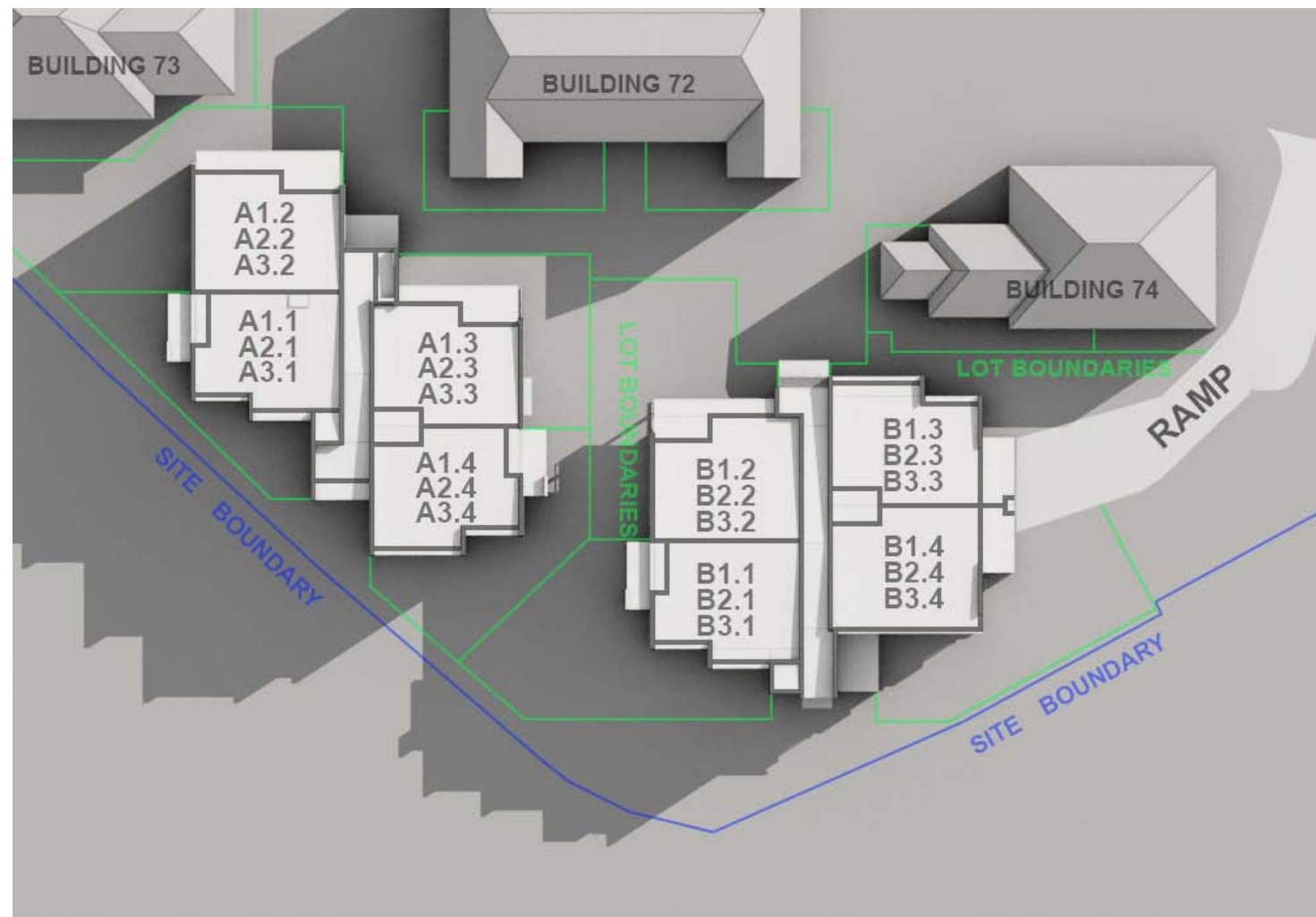
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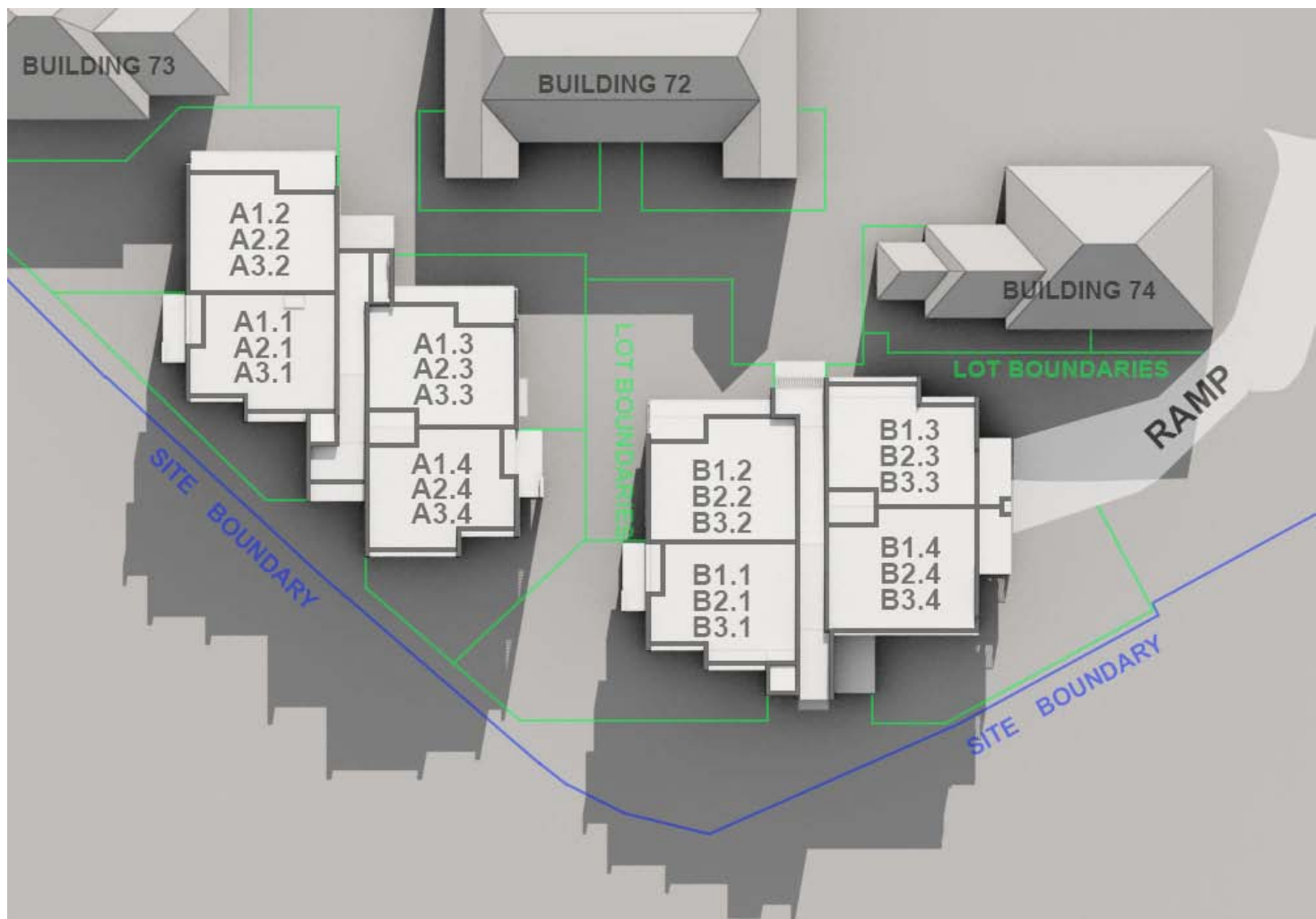
21ST JUNE 12:00PM



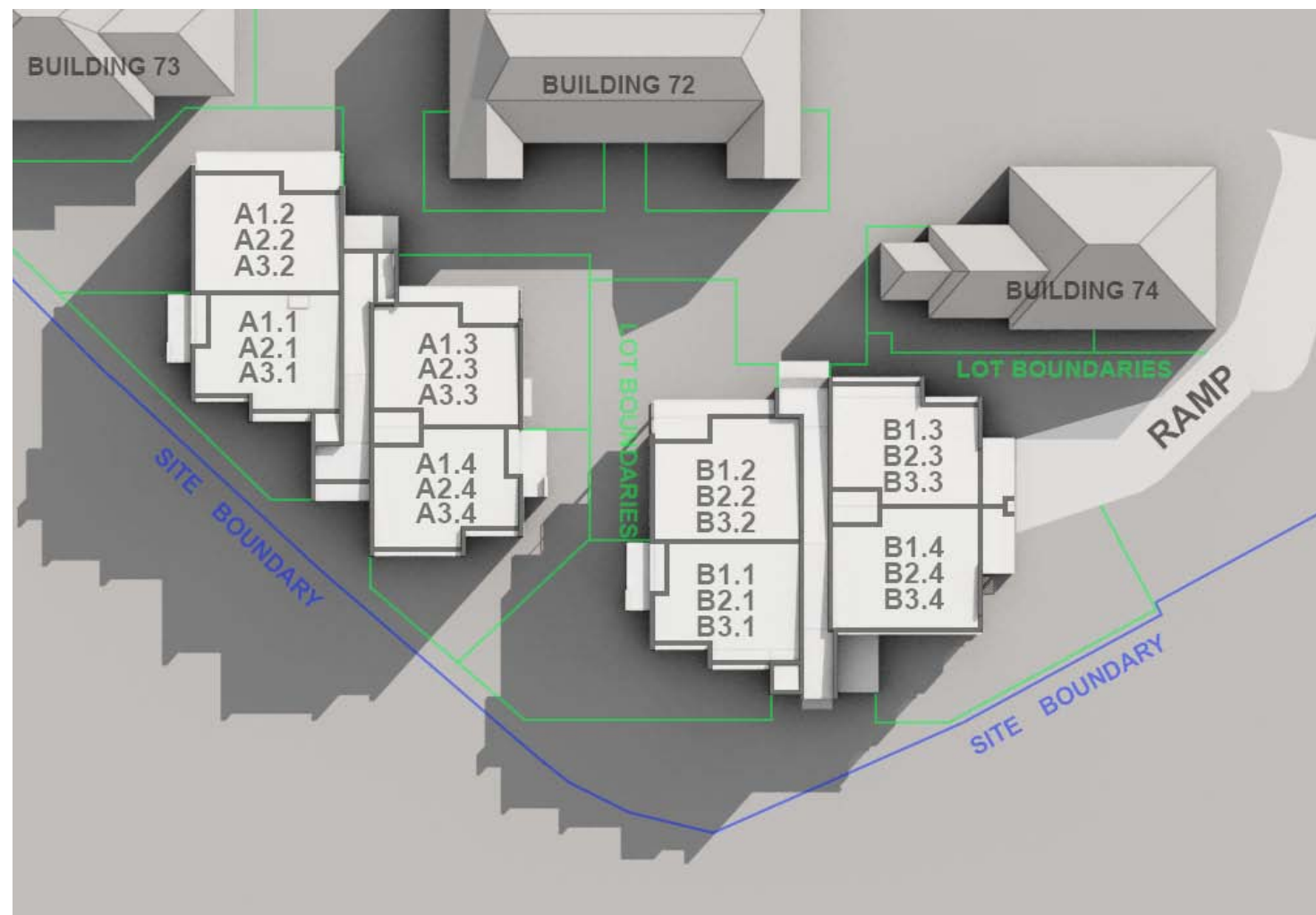
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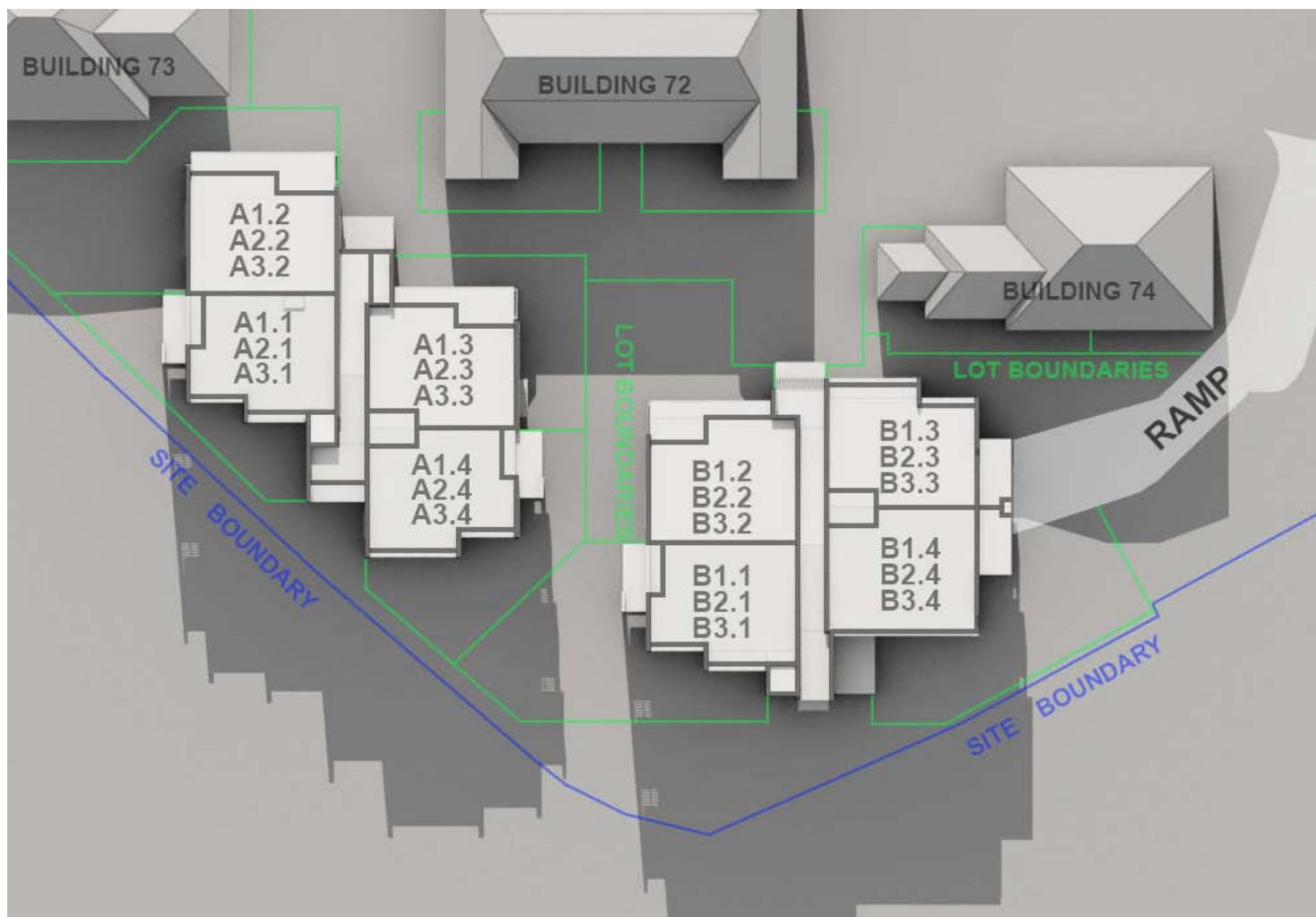
21ST JUNE 10:00AM



21ST JUNE 13:00PM



21ST JUNE 11:00AM



21ST JUNE 14:00PM

BOTANICA, LIDCOMBE

STAGE 82 APARTMENTS

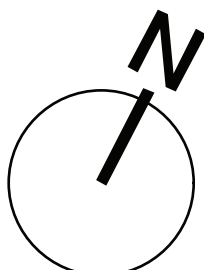
BALC/P.O.S. DAYLIGHT ACCESS

REVISION C/7 MARCH 2016

DAYLIGHT ACCESS ONTO BALCONY/P.O.S. (winter solstice)									
	APARTMENT NO.	9am	10am	11am	12pm	1pm	2pm	3pm	Complies? (Yes/No)
BLOCK A									
Level 1 (Grd)	1 A1.1	X	X	X	X	✓	✓	X	N
	2 A1.2	X	✓	✓	✓	✓	✓	✓	Y
	3 A1.3	✓	✓	✓	✓	✓	X	X	Y
	4 A1.4	✓	✓	✓	✓	✓	✓	X	Y
Level 2	5 A2.1	X	X	X	X	X	✓	✓	N
	6 A2.2	X	✓	✓	✓	✓	✓	✓	Y
	7 A2.3	✓	✓	✓	✓	✓	X	✓	Y
	8 A2.4	✓	✓	✓	✓	✓	✓	X	Y
Level 3	9 A3.1	X	X	X	X	✓	✓	✓	N
	10 A3.2	✓	✓	✓	✓	✓	✓	✓	Y
	11 A3.3	✓	✓	✓	✓	✓	✓	✓	Y
	12 A3.4	✓	✓	✓	✓	✓	✓	X	Y
BLOCK B									
Level 1 (Grd)	13 B1.1	X	X	X	X	✓	✓	✓	N
	14 B1.2	X	✓	✓	✓	✓	✓	✓	Y
	15 B1.3	✓	✓	✓	✓	✓	X	X	Y
	16 B1.4	✓	✓	✓	✓	✓	X	X	Y
Level 2	17 B2.1	X	X	X	X	X	✓	✓	N
	18 B2.2	✓	✓	✓	✓	✓	✓	✓	Y
	19 B2.3	✓	✓	✓	✓	✓	✓	✓	Y
	20 B2.4	✓	✓	✓	✓	✓	X	X	Y
Level 3	21 B3.1	X	X	X	X	✓	✓	✓	N
	22 B3.2	✓	✓	✓	✓	✓	✓	✓	Y
	23 B3.3	✓	✓	✓	✓	✓	✓	✓	Y
	24 B3.4	✓	✓	✓	✓	✓	X	X	Y

Therefore SEPP 65 compliant as 18/24 (or 75%) have adequate daylight access.

Jane Johnson Architects
ph. 0402 940 198



Project	BOTANICA ESTATE - PRECINCT 82		
Date	31.03.2016		
Number	Bot-SB002	Issue	02

BOTANICA ESTATE - PRECINCT 82
JUNE 21 LIVING ROOM DAYLIGHT ACCESS



21ST JUNE 9:00AM



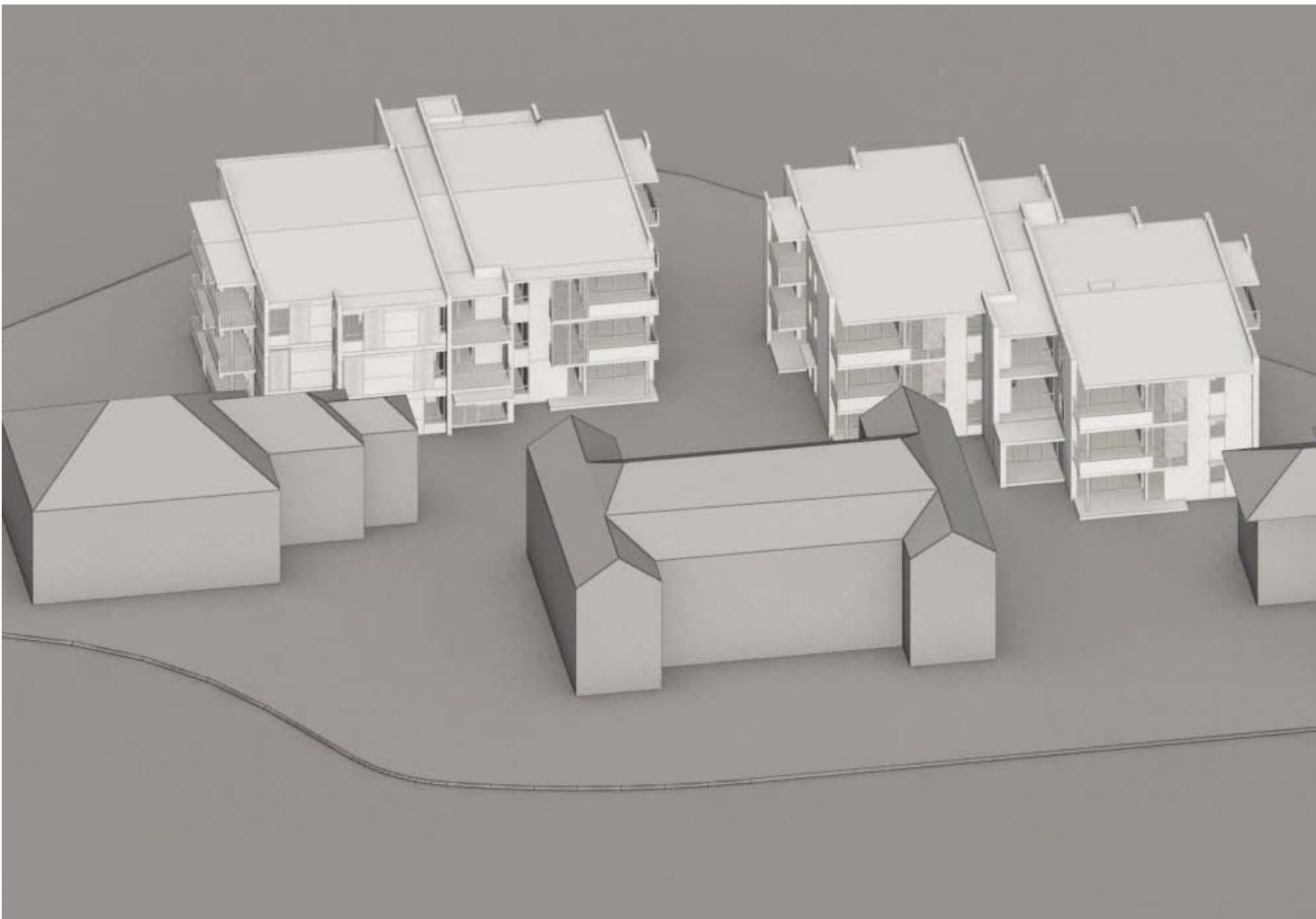
21ST JUNE 12:00PM



21ST JUNE 15:00PM



21ST JUNE 10:00AM



21ST JUNE 13:00PM



21ST JUNE 11:00AM



21ST JUNE 14:00PM

BOTANICA, LIDCOMBE

STAGE 82 APARTMENTS

LIVING ROOM DAYLIGHT ACCESS

REVISION C/7 MARCH 2016

		DAYLIGHT ACCESS INTO LIVING ROOM (winter solstice)							Complies? (Yes/No)
		APARTMENT NO.	9am	10am	11am	12pm	1pm	2pm	
BLOCK A									
Level 1 (Grd)	1	A1.1	X	X	X	X	X	X	N
	2	A1.2	X	X	X	X	X	X	Y
	3	A1.3	✓	✓	✓	✓	✓	X	Y
	4	A1.4	✓	✓	✓	✓	✓	X	Y
Level 2	5	A2.1	X	X	X	X	X	X	N
	6	A2.2	X	✓	✓	✓	✓	✓	Y
	7	A2.3	✓	✓	✓	✓	✓	✓	Y
	8	A2.4	✓	✓	✓	✓	✓	X	Y
Level 3	9	A3.1	X	X	X	X	X	X	N
	10	A3.2	✓	✓	✓	✓	✓	✓	Y
	11	A3.3	✓	✓	✓	✓	✓	✓	Y
	12	A3.4	✓	✓	✓	✓	✓	X	Y
BLOCK B									
Level 1 (Grd)	13	B1.1	X	X	X	X	X	X	N
	14	B1.2	X	✓	✓	✓	✓	✓	Y
	15	B1.3	✓	✓	✓	✓	✓	X	Y
	16	B1.4	✓	✓	✓	✓	✓	X	Y
Level 2	17	B2.1	X	X	X	X	X	X	N
	18	B2.2	X	✓	✓	✓	✓	✓	Y
	19	B2.3	✓	✓	✓	✓	✓	✓	Y
	20	B2.4	✓	✓	✓	✓	X	X	Y
Level 3	21	B3.1	X	X	X	X	X	X	N
	22	B3.2	X	✓	✓	✓	✓	✓	Y
	23	B3.3	✓	✓	✓	✓	✓	✓	Y
	24	B3.4	✓	✓	✓	✓	X	X	Y
Therefore SEPP 65 compliant as 18/24 apartments (75%) have adequate daylight access.									

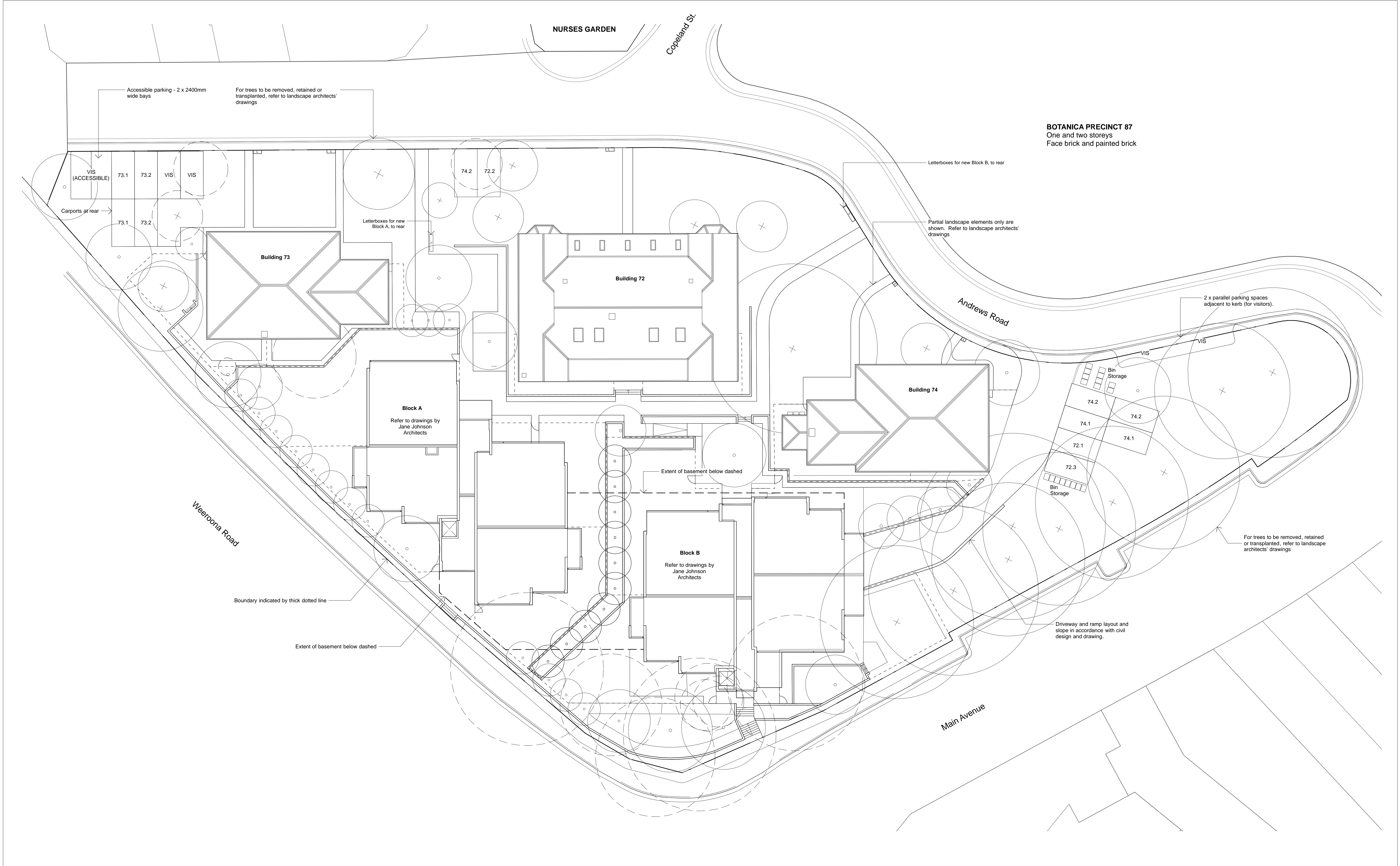
Jane Johnson Architects
ph. 0402 940 198

Australand Property
Group Pty Limited



Level 3, 1C Homebush Bay Drive.
RHODES NSW 2138

Project	BOTANICA ESTATE - PRECINCT 82		
Date	31.03.2016		
Number	Bot-SL002	Issue	02



T	2/4/15	Development Application Revision - path from bin area removed	KM					
No.	Date	REVISION	By	No.	Date	ISSUE	By	



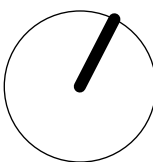
kate mountstephens
architecture+heritage
91 Surrey Street Darlinghurst NSW 2010 Australia
M 0408 960 924 E kate@mountstephens.com.au

Site Plan

Stage 82, Botanica, Lidcombe

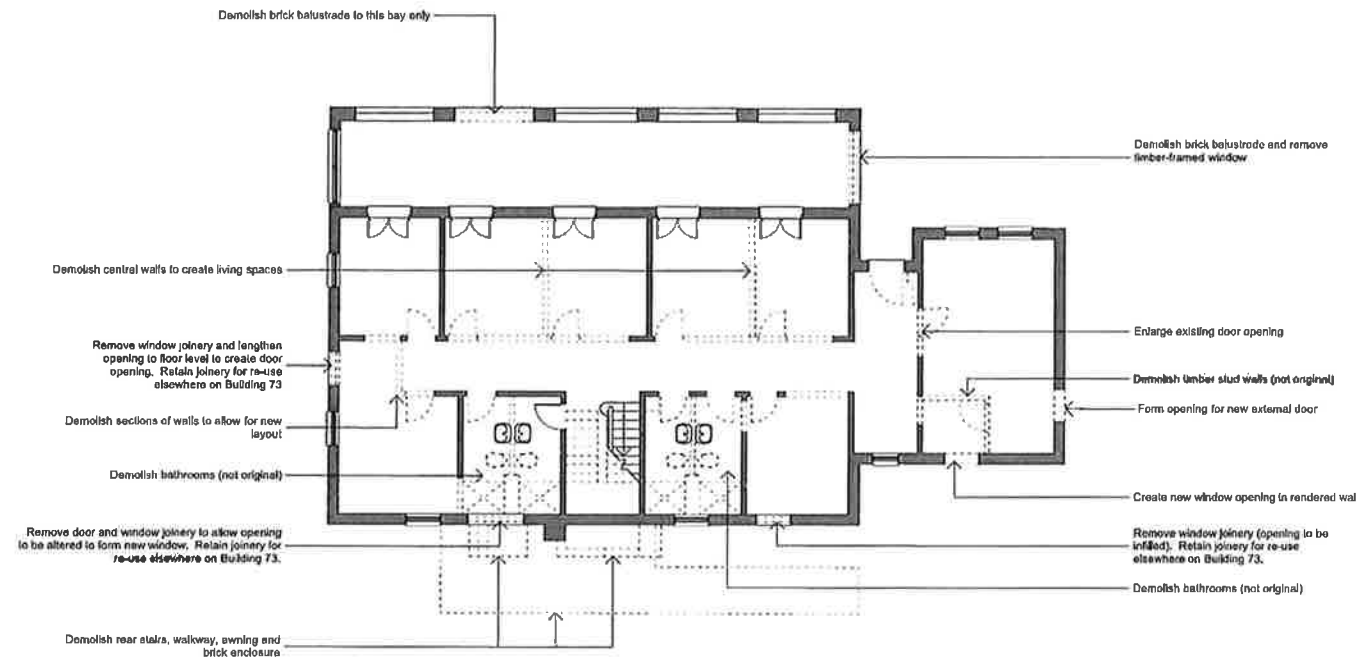
Frasers Property Australia

Original drawing at A1 size

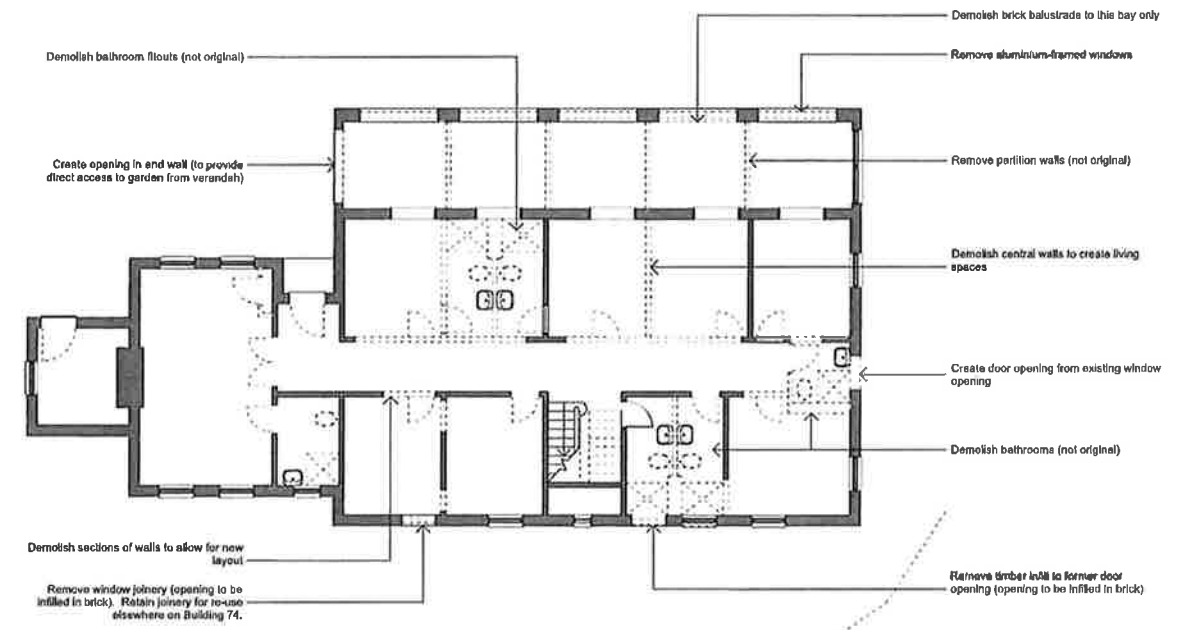


Drawn By	KM	Dwg Date:	02/04/16
Checked By	KM	Plot Date:	02/04/16
CAD File Name	Precinct 82_KMAH_DA File_1 APRIL 2016.vwx		

Scale	Project No.
1:200	13/106
Drawing No.	Rev #
DA 110	T

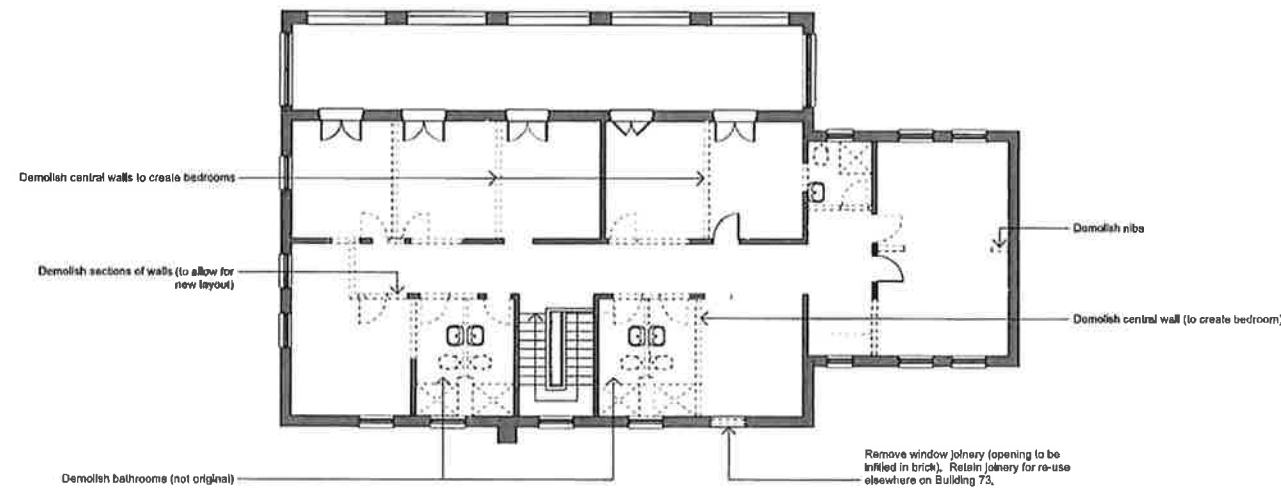


1 Building 73 - Demolition Plan - Ground Floor

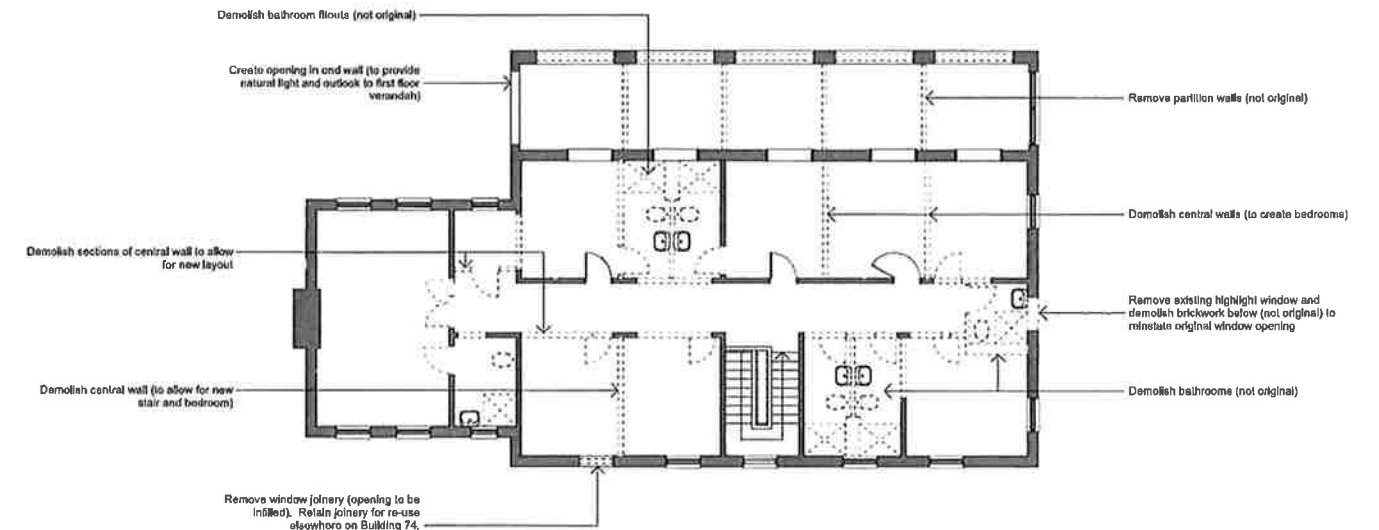


3 Building 74 - Demolition Plan - Ground Floor

Note: Original door and window joinery to openings shown to be removed or altered will be retained and relocated to new openings within Building 73 and 74.



2 Building 73 - Demolition Plan - First Floor



4 Building 74 - Demolition Plan - First Floor

Areas and items to be demolished indicated by dotted lines



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Demolition Plan - Buildings 73 and 74

Botanica, Lidcombe - Precinct 82
Project Address
Australand Property Group

Original drawing at A1 size

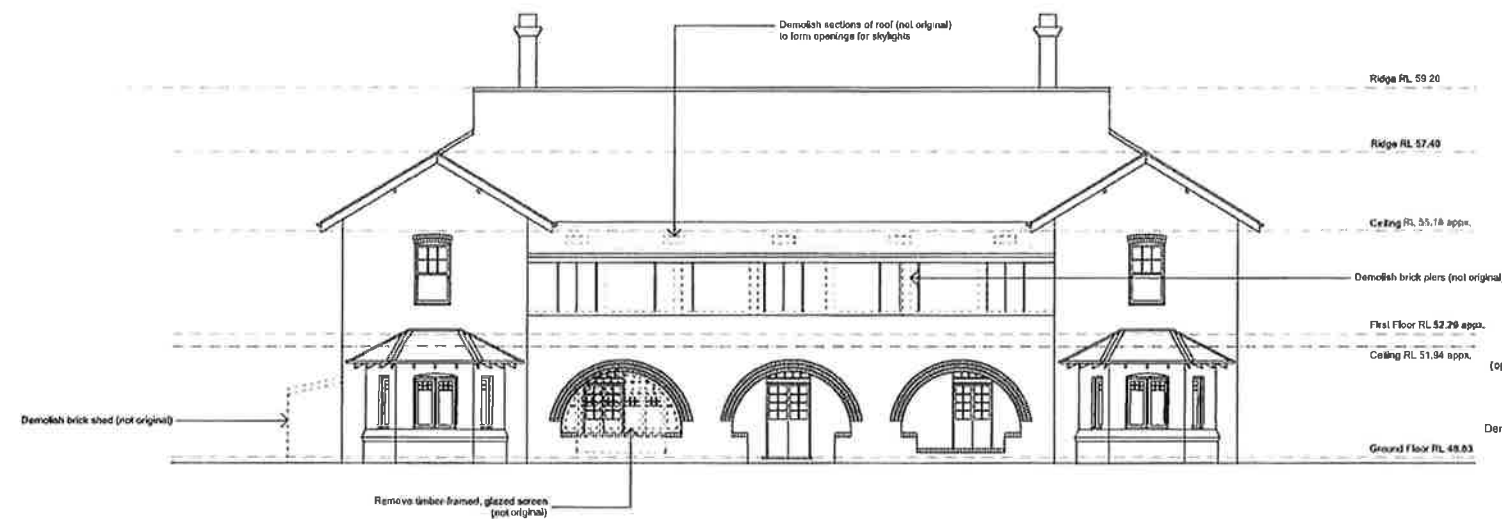
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1:100 13/106

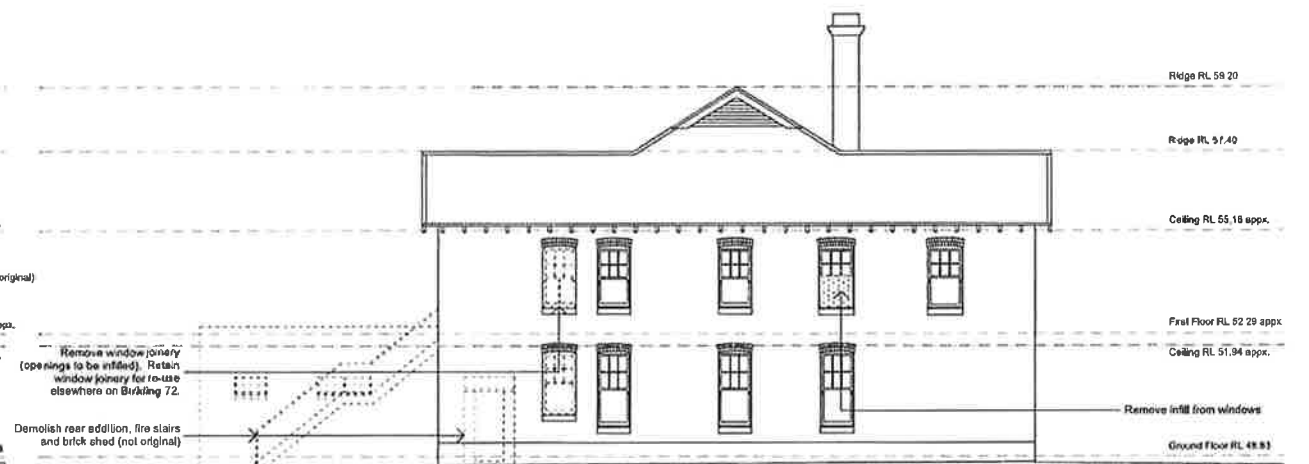
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Checked By: KM Plot Date: 24/3/15
CAD File Name: Project 82_KMML_October 2013_V2014_V01.dwg

Drawing No. Rev #
DA 121 E

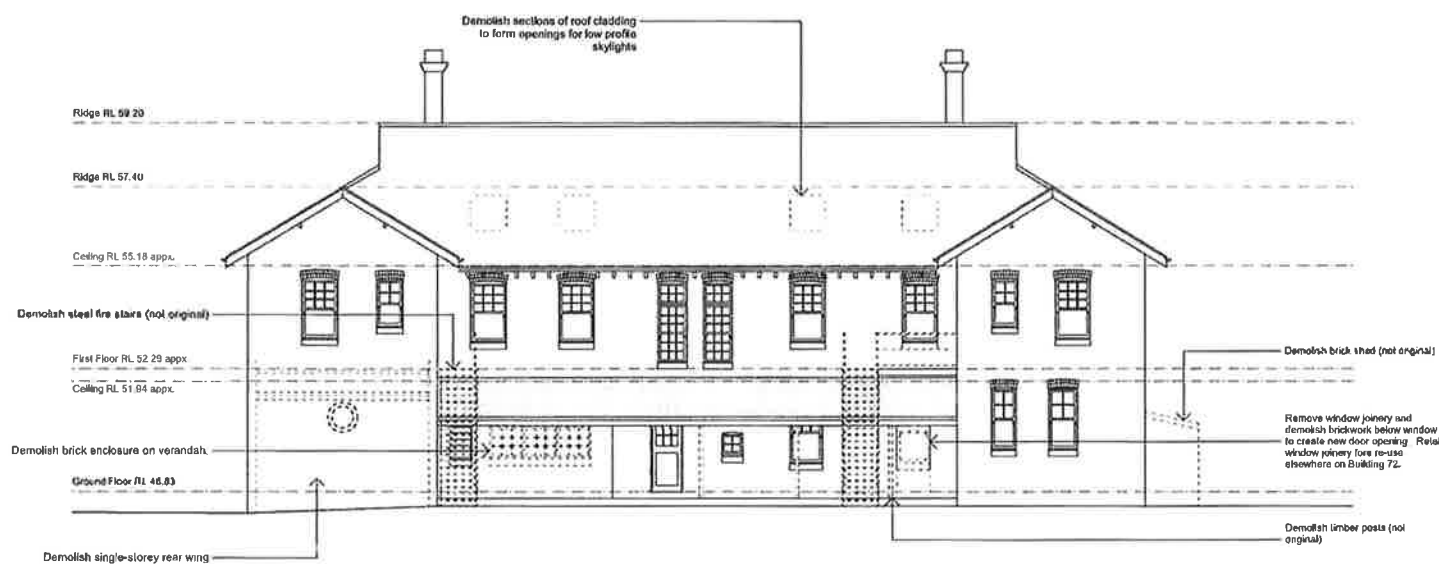
No.	Date	REVISION	By	No.	Date	ISSUE	By
E.	24/3/15	Issued for Development Application	KM				



1 Building 72 - North Elevation Showing Proposed Demolition



2 Building 72 - East Elevation Showing Proposed Demolition



3 Building 72 - South Elevation Showing Proposed Demolition



4 Building 72 - West Elevation Showing Proposed Demolition

Areas and items to be demolished indicated by dotted lines



D	24/3/15 Issued for Development Application	KM																				
No.	Date	REVISION	By	No.	Date	ISSUE	By															



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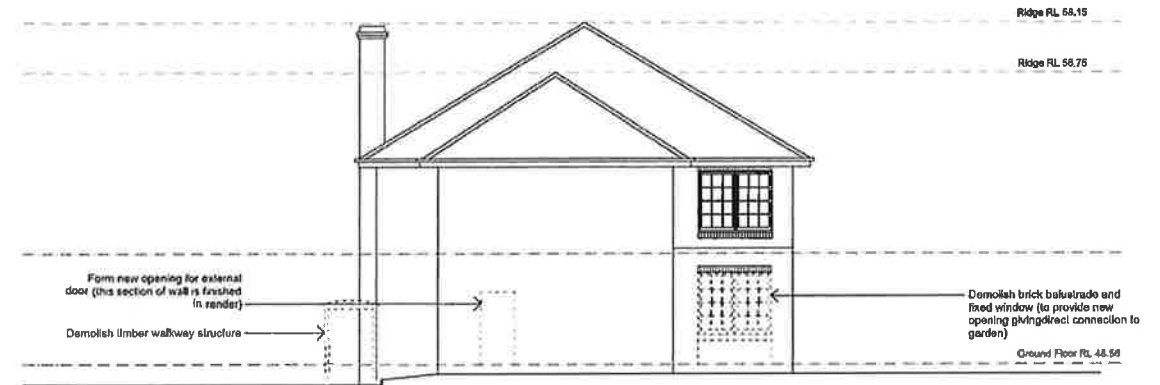
Elevations Showing Demolition - Building 72
Botanica, Lidcombe - Precinct 82
Project Address
Australand Property Group

Original drawing at A1 size
Drawn By: KM Dwg Date: 24/3/15
Checked By: KM Plot Date: 16/12/14
CAD File Name: Precinct 82_KMMH_October 2013
v2014 v2015 view

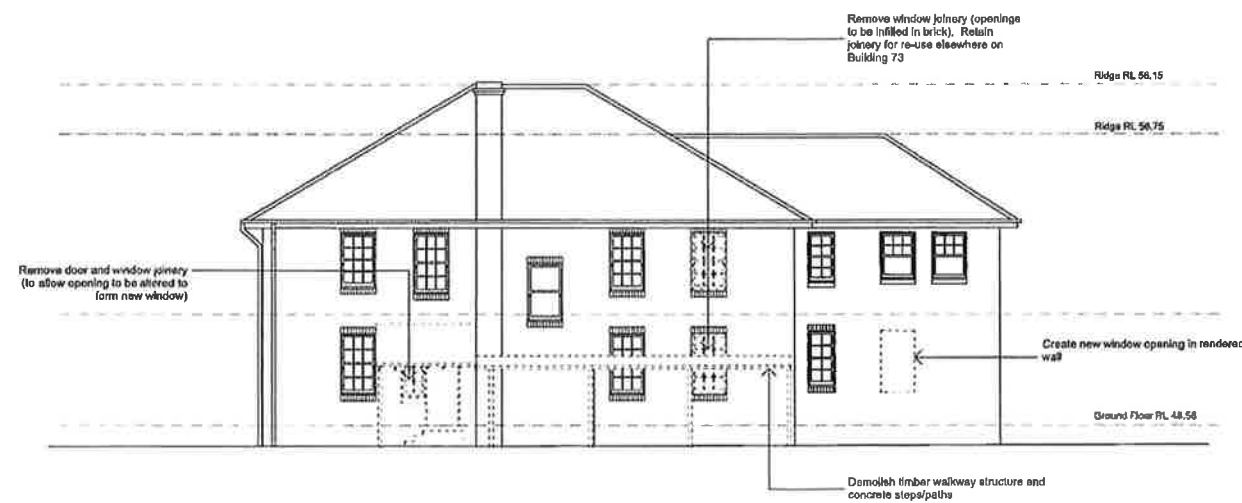
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Drawing No.: DA 122
Project No.: 13/106
Rev #: D



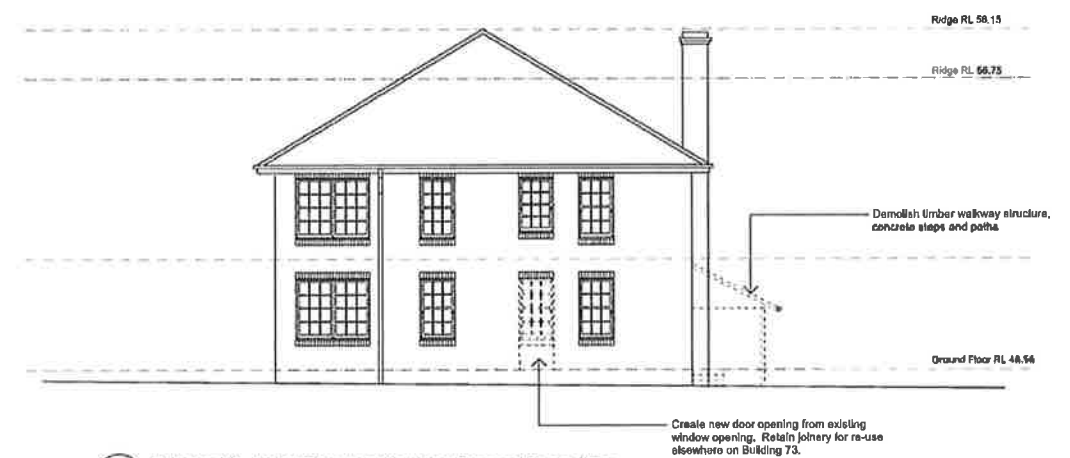
1 Building 73 - North Elevation Showing Proposed Demolition



2 Building 73 - East Elevation Showing Proposed Demolition



3 Building 73 - South Elevation Showing Proposed Demolition

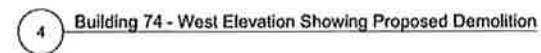
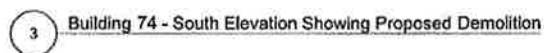
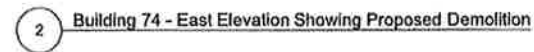


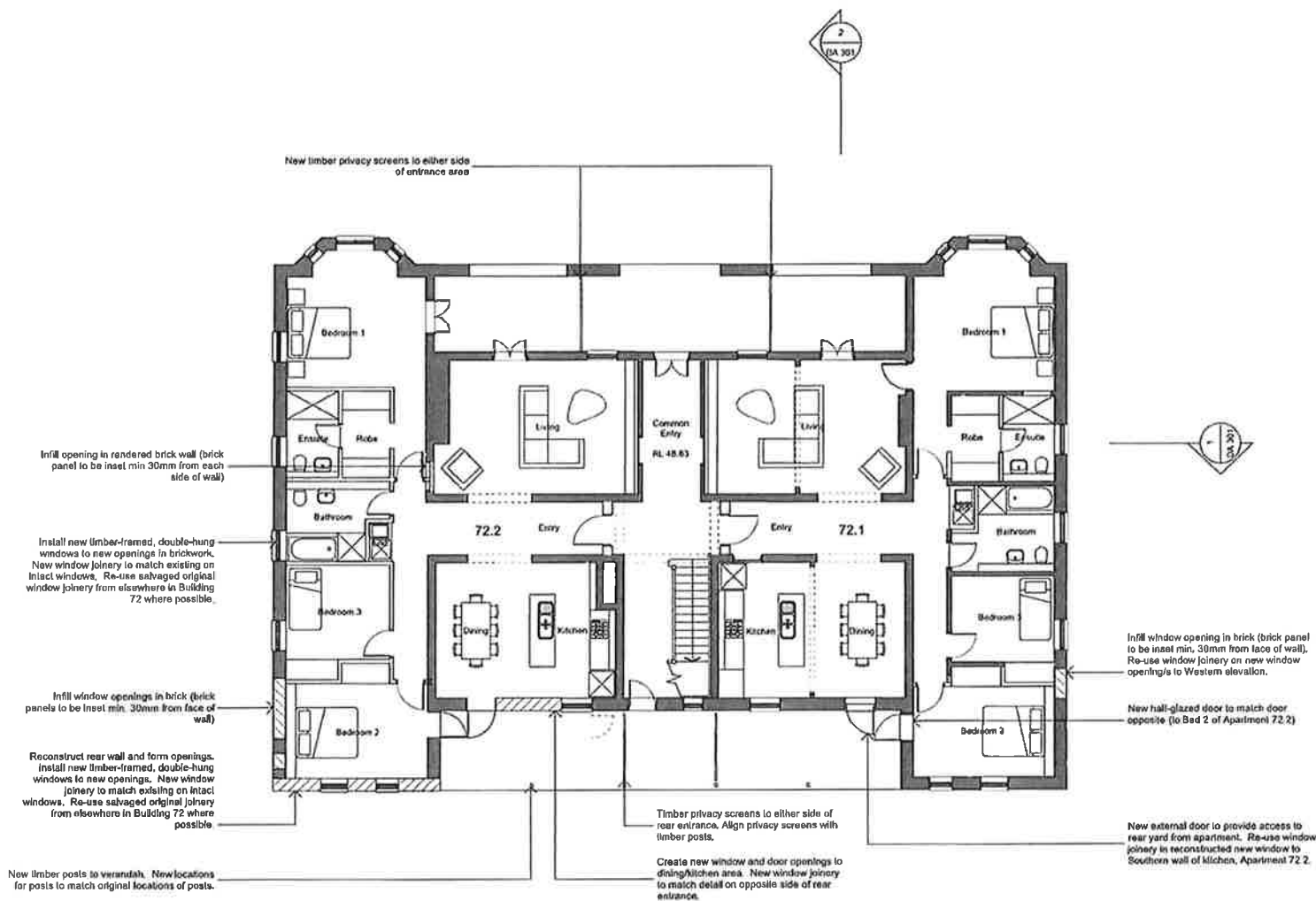
4 Building 73 - West Elevation Showing Proposed Demolition

Areas and items to be demolished indicated by dotted lines



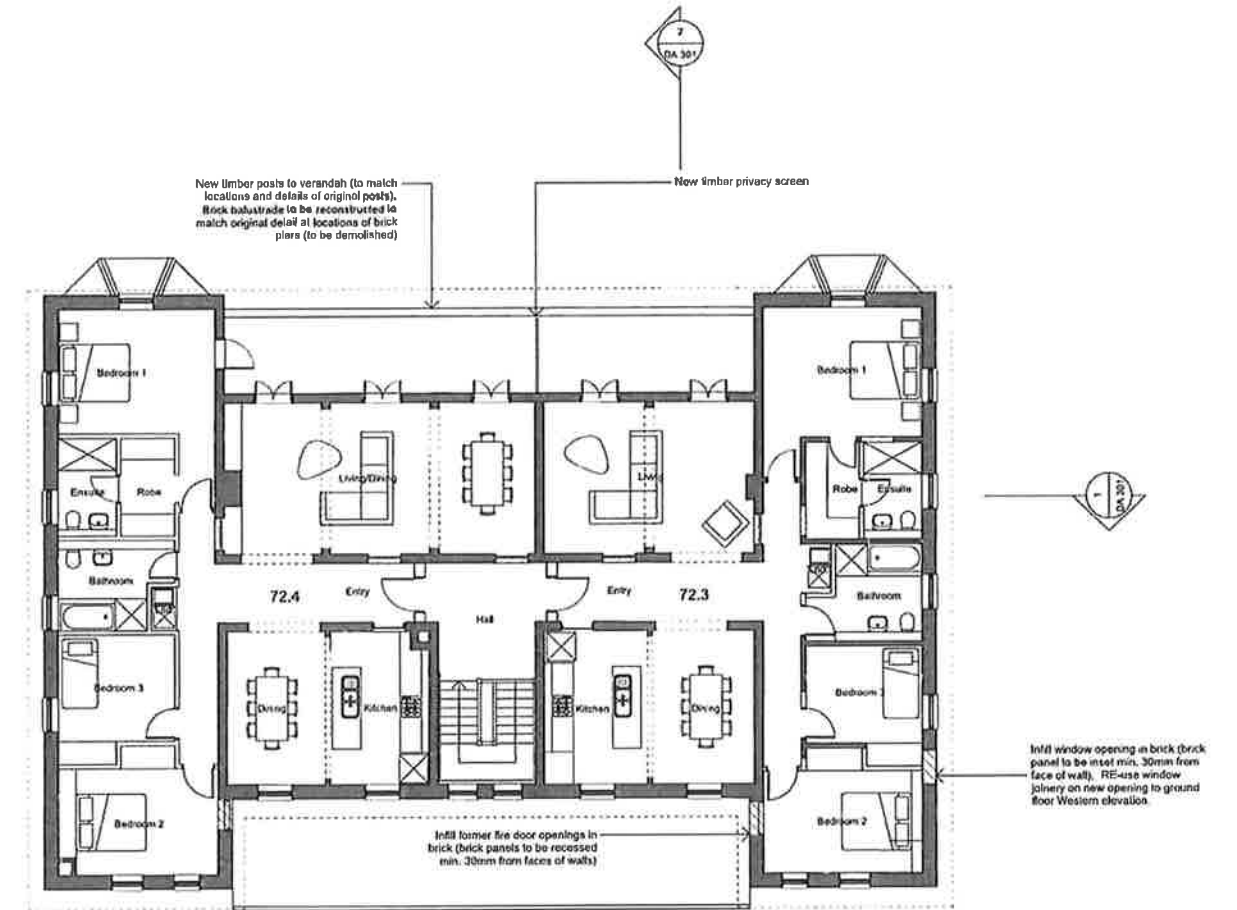
												kate mountstephens architecture+heritage 91 Surrey Street Darlinghurst NSW 2010 Australia M 0408 960 924 E kate@mountstephens.com.au		Elevations Showing Demolition - Building 73 Botanica, Lidcombe - Precinct 82 Project Address Australand Property Group		Original drawing at A1 size		Scale 1:100		Project No. 13/106	
D No. 24/3/15 Issued for Development Application KM																Drawing No. DA 123		Rev # D			
REVISION										By No. Date		ISSUE		By							

[illegible]



1 Building 72 - Proposed Ground Floor Plan

Note: Original door and window joinery to openings shown to be removed or altered will be retained and relocated to new openings within Building 72



2 Building 72 - Proposed First Floor Plan

Note: Original door and window joinery to openings shown to be removed or altered will be retained and relocated to new openings within Building 72



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Proposed Plans - Building 72

Botanica, Lidcombe - Precinct 82
Project Address
Australand Property Group

Original drawing at A1 size



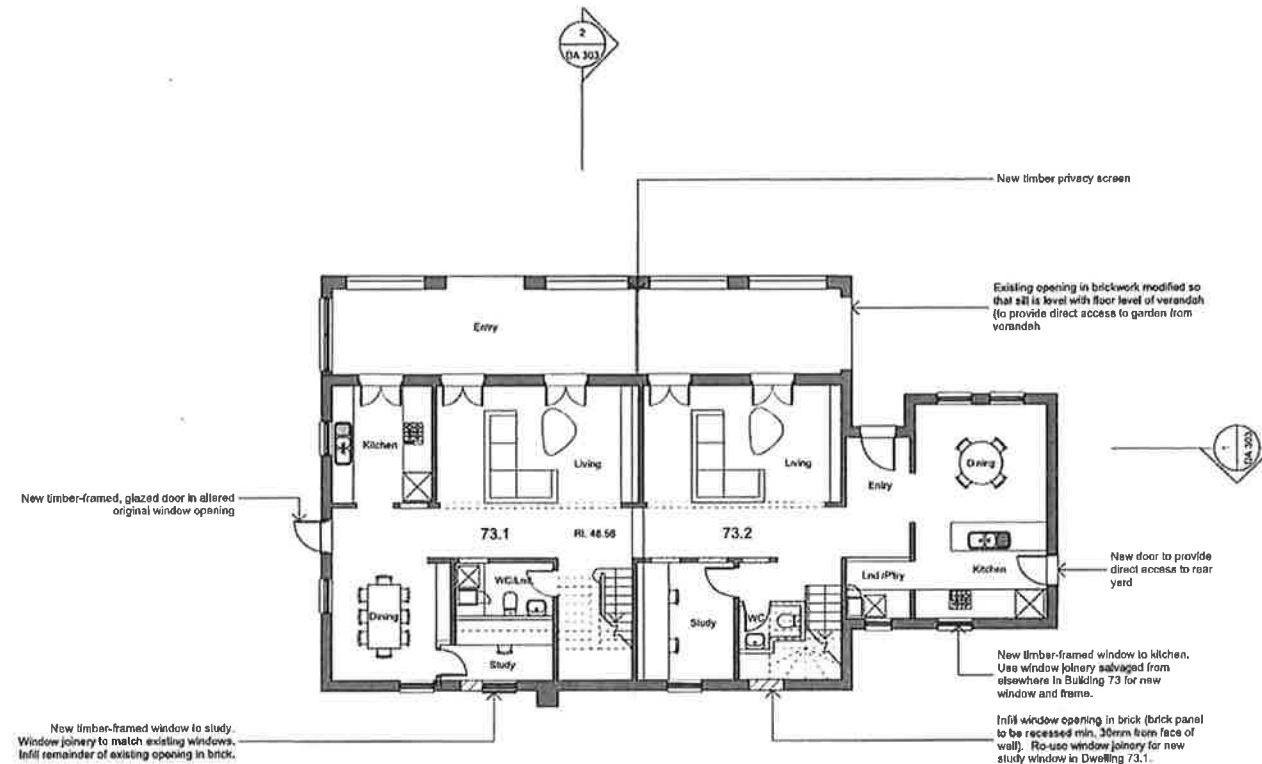
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1:100 13/106

Drawing No. Rev #
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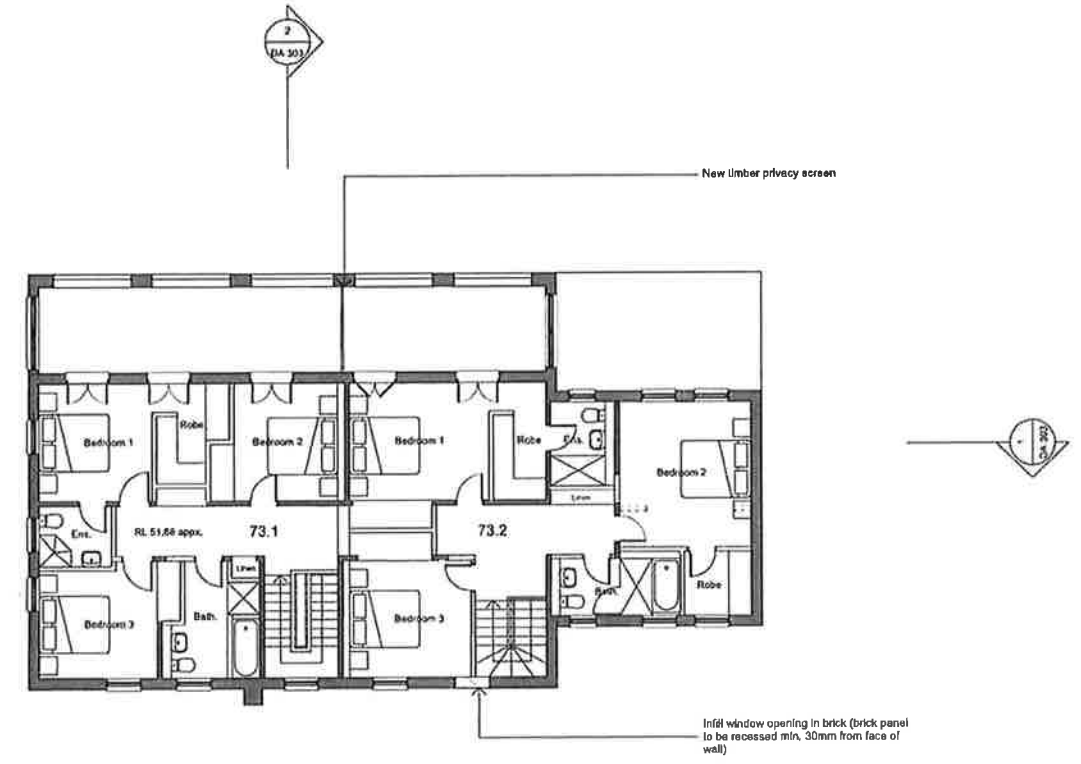
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CAD File Name: Precinct 82_300MH_October 2013
v2014 v2015 rev

Rev	Date	Issue	By	No.	Date	Issue	By
G	24/03/15	Issued for Development Application	KM				



1 Building 73 - Proposed Ground Floor Plan

Note: Original door and window joinery to openings shown to be removed or altered will be retained and relocated to new openings within Building 73

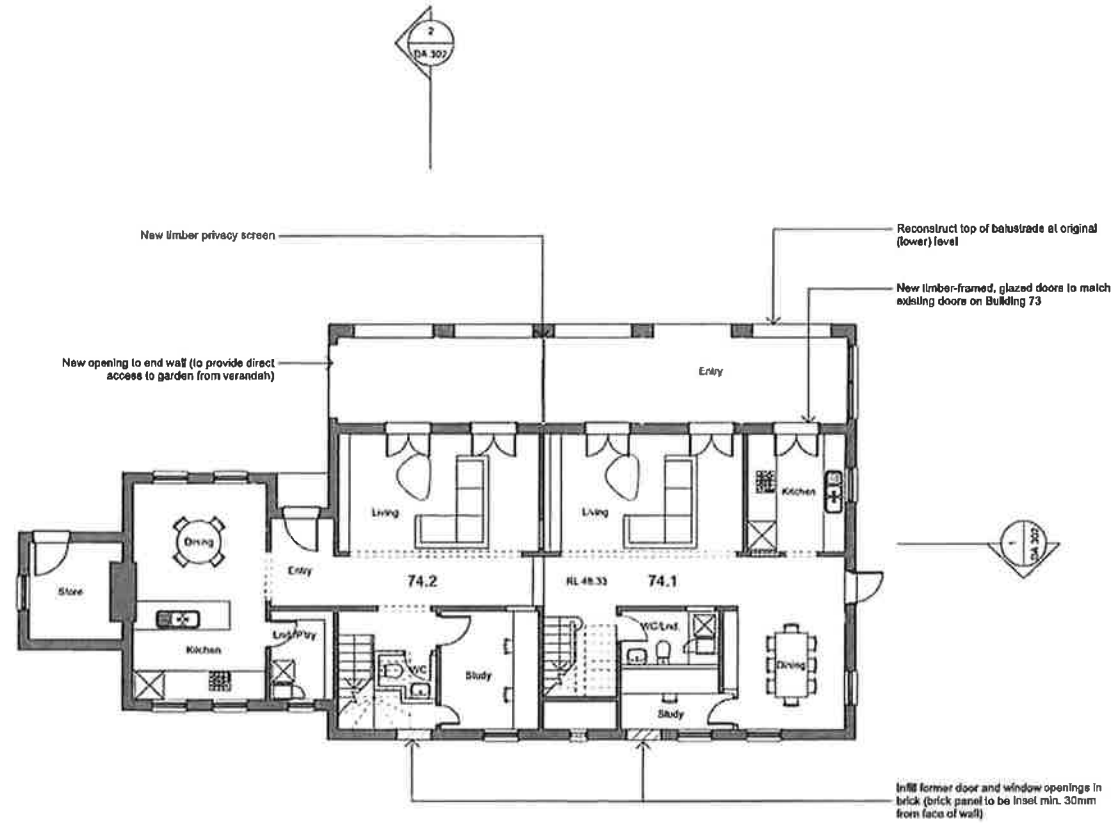


2 Building 73 - Proposed First Floor Plan

Note: Original door and window joinery to openings shown to be removed or altered will be retained and relocated to new openings within Building 73

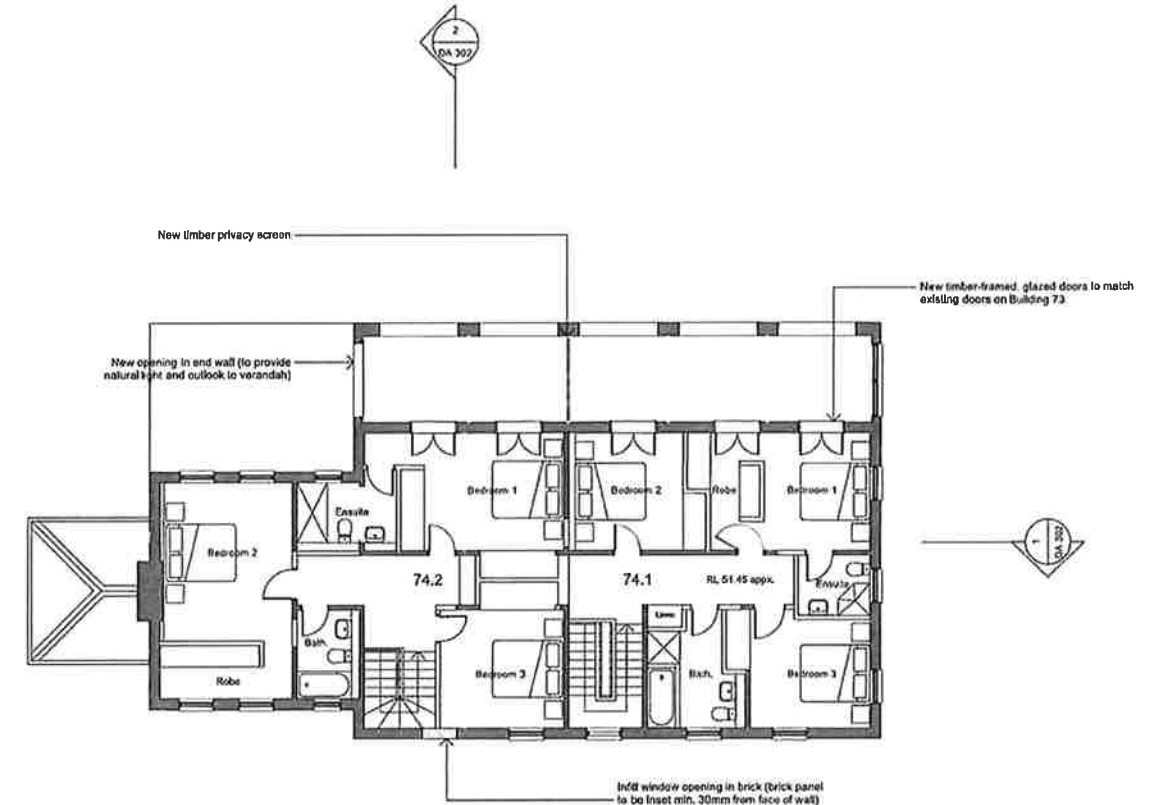


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1 Building 74 - Proposed Ground Floor Plan

Note: Original door and window joinery to openings shown to be removed or altered will be retained and relocated to new openings within Building 74



2 Building 74 - Proposed First Floor Plan

Note: Original door and window joinery to openings shown to be removed or altered will be retained and relocated to new openings within Building 74



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Proposed Plans - Building 74

Botanica, Lidcombe - Precinct 82
Project Address
Australand Property Group

Original drawing at A1 size



Scale Project No.

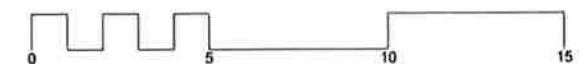
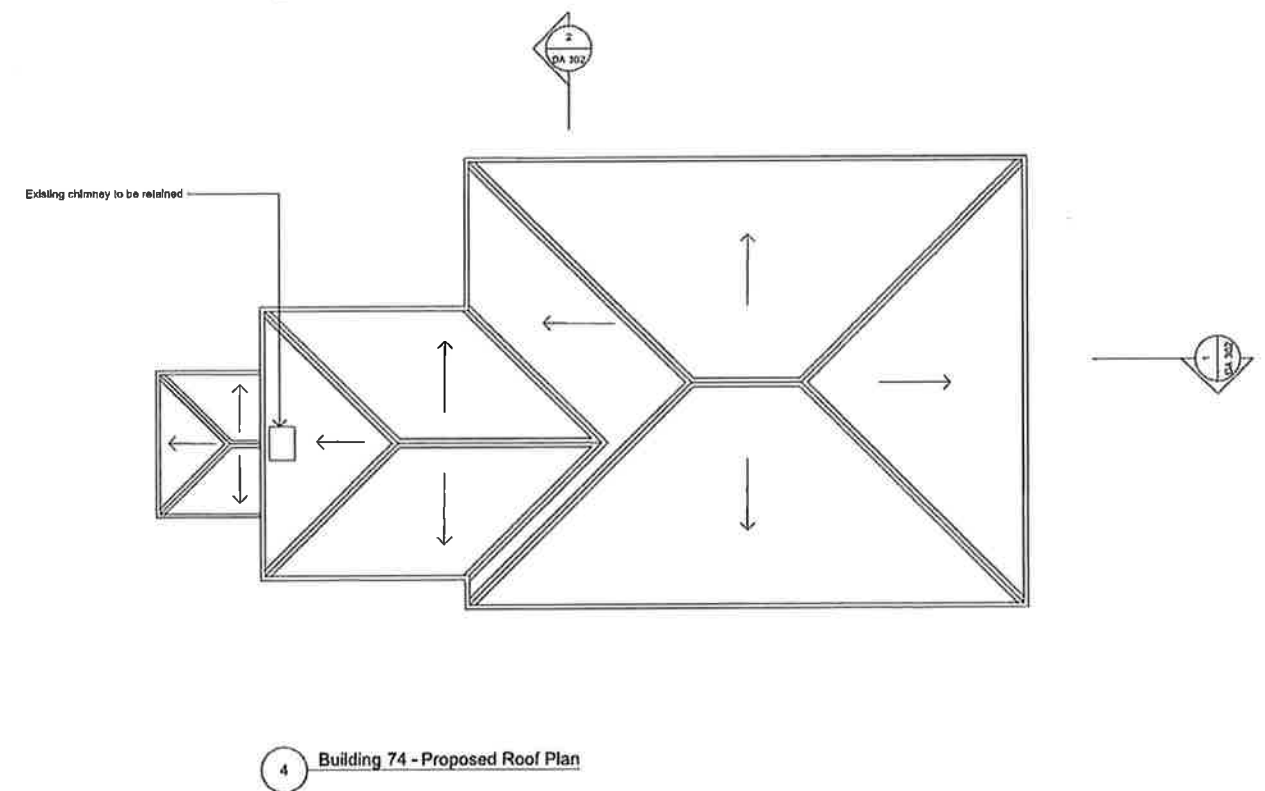
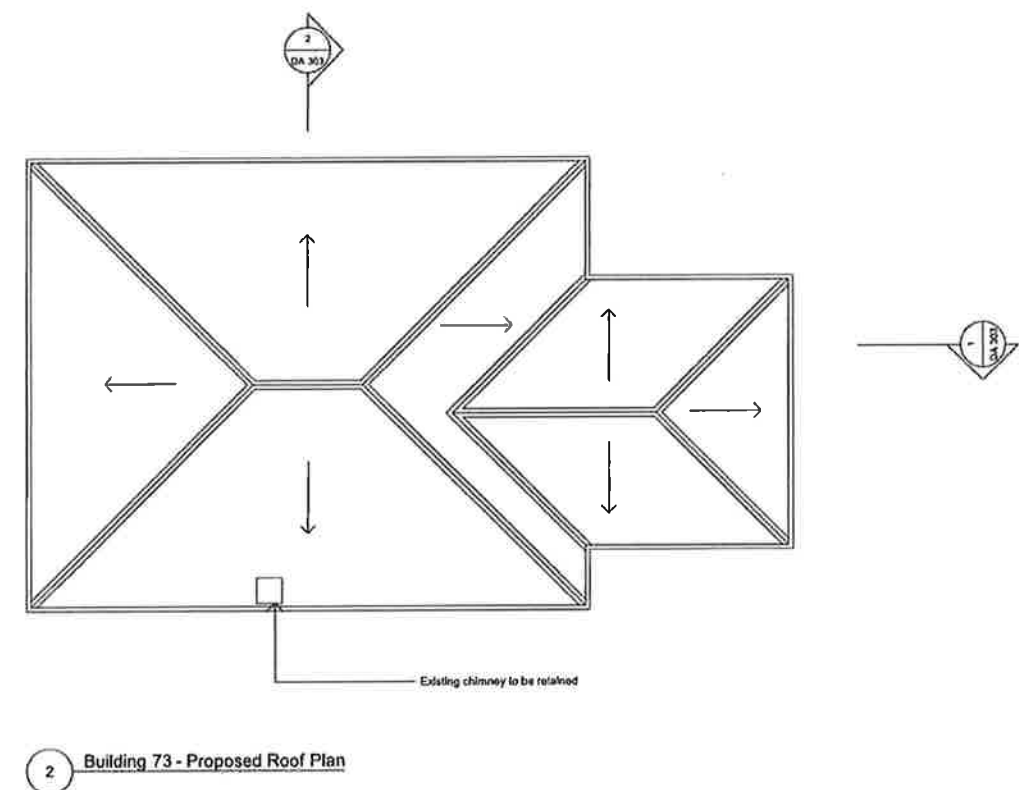
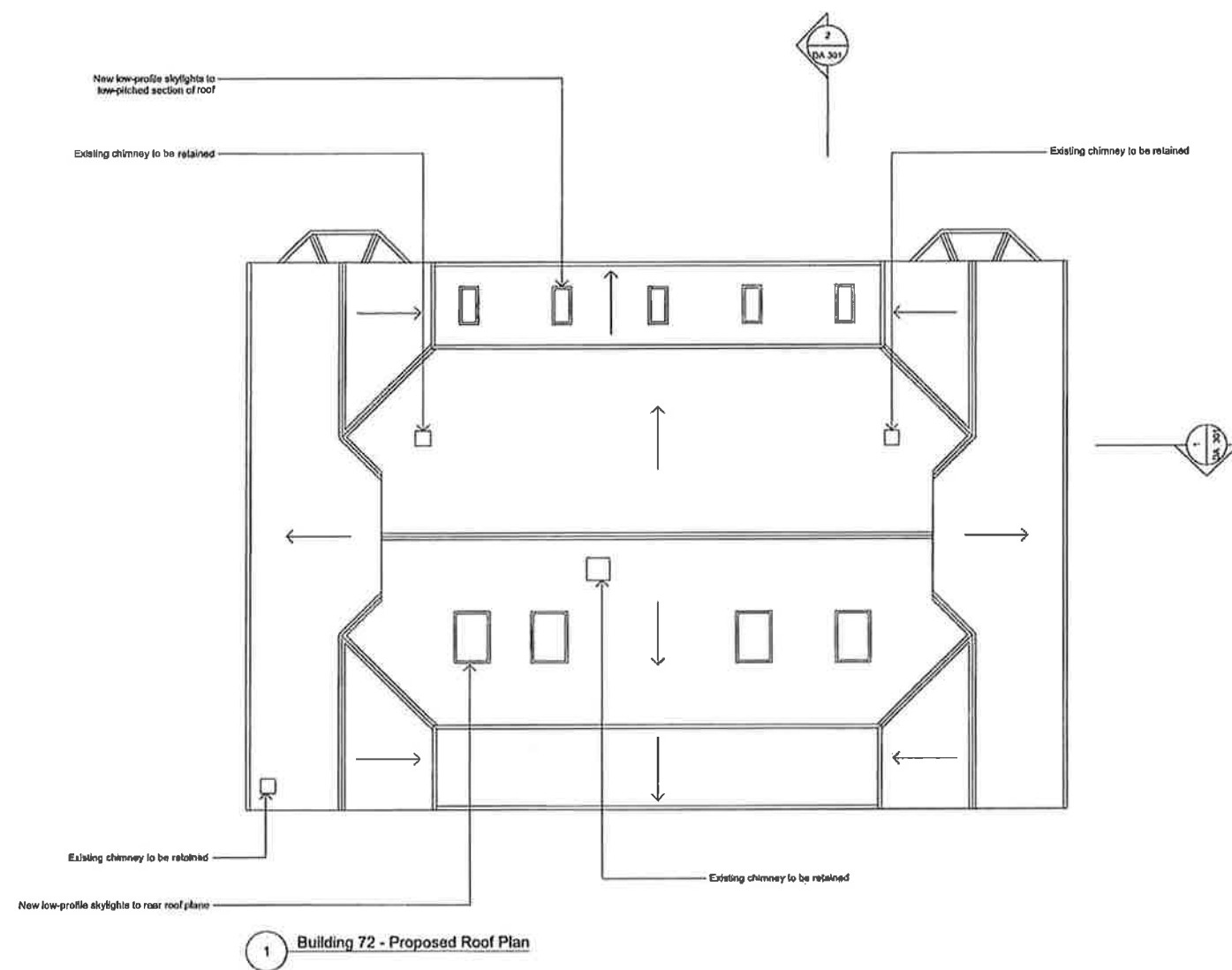
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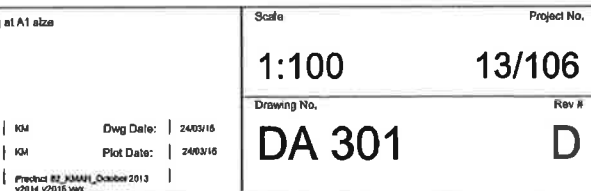
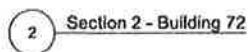
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Drawn By KM Dwg Date 24/03/15
Checked By KM Plot Date 24/03/15
CAD File Name PROJECT 82_BA001_01.dwg

Rev.	Date	Issued for Development Application	By	No.	Date	ISSUE	By
1	24/03/15	Issued for Development Application	KM				



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Botanica, Lidcombe - Precinct 82
Project Address
Australand Property Group

Original drawing at A1 size

Scale

Project No.

1:100

13/106

Drawing No.

Rev #

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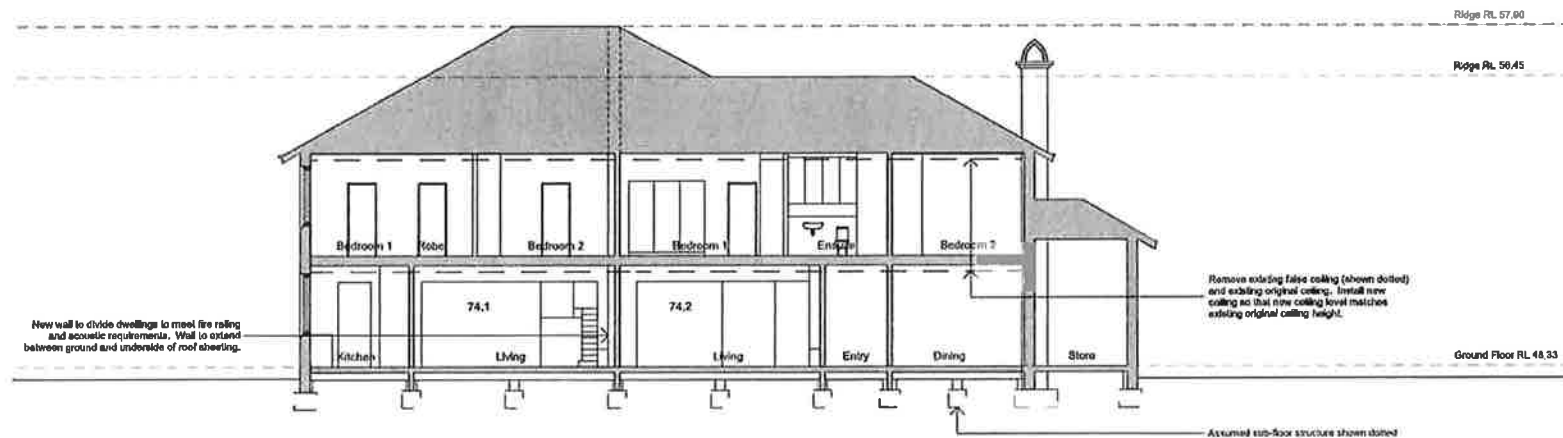
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Drawn By | KM Dwg Date: | 24/03/16

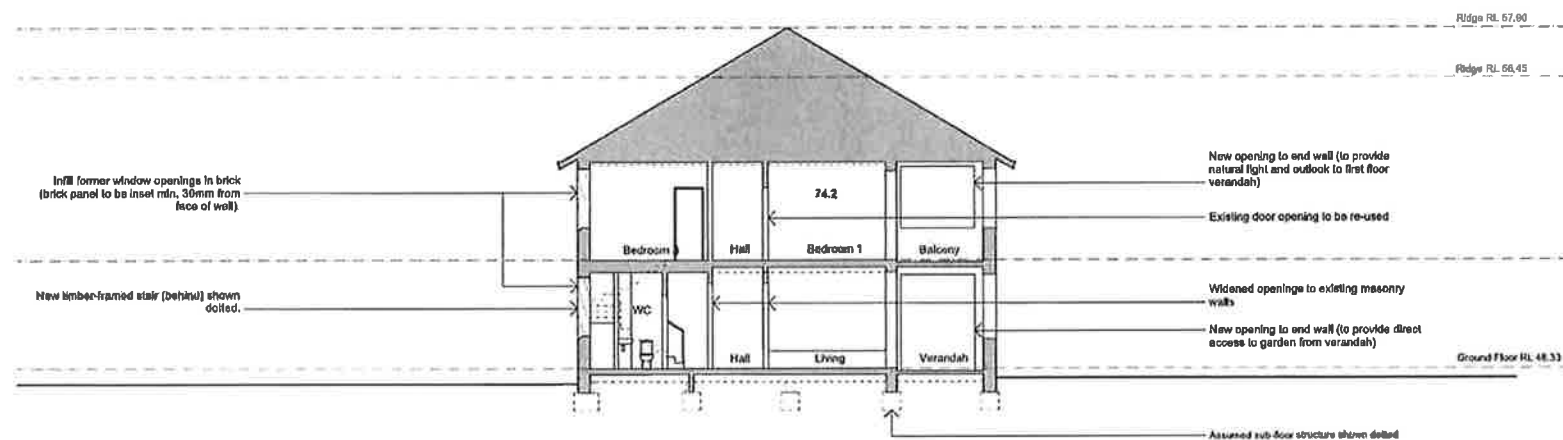
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No.	Date	REVISION	By	No.	Date	ISSUE



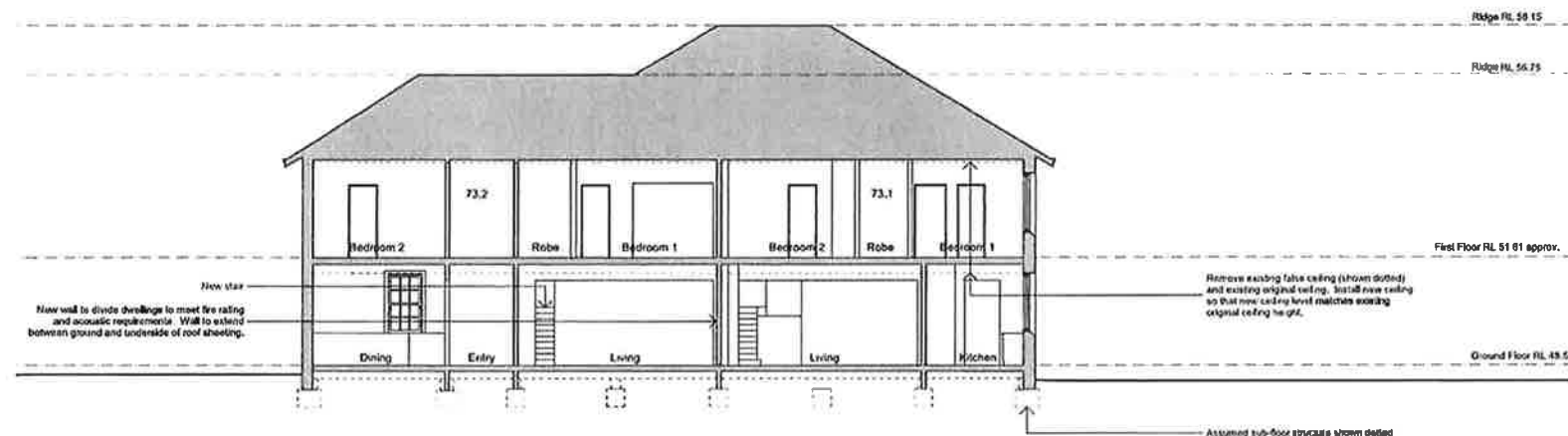
1 Section 3 - Building 74



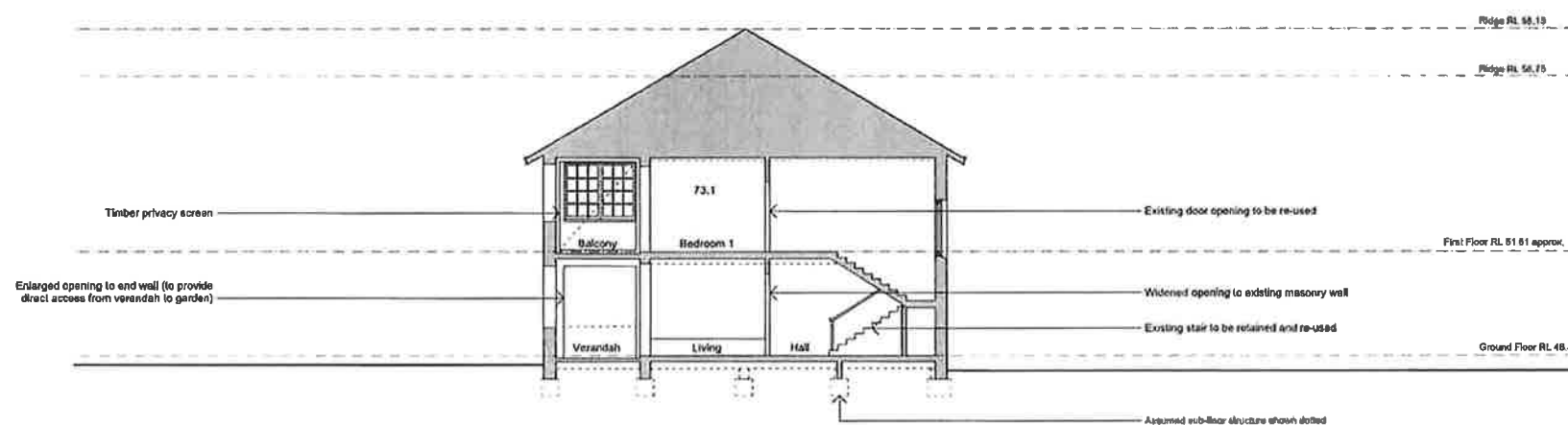
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ID: 24/01/15 Date: 24/01/15 Issued for Development Application REVISION By: KM No.: Date: ISSUE By:		 <p>kate mountstephens architecture+heritage</p> <p>91 Surrey Street Darlinghurst NSW 2010 Australia M 0408 960 924 E kate@mountstephens.com.au</p>	<p>Sections - 3 and 4, Building 74</p> <p>Botanica, Lidcombe - Precinct 82 Project Address Australand Property Group</p>	<p>Original drawing at A1 size</p> <p>Drawn By: KM Dwg Date: 24/03/15 Checked By: KM Plot Date: 24/03/16 CAD File Name: Precinct 82_B04AH_October 2013 v0114.dwg</p>	<p>Scale: 1:100</p> <p>Drawing No.: DA 302</p> <p>Project No.: 13/106</p> <p>Rev #: D</p>
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1 Section 5 - Building 73

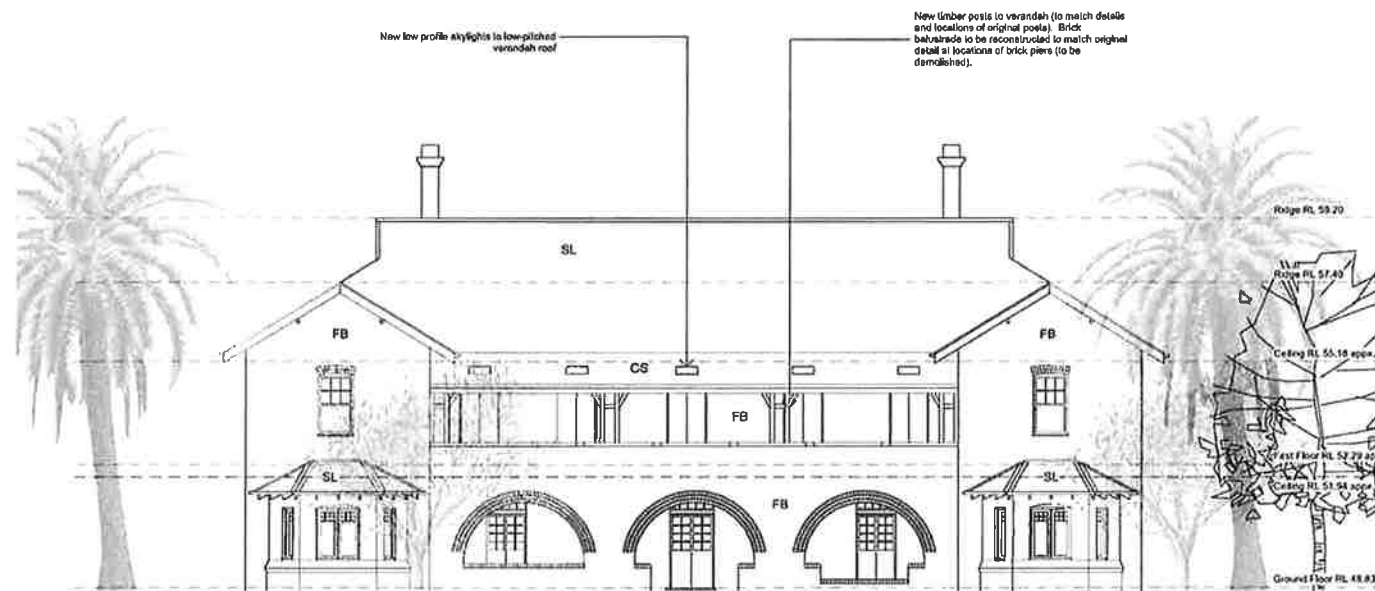


2 Section 6 - Building 73

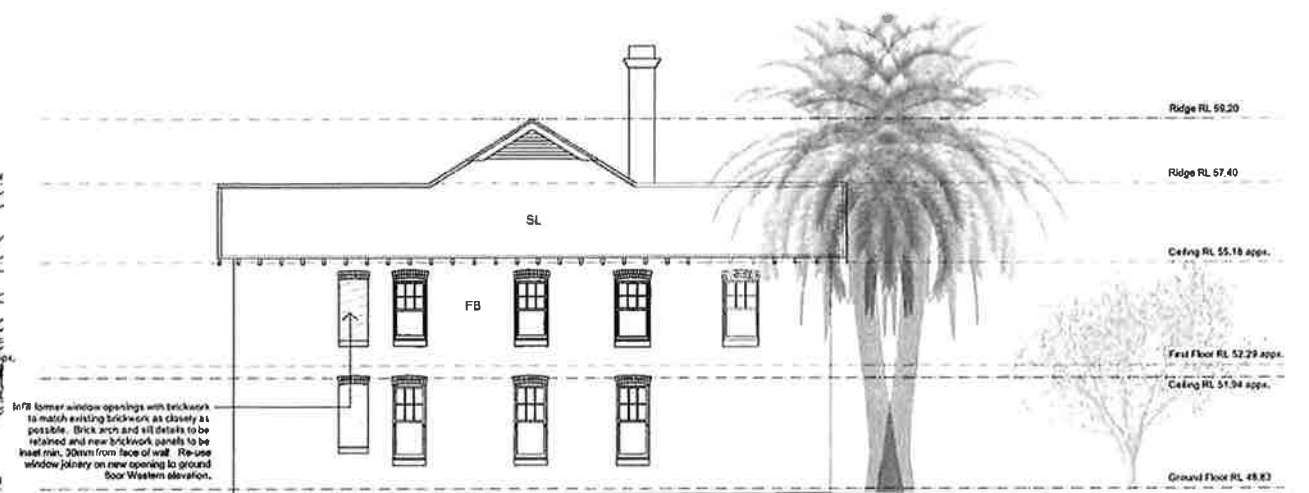


																				<p>kate mountstephens architecture+heritage</p> <p>91 Surrey Street Darlinghurst NSW 2010 Australia M 0408 960 924 E kate@mountstephens.com.au</p>										<p>Sections - 5 and 6 - Building 73</p> <p>Botanica, Lidcombe - Precinct 82 Project Address Australand Property Group</p>										<p>Original drawing at A1 size</p>										<p>Scale</p> <p>1:100</p> <p>13/106</p>										<p>Project 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1 Building 72 - Proposed North Elevation



2 Building 72 - Proposed East Elevation

Reconstruct rear wall and form openings. Install new timber-framed, double-hung windows to new openings. Window details, sill and head to match corresponding windows on eastern wing. Re-use salvaged original window joinery from elsewhere in Building 72, where possible.



3 Building 72 - Proposed South Elevation



5 Building 74 - Proposed West Elevation

FINISHES LEGEND

TC	Terracotta Tile
SL	Slate Roof Cladding
CS	Corrugated Steel
PB	Painted Brickwork
FB	Face Brickwork
PR	Painted Render



No.	Date	Issued for Development Application	By	No.	Date	ISSUE	By
0	24/3/15	Issued for Development Application	KM				



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Proposed Elevations - Building 72

Botanica, Lidcombe - Precinct 82
Project Address
Australand Property Group

Original drawing at A1 size

Drawn By | KM Dwg Date | 24/03/15
Checked By | KM Plot Date | 24/03/15
CAD File Name | Precinct 82 - KMAH1_October 2013
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Scale Project No.

1:100 13/106

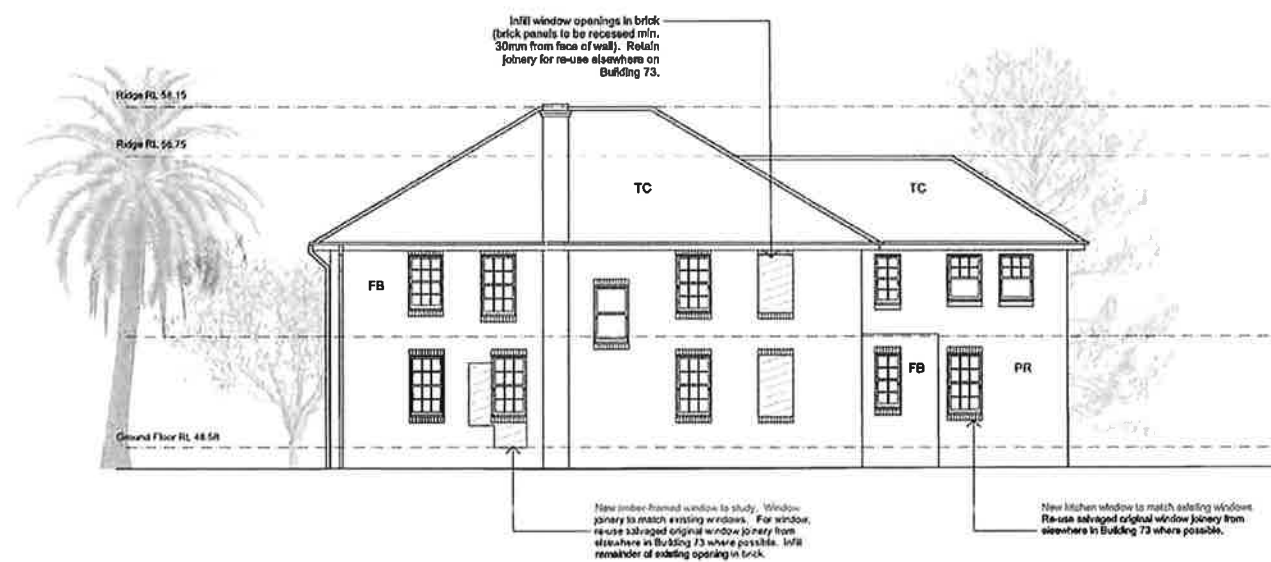
Drawing No. Rev #
DA 401 D



1 Building 73 - Proposed North Elevation



2 Building 73 - Proposed East Elevation



3 Building 73 - Proposed South Elevation



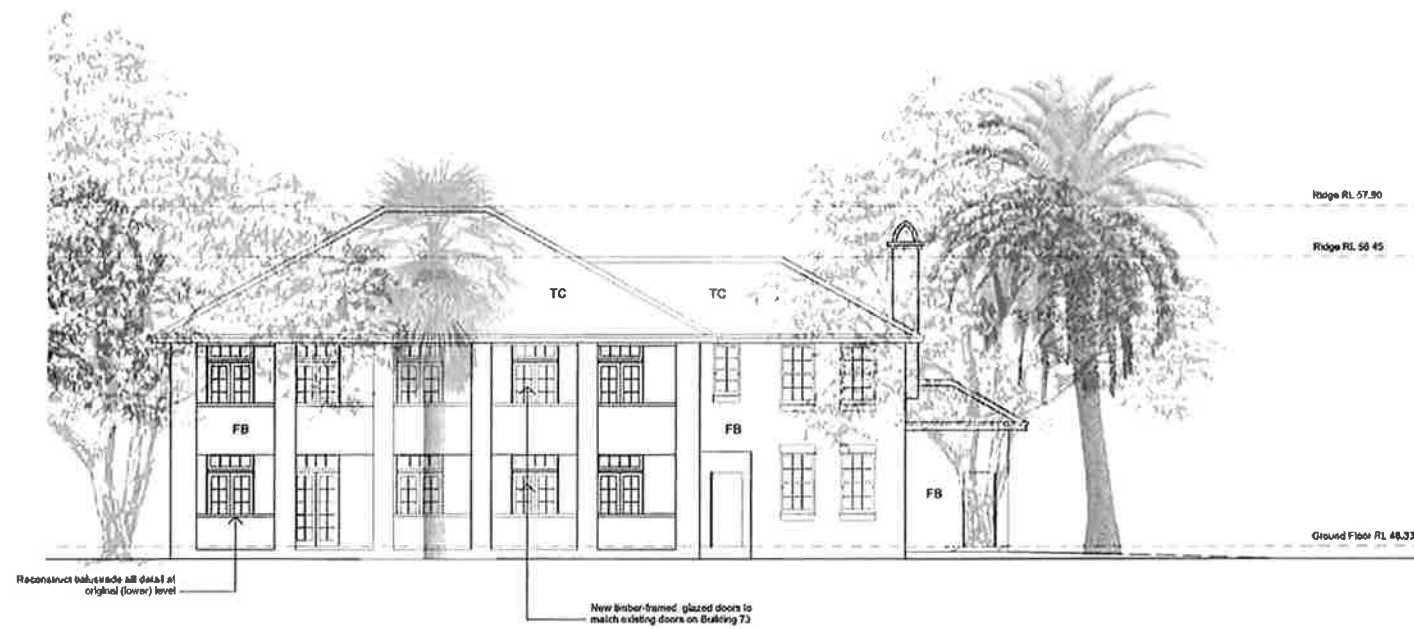
4 Building 73 - Proposed West Elevation

FINISHES LEGEND

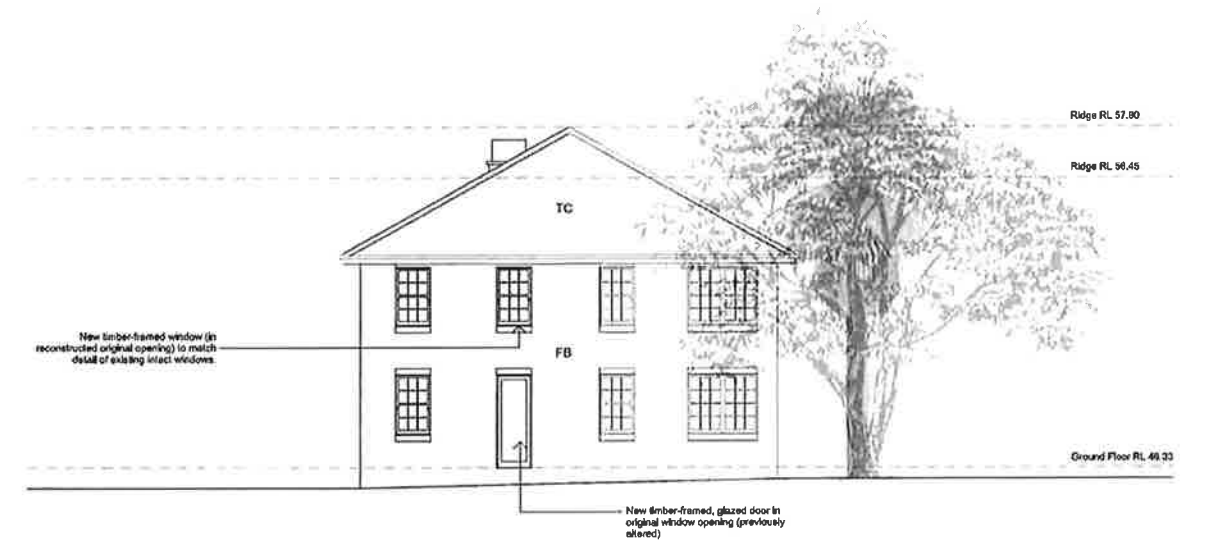
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SL	Slate Roof Cladding
CS	Corrugated Steel
PR	Painted Brickwork
FB	Face Brickwork
PR	Painted Render



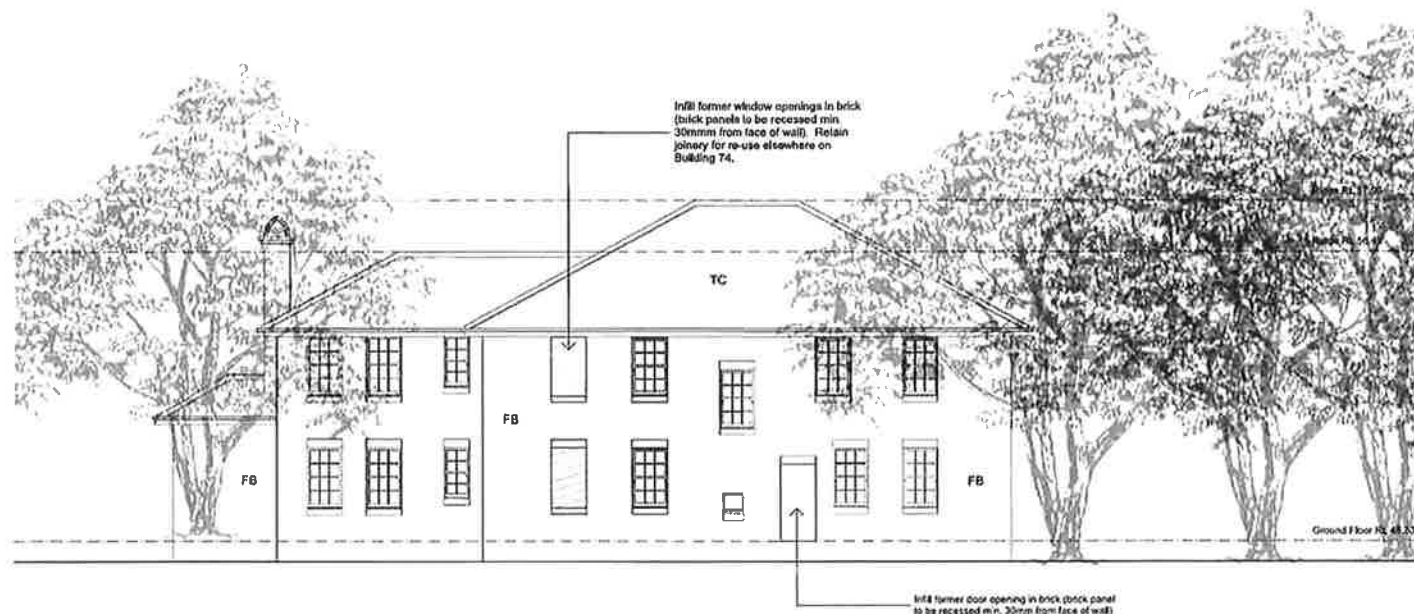
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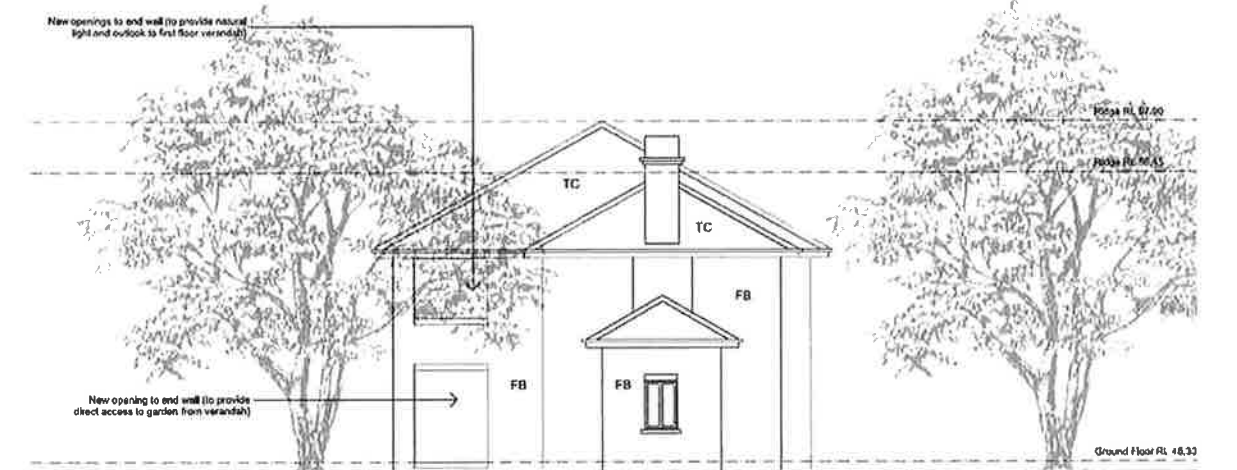
1 Building 74 - Proposed North Elevation



2 Building 74 - Proposed East Elevation



3 Building 74 - Proposed South Elevation



4 Building 74 - Proposed West Elevation

FINISHES LEGEND

TC	Terracotta Tile
SL	Shale Roof Cladding
CS	Corrugated Steel
PB	Painted Brickwork
FB	Face Brickwork
PR	Painted Render



No.	Date	REVISION	By	No.	Date	ISSUE	By
D	24/3/15	Issued for Development Application	KM				
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B	18/12/14	69% DA Set	KM				
A	9/25/14	Client Review	KM				

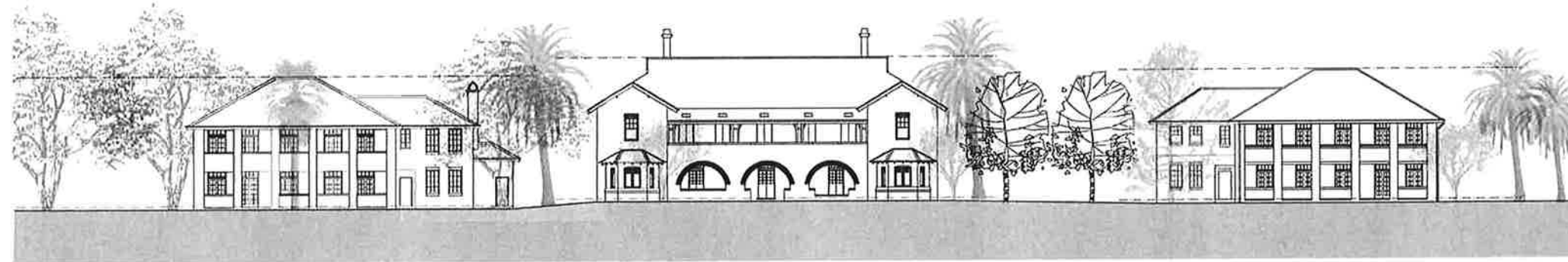


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Proposed Elevations - Building 74

Botanica, Lidcombe - Precinct 82
Project Address
Australand Property Group

Original drawing at A1 size	Scale	Project No.
	1:100	13/106
Drawn By KM	Dwg Date: 24/03/15	Drawing No.
Checked By KM	Plot Date: 24/03/15	Rev #
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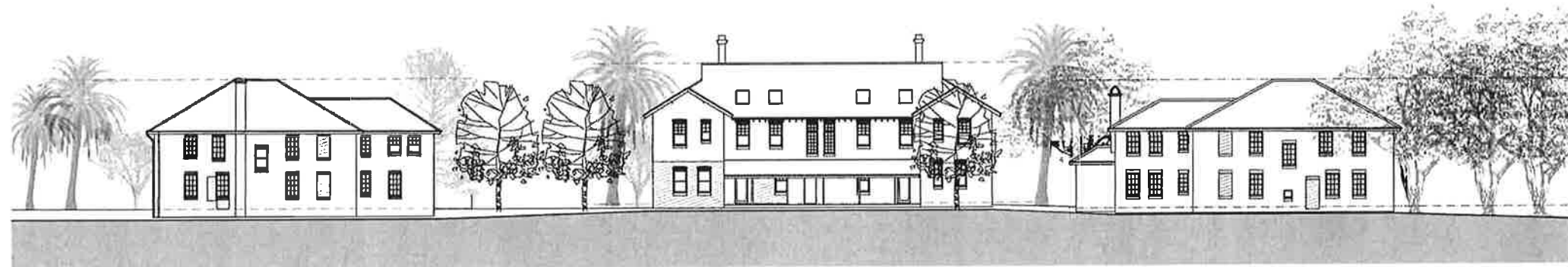


Building 74

Building 72

Building 73

1 North Elevation - Buildings 74, 72 and 73



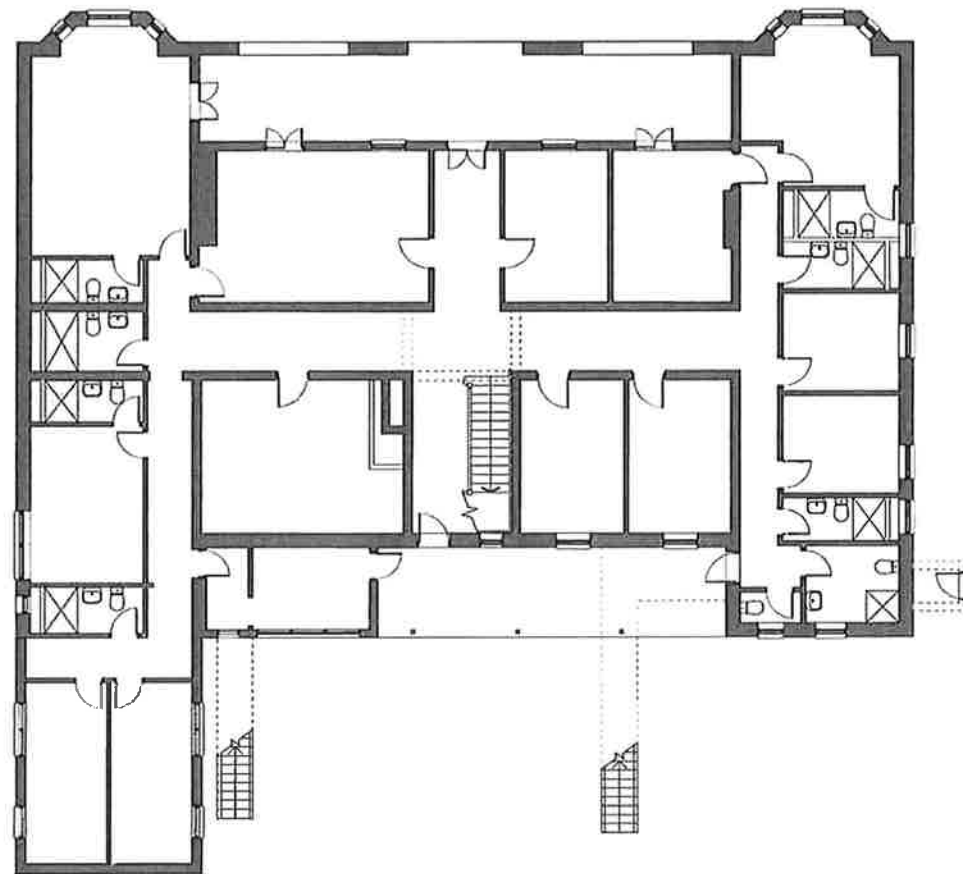
Building 73

Building 72

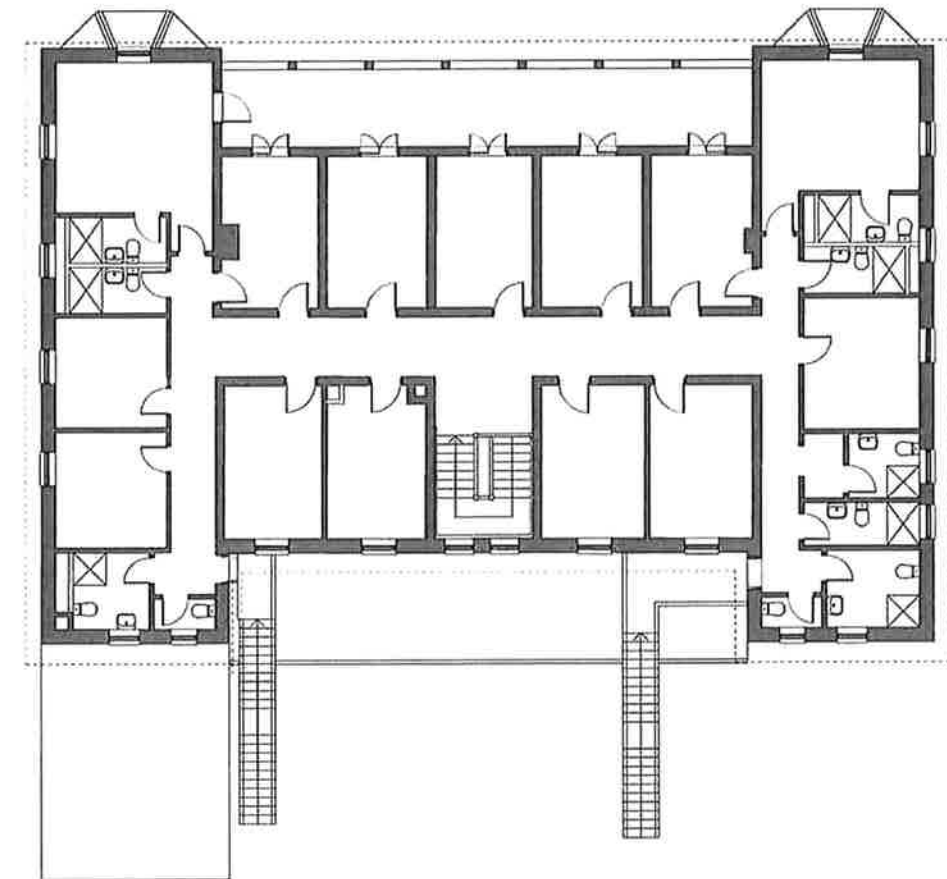
Building 74

2 South Elevation - Buildings 74, 72 and 73

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



1 Building 72 - Existing Ground Floor Plan



2 Building 72 - Existing First Floor Plan



No.	Date	REVISION	By	No.	Date	ISSUE	By
E	24/3/15	Issued for Development Application	KM				



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Existing Plans - Building 72

Botanica, Lidcombe - Precinct 82
Project Address
Australand Property Group

Original drawing at A1 size



Scale

1:100

Project No.

13/106

Drawn By | KM
Checked By | KM
CAD File Name | Precinct 82_KMAH_October 2013_v2014 v2015.vsw

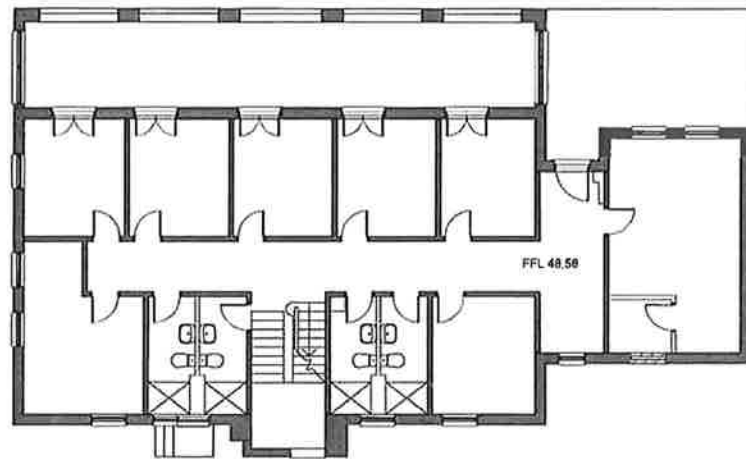
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Plot Date: | 24/03/15

Drawing No.

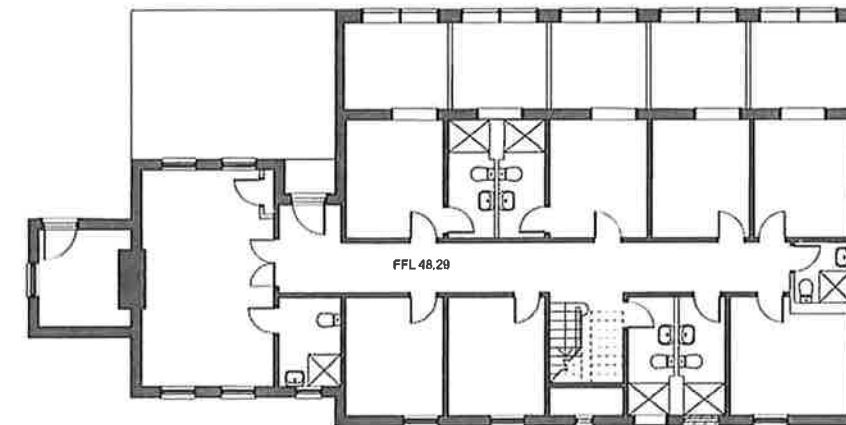
DA 501

Rev #

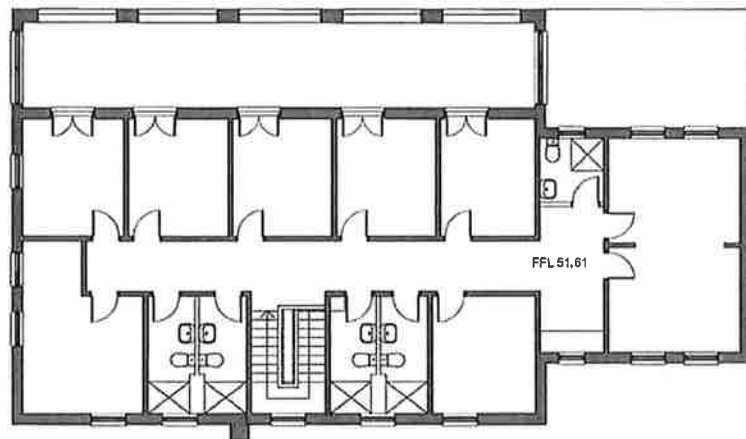
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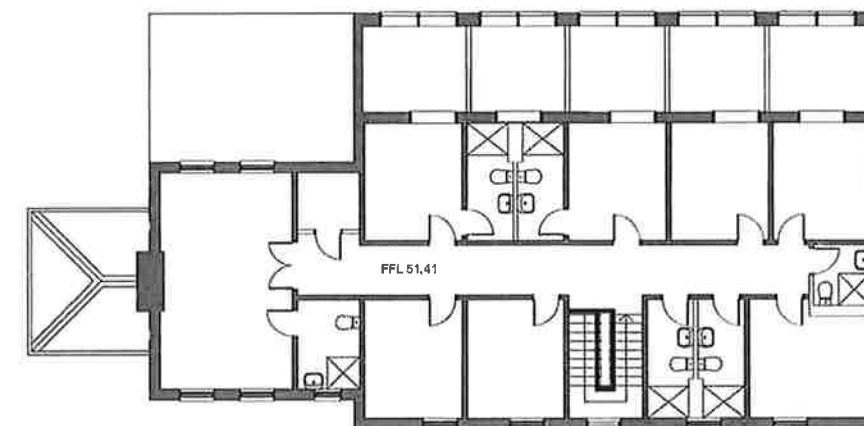
1 Building 73 - Existing Ground Floor Plan



3 Building 74 - Existing Ground Floor Plan



2 Building 73 - Existing First Floor Plan



4 Building 74 - Existing First Floor Plan



No.	Date	REVISION	By	No.	Date	ISSUE	By
E	24/3/15	Issued for Development Application	KM				



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Existing Plans - Buildings 73 and 74

Botanica, Lidcombe - Precinct 82
Project Address
Australand Property Group

Original drawing at A1 size



Scale

1:100

Project No.

13/106

Drawn By | KM

Dwg Date: | 24/03/15

Checked By | HM

Plot Date: | 24/03/15

CAD File Name | Precinct 82_NAMH_October 2013

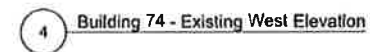
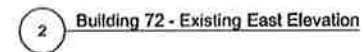
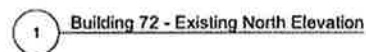
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Drawing No.

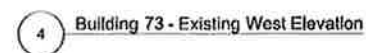
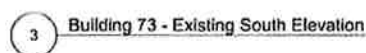
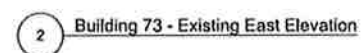
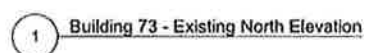
DA 502

Rev #

E



												kate mountstephens architecture+heritage 91 Surrey Street Darlinghurst NSW 2010 Australia M 0408 960 924 E kate@mountstephens.com.au		Existing Elevations - Building 72 Botanica, Lidcombe - Precinct 82 Project Address Australand Property Group		Original drawing at A1 size		Project No. 13/106	
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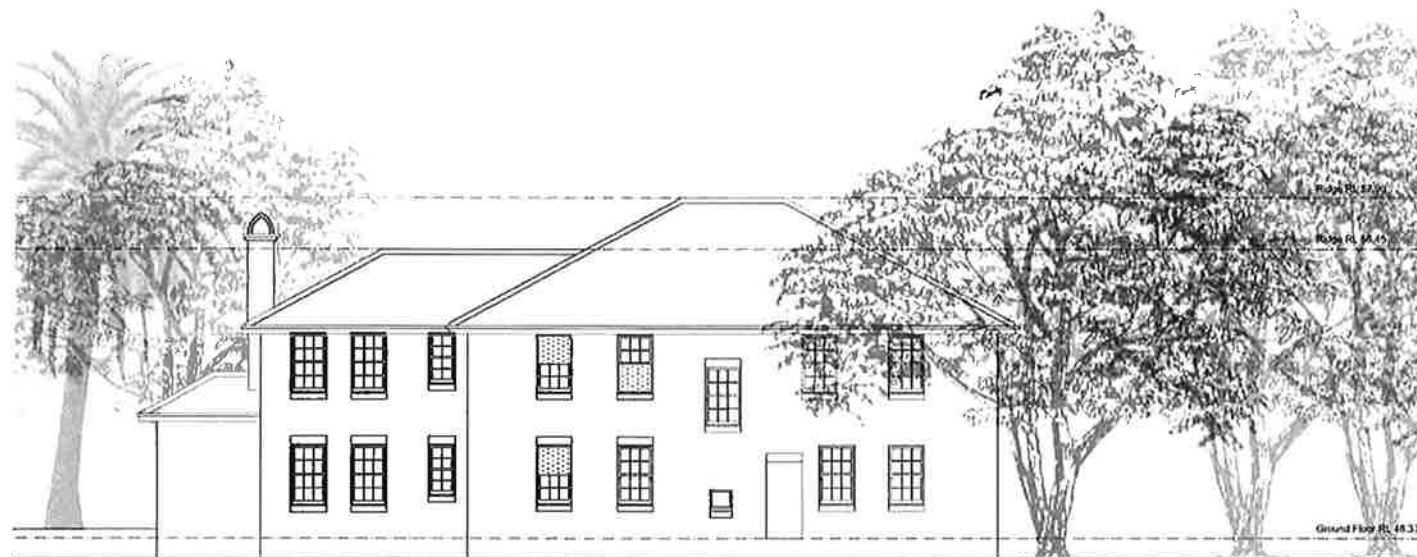




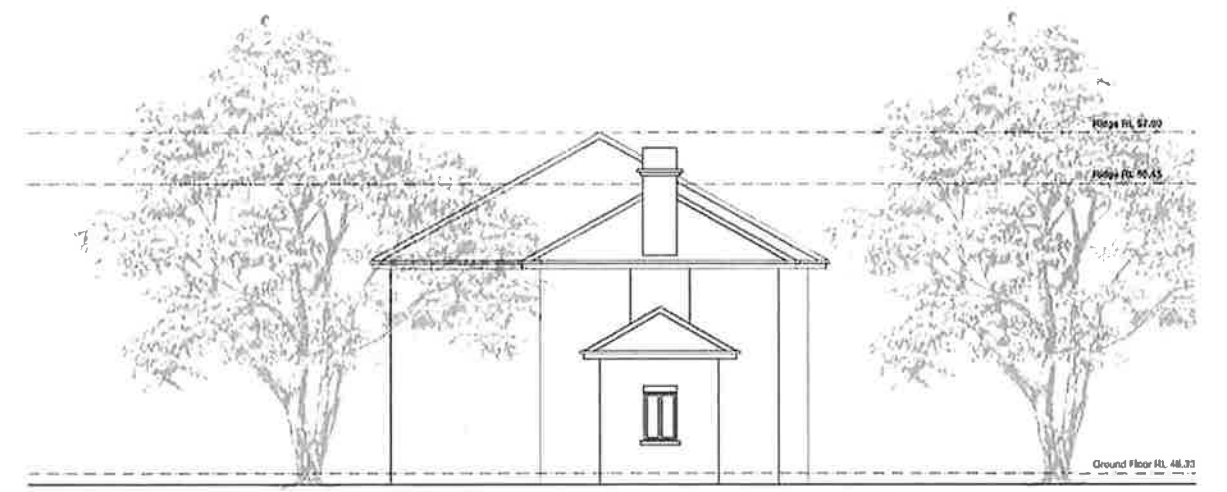
1 Building 74 - Existing North Elevation



2 Building 74 - Existing East Elevation



3 Building 74 - Existing South Elevation



4 Building 74 - Existing West Elevation



No.	Date	REVISION	By	No.	Date	ISSUE	By
1	24/3/16	Issued for Development Application	KM				



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Existing Elevations - Building 74

Botanica, Lidcombe - Precinct 82
Project Address
Australand Property Group

Original drawing at A1 size

Drawn By | KM Dwg Date: | 24/03/16
Checked By | KM Plot Date: | 24/03/16
CAD File Name | Precinct 82_KM241_October 2013
v2014 v2015.vex

Scale Project No.

1:100 13/106

Drawing No. Rev #

DA 505 D



NOTE: ALL PROPOSED GARDEN BEDS ADJACENT TO SIGNIFICANT BUILDINGS TO BE CONSTRUCTED WITH GRAVEL DRAINS



EXISTING TREE SCHEDULE				
No.	Botanic Name	Common Name	Retention/Removal	Comment
2053	Ficus macrophylla	Rusty Fig	Retain	
2054	Ficus macrophylla	Rusty Fig	Retain	
2060	Lucalyptus microcorys	Tallowwood	Retain	
2061	Lucalyptus microcorys	Tallowwood	Retain	
2062	Lucalyptus microcorys	Tallowwood	Retain	
2063	Corymbia citriodora	Lemon Scented Gum	Retain	
2064	Lucalyptus microcorys	Tallowwood	Retain	
2065	Lucalyptus microcorys	Tallowwood	Retain	
2066	Lucalyptus microcorys	Tallowwood	Retain	
2067	Lucalyptus microcorys	Tallowwood	Remove	Tree required to be removed due to development
2068	Lucalyptus microcorys	Tallowwood	Remove	Tree required to be removed due to development
2069	Lucalyptus microcorys	Tallowwood	Remove	Poor form due to previous pruning
2070	Lucalyptus microcorys	Tallowwood	Remove	Tree required to be removed due to development
2071	Lophostemon confertus	Brushbox	Remove	Tree required to be removed due to development
2107	Lucalyptus saligna	Sydney Blue Gum	Remove	Tree required to be removed due to development
2108	Grevillea robusta	Silky Oak	Remove	Occclusion in trunk weakens this tree. Risk of failure
2109	Lophostemon confertus	Brushbox	Remove	Dead
2110	Lophostemon confertus	Brushbox	Retain	
2111	Phoenix canariensis	Canary Island Date Palm	Retain	
2246	Julorea chinensis	Chinese Wine Palm	Retain	
2247	Lucalyptus microcorys	Tallowwood	Retain	
2248	Phoenix canariensis	Canary Island Date Palm	Retain	
2304	Plumeria acutifolia	Frangipani	Retain	
2372	Photinia glabra rubens	Red Leaf Photinia	Retain	
2373	Mangifera indica	Mango	Remove	Tree required to be removed due to development
2374	Burkhouisia viridiflora	Lemon Myrtle	Retain	
2375	Phoenix canariensis	Canary Island Date Palm	Transplant	See location on plan
2381	Juniperus sp.	Juniper	Retain	
2384	Phoenix canariensis	Canary Island Date Palm	Retain	
2386	Ilex aquifolium	European Holly	Remove	Tree required to be removed due to development

* TREE NO. IN ACCORDANCE WITH THE ARBORIST'S REPORT





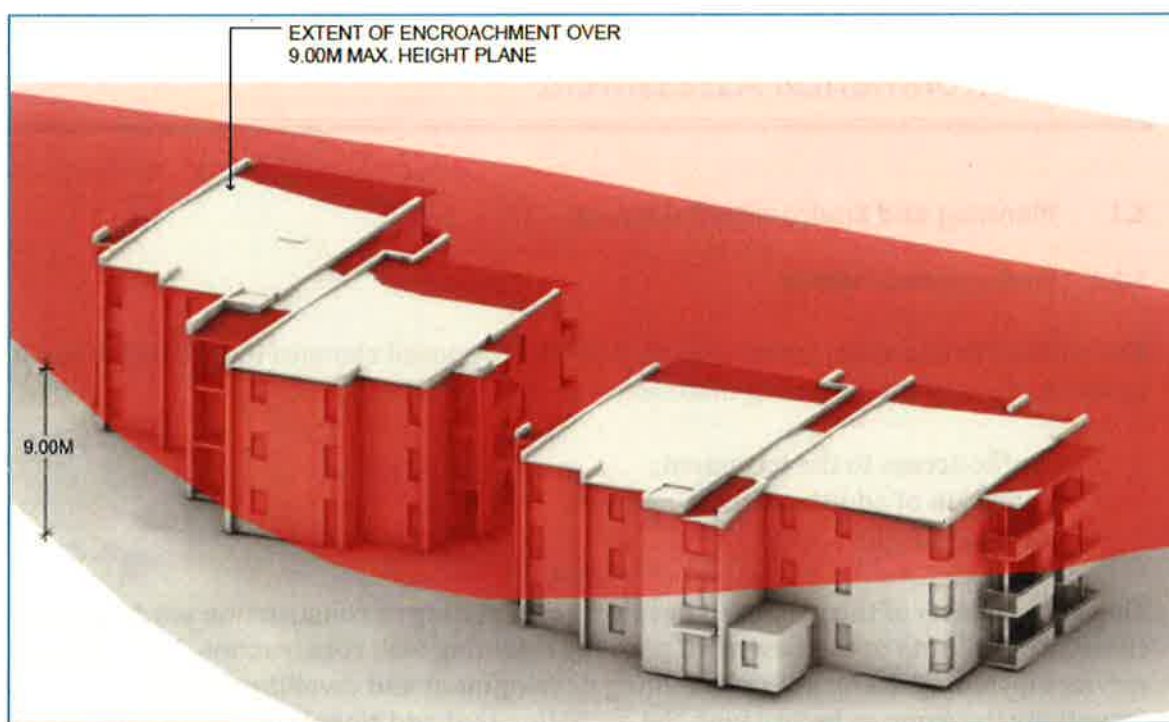


Figure A7.1 Building height plan section through Buildings A and B – original position of buildings

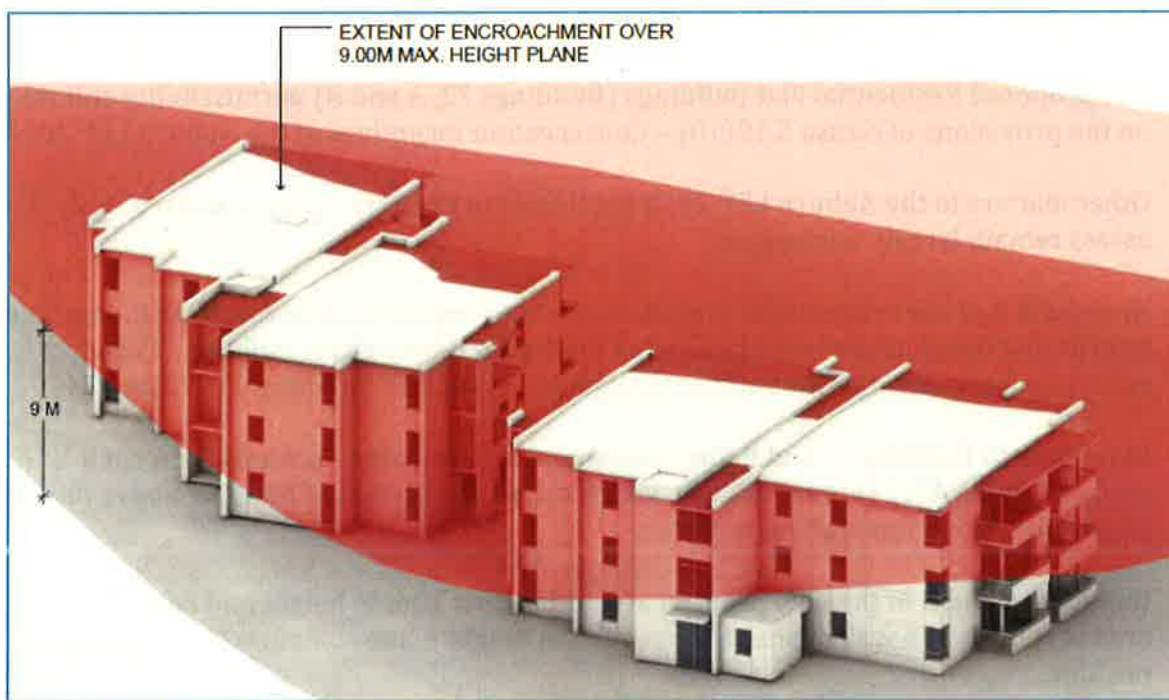


Figure A7.1a Building height plan section through Buildings A and B – new position of buildings

The main areas where there was some minor variance from the provisions of the Development Control Plan with the originally submitted plans included:

NSW Site Auditor Scheme SITE AUDIT STATEMENT



A site audit statement summarises the findings of a site audit. For full details of the site auditor's findings, evaluations and conclusions, refer to the associated site audit report.

This form was approved under the Contaminated Land Management Act 1997 on 31st October 2012. For more information about completing this form, go to Part IV.

PART I: Site audit identification

Site audit statement no. 0301-1228R

This site audit is a **statutory audit**/~~non-statutory audit~~* within the meaning of the *Contaminated Land Management Act 1997*.

Site auditor details (as accredited under the *Contaminated Land Management Act 1997*)

Name James Davis

Company Enviroview Pty Ltd

Address PO Box 327

GLADESVILLE NSW

Postcode

1675

Phone 0467 375 481

Fax

02 9817 7004

Site details

Address Sub Lots Precinct 8 - Australand Botanica Development, Former Lidcombe Hospital

LIDCOMBE NSW

Postcode

2141

Property description (attach a list if several properties are included in the site audit)

Lots 3,4,5 and 8 of DP 270668 - See attached plan

Local Government Area Auburn City Council

Area of site (e.g. hectares) 25,052m²

Current zoning

R3 Medium Density

Residential (LEP 2010)

To the best of my knowledge, the site ~~is~~ **is not*** the subject of a declaration, order, agreement, proposal or notice under the *Contaminated Land Management Act 1997* or the *Environmentally Hazardous Chemicals Act 1985*.

Declaration/Order/Agreement/Proposal/Notice* no(s)

.....

***Strike out as appropriate**

Site audit commissioned by

Name Adrian Arnaudon

Company Australand Industrial No.18 Pty Ltd

Address Level 3, Building C, 1 Homebush Bay Drive

RHODES NSW

Postcode 2138

Phone (02) 9767 2070

Fax (02) 9767 2944

Name and phone number of contact person (if different from above)

Purpose of site audit

- ☒ A. To determine land use suitability (*please specify intended use[s]*)

Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry

OR

- ☐ ~~B(i) To determine the nature and extent of contamination, and/or~~
- ☐ ~~B(ii) To determine the appropriateness of an investigation/remedial action/management plan*, and/or~~
- ☐ ~~B(iii) To determine if the land can be made suitable for a particular use or uses by implementation of a specified remedial action plan/management plan* (*please specify intended use[s]*)~~

Information sources for site audit

Consultancy(ies) which conducted the site investigation(s) and/or remediation

URS Australia Pty Ltd, David Lane Associates, Woodward-Clyde, HLA Envirosiences Pty Ltd, Kinhill Pty Ltd.

Title(s) of report(s) reviewed

David Lane Associates (2010) Validation Report Precinct 8 Botanica Lidcombe NSW – Revision 2. David Lane Associates. October 2010. (DLA 2010)

URS (2008) Environmental Site Assessment - Draft, Precinct 8, Former Lidcombe Hospital. May 2008. (URS 2008)

David Lane Associates (2011) Unexpected Finds 1_Clearance Stage 81 and 83 Precinct 8 Botanica Lidcombe NSW. David Lane Associates. March 2011. (DLA 2011a)

David Lane Associates (2011) Unexpected Finds 2_Clearance Stage 81 Precinct 8 Botanica Lidcombe NSW. David Lane Associates. March 2011. (DLA 2011b)

The following documents were made available to the Site Auditor and were utilised for context of the background data available for the site when reviewing the Validation Report.

Woodward-Clyde (1999) Phase 1 Environmental Site Assessment, Former Lidcombe Hospital, Lidcombe. AGC Woodward-Clyde Pty Ltd. 20 January 1999. (Woodward-Clyde 1999)

***Strike out as appropriate**

URS (2001) Phase 1 and Phase 2 Environmental Site assessment and Geotechnical Review, Lidcombe Media Village, Joseph Street, Lidcombe NSW. URS Australia Pty Ltd. 17 August 2001. (URS 2001)

URS (2004) Remedial Action Plan for Former Lidcombe Hospital, Joseph Street, Lidcombe, NSW. URS Australia Pty Ltd. 6 July 2004. (URS 2004)

HLA Envirosciences (2004) Summary Site Audit Report, Review of Remedial Action Plan, Former Lidcombe Hospital Site Joseph Street, Lidcome. HLA Envirosciences Pty Ltd. 19 July 2004. (HLA 2004)

The following reports were unavailable to the Auditor, however summary information and data from the reports was summarised by other consultants within documents which were available for review during the Auditor.

Woodward-Clyde (1997) Preliminary Environmental and Geotechnical Assessment, Former Lidcombe Hospital, Lidcombe. AGC Woodward-Clyde Pty Ltd. May 1997. (Woodward-Clyde 1997)

Kinhill (1998) Lidcombe Media Village, Environmental and Geotechnical Evaluation of fill Areas and Detention Basins. Kinhill Pty Limited. November 1998. (Kinhill 1998)

Kinhill (1999) Lidcombe Media Village, Environmental and Geotechnical Evaluation of fill Areas in Precinct D. Kinhill Pty Limited. January 1999. (Kinhill 1999)

Other information reviewed (including previous site audit reports and statements relating to the site)

James Davis (2011) Site Audit Statement 0301-1006. 27 June 2011

CH2M Hill (2011) Site Audit Report Precinct 8 - Joseph Street (Former Lidcombe Hospital) Lidcombe NSW 2141. CH2M Hill Australia Pty Ltd. 27 June 2011. Auditor Mr James Davis

HLA Envirosciences (2004) Summary Site Audit Report, Review of Remedial Action Plan, Former Lidcombe Hospital Site Joseph Street, Lidcome. HLA Envirosciences Pty Ltd. 19 July 2004. Auditor Mr Bill Ryall

Site audit report

Title Site Audit Report Sub Lots Precinct 8 Australand Botanica Lidcombe Lots 3, 4, 5 and 8 of DP 270668

Report no 392014_0301-1228

Date 14th January 2013

PART II: Auditor's findings

Please complete either Section A or Section B, **not** both. (*Strike out the irrelevant section.*)

Use Section A where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land use(s).

Use Section B where the audit is to determine the nature and extent of contamination and/or the appropriateness of an investigation or remedial action or management plan and/or whether the site can be made suitable for a specified land use or uses subject to the successful implementation of a remedial action or management plan.

Section A

☒ I certify that, in my opinion, the site is **SUITABLE** for the following use(s) (*tick all appropriate uses and strike out those not applicable*):

☐ ~~Residential, including substantial vegetable garden and poultry~~

☐ ~~Residential, including substantial vegetable garden, excluding poultry~~

☒ Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry

☒ Day care centre, preschool, primary school

☒ Residential with minimal opportunity for soil access, including units

☒ Secondary school

☒ Park, recreational open space, playing field

☒ Commercial/industrial

☐ ~~Other (please specify)~~

~~subject to compliance with the following environmental management plan (insert title, date and author of plan) in light of contamination remaining on the site:~~

.....

OR

☐ I certify that, in my opinion, the site is **NOT SUITABLE** for any use due to the risk of harm from contamination.

Overall comments

.....

Section B

Purpose of the plan¹ which is the subject of the audit

I certify that, in my opinion:

- ☐ the nature and extent of the contamination HAS/HAS NOT* been appropriately determined

AND/OR

- ☐ the investigation/remedial action plan/management plan* IS/IS NOT* appropriate for the purpose stated above

AND/OR

- ☐ the site CAN BE MADE SUITABLE for the following uses (tick all appropriate uses and strike out those not applicable):

- ☐ Residential, including substantial vegetable garden and poultry
- ☐ Residential, including substantial vegetable garden, excluding poultry
- ☐ Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry
- ☐ Day care centre, preschool, primary school
- ☐ Residential with minimal opportunity for soil access, including units
- ☐ Secondary school
- ☐ Park, recreational open space, playing field
- ☐ Commercial/industrial
- ☐ Other (please specify)

if the site is remediated/managed* in accordance with the following remedial action plan/management plan* (insert title, date and author of plan)

.....

.....

.....

.....

subject to compliance with the following condition(s):

.....

.....

.....

¹ For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

Overall comments

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PART III: Auditor's declaration

I am accredited as a site auditor by the NSW Environment Protection Authority under the *Contaminated Land Management Act 1997* (**Accreditation No. 0301**).

I certify that:

- I have completed the site audit free of any conflicts of interest as defined in the *Contaminated Land Management Act 1997*, and
- with due regard to relevant laws and guidelines, I have examined and am familiar with the reports and information referred to in Part I of this site audit, and
- on the basis of inquiries I have made of those individuals immediately responsible for making those reports and obtaining the information referred to in this statement, those reports and that information are, to the best of my knowledge, true, accurate and complete, and
- this statement is, to the best of my knowledge, true, accurate and complete.

I am aware that there are penalties under the *Contaminated Land Management Act 1997* for wilfully making false or misleading statements.

Signed 

Date 14th January 2013

PART IV: Explanatory notes

To be complete, a site audit statement form must be issued with all four parts.

How to complete this form

Part I identifies the auditor, the site, the purpose of the audit and the information used by the auditor in making the site audit findings.

Part II contains the auditor's opinion of the suitability of the site for specified uses or of the appropriateness of an investigation, or remedial action or management plan which may enable a particular use. It sets out succinct and definitive information to assist decision-making about the use(s) of the site or a plan or proposal to manage or remediate the site.

The auditor is to complete either Section A or Section B of Part II, **not** both.

In **Section A** the auditor may conclude that the land is *suitable* for a specified use(s) OR *not suitable* for any beneficial use due to the risk of harm from contamination.

By certifying that the site is *suitable*, an auditor declares that, at the time of completion of the site audit, no further remediation or investigation of the site was needed to render the site fit for the specified use(s). Any **condition** imposed should be limited to implementation of an environmental management plan to help ensure the site remains safe for the specified use(s). The plan should be legally enforceable: for example a requirement of a notice under the *Contaminated Land Management Act 1997* (CLM Act) or a development consent condition issued by a planning authority. There should also be appropriate public notification of the plan, e.g. on a certificate issued under s.149 of the *Environmental Planning and Assessment Act 1979*.

Auditors may also include **comments** which are key observations in light of the audit which are not directly related to the suitability of the site for the use(s). These observations may cover aspects relating to the broader environmental context to aid decision-making in relation to the site.

In **Section B** the auditor draws conclusions on the nature and extent of contamination, and/or suitability of plans relating to the investigation, remediation or management of the land, and/or whether land can be made suitable for a particular land use or uses upon implementation of a remedial action or management plan.

By certifying that a site *can be made suitable* for a use or uses if remediated or managed in accordance with a specified plan, the auditor declares that, at the time the audit was completed, there was sufficient information satisfying guidelines made or approved under the CLM Act to determine that implementation of the plan was feasible and would enable the specified use(s) of the site in the future.

For a site that *can be made suitable*, any **conditions** specified by the auditor in Section B should be limited to minor modifications or additions to the specified plan. However, if the auditor considers that further audits of the site (e.g. to validate remediation) are required, the auditor must note this as a condition in the site audit statement.

Auditors may also include **comments** which are observations in light of the audit which provide a more complete understanding of the environmental context to aid decision-making in relation to the site.

In **Part III** the auditor certifies his/her standing as an accredited auditor under the CLM Act and makes other relevant declarations.

Where to send completed forms

In addition to furnishing a copy of the audit statement to the person(s) who commissioned the site audit, statutory site audit statements must be sent to:

EPA (NSW)

Contaminated Sites Section
PO Box A290, SYDNEY SOUTH NSW 1232
nswauditors@epa.nsw.gov.au

AND

the **local council** for the land which is the subject of the audit.

LOCATION PLAN



Lengths are in metres. Reduction Ratio 1:1000

SCHEDULE OF CHANGES TO THE SCHEME

LOT No.	DETAILS	SHEET No.
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Subdivision Certificate No.:

Date:

Surveyor: Ian Vincent Myers

Surveyor's Reference: 13420-8C2

Registered:

COMMUNITY PLAN

D.P.270668

ENVIROVIEW

ENVIRONMENTAL
CONSULTANTS

Site Audit Area - Sub Lots Precinct 8 Australand Botanica
Lots 3, 4, 5 & 8 of DP 270668

Date: 18 December 2012
Drawn By: JRAD
Checked: JRAD
ENVIROVIEW PTY LTD

