

2016SYE051 – 103-113 Willarong Road Caringbah

DA16/0388

ASSESSMENT REPORT APPENDICES

Appendix	A	Architectural Review Advisory Panel Report dated 12 May 2016
	B	RMS Comments dated 13 May 2016
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Architectural Review Advisory Panel

Proposal

Staged development for Concept Master Plan for construction of 17 residential flat buildings with infrastructure and Stage 1 for construction of 3 residential flat buildings consisting of 143 dwellings

Property

109 Willarong Road CARINGBAH NSW 2229
103 Willarong Road CARINGBAH NSW 2229
105-107 Willarong Road CARINGBAH NSW 2229
113 Willarong Road CARINGBAH NSW 2229

Applicant

GM Architects
File Number:
DA16/0388

The following is the report of the Architectural Review Advisory Panel Meeting held on Thursday, 12 May 2016 at the Administration Centre, Sutherland Shire Council, Flon Street, Sutherland. The report documents the Panel's consideration of the proposed development described above.

2. DA16/0388 – STAGE 1 DA (MASTER PLAN) WITH A DETAILED DA FOR CONSTRUCTION OF A RESIDENTIAL FLAT BUILDINGS CONSISTING OF 143 APARTMENTS ABOVE TWO LEVELS BASEMENT WITH LANDSCAPING AND ROAD WORKS. AT 103, 105-107, 109 & 113 WILLARONG ROAD CARINGBAH

Council's David Jarvis, Annette Birchall, Carole Elias and Barbara Buchanan outlined the proposal for the Panel, including providing details of Council's relevant codes and policies.

Nicholas Nasser (architect), Will Nino (townplanner), Kobby Kwak (landscape architect) & Michael Nasser (owner) addressed the Panel regarding the aims of the proposal and the constraints of the site.

Description of the Site and Proposal

There are 2 separate DA applications - the Master Plan site consists of 2 sites in separate ownerships, with the Stage 1 DA relating to 3 buildings on the site owned by the applicant.

The consolidated site is located on the western side of Willarong Rd. It has an area of 41,083m² and a frontage of 235m to Willarong Rd. There is a rise of approximately 10m from south to north.

The Masterplan includes a street and open space network, 17 residential flat buildings comprising 658 dwellings, and the integration of the Caringbah Bowling Club into the development.

The site is in the restoration area of the Greenweb.

Key Controls

Sutherland Shire Local Environmental Plan 2015 (SSELP 2015),
Sutherland Shire Council Draft Development Control Plan 2015 (SSDDCP 2015),
Apartment Design Guide (ADG)/SEPP 65.

Applicant's Submission

The functions and responsibilities of the Panel were explained to the applicant.

The Panel notes that the proposal has previously been reviewed with ARAP (ARAP14/0017). The ARAP advice provided previously has been reviewed and taken into account in the comments provided herein.

GENERAL COMMENT ON PROCESS

The Panel has concerns about the process being followed for this project. Council is currently faced with a DA for individual buildings based on a concurrent Masterplan submission that the Panel believes requires significant amendment. In the Panel's view an approved Masterplan should precede any Stage1 DA application for individual buildings.

A well-conceived, adequately documented, and approved Masterplan will allow individual developments to proceed over time with a controlled end outcome in sight, both in terms of urban design and in the apportionment of GFA and built form over the site. Without such control of the process, large projects such as this can, in their later stages, reach a situation where unused permissible GFA is not well correlated with remaining portions of the site available for development. Council should ensure that the Masterplan is framed and documented to avoid such a situation - the recommended information that should be provided in support of the proposal to achieve this is noted in Recommendations/Conclusions.

In addition, there are a number of issues relating to the site that need to be resolved in the consideration of the Masterplan: the status of the bowling club site, access to Taren Point Rd, and the isolated sites to the north-east and south-west.

The Panel recommends that Council need to resolve these issues and first approve a Masterplan before any individual DAs are considered.

THE MASTERPLAN

This is a large site, located approximately 800m from Caringbah Railway Station, in an area experiencing rapid change from mainly single family dwellings to 4-5 storey multi-dwelling unit developments. The site rises to the north with substantial tree planting along the western, southern and eastern edges, as well as some potentially significant trees near the south western corner. The site also sits in the centre of a large area of 'Restoration Green Web' which requires habitat protection.

The site is currently in dual ownership, with the bowling club having granted consent for the Masterplan DA. The fact that the bowling club site contains a disproportionate amount of open space in the Masterplan raises questions about the controlled application of GFA over the life of the project. Consent to individual DAs would be predicated on a Masterplan site which is not assured as a consolidated site, with much of the density concentrated on the applicant's site. Consideration should be given to whether the Masterplan site should be consolidated before development commences.

A bonus for FSR and height is allowed for providing access to the rear of the Taren Point properties. The Panel believes that, for the bonus to be available, full access should be provided with a two way street able to serve as an address to the Taren Point properties.

These site conditions - existing planting at the edges, a large area set aside for bowling greens, and the bonus FSR for an access road at the west - will intensify the scale of buildings on the developable portions of the site, making them potentially not in keeping with the expected future context of the sites surrounding the site and unable to achieve reasonable transitions to adjacent sites.

The Panel is uncertain of the exact situation regarding ownerships in the north-eastern corner of the site, but it appears that the development site leaves 99 Willarong Rd isolated, and No. 97 compromised. In addition, the site adjacent to the south-west corner of the Masterplan site is isolated. These sites should ideally be acquired as part of the Masterplan.

The Panel makes the following further comments in relation to the Masterplan submitted:

- The Panel notes the improvement in the Masterplan from the previous pre-DA ARAP meeting with this proposal served by a more permeable road system, breaking up the bulk into smaller blocks, and providing a better address to Willarong Rd. However, there is additional analysis and re-working that needs to be done to achieve an acceptable Masterplan.
- The site analysis that has been prepared is incomplete and as a result the Panel is not convinced that the site planning achieves an optimum result. Before buildings can be laid out the site plan needs at least include the following
 - a. An Arborist analysis of the trees worth keeping and those that can be removed.
 - b. An analysis of the edge conditions adjacent to the site – what is the appropriate relationship to the sites surrounding the Masterplan site, and with what setbacks.
 - c. A study of the best layout for public streets and footpaths to access the entire site, and the appropriate dimensions for the streets and footpaths.
 - d. Sections through the site clearly showing accurate land form, vegetation, and existing and future permissible adjacent built form.
- In general, the Panel is concerned that the project has been conceived of as an enclave, insulated from its context. This is apparent from a number of the characteristics of the proposal - the quality of its streets, the lack of a properly defined public domain, the ambiguity in the definition of public and communal spaces, and the lack of any commitment to the involvement of different architects in the design of the buildings. The Panel believes that the development of a large site like this needs to be thought of in a different way. In essence, the Masterplan should to some extent outline a process that mimics the typical organic growth of a city, laying out public streets and developable lots and formulating controls for each lot. This allows different architects to be involved in the many buildings proposed so as to achieve appropriate variety and diversity in the outcome, within a generally coherent framework set out by the Masterplan.

- The Panel strongly recommends, as per current best practice, that the streets should be dedicated to Council to become part of the general street system of the Shire. They should be named and signed and built in accordance with Council's Public Domain Manual. This is one of the most important ways the proposal can achieve integration into the existing context. Further, the access provided to sites fronting Taren Point Rd through the site makes this all the more necessary.
- The street sections provided are not supported, showing zero setback from the street reservation, narrow footpaths, and undeveloped planting strategies for street trees in centre reservations and at the footpaths or parking bays. Plan drawing 114 'Connectivity of Site', showing pedestrian movement through some of the residential lots, is misconceived. The new public streets should be the main way for pedestrians to move through the site, so the footpath network will need a lot more thought. The width of the footpath, the location of the street trees and the type of building that directly addresses the street all need to be re-considered.

Sutherland Shire is characterised by well landscaped streets with wide setbacks, and the new streets should conform to this character. The buildings should be set back from the streets so that there can be an appropriate separation for residents on the ground floor of the buildings and enough space for a generous tree canopy to develop. Large trees would be better placed in a wider nature strip on each side of the street than in a narrow median strip, so that the trees form an effective screen to the buildings.

Council DCP requires a 7.5m street setback, with a 30% articulation zone to 6m. This requirement should be adhered to on Willarong Rd, and may need to be increased further to accommodate existing trees. On the new streets, a variation to the setbacks may be acceptable, with differentiation of main street and secondary street setback controls – 6m for the main street and 4m for the secondary street was discussed. The critical thing is to create different apartment types that can deal with these different setbacks at the ground level: a wider setback is more suitable for a front garden, like a house; a narrower setback may be more suitable to spaces that provide a more commercial interface at the street level. Generally, a residential use with a smaller setback would require a ground level elevated above the street.

All of the above needs to be considered in the development of the street sections which inform the Masterplan layout.

- The proposal provides a new western boundary road for access to Taren Point Rd properties, but only as a one-way street with no landscaping to the boundary. The Panel considers that the FSR bonus should only be applicable if the road is two-way with a footpath and landscaped verge.

The relationship to the sites on Taren Point Road is quite unclear, and further detail is required to clarify the situation:

- The trees along this boundary should be properly assessed – can some or most of them be retained with a new street being built further to the east?

- More realistic development envelopes should be shown for the Taren Point Rd properties, and include the CAs currently submitted
- What are the levels at the rear of the sites along Taren Point Road and how do they relate to the levels on the masterplan site? Does this access road strategy even suit the proposed developments on Taren Point Road?
- The change in alignment of Ironbark Crescent near building C is awkward, and should be avoided. The shift in the street alignment will result in blocking the view corridor of the street, which will mean that the site feels more enclosed than it could be. The street would be better without the shift and with a consistent road width
- The Panel makes the following observations for consideration in the further development of the Masterplan:
 - In order to accommodate the significant FSR allowed on site, some buildings on Willarong could be higher than the 5 storeys that matches the height allowed across the street. Taller buildings (6-7 storeys) would add some variety to Willarong Rd, perhaps with the floors above 5 or 6 storeys set back to acknowledge the scale across the street.
 - If the 'civic heart' is retained, and is something that will benefit people from beyond the site – and it should – then it may be better closer to Willarong Road, Building J or H for instance, to make Turpentine Avenue more of a civic spine
 - A reasonable mix of units across a large site such as this should ideally include not just a variety of apartment sizes – Studio, 1Bed, 2Bed 3Bed and so on – but a variety of apartment types, including flat floor apartments with common access, two-storey maisonette with garden and street address, two-storey maisonette with large roof terrace, dual key- arrangements providing granny flats, teenage accommodation, or working-from home space, and so on

LANDSCAPE COMMENTS:

- A Landscape Masterplan needs to be part of the overall Masterplan application, in order to understand the conceptual design of the open spaces, and the balance between public, common, and private open spaces. Indicative ground levels and retaining walls, and the extent of hard and soft surfaces, need to be shown. The Landscape Architect needs to be actively involved in this process
- There appears to be no real process of analysis presented to arrive at a Masterplan. It is recommended that the existing topography, context built form, existing vegetation, site drainage, vehicular access be looked at as layers that are then overlaid to provide a design principles plan that shows the best way to plan the site

- There is no evidence of the significance of any existing site vegetation within the analysis of the site. The tree canopy to the site is a significant factor in maintaining and reinforcing the Sutherland Shire's landscape character.
- The 'Arborist report' is to be prepared by an Arborist and should utilise a GULE rating scheme.
- The Flora and Fauna report does not identify the potential STIF (Sydney Turpentine Ironbark Forest) located just above the retaining wall to the west of where the school building used to be. If the remnant trees are located (refer to the 1961 aerial photograph) then it will significantly affect the Masterplan
- Street Layout and Design:
 - The centre island should be deleted and more generous footpaths provided.
 - Street tree planting should dominate the streetscape elements.
 - The designers need to identify what elements make a good street. It is a feeling of wellbeing, comfort, coming home. This is what these streets should consider.

THE BUILDINGS

It is somewhat irrelevant for the Panel to comment on individual buildings when it believes that the Masterplan needs significant further development. Notwithstanding this, on the basis of what has been presented, the Panel comments on the submission below.

PRINCIPLE 1 – CONTEXT & NEIGHBOURHOOD CHARACTER

This is the southern portion of the Masterplan site, and includes the southern access street. It is the highest part of the Masterplan site, with views to the north-east to Woollooware Bay, and includes many significant existing trees.

PRINCIPLE 2 – SCALE & BUILT FORM

Building A is 5 storeys with the top floor setback 2m to the east and the whole building set back well from the southern boundary. It will sit comfortably in the context.

However, the 9 storey scale of Buildings B and C, with a smaller southern boundary setback, will overwhelm the existing and prospective southern neighbours – departing from the stated principle to have higher buildings centrally located on the site. The larger footprint of Building C makes this building particularly dominating, and it should be lower and have upper storeys well set back to the south, noting that the current design does not meet ADG separation controls.

PRINCIPLE 3 – DENSITY

It appears that lobbies on all levels in all of the 3 buildings have been designated as breezeways and not counted as GFA. The Panel finds this unacceptable as the extent of external wall is minor while the open ends will also be very uncomfortable due to increased wind speed at higher levels. Lobbies should be enclosed (glazed) and counted as FSR.

PRINCIPLE 4 – SUSTAINABILITY

Unit planning appears to allow sufficient solar access and cross-ventilation, but impact of other buildings in the masterplan is hard to assess

PRINCIPLE 5 – LANDSCAPE

The following concerns are noted:

- The paving design is very complex and commercial in its arrangement.
- There is no clear identification of public vs. private domain.
- All open space is on the south side of a 9 storey building and overlooked by adjoining neighbours. This is not supported.
- The design is very angular and would benefit from being organic and free flowing in its form.

PRINCIPLE 6 – AMENITY

There are a number of issues that require amendment and further consideration:

- Buildings B and C severely overshadow the existing southern neighbour. The extent of overshadowing needs to be quantified, and adjustments made (height, setbacks) to reduce this impact, so that, ideally, the northern facing units of this neighbour still receive 2 hours of sun in mid-winter (considering that all of these units currently enjoy full solar access).
- Middle units in Buildings A and C have what are effectively internal dining rooms, which do not meet ADG standards.
- The Panel does not consider that the floor to floor allowance of 3m is sufficient. The ADG shows a dimension of 3.1m, which is generally regarded as prudent in practice to achieve the 2.7m floor to ceiling required. Roof slabs should include a perimeter hob with allowances for insulation and falls to determine the parapet height.
- Roof level common open space should include an all access toilet, a sink, BBQ facilities and solid sun shading.
- The Panel generally questions the advisability of providing one lift in 9 storey buildings. Building B has only 1 lift for 44 units over 9 storeys – a second lift would provide amenity in case of lift break-down. In the case of Building C, consideration could be given to linking lift cores at Level 4.
- A number of detail issues should be resolved in principle and shown on drawings at DA stage so as not to compromise amenity, built form and aesthetics at a later stage:
 - carpark ventilation;
 - the method of roof and balcony drainage which requires clear indication of any exposed downpipes, rainwater heads and the like;
 - any AC condensers and gas hot water heaters;
 - fencing locations and details.

- Furniture should be shown on plans to enable an assessment that all habitable spaces are functionally appropriate

PRINCIPLE 7 – SAFETY

The distinction between private open space, communal open space, and public space is not clear at ground level, and this ambiguity will jeopardise site security.

PRINCIPLE 8 – HOUSING DIVERSITY & SOCIAL INTERACTION

Post adaptation plans seem reasonable, except for Building C where the kitchen bench containing the sink is relocated.

PRINCIPLE 9 – AESTHETICS

The ordering of the building facades is reasonable for Building A but is less successful for the 9 storey buildings, where the base and top could be more articulated and better proportioned in order to break down the scale.

One such alternative would be a horizontal ordering of 2-6-1 storeys as base, middle and top, which allows a myriad of possibilities in expression

Another possibility, applied at the Harold Park site, is where the 8 storey residential buildings provide direct street address for the units at the bottom two floors – like a terrace house – with the next 4 storeys treated as a horizontal band with communal access (mostly coloured white), with the top 2 levels (mostly dark grey) setback to articulate a 6-storey building with a 2-storey top.

The aesthetic and material quality of the first buildings in Stage1 should set a standard for all further developments to follow.

RECOMMENDATIONS/CONCLUSIONS

While the applicant has addressed some of the comments previously raised, the Panel is of the view that the proposal requires some fundamental re-consideration of the process involved, and significant improvement and amendment to the Masterplan

A summary of the issues that should be addressed in the **Masterplan** are as follows.

- A re-ordering of the process for the project whereby an approved **Masterplan** precedes any DA application for individual buildings.
- A resolution of issues related to the Masterplan site as described above relating to the status of the bowling club site, access to Taren Point Rd properties, and the isolated sites to the north-east and south-west

- The undertaking of a more complete site analysis as described above.
- A re-consideration and refinement of the Masterplan responding to the site analysis (including existing trees), and incorporating all the comments noted above regarding the status, character and layout of the streets (and any other public spaces); building setbacks; and the involvement of multiple hands in the design of the buildings.
- The Masterplan should be documented to allow individual developments to proceed with a correlated apportionment of GFA and height over the life of the project. To this end, the following should be provided:
 - A plan for the site showing the subdivision of the site into streets (and any other public open space), and development lots. Development lots should show dimensions and area of each lot.
 - Street sections which dimension the street reserves and built profiles.
 - Development lots should illustrate built form outlines in plan showing setbacks and dimensions with nominated heights, allowing densities for each development lot to be calculated and nominated with reference designs as noted below.
 - Architectural reference designs on development lots should inform the planning proposal. They should include typical levels at 1.500 and indicate common circulation spaces, diagrammatic unit plans and balconies. SEPP65/ADG compliance for residential uses should be conceptually demonstrated.
 - An area schedule should be provided for each lot to arrive at total GFA, allowing for efficiency rates of 75% of the floor plate for residential use, and 80% of the floor plate for commercial use. (Floor plate or Gross Building Area includes external walls, internal voids and balconies).
 - Detail of ground coverage (including basements under) and deep soil area per block and over the site should be provided.

A summary of the issues that should be addressed in the **buildings** are as follows:

- A re-submission of individual building DAs consistent with and following an amended approved Masterplan.
- Consideration of the effect of any proposal on neighbouring buildings in terms of scale and solar access.
- Issues noted under Amenity and Aesthetics above.

-
- Issues noted under Landscape above.

This is a significant project. The proponent is encouraged to address the above issues to demonstrate how a large development such as this at up-scaled densities can be planned and managed to achieve both high residential amenity and contribute to the creation of a well-considered and valued public domain in Sutherland Shire.'

Harry Levine
ARAP Chairman

02 June 2016



Transport
Roads & Maritime
Services

13 May 2016

Our Reference: SYD16/00557 (A12906792)
Council Ref: DA16/0388

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

Attention: Annette Birchall

Dear Sir/Madam,

**PROPOSED THREE (3) RESIDENTIAL FLAT BUILDING DEVELOPMENT
103-113 WILLARONG ROAD, CARINGBAH**

Reference is made to Council's letter dated 19 April 2016, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted information and raises no objections to the proposed development. Roads and Maritime however recommends the following to Council;

- All marked pedestrians crossings are to be assessed after the development is completed. This is to ensure that the proposed crossing meet the warrants for implementing a marked crossing. Should they meet the warrants and installation of the pedestrian crossing do proceed, the locations of the pedestrian crossings must be brought to Sutherland Shire Local Traffic Committee for endorsement before being installed.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootarrah on telephone 8849 2076 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely

Paheerathan
Senior Land Use Planner
Network and Safety Section

Roads and Maritime Services

27-31 Argyll Street, Parramatta NSW 2150 |
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1 May 2017

Our Reference: SYD16/00547/02
Council Ref: DA15/1586

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

Attention: Jar M Reid

Dear Sir/Madam

**PROPOSED THREE (3) RESIDENTIAL FLAT BUILDING DEVELOPMENT
103-113 WILLARONG ROAD, CARINGBAH**

Reference is made to your email dated 19 April 2017, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted information and provides the following clarification.

1. Roads and Maritime letter dated 13 May 2016 applied to the DA16/0388 proposing three (3) residential flat buildings only. There were no comments provided for the overall masterplan for the site in this submission.
2. Roads and Maritime makes reference to the Thompson Stanbury Associates Document dated 21 February 2017. The document stipulates that Roads and Maritime raised no objection to the overall masterplan which is incorrect. As stated in point 1, Roads and Maritime provided comments to the specific development application (DA16/0388) which covered the assessment of three residential flat buildings only.
3. It is understood Council requires comments on the overall master plan for the site. Therefore, Roads and Maritime requires the following information to provide comments on the overall master plan for the site:
 - a. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).

The key intersections to be examined/modelled in a network include:

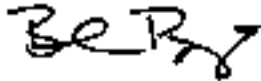
- Willarong Road/Captain Cook Drive
- Willarong Road/Dianella Street
- Willarong Road/Kingsway
- Captain Cook/Taren Point Road
- Kingsway/Taren Point Road

Roads and Maritime Services

4. Roads and Maritime would also require a pre development modelling scenario to compare with post development scenario for assessment of each of the abovementioned intersections.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah on telephone 8849 2076 or by email at development.sydney@mns.nsw.gov.au

Yours sincerely,



Brendan Pegg
A/Senior Land Use Planner
Network Sydney South Precinct

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

Attn: Ms Annette Birchall, Development Assessment Officer

Dear Ms Birchall,

Re: DA16/0388 – 105-107 Willarong Road Caringbah and 113 Willarong Road Caringbah

Reference is made to Council's letter dated 27 June 2016 in relation to the Development Application 16/0388 located at 105-107 Willarong Road Caringbah and 113 Willarong Road Caringbah.

Council has requested a Clause 4.6 Exception to Clause 4.3 height of building standard of the Sutherland Shire LEP 2015. The Clause 4.6 Exception relates to the Concept Master Plan which seeks consent for the construction of 17 residential flat buildings, where the exception to the height of building standard occurs on portions of Buildings N and O, which are located within the Bowling Club land, being 105-107 Willarong Road Caringbah.

A Clause 4.6 Exception is provided at Appendix A.

Reference should be made to the amended architectural plans prepared Tier Architects, labelled Revision A, dated 29/09/16.

Please do not hesitate to contact me to discuss this matter further.

Yours sincerely,



Wil Nino MPIA MUDIA
B Planning (UNSW)
M Construction Project Management (UNSW)
Director

 nino urban planning + development

APPENDIX A – Clause 4.6 Exception to Clause 4.3 Height of Building Standard

In accordance with the Clause 4.6 of the Sutherland Shire LEP 2015, a Clause 4.6 Exception to Clause 4.3 Height of Building development standard is submitted to the consent authority.

The provisions of Clause 4.6 are addressed as follows:

(1) The objectives of this clause are as follows:

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

Comment:

DA 16/0388 consists of a Development Application for a Concept Master Plan for the combined site at 113 Willarong Road Caringbah and 105-107 Willarong Road Caringbah, and a Stage 1 Development Application for Development Application Buildings A, B and C located within 113 Willarong Road Caringbah. 105-107 Willarong Road Caringbah accommodates the Caringbah Bowling Club

In accordance with Cause 4.3 of the Sutherland Shire LEP 2015, the Height of Building standard for both 113 Willarong Road Caringbah and 105-107 Willarong Road Caringbah is 16 metres, as referenced on the height of buildings map.

However, 113 Willarong Road Caringbah is identified as is identified as being within 'Area 5' which is subject to the provisions of sub-clause (2E)(e). Sub-clause (2E)(e) provides an exception of an additional 14 metres if the development incorporates vehicles access to all lots identified in Area 5. The Development Application provides a new rear lane for all lots facing Taren Point Road within Area 5A

Therefore, the total permissible height available under Clause 4.3 is 30 metres for the land within 113 Willarong Road, and 16 metres for the land within 105-107 Willarong Road.

The amended Concept Master Plan seeks consent for buildings that range between five to eight storeys, being 15 metres and up to 29.4 metres.

The majority of the buildings that are greater than 16 metres are contained within the land at 113 Willarong Road. However, given that the application proposes an integrated approach to developing both sites, portions of Buildings N and O straddle the lot boundary between 113 Willarong Road and 105-107 Willarong Road.

As a result, there is a minor height variation to portions of Buildings N and O, where the portions of such buildings are located within the Bowling Club land at 105-107 Willarong Road Caringbah

The Clause 4.6 Exception only relates to land within 105-107 Willarong Road Caringbah and only relates to the Concept Master Plan. It does not relate to Stage 1 for Buildings A, B and C.

The Clause 4.6 Exception is to Clause 4.3(2) of the LEP and does not relate to Clause 4.3 (2E)(e).

Building N is 6 storeys and has a height of 21.7 metres measured to the highest point, being R.L 54.6. This represents a departure of 5.7 metres.

Building O is 9 storeys and has a height of 28.2 metres measured to the highest point, being R.L 61.1. This represents a departure of 12.2 metres.

For abundant precaution, the height for the purposes of this Clause 4.6 exception has been taken to the highest point, being the plant room on the roof plan. However, detailed design has not been undertaken as the application is a Concept Master Plan, and it may be the case that the plant room is wholly located within land at 113 Willarong Road and therefore the extent of the height variation may be lower than stated in this Clause 4.6.

The footprint of Building N is 1030.94 sqm and the portion of building that is within 105-107 Willarong Road Caringbah and, consequently departs from the height standard, is 248 sqm with the balance of the footprint being within 113 Willarong Road Caringbah. Therefore, the portion of building N that departs from the 16 metre height standard represents approximately 24% of the total building footprint.

The footprint of Building O is 984.9 sqm and the portion of building that is within 105-107 Willarong Road Caringbah and, consequently departs from the height standard, is 186.5 sqm with the balance of the footprint being within 113 Willarong Road Caringbah. Therefore, the portion of building O that departs from the 16 metre height standard represents approximately 19% of the total building footprint.

This is shown in red in the following extract of the architectural plans:



Image 1: Master Plan – portion of Building N and O subject to this Clause 4.6 Exception to the height standard (Source: Tier Architects)

As such, the height variation is limited to certain portions of Buildings N and O and the portion of these buildings is dictated by their positioning within the master plan. The Concept Master Plan undertakes an integrated approach to redeveloping the combined site by providing a new road network, landscaping, community facilities and new residential apartments. The resultant location of Buildings N and O is due to the rectilinear grid network of the master plan, the location of the new road network, and open space areas to service the precinct.

To this effect, the height variation is a consequence of the design of the Concept Master Plan, where Buildings N and O straddle the boundary of the two lots and therefore results in a portion of the buildings departing from the standard.

However, given the integrated approach to develop both sites as part of a Concept Master Plan, the height variation is not discernible, given that the buildings that depart are primarily located within 113 Willarong Road, where they are compliant with the height standard.

This clause 4.6 submission establishes that in the circumstances of this case, the departure can be supported as the application satisfies the five principles of the 'Wehbe' test and additionally, satisfies the test established under *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 1009, in that there are sufficient environmental planning grounds to justify the variation, with the environmental planning grounds being particular to the circumstances of the proposed development, as opposed to grounds that would apply to any similar development in the vicinity of the subject site.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

Comment:

The Concept Master Plan seeks consent for Building N to be 6 storeys with a height of 21.7 metres measured to the highest point, being R.L 54.6 and for Building O to be 9 storeys with a height of 28.2 metres measured to the highest point, being R.L 61.1.

This represents a departure of 5.7 metres and 12.2 metres respectively.

This clause allows the Consent Authority to grant consent to such a numerical departure. Clause 4.3 of the LEP is not excluded from Clause 4.6 by Clause 4.6(8) or otherwise.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

Comment:

Assessment under Clause 4.6(3)(a)

The proposed variation to the Height of Building standard is assessed with consideration to the principles established by the Land and Environment Court in *Wehbe V Pittwater Council* [2007] NSW LEC 82. His Honour Preston CJ set out 5 ways of establishing that compliance with the standard is unreasonable or unnecessary. The 5 parameters were further tested in *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 1009 where Justice Pain upholding a decision of Pearson C held that the principles in *Wehbe* remained relevant to the provisions of Clause 4.6(3)(a).

The findings of *Four2Five Pty Ltd v Ashfield Council* NSWLEC 1009 requires the identification of grounds particular to the circumstances of the proposed development, as opposed to grounds that would apply to any similar development in the vicinity of the site.

However the Court of Appeal, in reviewing that decision, held that such particular or unique circumstances were a matter of merit or opinion **in that matter**, rather than being a legal requirement or prerequisite to a successful Clause 4.6 variation request in each and every case. That said, for reasons explained below, this Clause 4.6 variation request establishes that such particular circumstances (particular to this site and this application) are present in respect of the subject development application.

His Honour Preston CJ set out five alternative ways of establishing that compliance is unreasonable

or unnecessary in the preparation of a SEPP 1 objection in *Wehbe v Pittwater Council* (2007) NSW LEC 827, albeit only one of these 5 ways needs to apply in order for the objection to be well founded. The same approach has been held by the Land and Environment Court to be appropriate in assessing a Clause 4.6 submission.

The five alternative ways are:

- a. Establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard.*
- b. Establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.*
- c. Establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable.*
- d. Establish that the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unreasonable or unnecessary.*
- e. Establish that "the zoning of particular land" was "unreasonable or inappropriate" so that "a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land" and that "compliance with the standard in that case would also be unreasonable or unnecessary..."*

Each criteria under *Wehbe* is addressed follows.

Wehbe Criterion (a)

- *a. Establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard.*

The objectives of the Height standard are:

- (a) to ensure that the scale of buildings:*
 - (i) is compatible with adjoining development, and*
 - (ii) is consistent with the desired scale and character of the street and locality in which the buildings are located or the desired future scale and character, and*
 - (iii) complements any natural landscape setting of the buildings,*
- (b) to allow reasonable daylight access to all buildings and the public domain,*
- (c) to minimise the impacts of new buildings on adjoining or nearby properties from loss of views, loss of privacy, overshadowing or visual intrusion,*
- (d) to ensure that the visual impact of buildings is minimised when viewed from adjoining properties, the street, waterways and public reserves,*
- (e) to ensure, where possible, that the height of non-residential buildings in residential zones is compatible with the scale of residential buildings in those zones,*
- (f) to achieve transitions in building scale from higher intensity employment and retail centres to surrounding residential areas.*

Each objective is addressed as follows.

Objective (a).

The development is of a scale that is compatible with the desired future character of the area, which is that of a high density residential area. The combined site forms a significant redevelopment opportunity within the locality and is surrounded by existing medium density residential flat buildings and the like. Further the applicable planning controls indicate that the desired scale and character is that of a high density area and the proposal compliments this character by providing a new master plan comprising 17 residential flat buildings, new road network, open space and community facilities.

The proposed buildings have been designed to complement the natural landscape setting of the site and the new open space areas, retention of existing mature trees and the proposed landscape treatments shall further compliment the landscape setting of the site and of Willarong Road.

The proposal is considered to improve the appearance of the area. The proportion of height variation on Building N and O is minor, representing 19% and 24% of their respective building footprint. The proposed building mass of Buildings N and O is considered contextually appropriate within the Master Plan and the proposal shall provide a development that is compatible with adjoining development and consistent with the desired scale and character for the street and locality.

Accordingly, the proposal satisfies objective (a).

Objective (b).

The site is zoned R4 High Density Residential, and given the zoning, it is reasonable that some daylight will be lost. The proportion of building that does not comply with the height standard shall not compromise the daylight access to adjoining buildings nor the public domain, given the footprint of non-compliance is minor and adequate setbacks and building separation has been provided between buildings to enable good daylight and solar access within the high density master plan.

Further the proposal complies with the FSR standard and the majority of proposed buildings comply with the height standard. Accordingly, the proposal satisfies objective (b).

Objective (c).

The additional height to Buildings N and O does not generate a discernible impact in terms of views, privacy, overshadowing or visual intrusion. Shadow diagrams have been submitted with the application which demonstrate that the proposal retains a reasonable level of solar access and the portion of building that does not comply with the height standard does not generate any excessive additional shadow impacts then what a compliant building would generate. This is distinguishable, given that the portion of buildings N and O that does not comply with the height standard is located on the northern elevation of the respective buildings. Therefore, even if the non-compliant portion were to be deleted, the shadow cast by Buildings N and O would be the same as if the non-compliant portion were retained.

Accordingly, the proposal satisfies objective (c).

Objective (d).

Figure 1 demonstrates the portion of building's N and O that does not comply with the height standard. The portions are not substantial and if they were to be deleted they would not have any lesser visual impact from an adjoining property, street or public reserve, than if they were retained.

It is submitted that the portion of building that does not comply with the height standard does not generate a visual impact when viewed from the street or adjoining properties. Whilst both portions of buildings N and O that are non-compliant are visible, it is not distinguishable from a property, street or

reserve that they are variations to height standard. This is due to the integrated approach to redeveloping the combined site and due to Buildings N and O being primarily located within 113 Willarong Road. Additionally, adjoining properties are likely to be redeveloped to similar medium to high density residential buildings in the near future, given the planning controls under the Sutherland Shire LEP 2015.

Accordingly, the proposal satisfies objective (d).

Objective (e).

Building N is a residential flat building and therefore this objective is not applicable. Building O contains the bowling club on the first three levels and its upper levels contain residential apartments. Therefore, it contains a non-residential building in a residential zone.

To this effect, Building O is considered of a built form that would be reasonably contemplated for the site, given that it 105-107 Willarong Road already contains a bowling club and Building O has been positioned within the centre of the site where it provides a height transition with adjoining buildings within the master plan that are located to the east and west. In this context, the height of building O is compatible with the height of the proposed buildings within the Master Plan.

Objective (f).

The Concept Master Plan complies with the FSR standard and the majority of buildings comply with the height standard. The taller buildings have been positioned toward the centre of the site and provides a transition in height to buildings on the edge of the master plan to the west and to Willarong Road to the east. The proposal facilitates appropriate height transitions within the master plan and the variation in height to Buildings N and O assists in providing an acceptable height transition. Accordingly, there is no requirement to provides transitions in built form. Accordingly, the proposal satisfies objective (f).

Therefore, the application satisfies Wehbe Criterion (a).

Wehbe Criterion (b)

- *b. Establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.*

The underlying objective and purpose remain relevant to the proposal and the proposal complies with the underlying objective of the standard.

Wehbe Criterion (c)

- *c. Establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable.*

Strict compliance with the standard may thwart compliance with the objective in this instance, as the proposal provides an appropriate scale of buildings that allows reasonable daylight access and minimises impacts and provides an acceptable height transition within the precinct. The deletion of non-compliant portions of Building N and O may thwart compliance with such objectives.

Wehbe Criterion (d)

- *d. Establish that the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unreasonable or unnecessary.*

The Council has not abandoned or destroyed the standard.

Wehbe Criterion (e)

- *e. Establish that "the zoning of particular land" was "unreasonable or inappropriate" so that "a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land" and that "compliance with the standard in that case would also be unreasonable or unnecessary..."*

The objectives of the R4 High Density Residential zone are:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage the supply of housing that meets the needs of the Sutherland Shire's population, particularly housing for older people and people with a disability.*
- *To promote a high standard of urban design and residential amenity in a high quality landscape setting that is compatible with natural features.*
- *To minimise the fragmentation of land that would prevent the achievement of high density residential development.*

The proposed 'Concept Master Plan seeks consent for 17 new residential flat buildings, with a new road network, landscaping, open space and civil works. The proposal provides a total of 641 apartments to provide for the housing needs of the community within a high density residential environment. The proposal incorporates a apartment mix that includes 1 bedroom, 2 bedroom and 3 bed room apartments. Therefore there is a variety of housing types to meet the needs of the community.

Additionally, the proposal includes community uses and bowling club which provides facilities and services to meet the day to day needs of residents.

In summary the proposal provides housing to meeds the needs of the local population and retains a community facility. Further, the proposal does not comprise the fragmentation of land given it provides an integrated design approach to the combined sites.

In conclusion, the proposal complies with the objectives of the R4 High Density Residential zone.

This Clause 4.6 Exception has addressed the five criteria under Wehbe and the conclusion is that the proposal satisfies criterion (a). Therefore, one of the criterion apply and this demonstrates that compliance with the standard is unreasonable and unnecessary.

Accordingly, the application satisfies Clause 4.6(3)(a).

Additionally, there are sufficient environmental planning grounds that justify contravening the standard, as outlined under Clause 4.6(3)(b).

Assessment under Clause 4.6(3)(b)

The following outlines the environmental planning grounds that justify the contravention of the standard:

- i. The Master Plan represents an opportunity to redevelop a substantial landholding that will be a major residential development within the Shire. Its proximity to public transport and local services align with the State and Local Planning directions for the provision of housing and employment opportunities. The site has the capacity to provide housing in a sustainable responsible manner, without impacting upon adjoining properties or the environment. This is a unique characteristic of the site and it forms an environmental planning ground given it is unique to the site, where the site is capable of providing a significant supply of new housing to meet the needs of the community.
- ii. The proposed height variation generates no discernible environmental planning impact. The height variation is not discernible as it forms part of Buildings N and O which are primarily located within the land at 113 Willarong Road, which also complies with the height standard. Additionally, given the integrated master plan approach, the lot boundary between 105-107 Willarong Road and 113 Willarong Road will not be distinguishable and therefore the height variation is not discernible when viewed from the street or a public area.
- iii. The height variation does not result in an FSR departure, but rather enables the combined site to achieve the FSR standard prescribed under the Sutherland Shire LEP 2015. Therefore, the height departure allows for a better rationalisation of the height and FSR standards.

Holistically, for the reasons above, permitting flexibility in the height of building standard will result in the development achieving a suitable urban outcome for the site that is consistent with the desired future character of the area.

This clause 4.6 submission establishes that while the proposal departs from the height of building standard, there are sufficient environmental planning grounds to justify the variation, with the grounds being particular to the circumstances of the proposed development, and demonstrates that compliance is unreasonable and unnecessary in the circumstance of this case. In this case there is planning merit in permitting the numerical departure.

Accordingly, the application satisfies Clause 4.6(3)(b).

Therefore, on balance, the variation to the height is acceptable as compliance with the standard is unreasonable and unnecessary and there are sufficient environmental planning grounds to justify contravening the standard.

(4) Development consent must not be granted for development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

- (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and***
 - (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***
- (b) the concurrence of the Director-General has been obtained.***

Comment:

This request has addressed the matters required under sub-clause (3) and satisfies the relevant test to establish that compliance is unreasonable or unnecessary and that there are sufficient environmental planning grounds to justify the contravention.

Additionally, the development is in the public interest because it is consistent with the objectives of the standard and the objectives for development within the R4 High Density Residential zone, as detailed within this Clause 4.6.

Further, the proposed numerical departure retains compliance with the relevant objectives of the Environmental Planning & Assessment Act 1979, being the objects set down in Section 5(a)(i) and (ii):

(a) to encourage:

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

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

The proposal facilitates the orderly and economic use and development of the site and the numerical non-compliance is not contrary to any matter of State or Regional planning significance.

Concurrence from the Director-General has been granted to Council to permit a departure to a development standard where there is sufficient planning merit.

(5) In deciding whether to grant concurrence, the Director-General must consider:

(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and

(b) the public benefit of maintaining the development standard, and

(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.

Comment:

The proposed variation to the development standards does not raise any matters of significance for state or regional planning. The variation is also not contrary to any state policy of ministerial directive.

There is no public benefit in maintaining the development standard in this instance as the application provides an opportunity to redevelop a significant site within the Shire that shall enable a significant proportion of new housing to meet the needs of the community and the height departure does not generate an adverse impact.

It is therefore considered acceptable that an exception to the maximum Height of Building development standard is granted in this instance for the following reasons:

- The purpose of the standard is achieved and the development complies with the objectives of Height of Building controls under the Sutherland Shire LEP 2015.
- Compliance is unreasonable and unnecessary given the reasons listed within this Clause 4.6 submission.
- The development maintains compliance with the objectives of the R4 High Density Residential zone.

- The underlying objective and purpose of the standard would be thwarted if compliance was required.
- The non-compliance meets the objects and purpose of the Environmental Planning & Assessment Act 1979
- The non-compliance is not contrary to any matter of state or regional planning significance.
- The variation does not compromise the streetscape presentation and public domain along Willarong Road.
- The aims of the LEP are to establish controls that encourage good quality urban design, high residential amenity and environmental sustainability. The subject application represents a high quality orderly and economic use and development of the site, achieving an appropriate building form consistent with the changing nature of the precinct.
- The variation to the development standard is in the public interest as it responds to the site constraints, provides an exceptional design response and maintains a compliant level of residential amenity for the occupants and adjoining properties.
- The Clause 4.6 submission has addressed the matters under Clause 4.6(3)(a) and demonstrates that compliance is unreasonable and unnecessary and has addressed the matters under Clause 4.6(3)(b) where there are sufficient environmental planning grounds to justify contravening the standard. To this effect the Clause 4.6 is well founded.

Conclusion

The proposed variation to the Height of Building development standard is considered to have sufficient planning merit and justification. The component of additional Height does not generate adverse impacts.

The proposed departure shall facilitate the delivery of housing opportunities that complies with the objectives of the development standard, the objectives of the zone, and the objectives of the Sutherland Shire LEP 2015. On this basis, it is considered appropriate and acceptable to vary the numerical Height of Building standard.

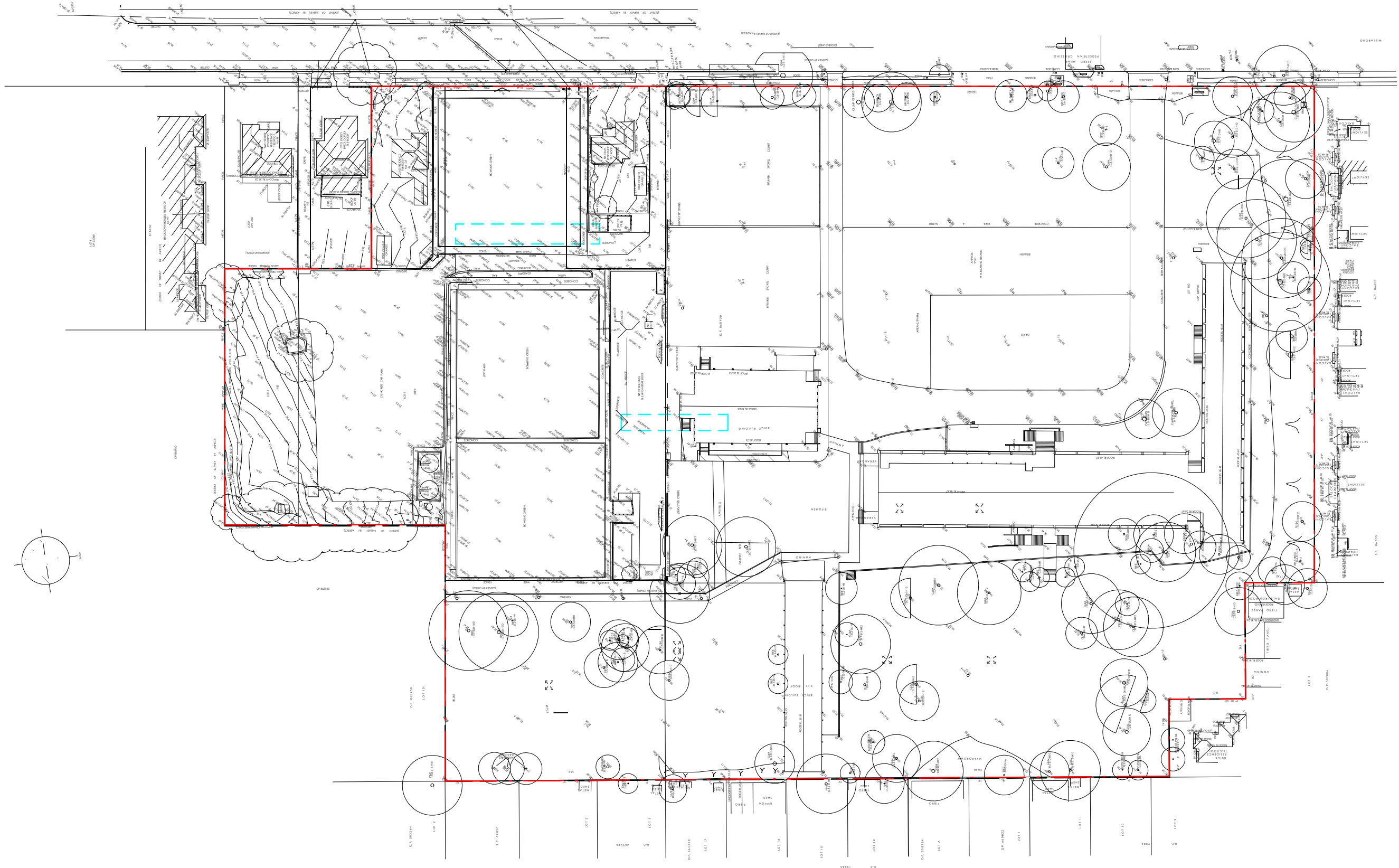
HIGHFIELD, 113 WILLARONG ROAD CARINGBAH 2229

001	SURVEY
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C	11/01/2017	REVISED MASTERPLAN
B	29/09/2016	COUNCIL AMENDMENTS
A	04/04/2016	DA LODGEMENT
ISSUE	DATE	DESCRIPTION



HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	SCALE
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PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	CHECKED
		PV	NN
TITLE	COVER SHEET	DWG No	000
		DA16/0388	
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SURVEY

SSPP (Sydney South) Business Paper Appendices (23 May 2017) (2016SYE051) (DA16/0388)

ISSUE	DATE	DESCRIPTION
E	31/03/2017	REVISED MASTERPLAN
D	09/02/2017	REVISED MASTERPLAN
C	11/01/2017	REVISED MASTERPLAN
B	29/09/2016	COUNCIL AMENDMENTS
A	04/04/2016	DA LODGEMENT



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COUNCIL AMENDMENTS
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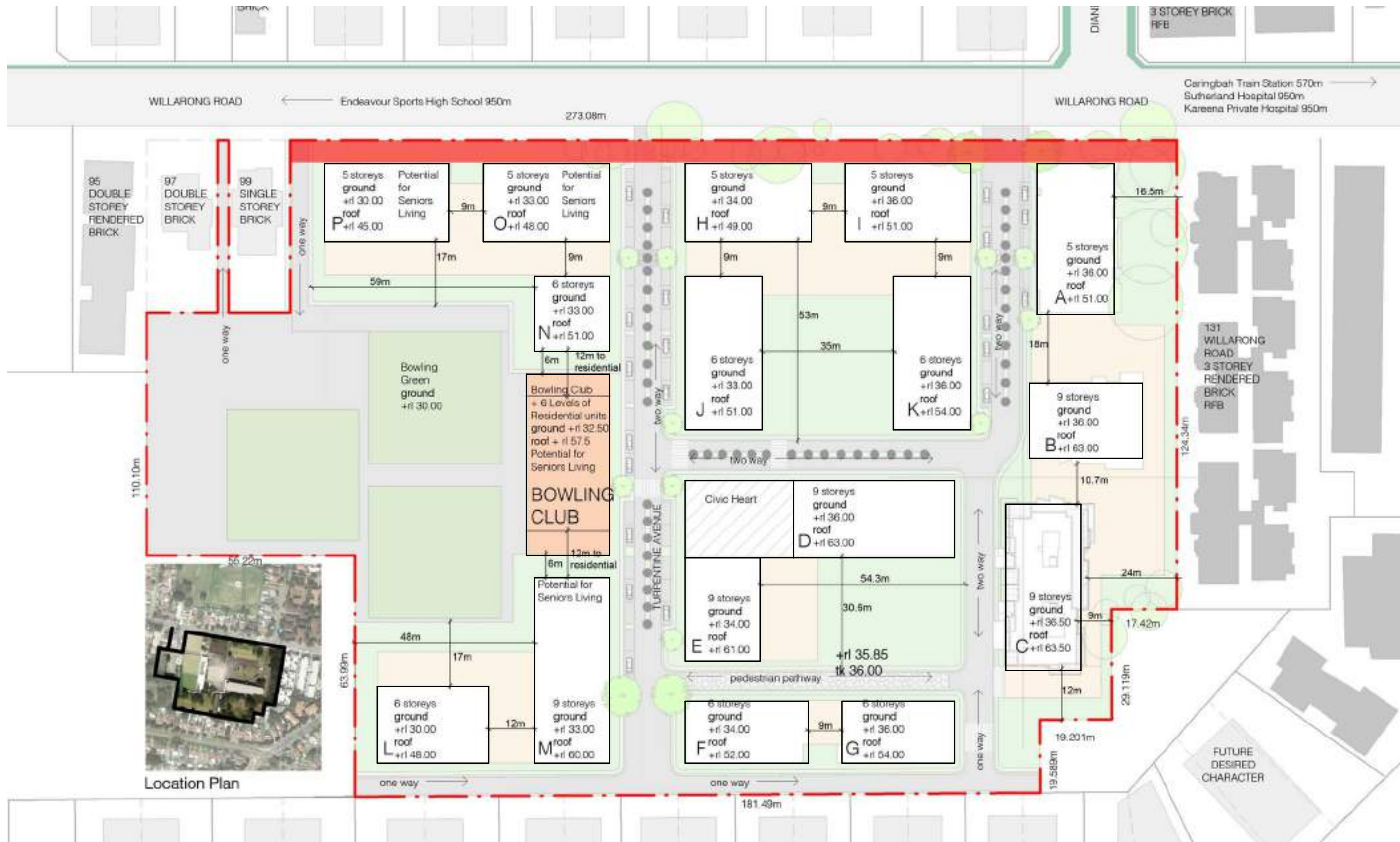
ISSUE	DATE	DESCRIPTION
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TITLE	MASTERPLAN	DWG No	DA16/0388		002

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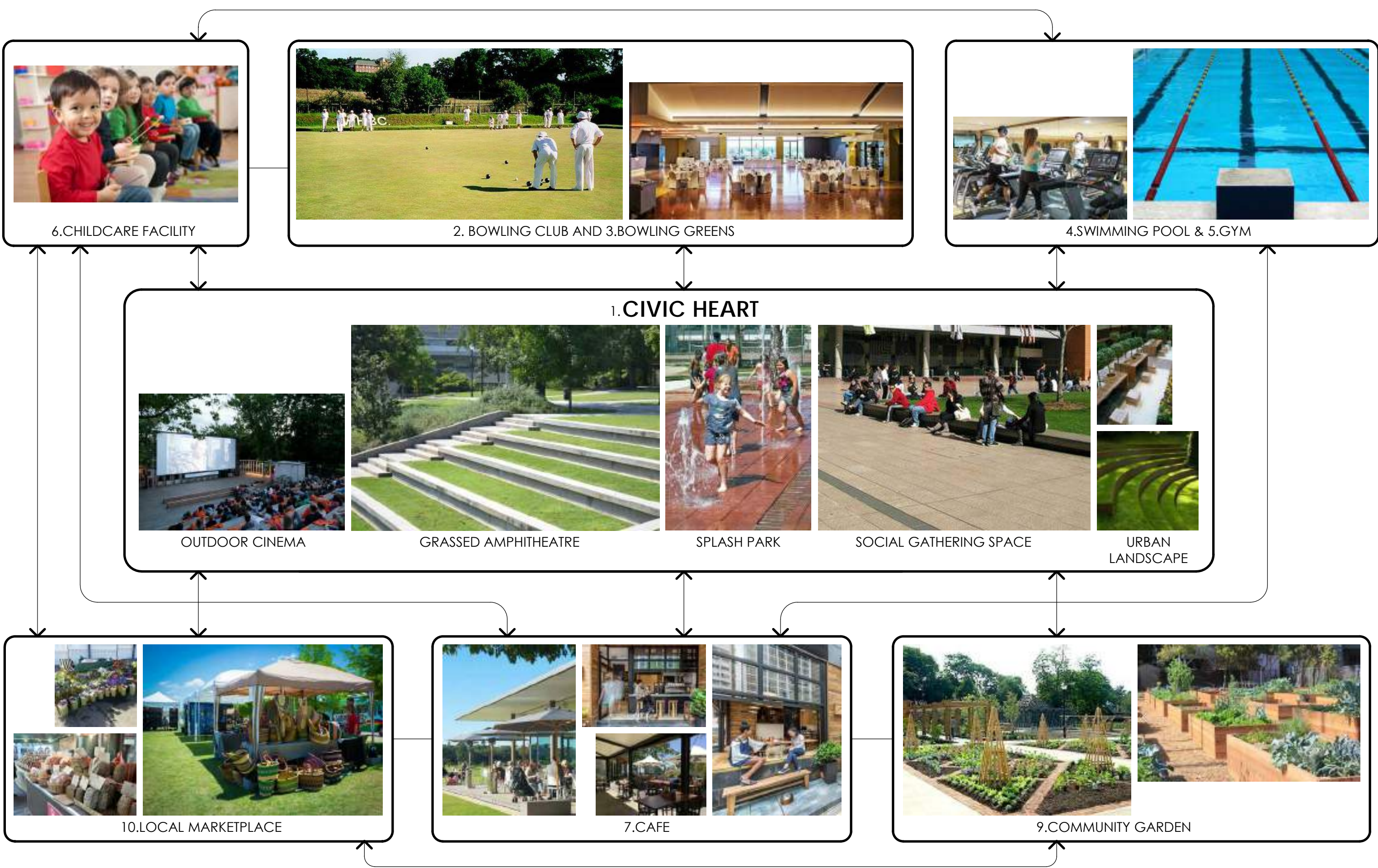


ISSUE	DATE	DESCRIPTION
E	31/03/2017	REVISED MASTERPLAN
D	09/02/2017	REVISED MASTERPLAN
C	11/01/2017	REVISED MASTERPLAN
B	29/09/2016	COUNCIL AMENDMENTS
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HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
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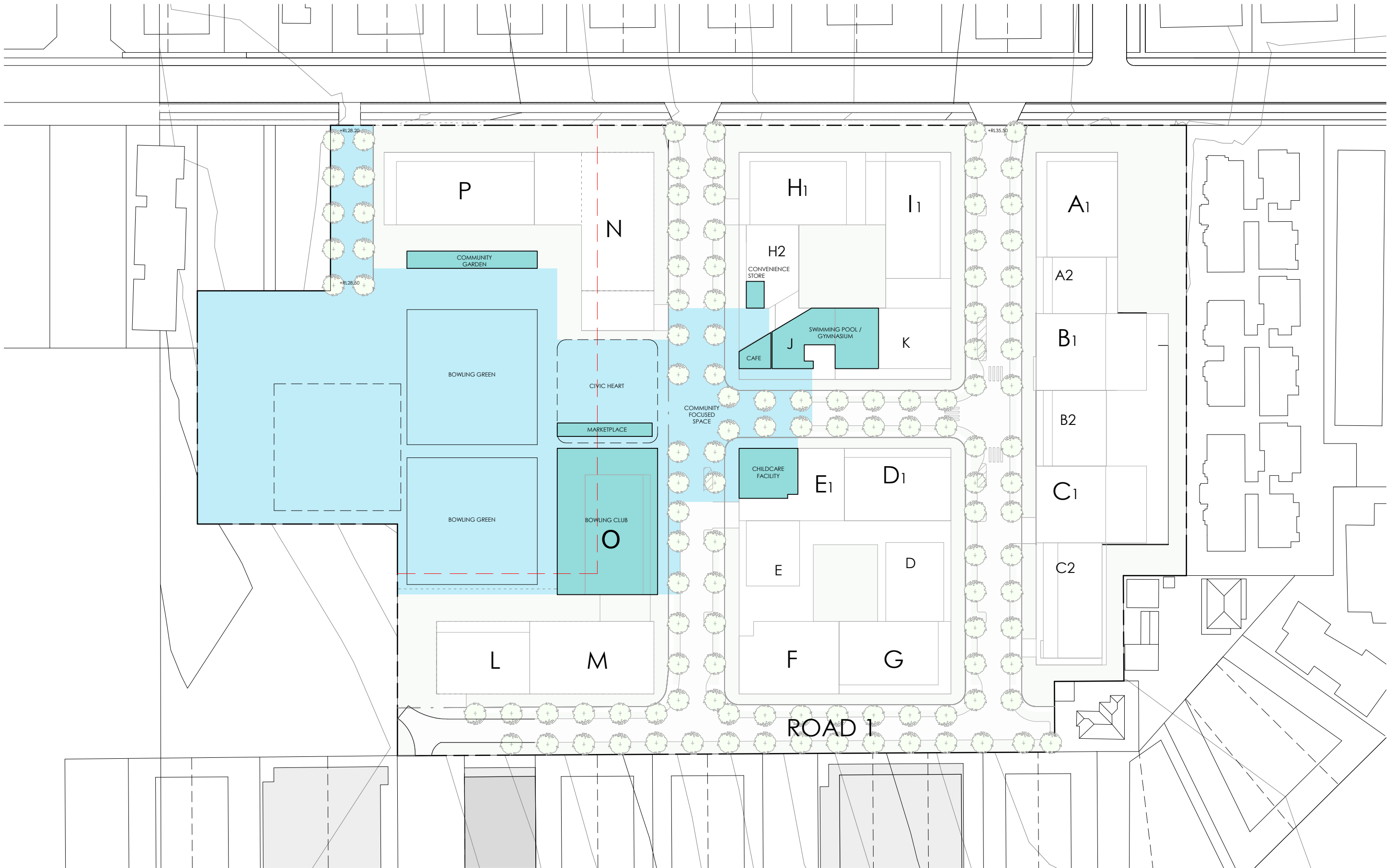
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HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
TITLE	PLACEMAKING	CHECKED	NN
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1

COMMUNITY FACILITIES
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ISSUE	DATE	DESCRIPTION



HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
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ARCHITECT'S LANDSCAPE DESIGN STATEMENT

Creating a dynamic space requires an approach which looks to engage its future users. Surface treatments, orientation, changes in level, sculptural elements and water features will allow for the civic heart to become a central hub, which will focus on social interaction between all users of the space.

The program of the ground floor spaces will contribute towards the vibrance of the civic heart. Located alongside the Caringbah Bowling Club, with the bowling greens to the North, the civic heart will benefit from its aspect, receiving good solar access year round. The bowling clubs contribution to the space through passive surveillance will ensure that users have the sense of security, whilst also providing an active viewing component attracting users to the space.

The proposed cafe located across the road from the civic heart, creates an extension to the space. This, coupled with the childcare centre, swimming pool and gym as well as the convenience store, will ensure the civic heart is activated by a number of users throughout each day.

The civic heart will also be a space which can be enjoyed by visitors to the site. Markets will be held on weekends promoting social interaction between residents from the locality. This is in keeping with previous proposals for the site, in which residents of the area had proposed to use for weekend markets.

An educational experience will also be incorporated into the civic heart. This will be detailed through plaques which will describe the history of the locality as well as the sites unique transformation from farmland to quarry, high school and bowling club as well as its proposed future uses. This will be complimented through series of sculptural elements using the white clay unique to the site.

The images on this sheet, show design intent for the potential elements and uses within the civic heart.



1,10
Changes in level create interesting multi tiered spaces which allows for a variety uses. A north facing space similar to the above image creates a varitey of levels which could be used to view the bowling greens, and also allow for an outdoor theatre.



1,10
A market place promotes social interaction



An outdoor theatre also promotes the sense of community



- FUTURE USES
- 1. CIVIC HEART
 - 2. BOWLING CLUB
 - 3. BOWLING GREENS
 - 4. SWIMMING POOL
 - 5. GYM
 - 6. CHILDCARE CENTRE
 - 7. CAFE
 - 8. CONVENIENCE STORE
 - 9. COMMUNITY GARDEN
 - 10. MARKET PLACE



1,10
Awning and pergolas will create sheltered spaces within the civic heart



3
The Caringbah Bowling Club will provide an opportunity for residence of the area to enjoy social sports



4,5
An indoor swimming pool will generate a variety of activities from fitness and wellbeing to social clubs



7.
This is shown on the most northerly tip of the Western building in Stage 3. Being central to the development, this will draw customers to the most active part of the site promoting social interaction. Large paved open space will provide for outdoor seating for customers. Customers are welcome to use the civic space as they bask in the morning and afternoon sunlight in the civic heart and engage in the bowling club activities.





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HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	SCALE	A3 1 : 1000
TITLE	MASTERPLAN	DRAWN	PV
		CHECKED	NN
		DWG No	DA16/0388
			105
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GFA DISTRIBUTION BY STAGING	
STAGE	GFA ALLOCATION
1	12018 m²
2	16602 m²
3	12155 m²
4	15318 m²
	56093 m²
GROSS FLOOR AREA NOT ACHIEVED IN PREVIOUS STAGES CAN BE USED IN FUTURE STAGES. DETAILS WILL BE PROVIDED AT DA STAGE.	

BUILDING	MASSING AREA	70% GFA EFFICIENCY	STOREYS
BOWLING CLUB	2244 m²	1571 m²	2
BUILDING A1	3766 m²	2636 m²	6
BUILDING A2	1046 m²	733 m²	4
BUILDING B1	4480 m²	3136 m²	8
BUILDING B2	1402 m²	982 m²	4
BUILDING C1	4694 m²	3286 m²	8
BUILDING C2	1778 m²	1245 m²	4
BUILDING D1	4631 m²	3241 m²	8
BUILDING D2	1744 m²	1221 m²	5
BUILDING E1	4381 m²	3067 m²	8
BUILDING E2	673 m²	471 m²	3
BUILDING F	4622 m²	3235 m²	9
BUILDING G	5424 m²	3796 m²	9
BUILDING H1	3924 m²	2747 m²	6
BUILDING H2	732 m²	512 m²	3
BUILDING I	3617 m²	2532 m²	6
BUILDING J	3418 m²	2392 m²	9
BUILDING K	5674 m²	3972 m²	9
BUILDING L	3386 m²	2370 m²	7
BUILDING M	5691 m²	3984 m²	9
BUILDING N	5494 m²	3846 m²	6
BUILDING O	3324 m²	2327 m²	5
BUILDING P	3987 m²	2791 m²	5
143	80132 m²	56093 m²	
TOTAL ALLOWABLE GFA: 58222 m²			

BOWLING CLUB AREA
PUBLIC DOMAIN
SEMI-PRIVATE DOMAIN
PRIVATE DOMAIN

STAGE 1
STAGE 2
STAGE 3
STAGE 4

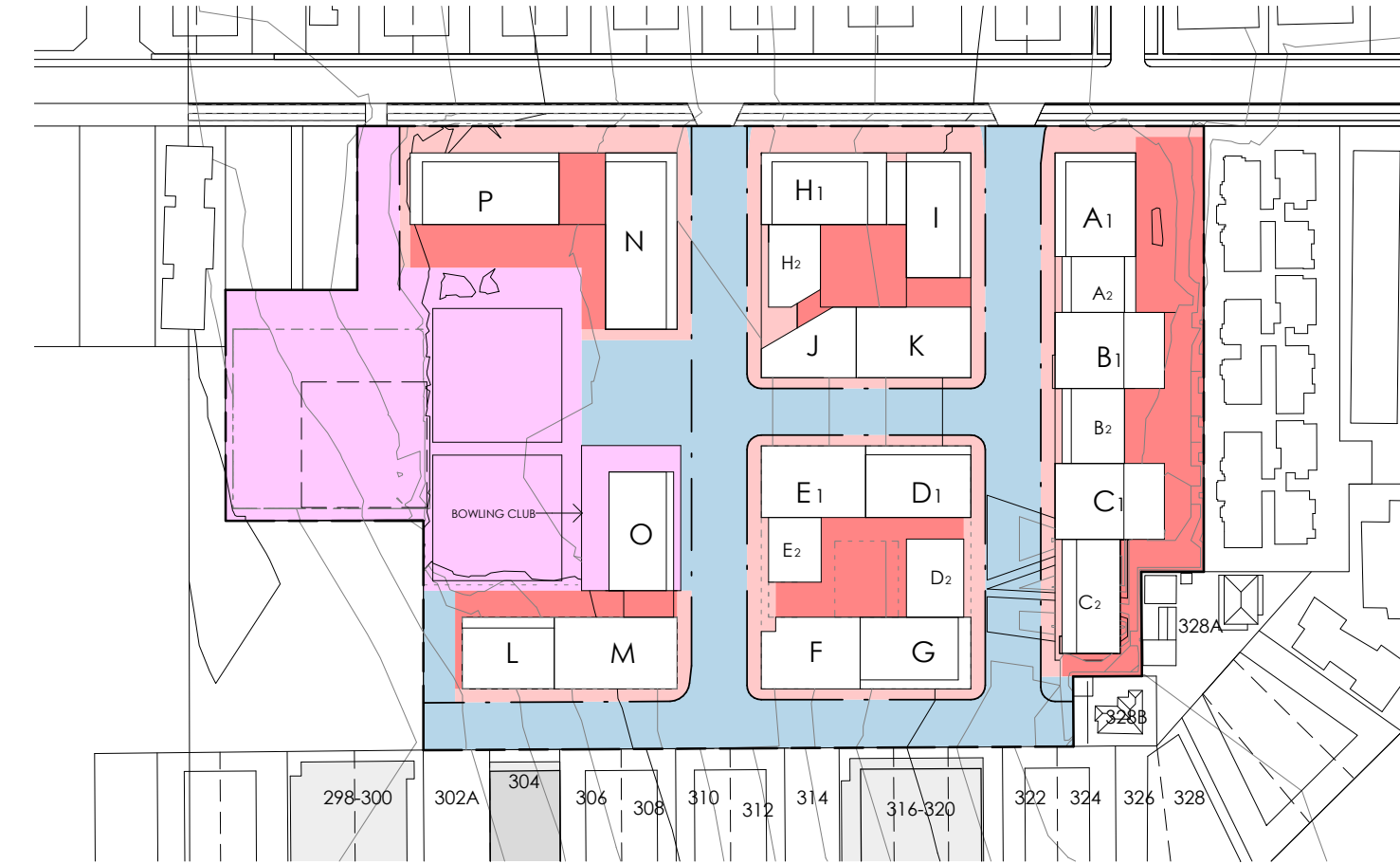
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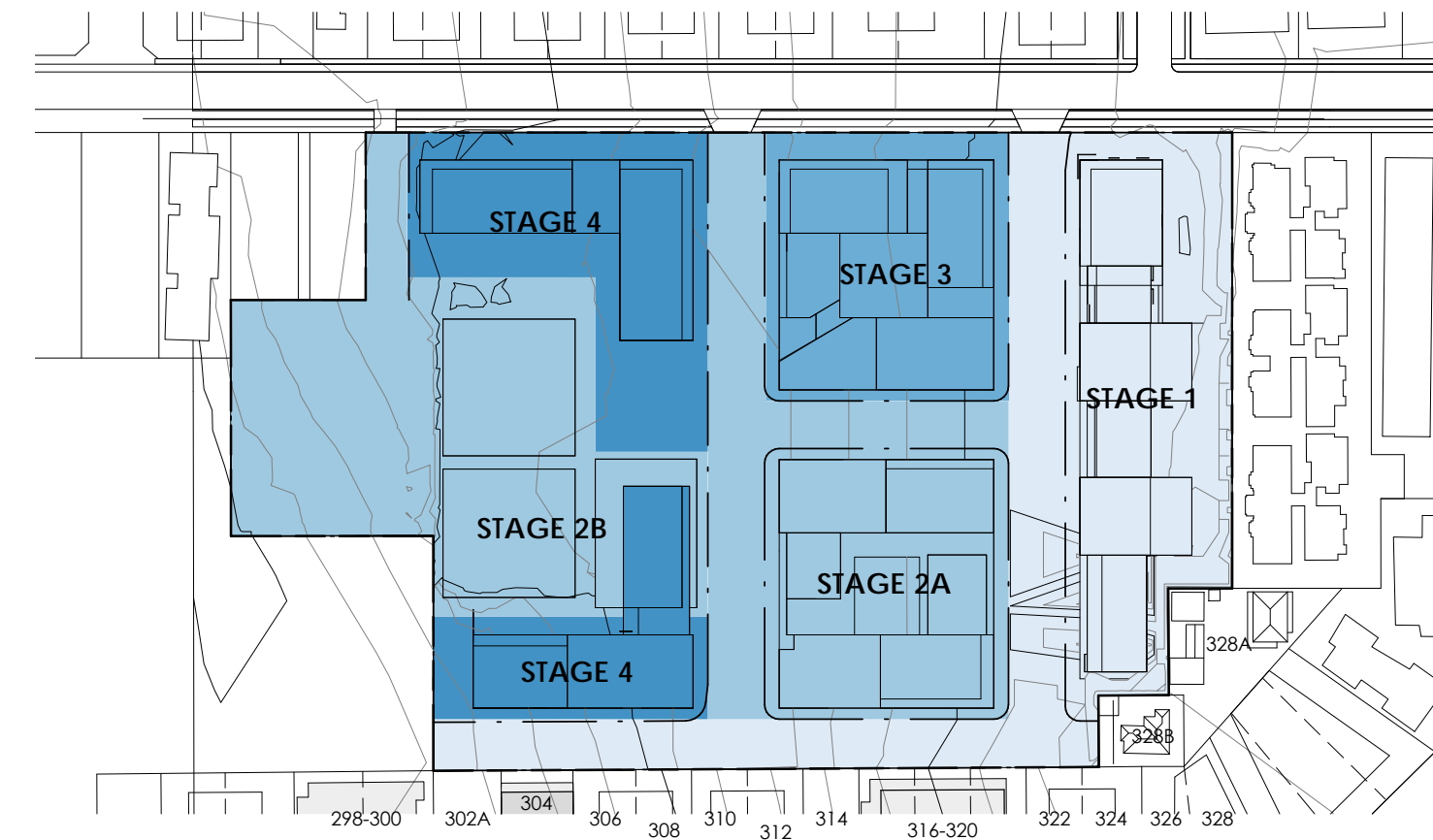
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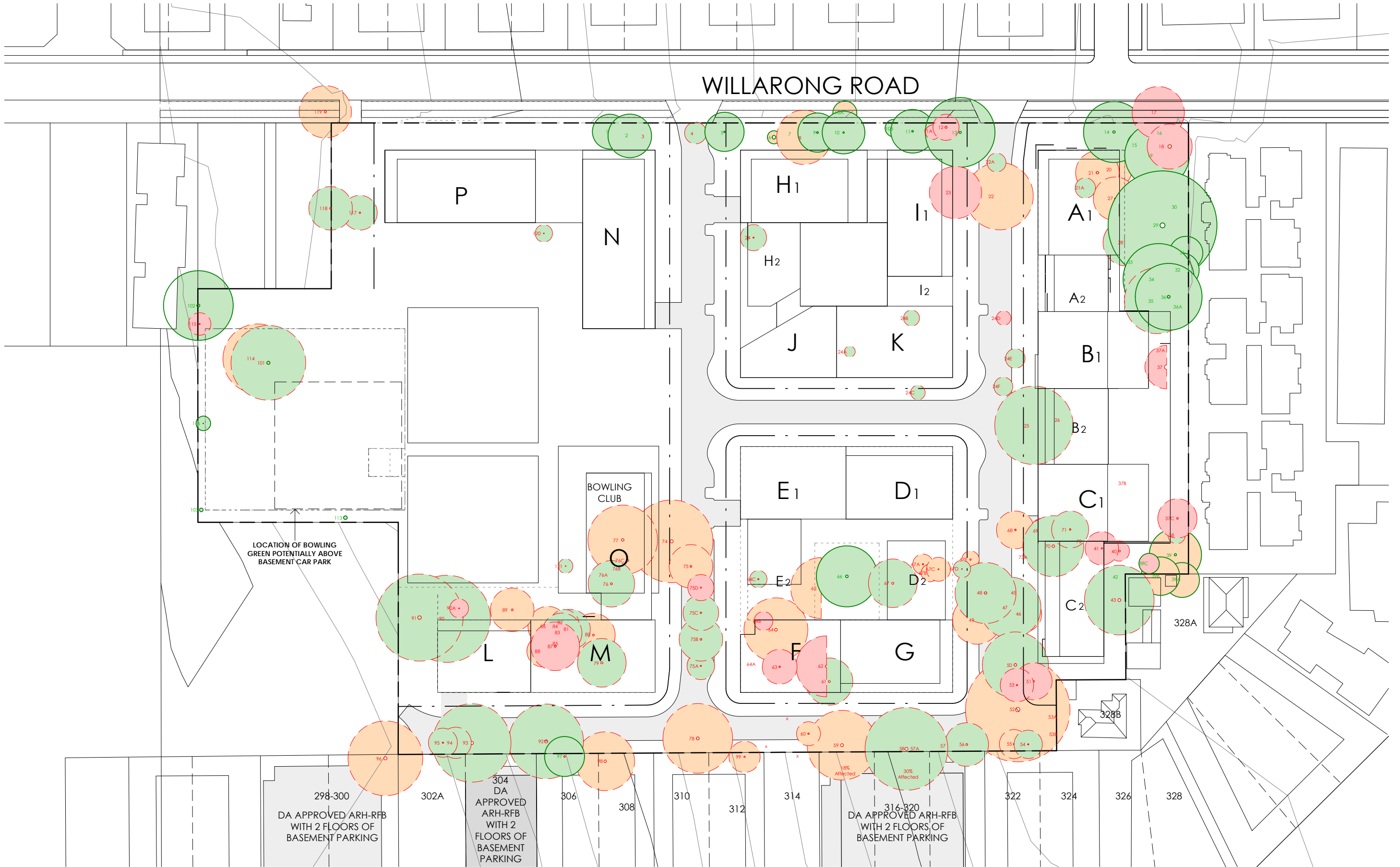
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CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
TITLE	BUILDING GFA DISTRIBUTION	DWG No	DA16/0388
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1 PUBLIC DOMAIN PLAN
1 : 2000



2 STAGING PLAN
1 : 2000



FOR RETENTION	GOOD CONDITION
FOR REMOVAL	FAIR CONDITION
	POOR CONDITION

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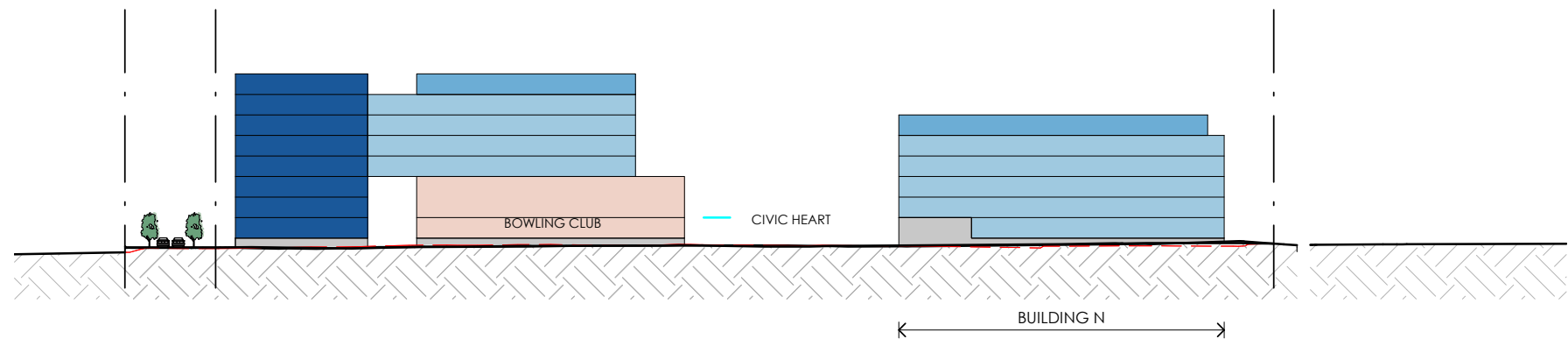
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CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	SCALE	A3 1 : 1000
TITLE	TREE IDENTIFICATION PLAN	DRAWN	PV
		CHECKED	NN
		DWG No	DA16/0388
			109
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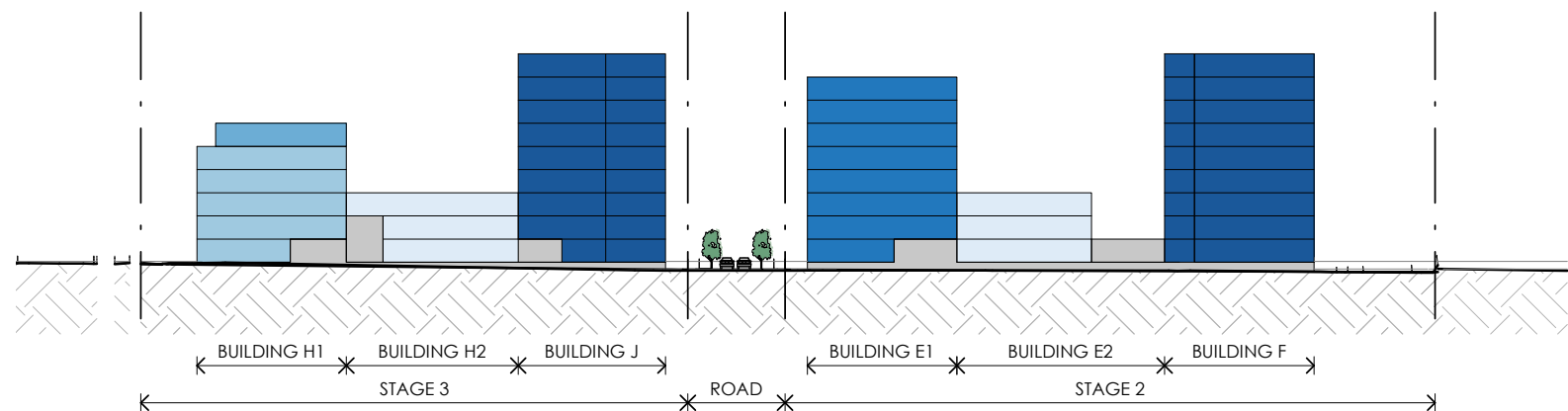
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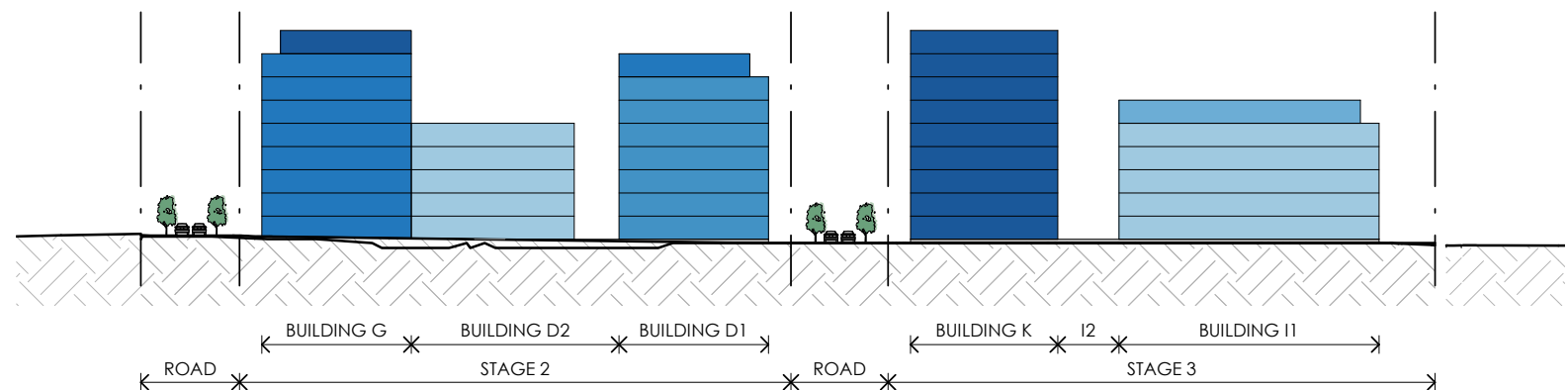
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CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	SCALE	A3 1 : 1000
TITLE	BUILDING SEPARATION DIAGRAM	DRAWN	PV
		CHECKED	NN
		DWG No	DA16/0388
			210
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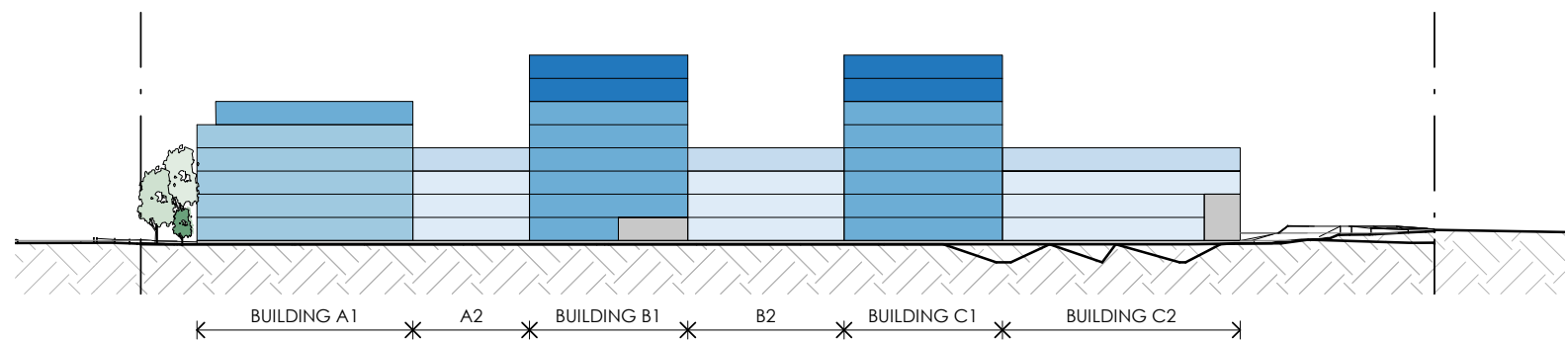
1 STAGE 4 - SOUTH ELEVATION
1 : 1000



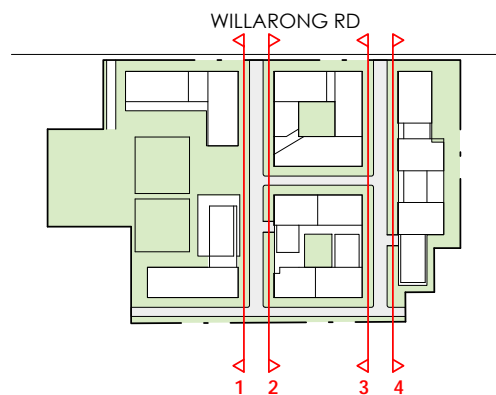
2 STAGE 2 & 3 - NORTH ELEVATION
1 : 1000

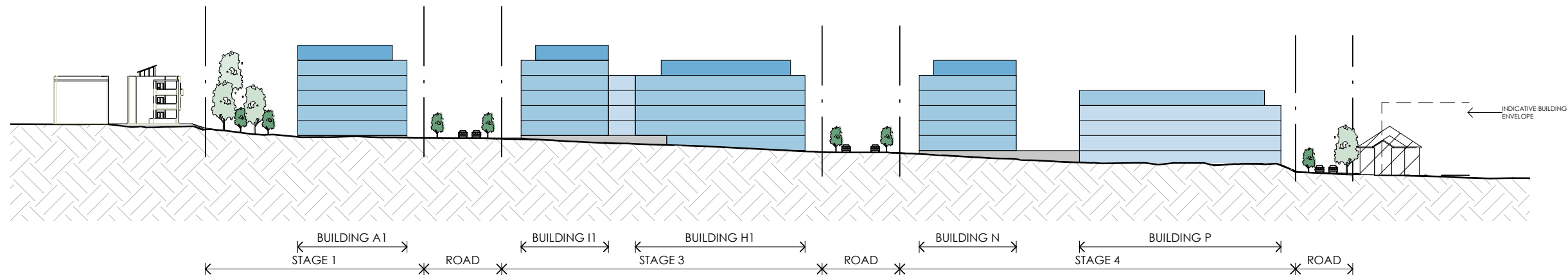


3 STAGE 2 & 3 - SOUTH ELEVATION
1 : 1000

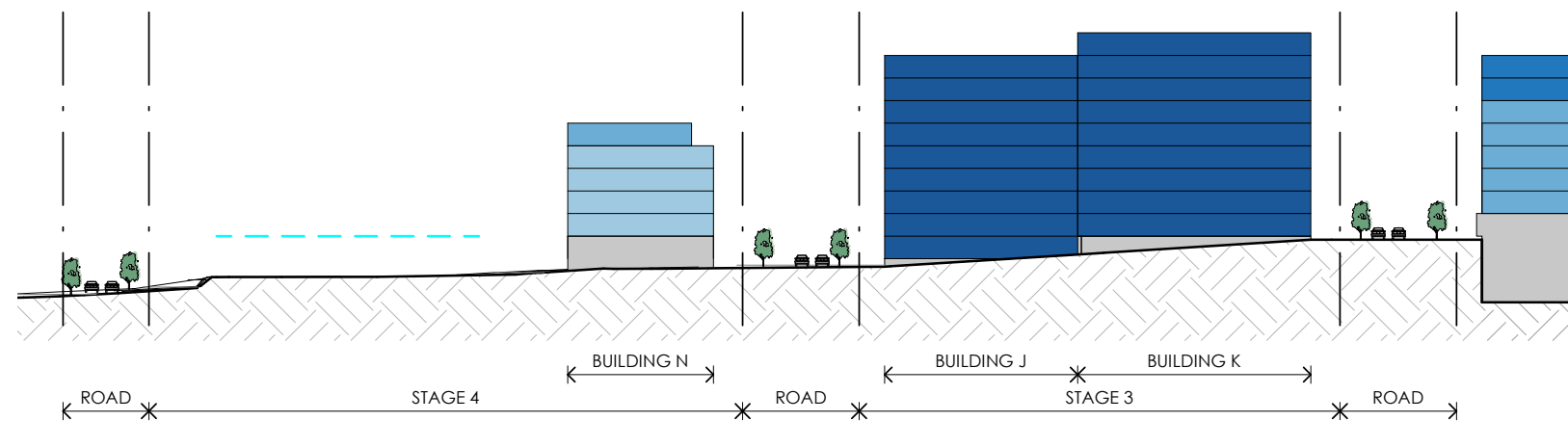


4 STAGE 1 - NORTH ELEVATION
1 : 1000

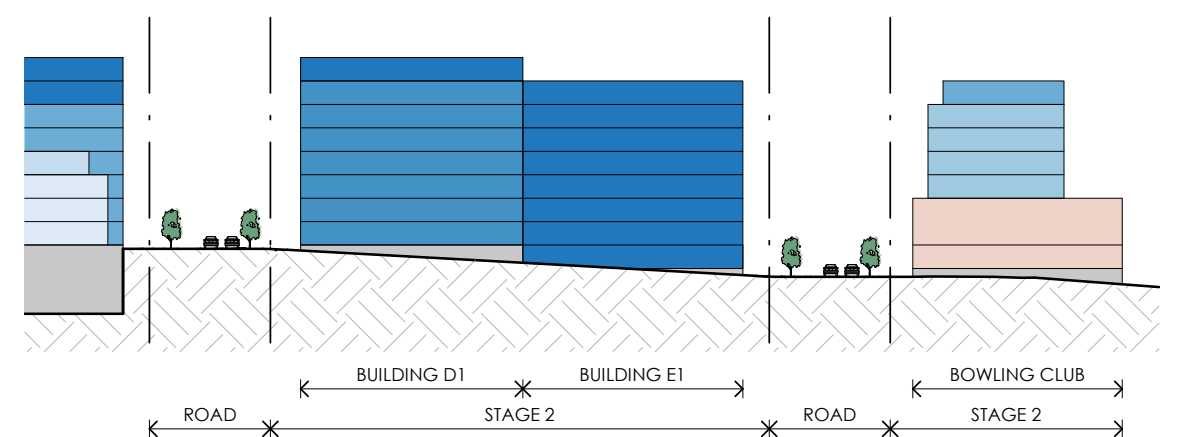




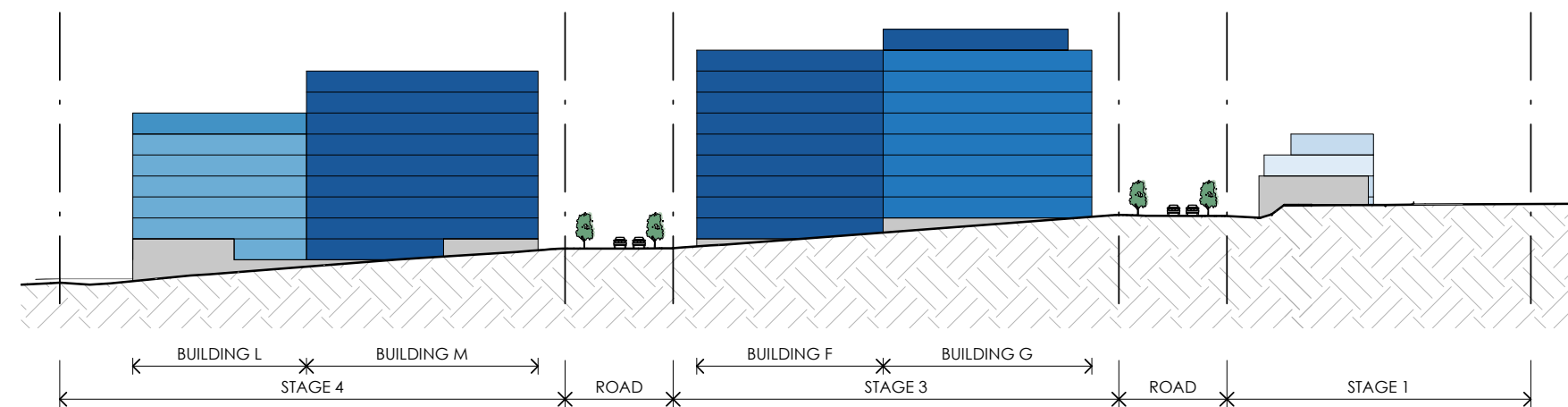
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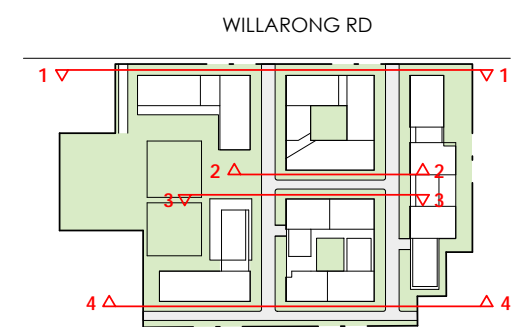
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3



4



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OF THE ADG AT THE SUBSEQUENT STAGES OF THE DEVELOPMENT

1 BEDROOM
2 BEDROOM
3 BEDROOM
COMMUNITY SPACE
COMMUNITY FOCUSED SPACE

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HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
TITLE	APARTMENT MIX - GROUND	CHECKED	NN
		DWG No	401
		DA16/0388	
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1 BEDROOM
2 BEDROOM
3 BEDROOM
COMMUNITY SPACE
COMMUNITY FOCUSED SPACE

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CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016	SCALE	A3 1 : 1000
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV	CHECKED	NN
TITLE	APARTMENT MIX - LEVEL 1	DWG No	DA16/0388		402
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1 BEDROOM
2 BEDROOM
3 BEDROOM
COMMUNITY SPACE
COMMUNITY FOCUSED SPACE

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CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016	SCALE	A3 1 : 1000
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV	CHECKED	NN
TITLE	APARTMENT MIX - LEVEL 2	DWG No	DA16/0388		403
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1 BEDROOM
2 BEDROOM
3 BEDROOM
COMMUNITY SPACE
COMMUNITY FOCUSED SPACE

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CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016	SCALE	A3 1 : 1000
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV	CHECKED	NN
TITLE	APARTMENT MIX - LEVEL 3	DWG No	DA16/0388		404
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1 BEDROOM	
2 BEDROOM	
3 BEDROOM	
COMMUNITY SPACE	
COMMUNITY FOCUSED SPACE	

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PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV	CHECKED	NN
TITLE	APARTMENT MIX - LEVEL 4	DWG No	DA16/0388		405
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1 BEDROOM
2 BEDROOM
3 BEDROOM
COMMUNITY SPACE
COMMUNITY FOCUSED SPACE

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PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV	CHECKED	NN
TITLE	APARTMENT MIX - LEVEL 5	DWG No	DA16/0388		406
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1 BEDROOM
2 BEDROOM
3 BEDROOM
COMMUNITY SPACE
COMMUNITY FOCUSED SPACE

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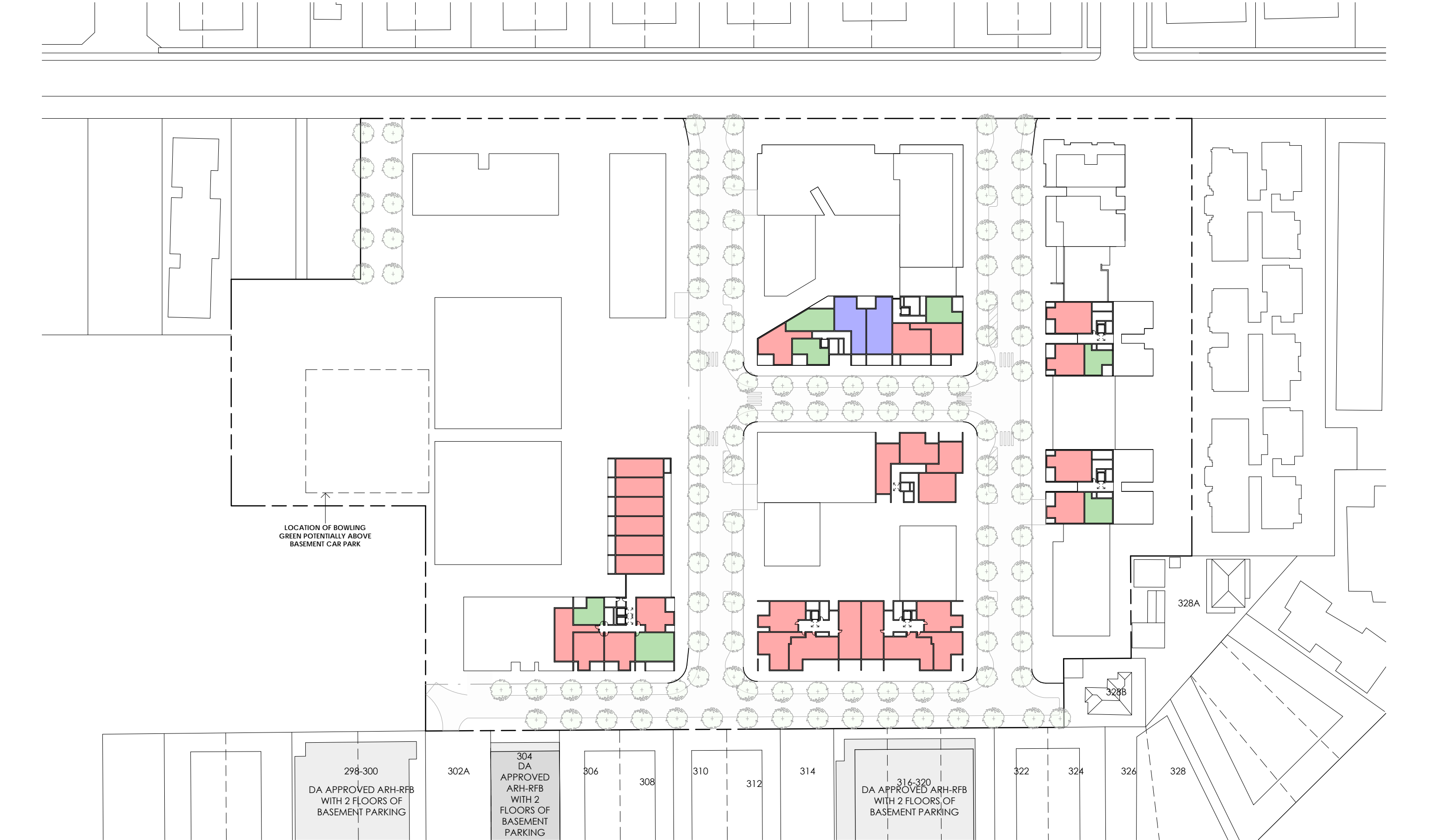
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CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016	SCALE	A3 1 : 1000
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV	CHECKED	NN
TITLE	APARTMENT MIX - LEVEL 6	DWG No	DA16/0388		407
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1 BEDROOM	2
2 BEDROOM	3
3 BEDROOM	1
COMMUNITY SPACE	1
COMMUNITY FOCUSED SPACE	1

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HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
TITLE	APARTMENT MIX - LEVEL 7	CHECKED	NN
		DWG No	408
		DA16/0388	
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1 BEDROOM
2 BEDROOM
3 BEDROOM
COMMUNITY SPACE
COMMUNITY FOCUSED SPACE

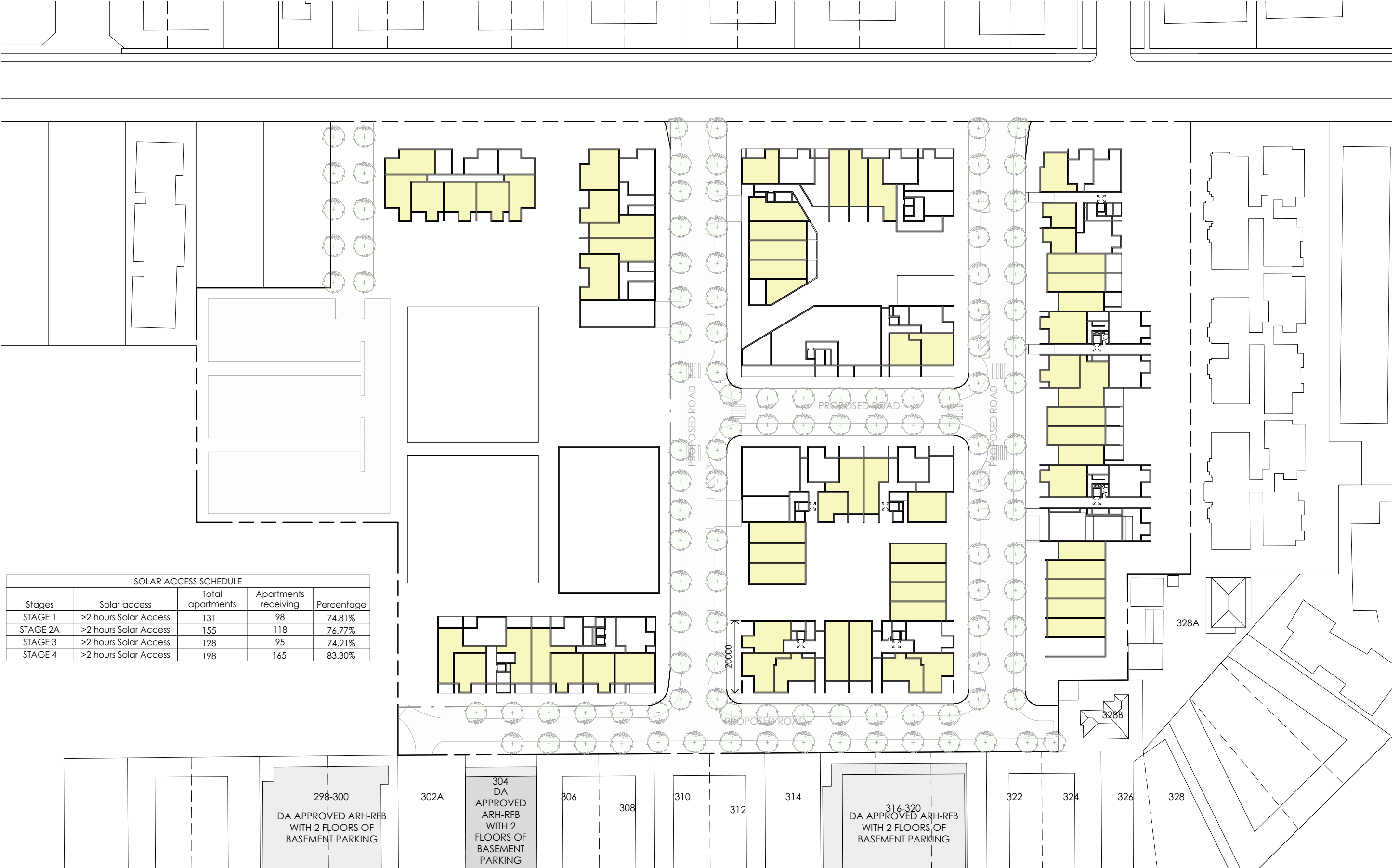
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PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV	CHECKED	NN
TITLE	APARTMENT MIX - LEVEL 8	DWG No	DA16/0388		409
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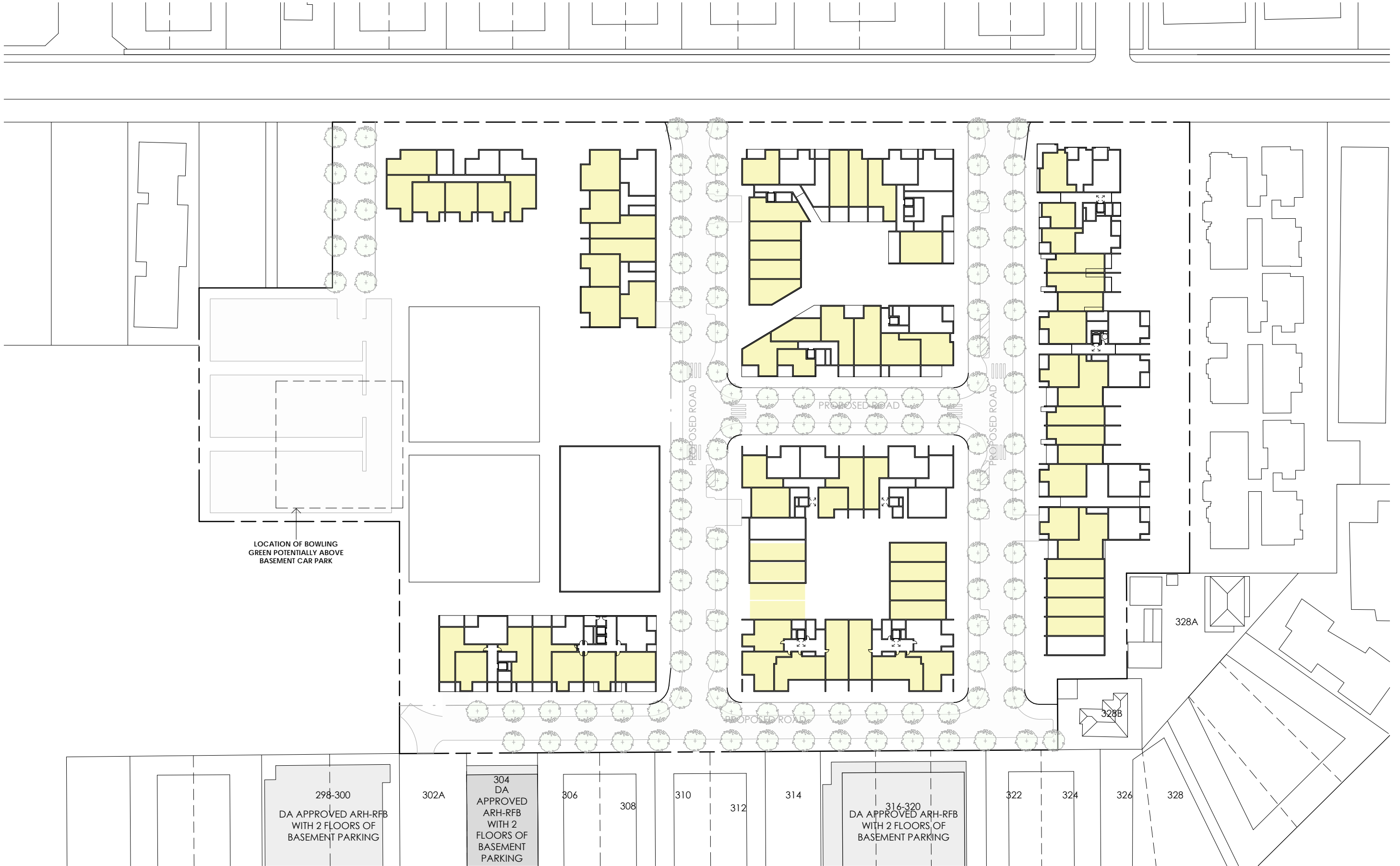
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TIER
ARCHITECTS

PHONE: 02 9571 2001 ADDRESS: 4 KENDRICK STREET SYDNEY NSW 2000

HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
TITLE	SOLAR ACCESS - GROUND	CHECKED	NN
		DWG No	501
		DA16/0388	
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ISSUE	DATE	DESCRIPTION
E	31/03/2017	REVISED MASTERPLAN
D	09/02/2017	REVISED MASTERPLAN
C	11/01/2017	REVISED MASTERPLAN
B	29/09/2016	COUNCIL AMENDMENTS
A	04/04/2016	DA LODGEMENT



HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
TITLE	SOLAR ACCESS - LEVEL 1	CHECKED	NN
		DWG No	502
		DA16/0388	
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HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
TITLE	SOLAR ACCESS - LEVEL 2	CHECKED	NN
		DWG No	503
		DA16/0388	
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LOCATION OF BOWLING
GREEN POTENTIALLY ABOVE
BASEMENT CAR PARK

298-300
DA APPROVED ARH-RFB
WITH 2 FLOORS OF
BASEMENT PARKING

302A

304
DA
APPROVED
ARH-RFB
WITH 2
FLOORS OF
BASEMENT
PARKING

306

308

310

312

314

316-320
DA APPROVED ARH-RFB
WITH 2 FLOORS OF
BASEMENT PARKING

322

324

326

328

328A

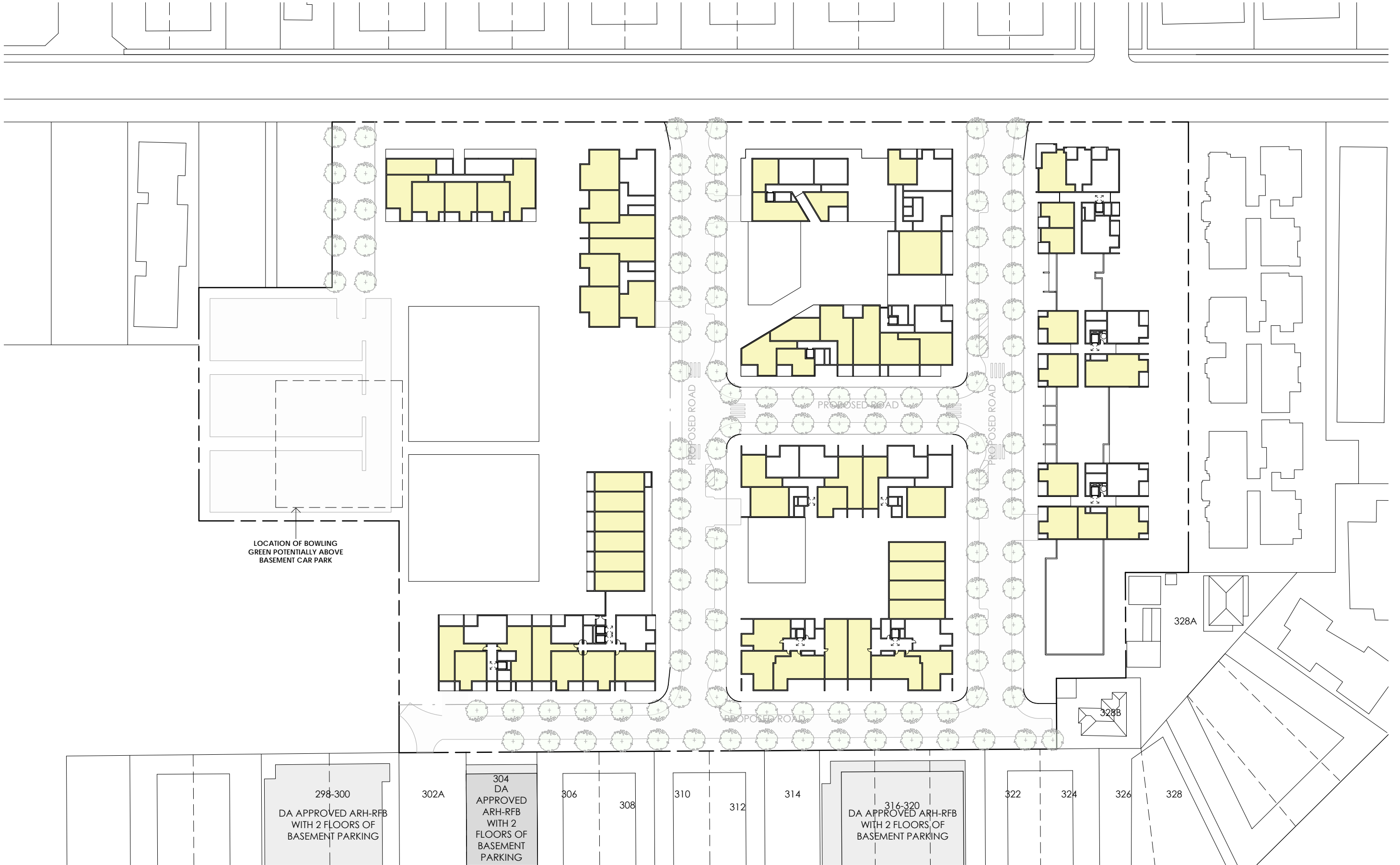
328B

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HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	SCALE	A3 1:1000
TITLE	SOLAR ACCESS - LEVEL 3	DRAWN	PV
		CHECKED	NN
		DWG No	504
		DA16/0388	
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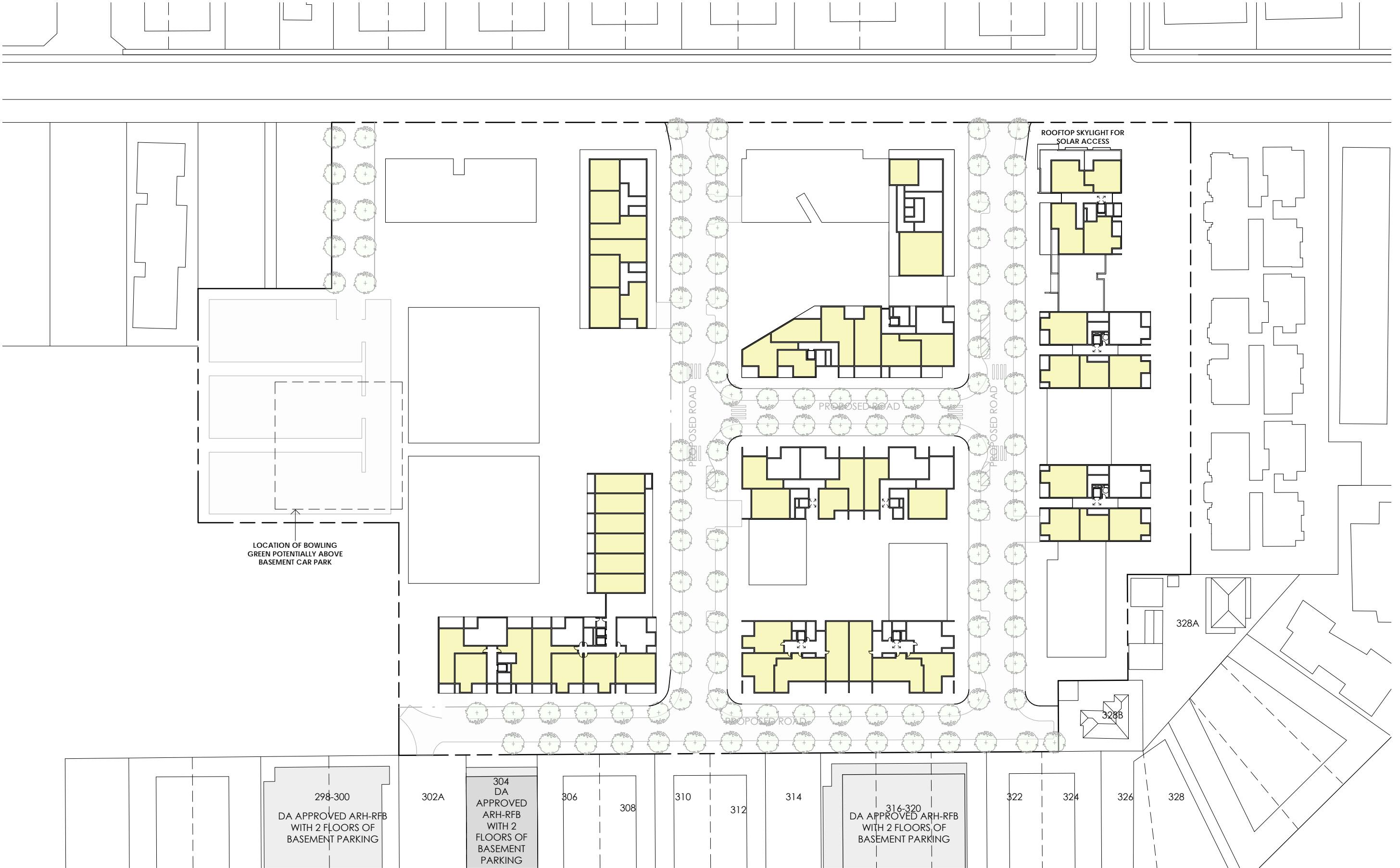
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HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
TITLE	SOLAR ACCESS - LEVEL 4	CHECKED	NN
		DWG No	505
		DA16/0388	
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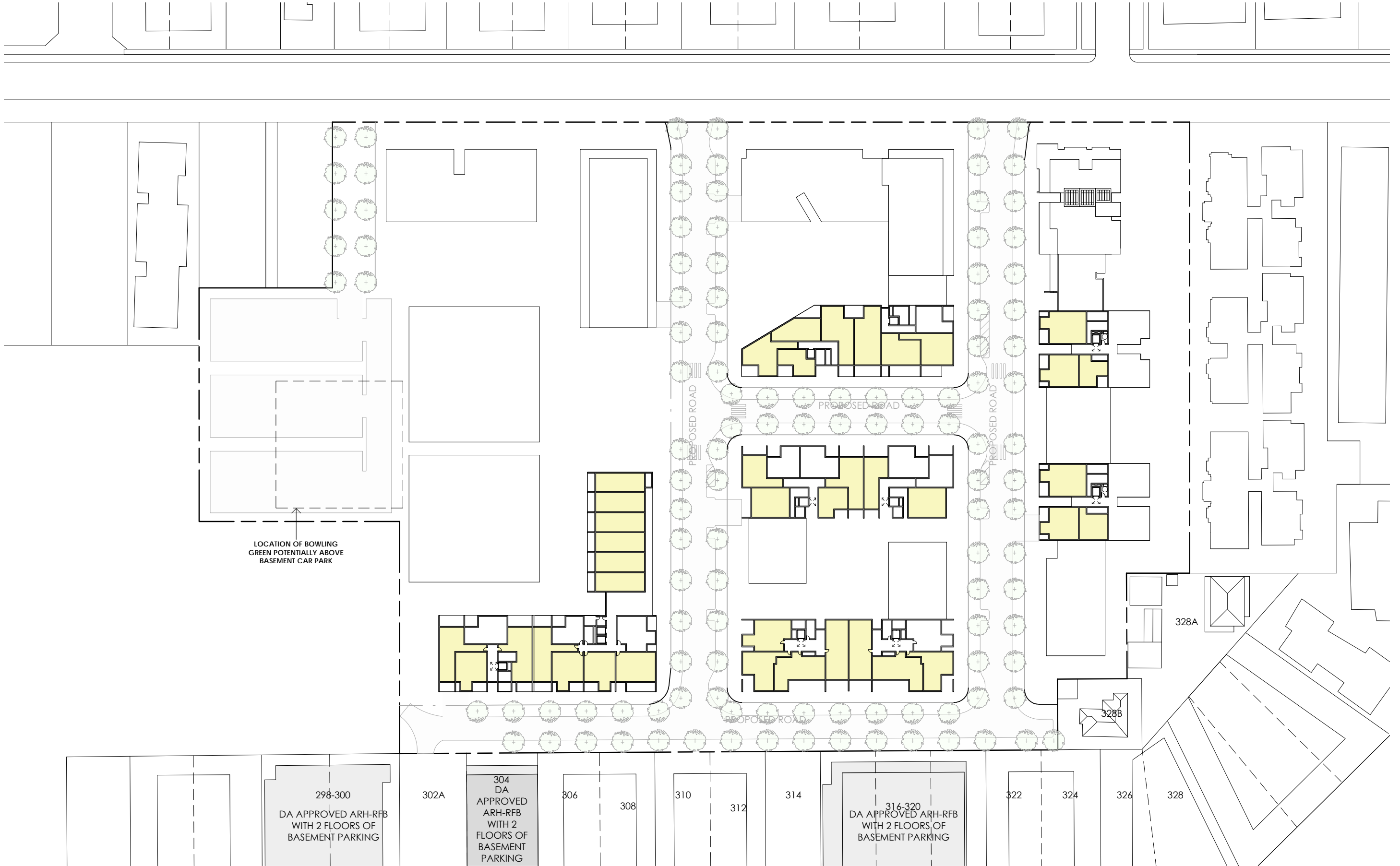
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HIGHFIELD			
CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV
TITLE	SOLAR ACCESS - LEVEL 5	CHECKED	NN
		DWG No	506
		DA16/0388	
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LOCATION OF BOWLING
GREEN POTENTIALLY ABOVE
BASEMENT CAR PARK

298-300
DA APPROVED ARH-RFB
WITH 2 FLOORS OF
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302A

304
DA
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WITH 2
FLOORS OF
BASEMENT
PARKING

306

308

310

312

314

316-320
DA APPROVED ARH-RFB
WITH 2 FLOORS OF
BASEMENT PARKING

322

324

326

328

328A

328B

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ISSUE DATE

REVISED MASTERPLAN
REVISED MASTERPLAN
COUNCIL AMENDMENTS
DA LODGEMENT

DESCRIPTION

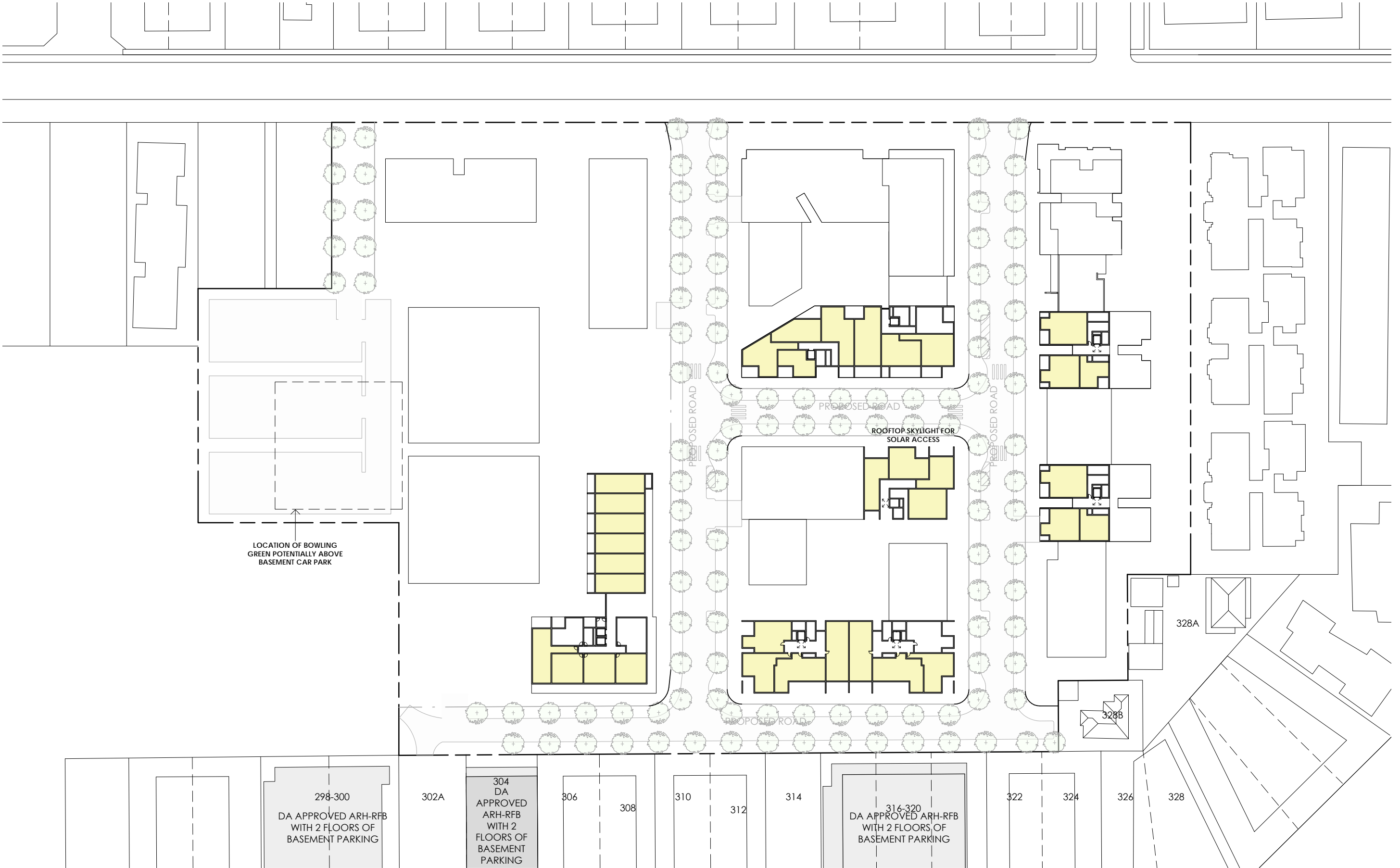
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HIGHFIELD

CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016	SCALE	A3 1:1000
PROJECT	113 Willarong Road CARINGBAH 2229	DRAWN	PV	CHECKED	NN
TITLE	SOLAR ACCESS - LEVEL 6	DWG No	DA16/0388		507

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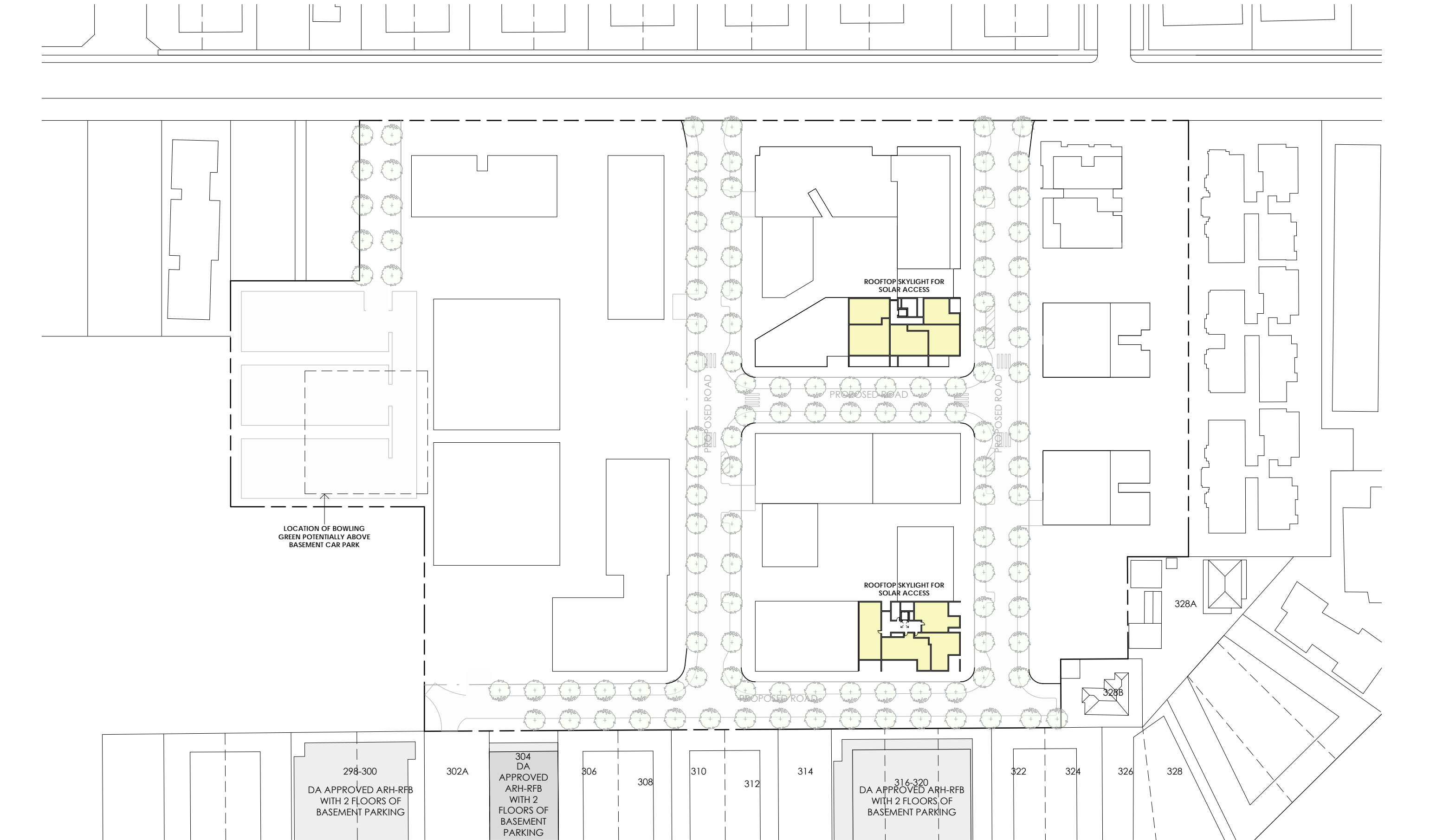


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CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	SCALE	A3 1:1000
TITLE	SOLAR ACCESS - LEVEL 7	DRAWN	PV
		CHECKED	NN
		DWG No	DA16/0388
			508
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CLIENT	Caringbah NSW Pty Ltd	DATE	29/09/2016
PROJECT	113 Willarong Road CARINGBAH 2229	SCALE	A3 1 : 1000
TITLE	SOLAR ACCESS - LEVEL 8	DRAWN	PV
		CHECKED	NN
		DWG No	DA16/0388
			509
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