



AN/MO
13268
6 June 2016

Gary Sawyer
General Manager
Canada Bay Council
Locked Bag 1470
DRUMMOYNE NSW 1470

Dear Mr Sawyer

**SECTION 96(2) MODIFICATION APPLICATION - DA 2015/0332
5 MARY STREET & 17 MILLAR STREET, DRUMMOYNE**

On behalf of Scalabrini Village we hereby submit an application pursuant to section 96(2) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) to modify Development Consent DA 2015/0332.

This modification application relates to ongoing design development works generally pertaining to:

- site landscaping;
- materials and finishes, and associated minor building façade modifications;
- the relocation of the lift overrun and associated changes to the roof structure; and
- minor internal rearrangements.

This application identifies the consent, describes the proposed modifications and provides a planning assessment of the relevant matters for consideration contained in section 96 and 79C(1) of the EP&A Act. It should be read in conjunction with the Statement of Environmental Effects (SEE) prepared by JBA dated August 2015 and is accompanied by:

- Amended Architectural Plans, including shadow diagrams, materials and finishes schedule, and design report prepared by Bickerton Masters Architecture (**Attachment A**);
- Schedule of changes prepared by Bickerton Masters Architecture (**Attachment B**); and
- Amended Landscape Plans prepared by Arterra Landscape Architects (**Attachment C**).

1.0 CONSENT PROPOSED TO BE MODIFIED

Development consent DA 2015/0332 was granted by the Joint Regional Planning Panel on 19 January 2016 for the partial demolition and construction of a new building for use as a residential aged care facility and accommodation for 161 persons, basement car parking, alterations and additions to the existing hall building, tree removal and landscaping, waste facilities, new fencing, signage and associated site infrastructure.

This consent has not been previously modified.

2.0 PROPOSED MODIFICATIONS TO CONSENT

2.1 Modifications to the Development

The proposed modifications to the development consent comprise of various design development outcomes, which are generally summarised as changes to the building materials and finishes and minor façade changes, site landscaping, the location of the lift overrun and associated roof structure form, and minor internal re-arrangements.

The proposed modifications are described below and detailed in the Schedule of Changes, Architectural Plans, and Landscape Plans at **Attachments B, A, and C** respectively.

A numerical comparison of the approved and proposed development is outlined in **Table 1**, and discussed further below.

Table 1 – Comparison between the proposed and the original application

Element	Approved Development	Proposed Development	Difference
Building height (excluding lift overrun)	South East elevation: RL 43.740 North West (Mary Street): RL 43.740	South West elevation: RL 43.700 and RL 43.580 North West (Mary Street): RL 43.700	- 0.04m and - 0.16m - 0.04m
GFA	11,986.2m ²	11,751.2m ²	- 235m ²
FSR	1.33:1	1.33:1	No change.
Bedrooms	157	157	No change.
Car Parking Spaces	75 spaces plus large vehicle parking	75 spaces plus large vehicle parking	No change.
Landscaped Area	3,971.9m ²	3,755.6m ²	-216.3m ²

Materials and Finishes and the Building Façade

A number of minor modifications as a result of ongoing design development are proposed to the external façade of the buildings. These modifications include the introduction of new off-white rendering and feature colour cladding to further articulate the façade, metal sheeting in place of concrete for the roof, and associated changes to external doors and windows owing to the interior modifications described below. Revised photomontages of the development are shown at **Figures 1 to 6** below.



Figure 1 – Approved photomontage from Barney Street



Figure 2 – Revised photomontage from Barney Street



Figure 3 – Approved photomontage of corner of Mary and Millar Streets



Figure 4 – Revised photomontage of corner of Mary and Millar Streets



Figure 5 – Approved photomontage of Millar Street



Figure 6 – Revised photomontage of Millar Street

Lift Overrun and Roof Structure

A revised lift layout is proposed to improve the legibility and functionality of the aged care facility. Presently, some of the residents are required to travel through neighbouring units in order to access their accommodation, which is an undesirable outcome for the site. Accordingly, to address this a revised lift layout has been proposed that will enable residents to arrive directly into their units and also enable staff to use separate service lifts excluded from the movements of residents and visitors. This has necessitated modifying the approved location of the lift overrun with associated modifications to the roof form as shown on the plans at **Attachment A**. No change is proposed to the approved height of the lift overruns.

Internal Configuration

The internal configuration of spaces has been revised as part of this modification application as a result of general design development to improve amenity for residents and the envisaged modifications to the lift layout as discussed above. The key internal changes include:

- the relocation of mechanical plant from the North Wing to the South and West wings;
- the inclusion of four bedrooms on the ground floor, a reduction in seven bedrooms on Level 1, and the reduction in one bedroom on Level 3;
- the inclusion of a 'structural zone' to adequately support the brick wall being retained to the north east of Block A;
- the relocation of structural columns in the basement, and associated changes to the location of vehicle parking spaces and basement level storage and utility areas (with no change proposed to the overall provision of parking spaces);

- the removal of the hydrology pool and associated plant;
- the relocation of fire stairs; and
- the relocation of the bin store to the basement and installation of garbage shoots.

Access and Parking

The arrangement and location of vehicle parking on the basement level has been amended to reflect the requirements of the current Australian Standard pertaining to disabled car parking spaces. The approved arrangement was formed with reference to a now superseded Australian Standard, and as such has been revised in this modification application. It is emphasised that there has been no change to the number of parking spaces provided.

The approved sliding gate used to access the waste collection driveway has been amended to a swinging gate in order to remove the structural footings of this gate outside of the tree protection area for Tree 15 retained on the site. This swinging gate will be in the closed position at all times, other than when waste collection vehicles are required to access the site, in accordance with Condition 116 of the consent.

Site Landscaping

The proposed modifications to site landscaping have endeavoured to provide more functional and aesthetically pleasing common spaces, in addition to improving the setting of the development in the streetscape. Accordingly, in addition to the general rationalising of the landscape design the following modifications to the approved landscaping scheme are proposed:

- the inclusion of a new covered pergola to provide all weather access between the east and west wings;
- the removal of the brick colonnade fronting Mary Street to be replaced with an arbour for climbing vegetation;
- the inclusion of a new break out space from the Hall and adjacent community areas that will in turn assist with solar access and natural ventilation to resident rooms on Levels 1, 2 and 3 adjoining this space;
- the inclusion of a covered shed in the southern site corner to provide a simulated workshop for resident therapy with a work bench and decommissioned car (no working hand or power tools would be available for use in this area – it is a ‘contemplative scene’ for residents);
- the inclusion of seniors exercise equipment and a men’s shed (to be reinstated in place of the original metal shed approved for removal), and the associated reduction in the contemplative garden and bocce court;
- the inclusion of an additional shade tree on the Mary Street frontage in relation to the seating alcove, with revised planting beds; and
- relocation of fire boosters to the Mary Street frontage.

Refer to the revised Landscape Plans at **Attachment B**.

2.2 Modifications to Conditions

The proposed modifications described above necessitate amendments to the consent conditions identified below. Words proposed to be deleted are shown in ~~**bold strike through**~~ and words to be inserted are shown in ***bold italics***.

The proposed modifications discussed above will necessitate updating the documents in Condition1, and Conditions 7 and 8 for clarity.

Only those plans subject to change have been listed below.

1. ***DAGCA01 - Approved Plans and Supporting Documents***
The development shall be carried out substantially in accordance with the approved stamped and signed plans and/or documentation listed below except where modified by any following

condition. Where the plans relate to alteration or additions only those works shown in colour or highlighted are approved.

Drawing Ref. No.	Document	Prepared By	Date
13268	SEE	JBA Urban Planning Consultants	Nov 2014, or as modified by the SEE August 2015
966 DA100 (revision 2-3 4), 24/08/2015 06/07/2016	Cover Page	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA101 (revision 1-3 4), 12/11/2014 06/07/2016	Site Analysis	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA102 (revision 2-3 4), 24/08/2015 06/07/2016	Existing & Demolition Site Plan	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA103 (revision 2-3 4), 24/08/2015 06/07/2016	Proposed Site Plan - Location	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA104 (revision 2-3 4), 24/08/2015 06/07/2016	Proposed Site Plan	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA105 (revision 1), 24/08/2015 06/07/2016	Landscape Plan	Bickerton Masters Architecture	July 2016
966 DA111 (revision 3-7 8), 03/02/2015 06/07/2016	Proposed Basement Plan	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA112 (revision 4-5 6), 24/08/2015 06/07/2016	Proposed Ground Floor Plan	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA113 (revision 2-4 5), 24/08/2015 06/07/2016	Proposed Level 1 Plan	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA114 (revision 2-4 5), 24/08/2015 06/07/2016	Proposed Level 2 Plan	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA115 (revision 1-4 5), 12/11/2014 06/07/2016	Proposed Level 3 Plan	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA121 (revision 2-4 5), 24/08/2015 06/07/2016	Proposed Roof Plan	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA201 (revision 2-3 4), 24/08/2015 06/07/2016	Existing & Proposed Elevations	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA202 (revision 1-3 4), 12/11/2014 06/07/2016	Existing & Proposed Elevations	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA203 (revision 1-3 4), 12/11/2014 06/07/2016	Proposed Elevations & Sections	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA204 (revision 2-3 4), 24/08/2015 06/07/2016	Proposed Elevations – Materials & Finishes	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA205 (revision 2-3 4), 24/08/2015 06/07/2016	Proposed Elevations – Materials & Finishes	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA206 (revision 1-3 4), 12/11/2014 06/07/2016	Proposed Elevations – Materials & Finishes	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA207 (revision 2-3 4), 24/08/2015 06/07/2016	Proposed Elevations – Presentation	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016
966 DA208 (revision 1-4 5), 12/11/2014 06/07/2016	Proposed Elevations – Presentation	Bickerton Masters Architecture	Nov-2014 May-2016 July 2016

7. **DAGCBO6 – Height**
The maximum height of the proposed development shall be as indicated in the approved plans **(as modified)** listed in Condition 1 (DAGCA01).
8. **DAGCB08 - Materials & Finishes Schedule**
The development shall be constructed and finished in materials and colours as indicated in the approved Materials and Finishes plans **(as modified)** included in Condition No. 1
9. (DAGCA01).

The hydrotherapy pool and associated plant has been removed as part of the proposed modifications to the internal layout of the building. Accordingly, these conditions of consent are no longer relevant to the development and as such should be deleted.

~~11. DAGGB13 – Swimming Pool/Spa
The approved swimming pool/spa must comply with the Swimming Pools Act 1992 and relevant standards.~~

~~12. DAGGB14 – Pool Equipment Operating Hours
Pool filters, pool pumps, and related plant must only operate in accordance with the Protection of the Environment Operations Act 1997.~~

Condition 38 has been updated to reflect the requirements of the current Australian Standard pertaining to disabled car parking spaces. The existing condition references a now superseded Australian Standard.

38. DACCG04 - Disabled Car Parking Spaces
Four (4) of the car parking spaces provided as part of the total requirement shall be reserved for disabled persons. These spaces shall be a minimum of ~~3.2m~~ **2.4m** wide (**plus 2.4m wide shared area**) x ~~5.5m~~ **5.4m** long in accordance with Australian Standard AS2890.6 **2009** and located near pedestrian access routes designed for disabled persons. Each space shall be clearly marked as such.

Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992. Prior to the issue of a Construction Certificate, the plans shall demonstrate compliance. Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

The above details shall be submitted to and approved by the Accredited Certifier prior to the issue of the Construction Certificate.

Condition 40 is required to be amended to reflect the introduction of a traffic island, dividing the flow of entering and existing vehicle traffic.

40. DACCG09 - Ramp Width Requirements (multi-unit development)
The internal driveway must be a minimum 5.50m wide (clear width) **in the aggregate** for the first 6 metres inside the property so as to allow entering & exiting vehicles to pass within the site. Should the driveway narrow after this point it is then to be designed with a minimum 1.5m x 1.5m splay to allow the passing to work. The building plans shall indicate compliance with this requirement prior to the issue of a construction certificate.

The sliding gate envisaged in this condition has been converted to a swing gate. Accordingly, Condition 116 is modified as below for clarity.

116. DAOUA06 – Deliveries/Waste Collection
All deliveries (including waste collection) must not occur prior to 7am or after 8pm every day.

The collection of waste from the Millar Street waste collection bay shall be carried out in accordance with details outlined in letter prepared by JBA Urban Planning Consultants Pty Ltd, Ref. MO/YC 13268, dated 27 October 2015, including but not limited to:

- The waste collection truck shall enter the site and park behind the **sliding** gate
- The **sliding** gate must be in a closed position prior to the loading of waste onto the truck
- The **sliding** gate to the dock must be in a closed position at all times except for truck/vehicular access
- Trucks must enter and exit in a forward direction
- Vehicular movements utilising the Millar Street waste collection bay is limited to six (6) per week

- *Waste bins must be stored at all times within the internal bin storage area as identified on the approved plans except when being transported to the approved waste collection bay for immediate removal from the site.*

3.0 SUBSTANTIALLY THE SAME DEVELOPMENT

Section 96(2)(a) of the EP&A Act states that a consent authority may modify a development consent if “it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all)”.

The development, as proposed to be modified, is substantially the same development as that originally approved in that:

- the proposed development retains the same use as the approved development;
- there is no proposed change to the approved building floor space and the capacity of the development;
- the building form and mass remains largely consistent with the approved envelope and will not alter the approved impacts on adjoining properties;
- there is no change to the approved quantity or mix of parking spaces within the development, or the vehicle access arrangements for the site;
- the aesthetic, materials and appearance of the approved building remain generally unchanged; and
- the site landscaping will not materially change when viewed from the public domain or adjoining properties and has been proposed to improve the aesthetics and functionality of the site.

For the above reasons, the consent authority may be satisfied that the modified proposal represents substantially the same development for which consent was originally granted.

It is apparent from the nature and scale of the proposed modifications that there will be no substantial adverse environmental impacts, as demonstrated in **Section 4** of this report.

4.0 ENVIRONMENTAL ASSESSMENT

Section 96(3) of the EP&A Act requires a consent authority to take into consideration such of the matters referred to in Section 79C(1) as are of relevance to the development the subject of the application. The following assessment demonstrates that the development, as proposed to be modified, will be of minimal environmental impact. It addresses only those matters that are considered to warrant further assessment from those matters already assessed in the Statement of Environmental Effects by JBA dated November 2014.

4.1 Maximum Height of Building

The proposed modifications will result in a minor decrease in the maximum height of the buildings, as described in **Section 3.0** above and the Schedule of Changes at **Attachment B**.

This proposed minor reduction will lessen the potential environmental impacts of the development as approved, through reducing the scale of the built form on site. This will positively contribute to the setting of the development in the existing urban landscape and lessen the extent of the approved variations to Council's development standards.

The proposal remains consistent with the justification for contravening the development standard on the grounds of there being no adverse impact on views, solar access, bulk and scale, landscaping, and privacy arising from this development. This is discussed further below.

4.2 Built Form and Visual Impact

The proposed modifications will not impact the aesthetics or legibility of the development when viewed from the public domain or surrounding residential allotments. These modifications have in part reduced the visual impact of the proposed development, to provide the best possible outcome for the site:

- the building envelope remains generally consistent with the approved built form;
- significant trees will continue to be provided at the eastern and western corners of the site's street frontages, as visual screening for the upper levels;
- the revised lift overruns have been located in the centre of the roof structure, behind the apex of the new pitched roof form, to better integrate these elements with the building envelope and ensure they remain visually unobtrusive when viewed from the public domain;
- the removal of the approved parapet lowers the height of the building at the eaves, whilst also exposing the pitched roof form consistent with the character of the area, thereby better integrating the development with the existing streetscape;
- the proposed minor changes to the materials and finishes pallet remain consistent with the overall colour scheme and the quality of finishes remains unchanged; and
- the new proposed materials are compatible with the existing retained buildings and surrounding streetscape, and will serve to further articulate the built form, thereby reducing the perceived bulk and scale of the buildings.

4.3 Impact on Adjoining Properties

Overshadowing

Brickerton Masters Architecture have provided revised overshadowing diagrams at **Appendix A**. These diagrams demonstrate that the proposed minor modifications envisaged in this application will not increase overshadowing of the adjacent dwellings to the north, north east, and south of the site in comparison to the approved development.

Privacy

The adopted design responses in the approved DA to safeguard the privacy of adjoining residents and future residents on the site have been maintained. In addition to this, the proposed minor modifications to the building facades will in-turn reduce the extent of glazing facing Mary and Millar Street by approximately 12%, thereby reducing any potential privacy impacts for the adjacent residents.

4.4 Access and Parking

This application does not propose to increase the capacity of the development, the quantity or mix of car parking spaces provided, or the location and arrangement of vehicle access to the site. Accordingly, the proposed modifications will not impact the operation of on-site vehicle parking or the surrounding road network.

4.5 Landscaping

Revised landscape plans have been prepared by Brickerton Masters Architecture and included at **Appendix B**. As demonstrated in these plans, the proposed modifications to the internal courtyard and boundary spaces are minor in nature and will improve the setting and functionality of the site. The minor associated reduction in the landscaped area of the site will not give rise to any substantial adverse impacts, and remains generally consistent with the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

Furthermore, these proposed works will:

- provide a range of additional facilities to improve the quality of life of residents including a men's shed and specially selected exercise equipment;
- increase open multi-purpose spaces that opens up the built form and in-turn assisted with the solar access and natural ventilation for rooms on Levels 1, 2 and 3 adjoining this space;
- the revised and additional boundary planting in sections of the site will improve the setting of the development when viewed from adjoining properties and the public domain;
- the inclusion of a water feature will assist with reducing thermal discomfort in the courtyard through evapotranspiration; and
- the inclusion of a vegetated pergola will assist with shade cover in the courtyard.

It is emphasised that the majority of the proposed changes are internal to the site, with only minor modifications proposed to landscaping directly adjoining the site boundary, and as such the proposal will remain generally consistent with the approved development when viewed from the public domain or adjoining properties.

5.0 CONCLUSION

The proposed modifications as a result of ongoing design development will provide more a functional and aesthetically pleasing development, to provide the best possible outcome for the site.

In accordance with section 96(2) of the EP&A Act, Council may modify the consent as the proposed modification is substantially the same development as development for which the consent was granted, and does not give rise to any additional environmental impacts.

Should you have any queries about this matter, please do not hesitate to contact me on (02) 9956 6962 or moliver@jbaplanning.com.au.

Yours faithfully,



Michael Oliver
Senior Planner



Anna Nowland
Junior Urban Planner

13268
22 August 2016

Mr Gary Sawyer
General Manager
Canada Bay Council
Locked Bag 1470
DRUMMOYNE NSW 1470

Attention: Peter Giaprakas (Senior Planner)

Dear Peter,

**ADDITIONAL INFORMATION - MOD 2016/0075
5 MARY STREET & 17 MILLAR STREET, DRUMMOYNE**

Further to your email to Scalabrini Villages on 4 August 2016 in relation to the abovementioned matter, this letter provides additional information regarding the proposed and approved fencing to the common property boundary to the 'Aranda Gardens' property and to the Millar Street frontage.

Common Property Boundary Fence

The approved Development Application incorporated a "1.8m lapped and capped painted timber fence to internal boundaries", including to the 'Aranda Gardens' property. This fencing specification is not altered by the current modification application has been confirmed by Acoustic Logic as providing a suitable level of acoustic separation between the waste collection area and the neighbouring Aranda Gardens property (Attachment A). Figure 1 and Attachment B provide additional details of the boundary fence.

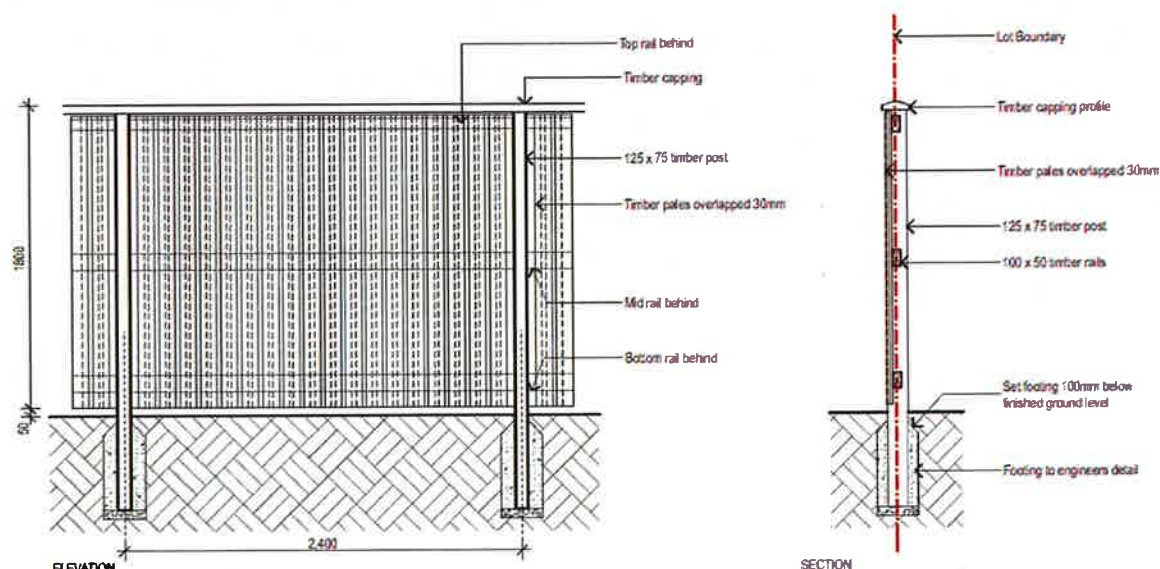


Figure 1 – Boundary fence detailing
Source: Bickerton Masters Architects

Waste Collection Bay Gate

Condition 1 of DA 2015/0332 identifies the 'Bin Plan' prepared by Bickerton Masters Architecture (November 2014) and letter regarding waste collection by JBA (27/10/2015) as forming part of the development consent. Notably, the approved fence is described as being set back 8.16 metres from the concrete pathway and being 1.8 metres in height "to enclose and screen views into the waste collection bay". No amendments to the gate detail were required as part of the development consent.

As it is proposed to be modified, the gate will continue to be 1.8 metres in height in and will fulfil the same task as the approved gate by screening views of the waste collection bay. Specifically, the gate is proposed to consist of a steel-framed motorised swing gate with intercom for access, and custom infill panels providing a visual barrier between the collection area and the street. The custom infill panels shall be Locker Group 'Pic-Perf' panels (or similar), which are perforated steel panels manufactured to generate patterns or images using perforations of various gauges. An 'organic' pattern will be chosen by Scalabrini in conjunction with the project architect. The gate's frame and custom infill panels will be powdercoated to match Colorbond Woodland Grey, tying in with the overall building's façade.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or moliver@jbaurban.com.au.

Yours faithfully,



Michael Oliver
Senior Planner

Attachments:

- **Attachment A** – Email advice of Acoustic Logic dated 8 August 2016
- **Attachment B** – Drawing L0-CD-99 Fencing & Furniture Details by Bickerton Masters Architects

Michael Oliver

From: Benjamin White <bwhite@acousticlogic.com.au>
Sent: Monday, 8 August 2016 1:52 PM
To: Joel Ridings
Cc: Glen Campbell; Katie Formston
Subject: RE: 966 - Scalabrini Drummoyne - Acoustic Fence Specification

Joel,

Please be advised that a 1.8m high lapped and capped timber fence is acoustically acceptable and this is the required specification.

Regards

Benjamin White
Director



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From: Joel Ridings [mailto:JoelR@bmarch.com.au]
Sent: Friday, 5 August 2016 4:52 PM
To: Benjamin White <bwhite@acousticlogic.com.au>
Cc: Glen Campbell <gcampbell@acousticlogic.com.au>; Katie Formston <Katie.Formston@scalabrini.com.au>
Subject: 966 - Scalabrini Drummoyne - Acoustic Fence Specification

Hi Ben,

As part of the DA process for Scalabrini Drummoyne we have committed to providing an 'acoustic fence' on the boundary between the waste collection driveway and the neighbouring property. It is not currently a DA Condition to provide this fence, however during the Section 96 process Council has requested specification information on the fence.

We have envisioned a 1.8m high 'lapped and capped' timber fence to this area to provide some acoustic separation. Are you able to provide a specification for this type of fence?

Please give me a call should you have any queries – I will endeavour to give you a call early next week to discuss.

Regards,

Joel Ridings
Architect

BICKERTON MASTERS ARCHITECTURE

Creating solutions that enrich environments, communities and lives.

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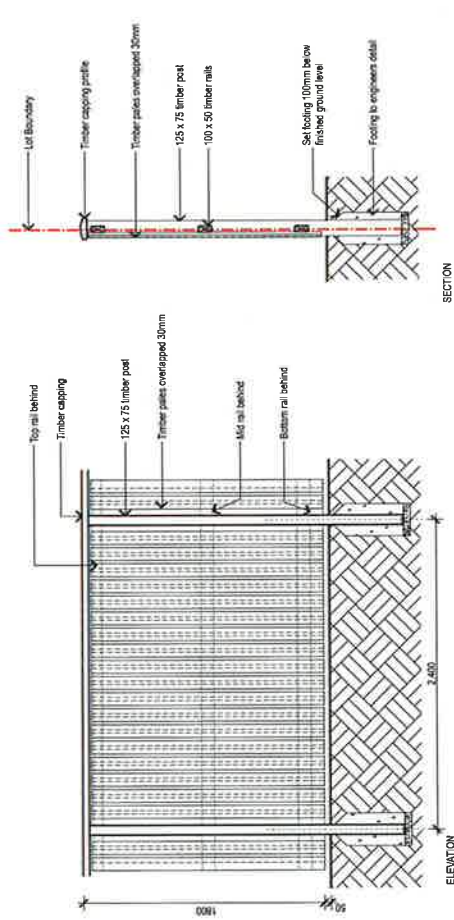
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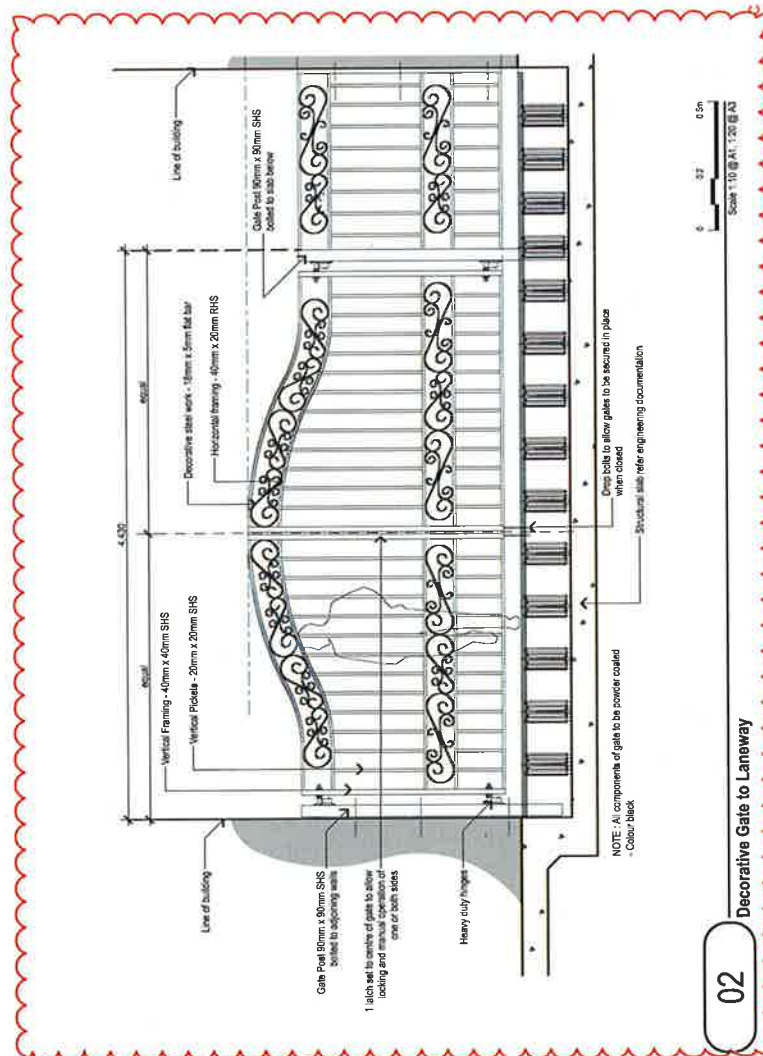
HammondCare shares BMA's passion for creating highly innovative, enabling and engaging environments and we're proud partnered with them to deliver HammondGrove Miranda, a new and vibrant retirement living community in Sydney's Sutherland Shire.

NSW NOMINATED ARCHITECT: Andrew Masters NSW ARB NUMBER: 9037

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01 Timber Paling Boundary Fence



02 Decorative Gate to Laneway

966 Scalabrini Village Drummoyne Section 96
List of Modifications to Development Application

Project no:	966
Revision:	9
Date:	25 July 2016
Client name:	Scalabrini Village Limited
File name:	966 - Scalabrini Drummoyne - Section 96 Summary - Rev 9.docx

1. Development Summary

1.1 Residential Aged Care Occupant Distribution

The total number of residential aged care beds is maintained at 157 resident.

Fig. 1.1 Residential Aged Care Occupation Distribution

Floor	Development Application	Section 96	Difference
Total Beds	157	157	0
Ground Floor	16	20	+4
Level 1	59	52	-7
Level 2	54	54	No change
Level 3	28	31	+3

1.2 Total Carparks Provided

There is no change to the total carparks provided.

Fig. 1.2 Total Carparks Provided

	Development Application	Section 96	Difference
Total Spaces	75 (plus large vehicle parking)	75 (plus large vehicle parking)	No change

1.3 Gross Floor Area (GFA)

Fig. 1.3 Gross Floor Area (GFA)

Floor	Development Application	Section 96	Difference
Total GFA	11,986.2m2	11,751.2m2	-235m2
Ground Floor	3,274.9m2	3,029.6m2	-245.3m2
Level 1	3,342.5m2	3,411.7m2	+69.2m2
Level 2	3,018.6m2	3,187.3m2	+168.7m2
Level 3	2,350.2m2	2,122.6m2	-227.6m2

1.4 Landscape Area Calculation

Fig. 1.4 Landscape Area Calculation

	Development Application	Section 96	Difference
Total Landscape Area	3,971.9m2	3,755.6m2	-216.3m2
Area Per Resident	25.3m2	24.55m2	-0.75m2
Number of Residents	157	153	-4
Deep Soil Area	2,419.5m2	2290.7m2	-128.8m2

1.5 Floor Space Ratio (FSR) Calculation

Fig. 1.5 Floor Space Ratio (FSR) Calculation

	Development Application	Section 96	Difference
GFA	11,986.2m2	11,751.2m2	-235m2
Total Site Area	8,989.0m2	8,989.0m2	No change
Floor Space Ratio (FSR)	1.33	1.31	-0.02

2. Main Roof Construction Changed from Concrete to Metal Sheeting

The Development Application proposed a concrete roof with upstand parapet. The Section 96 proposes to modify this to a low pitched metal roof with eaves gutters, lowering the height of the eaves when compared to the Development Application. The modification reduces the visual height of the building when viewed from the public domain, and further improves solar access to neighbouring properties.

3. Block C (Existing Hall) Tiled Roof Amended

The Development Application proposed removal of part of the existing Hall's roof to create a courtyard. The Section 96 proposes the retention of the roof and relocation of the proposed courtyard to be adjacent the existing Hall. During the Development Application notification, neighbours had expressed concerns about the potential for noise impact from the proposed courtyard. Moving this courtyard further from the common boundary should mitigate any concerns in relation to noise impact.

4. New External Courtyard Added Between Main Building & Block C (Existing Hall)

The setback of the new building (including Multipurpose area) from the south-west boundary has been increased by relocation of the courtyard from within the walls of the exiting Hall, to be between the Hall and the new building.

5. South Wing Roof Lowered

The updated roof plan has achieved a lower South Wing roof structure than the approved concrete roof, decreasing the building's bulk and scale.

6. Mechanical Plant Relocated from North Wing to South & West Wings

As a result of minor changes to the internal layout, mechanical plant rooms have been reconfigured. The changes improved the aesthetic of the elevations and do not impact on overshadowing as compared to the original consent.

7. Level 3 East Wing Building Footprint & Roof Extent

As a result of changes to the internal layout, the East Wing Level 3 footprint and roof extent has been rationalised to improve structural efficiency. Solar access to neighbouring properties is increased as compared to the original consent.

8. New Lightweight Garden Shed Proposed to Existing Metal Shed Location

Rebuilding of the existing metal shed adjacent to Block A to create a Men's shed/carport for the benefit of residents. A decommissioned car will reside in the shed.

The proposed shed will be smaller in area than that of the original shed, and will not exceed the existing shed's footprint or roof profile, and as such will have no detrimental impact on solar access or visual privacy to neighbouring properties.

The proposed shed's external finishes will tie in with the overall external finishes selections and will be of higher quality than that of the existing metal shed.

Landscaping is updated to suit the proposed shed.

9. Block C (Existing Hall) Brick Colonnade Removed for New Landscaped Arbour

The Section 96 includes modifications to the Mary Street streetscape to better integrate the Block C (Existing Hall) façade into the overall landscape design and building façade. The existing brick colonnade fronting Mary Street is to be replaced by a new arbour with climbing vegetation to increase the landscaped area and soften the elevation.

10. Block C (Existing Hall) Building Envelope Clarified

Drawings have been updated to reflect new detailed survey information obtained for the Block C (Existing Hall) building. Changes made to the drawings improve accuracy and have no material impact on the development as approved.

11. Lift Layout Amended

The modified design incorporates additional passenger lifts. The additional lifts allow residents to arrive directly into their unit, and keeps back of house and staff movements separate from resident and visitor movements.

The design seeks to create home-like environments for residents, and as such it is important that residents are able to easily find their unit (made up of approximately 14 residents) without travelling through neighbouring units. Furthermore it is important that staff movements are separated as much as possible from the resident movements to maintain a residential environment.

A passenger lift now provides direct access from each of the 4 resident houses direct to the Piazza. Two service lifts now provide access for staff and visitors to all levels including the Basement Level car park and utilities area.

A staff passenger lift is now proposed within the existing Hall's fabric, servicing Ground Floor and Level 1. The lift shaft will not impact on the existing building envelope and as such will not impact neighbouring properties, or the streetscape.

A goods lift (adjacent a new service stair) now directly connects the Basement Level Kitchen with the Ground Floor Café / Pizzeria / Gelateria Kitchen and will be used for transporting food and equipment discretely between the levels by kitchen staff.

The Refuse Service Lift included in the Development Application is no longer required and has been deleted. The service lift will be used for waste bin transport where required.

Fig. 11.1 Lift Changes Summary

Lift Type	Development Application	Section 96	Difference
Total Lifts	5	8	+3
Passenger Lift	4	4	No change
Service Lift	0	2	+2
Staff Passenger Lift (Shaft within existing Hall's envelope)	0	1	+1
Refuse Service Lift (Basement to Ground Floor only)	1	0	-1
Goods Lift (Basement to Ground Floor only)	0	1	+1

The lift overruns are set back from the external building facades and are not envisaged to create any additional impact as compared to the original consent. Please refer to the revised architectural drawings for the updated setback dimensions.

12. Fire Stair Layout Amended

The fire egress methodologies have been modified since the Development Application and as a result the stair noted as "Stair 6" in the Development Application has been deleted. A new internal service stair noted as "Stair 6" in the Section 96 documentation now connects the Basement Level Kitchen with the Ground Floor Café / Pizzeria / Gelateria Kitchen. Other changes to the fire stair layout (not affecting the external appearance of the building) have been made. These changes are internal and not expected to have any material impact.

13. Addition of Garbage Chutes

The Development Application design relied on a number of waste bins located on each floor. Collection of bins from each floor was to be conducted by cleaning staff via lifts.

In order to improve staffing efficiencies, garbage chutes have been added to back of house staff areas. Waste bins will be located at the base of each chute on Ground Floor and Basement Floor. From there, cleaning staff will move bins to the waste storage area within the Basement. Bins will be moved to the waste collection area by the waste contractor at time of collection.

14. Internal Layout

Minor internal partition layout changes have been made for operational benefit including to improve accessibility, wayfinding, fire egress, and to accommodate a small Resident Unit on Ground Floor. There is no envisaged detrimental impact as a result of the internal building modifications and the spatial arrangement and room usage remain consistent with the Development Application.

15. External Window & Door Layouts

As a result of minor changes to the internal layout, and structural/construction design development, minor amendments to external window and door locations and configurations have been made. The proposed window design incorporates clear glazing as well as opaque infill panels. The Section 96 reduces the total area of clear glazing facing neighbouring properties and Mary and Millar Streets by approximately 12% (approx. 91m2), and no material impact on privacy provided to neighbouring properties as compared with the original consent.

Fig. 15.1 Clear Glazing Summary

Clear Glazing	Development Application	Section 96	Difference
Total Clear Glazing on NW, NE, SE and SW elevations	734m2 (approx.)	643m2 (approx.)	-91m2 (approx.)

16. Balconies & Planter Box Screens

As a result of minor modifications to the internal layout and minor changes to external window and door locations, balcony locations and configurations, and their associated planter box screens have been amended. These modifications will result in substantially the same development and perform the required screening required by DA Condition of Consent DACCH02 "Privacy – Balustrades".

17. South Wing Courtyard

As a result of minor changes to the internal layout and modification of the landscape design, the South Wing Courtyard design has been rationalised.

18. South Wing Internal Layout Amended

During Scalabrini Village's consultation with neighbours, the immediate neighbour requested that the existing "Block A" south-east brick wall be retained. Scalabrini Village has agreed, and the original consent includes for the retention of the wall. On advice of the structural engineer, a structural zone (internal to the building envelope) has been required for temporary and permanent structural support to the subject wall. The need for this structural zone has required changes to the set out of the adjacent resident rooms.

19. Chapel Entrance Amended

The Chapel entrance (accessed from the Piazza) has been amended to accommodate the amended lift layout, a pastoral care office and an all-weather walkway link connecting the north and west wings. Being internal to the site, no environmental impact is expected by this change.

20. Basement Structural Column Layout

Since the Development Application the structural design has been modified, relocating a number of structural columns within the basement car park. The relocations are not consequential to the development as approved.

21. Car Park Line Marking Amendments

As a result of the structural design being modified, the car park line marking has been updated. The number of car parks remains unchanged.

22. Basement Storage & Utility Area

The design of the Basement Level storage and utility areas (including the Kitchen, Laundry, Staff Amenities and Maintenance) has been resolved.

23. Hydrotherapy Pool Deleted

The hydrotherapy pool and associated plant and balance tank has been deleted. As such, we request that DA Conditions of Consent DAGCB13 "Swimming Pool /Spa" and DAGCB14 "Pool Equipment Operating Hours" be deleted.

24. Parking for People with Disabilities Complies with AS 2890.6 2009

The DA Condition of Consent DACC04 "Disabled Car Parking Spaces" notes the requirement for parking for people with disabilities to comply with AS 2890.6, however it references a superseded version of the standard.

Parking for people with disabilities has been documented to comply with the current standard AS 2890.6 2009 (see excerpt below).

We request that this condition be amended to reflect the current standard.

Fig. 24.1 AS 2890.6 2009 Excerpt – "Figure 2.3 Example of Two Parking Spaces with a Common Shared Area"



Fig. 24.2 Comparison between Superseded Standard and Current Standard

Development Application Conditions of Consent (References Superseded Australian Standard)	Section 96 (Complies with Current Australian Standard AS 2890.6 2009)
3.2m wide x 5.5m long	2.4m wide (plus 2.4m wide shared area) x 5.4m long

25. Piazza Layout

As a result of minor changes to the internal layout, the Piazza, colonnade and landscape design has been rationalised but remains generally consistent with the Development Application.

26. Landscape Design

As a result of minor changes to the internal layout and minor amendments to external window and door locations, the landscape design has been updated.

27. New Covered Pergola Added Connecting North & East Wings for All-Weather Access

A new covered pergola has been added to the Piazza connecting North and East Wings for all-weather access. The pergola's design incorporates climbing vegetation. Being internal to the site, the pergola is not expected to have any environmental impact.

28. Suspended Walkway to OSD Deleted

The suspended walkway which connected Stair 8 (Fire Stair) to the Waste Collection area has been deleted and replaced with an on-grade concrete path by use of additional fire safety measures. This modification should improve the visual impact albeit it is not visible from neighbour properties due to the boundary fence.

29. Waste Collection Driveway Gate Amended

The waste collection driveway gate has been modified so that structural footings fall outside the tree protection area for Tree 15 (Sydney Blue Gum).

The waste collection methodology has not been affected by this change.

The swing gate has been designed with custom infill panels so that its appearance is generally consistent with that of the previous sliding gate.

We request that DA Condition of Consent DAOUA06 "Deliveries/Waste Collection" be modified to note "gate" or "swing gate" in lieu of "sliding gate."

30. External Finishes

Minor modifications have been made to the external finishes selections. The overall colour scheme and quality of finishes remain unchanged.

31. Bin Store Location

As part of minor internal layout changes which have been made for operational benefit and to accommodate a small Residential Unit on Ground Floor, the bin store has been relocated from the Ground Floor to the Basement. This change will not impact on the building envelope and will not impact neighbouring properties or streetscape.

32. External Signage

Illuminated external signage has been added to aide wayfinding for visitors and deliveries. The signage and any associated lighting design will be designed in accordance with DA Conditions of Consent DAGCB07 "Lighting" and DAOUA13 "Lighting Nuisance" so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill.

33. Booster

The fire booster location is now shown on the architectural drawings as requested by Council.

34. Ramp Width Requirements

We request that DA Condition of Consent DACC09 "Ramp Width Requirements (multi-unit development)" be amended to note "The internal driveway must be a minimum 5.50m wide (clear width) in the aggregate for the first 6 metres inside the property so as to allow entering & exiting vehicles to pass within the site.....". The proposal incorporates a traffic island dividing entering and exiting vehicles for improved safety.

35. Deleted Landscape Plan

Architectural drawing DA502 is no longer part of development application documents, drawing been removed from set. DA502 contradict with L-SD-01 drawing which was prepared by Arterra and was approved in previous DA.

36. Paint FIN 3b Revised

The paint colour (FIN 3b) has been revised in response to Councils comments.

37. FIN 8 Revised

The colour of the perforated metal panel (FIN 8) has been revised.

Please note that Items 33 to 37 reflect the 'Revised Section 96' design changes and/or additional information requested by Council.

MARY STREET, DRUMMOYNE DEVELOPMENT APPLICATION

SCALABRINI VILLAGE

CORNER OF MARY & MILLAR STREET, DRUMMOYNE NSW



SHEET NUMBER	SHEET NAME	CURRENT REVISION
DA101	SITE ANALYSIS	1
DA102	EXISTING & DEMOLITION SITE PLAN	3
DA103	PROPOSED SITE PLAN - LOCATION	4
DA104	PROPOSED SITE PLAN	4
DA111	PROPOSED BASEMENT PLAN	7
DA112	PROPOSED GROUND FLOOR PLAN	6
DA113	PROPOSED LEVEL 1 PLAN	4
DA114	PROPOSED LEVEL 2 PLAN	4
DA115	PROPOSED LEVEL 3 PLAN	4
DA121	PROPOSED ROOF PLAN	4
DA201	EXISTING & PROPOSED ELEVATIONS	3
DA202	EXISTING & PROPOSED ELEVATIONS	3
DA203	PROPOSED ELEVATIONS & SECTIONS	3
DA204	PROPOSED ELEVATIONS - MATERIALS & FINISHES	4
DA205	PROPOSED ELEVATIONS - MATERIALS & FINISHES	4
DA206	PROPOSED ELEVATIONS - MATERIALS & FINISHES	4
DA207	PROPOSED ELEVATIONS - PRESENTATION	3
DA208	PROPOSED ELEVATIONS - PRESENTATION	3
DA401	SHADOW DIAGRAM - 21 JUNE - 9.00AM & 10.00AM	3
DA402	SHADOW DIAGRAM - 21 JUNE - 11.00AM & 12.00PM	3
DA403	SHADOW DIAGRAM - 21 JUNE - 1.00PM & 2.00PM	3
DA404	SHADOW DIAGRAM - 21 JUNE - 3.00PM	3
DA411	SOLAR STUDY - VIEW 1	3
DA412	SOLAR STUDY - VIEW 1	3
DA413	SOLAR STUDY - VIEW 1	3
DA414	SOLAR STUDY - VIEW 1	3
DA415	SOLAR STUDY - VIEW 2	3
DA416	SOLAR STUDY - VIEW 2	3
DA417	SOLAR STUDY - VIEW 2	3
DA418	SOLAR STUDY - VIEW 2	3
DA419	SOLAR STUDY - VIEW 3	3
DA420	SOLAR STUDY - VIEW 3	3
DA421	SOLAR STUDY - VIEW 3	3
DA422	SOLAR STUDY - VIEW 3	3
DA501	LANDSCAPE AREA	4
DA503	BUILDING SECTION	1
DA510	PLANTER BOX / BALUSTRADE DETAIL	5
DA601	BIN PLAN	3
DA - P001	SETBACK PLAN	4

2	31/08/16	REVISED SECTION 96	JR
1	12/11/14	DEVELOPMENT APPLICATION	MH
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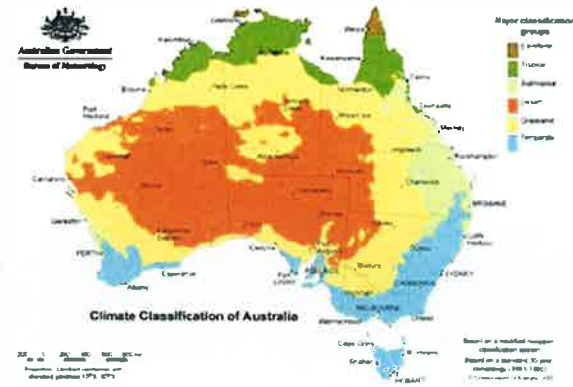
DATE: July 2016
FILE: JC
SCALE: NTS
CHECKED: JR
PROJ: 966
DRAWING: DA000
REVISION: 2

CLIMATE ANALYSIS

ACCORDING TO CLIMATE INFORMATION PROVIDED BY THE AUSTRALIAN BUREAU OF METEOROLOGY, DRUMMOYNE IS CLASSIFIED WITHIN A 'TEMPERATE' CLIMATE ZONE. PLACES LOCATED WITHIN SUCH A CLIMATE ZONE WILL TYPICALLY EXPERIENCE WARM SUMMERS AND COOL WINTERS. SUCH A CLIMATE IS GENERALLY ACCEPTABLE THROUGHOUT THE ENTIRE YEAR. WEATHER IS OFTEN CHANGEABLE. HENCE COOL CLOUDY DAYS ALTERNATE WITH WARM SUNNY DAYS, AND RAIN FALLS OCCASIONALLY.

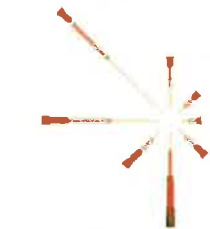
TEMPERATE CLIMATE INFORMATION IS AVAILABLE FROM THE AUSTRALIAN BUREAU OF METEOROLOGY WEBSITE: www.bom.gov.au/climate/australia/

AUTOMATICALLY GENERATED CLIMATE INFORMATION FOR DRUMMOYNE, NEW SOUTH WALES. BASED ON CLIMATE DATA FOR THE PERIOD 1981-2010. AVAILABLE FROM THE AUSTRALIAN BUREAU OF METEOROLOGY WEBSITE: www.bom.gov.au/climate/australia/

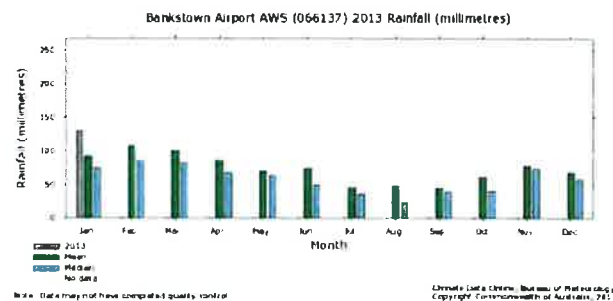
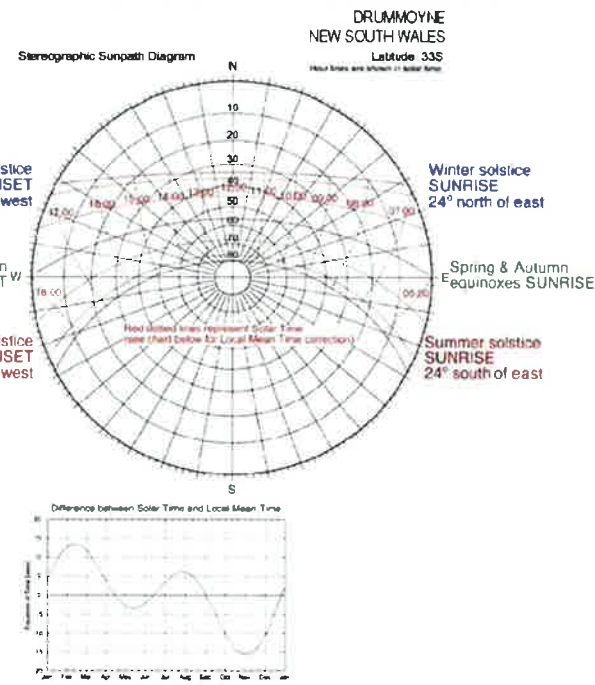
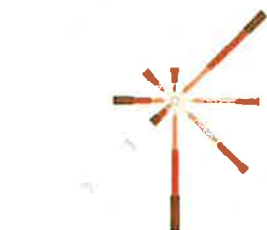


WINDROSE DIAGRAMS

9AM SYDNEY

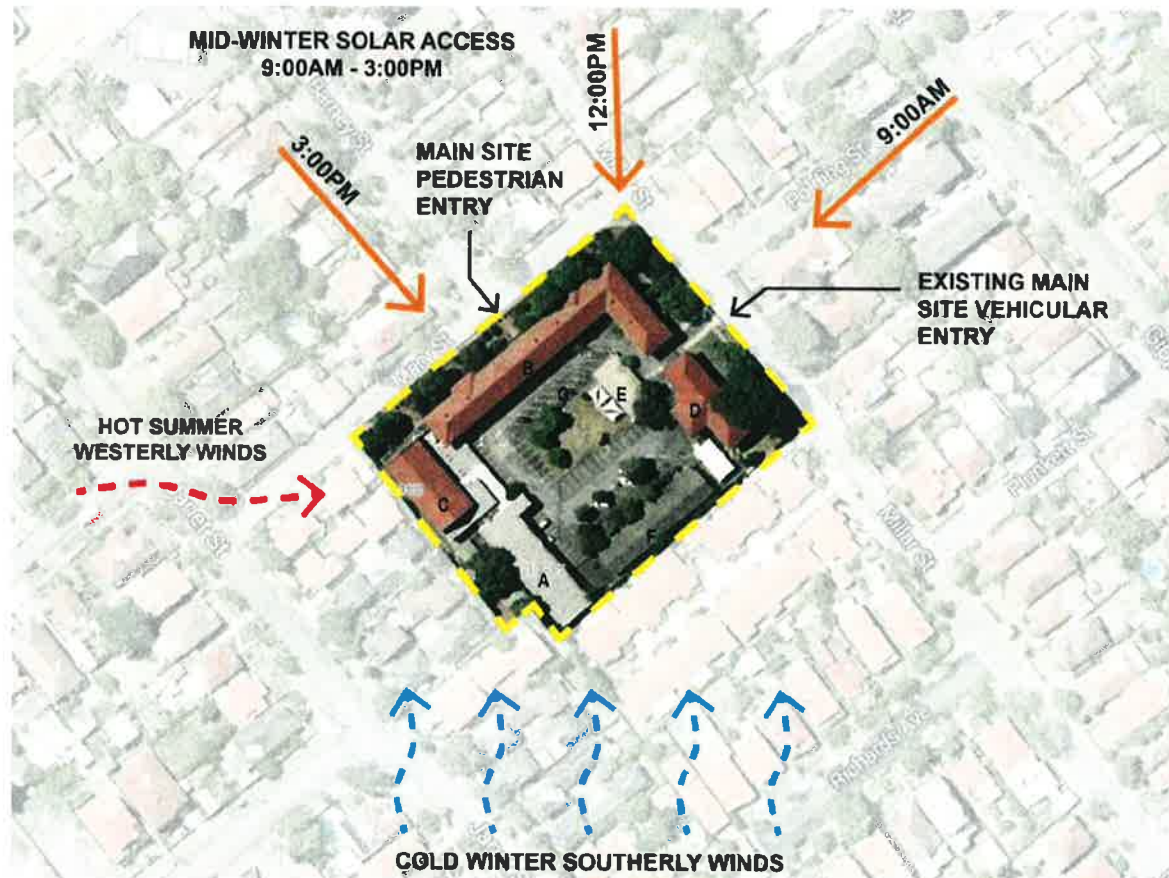


3PM SYDNEY



CONTEXT ANALYSIS

SITE LOCATION - AERIAL VIEW OF THE SITE AND IMMEDIATE SURROUNDING AREA



A - EXISTING CLASSROOMS BLOCK A
B - EXISTING CLASSROOMS BLOCK B
C - EXISTING THEATRE BLOCK C
D - EXISTING CLASSROOM BLOCK D
E - EXISTING KIOSK BLOCK E
F - EXISTING CLASSROOMS BLOCK F
G - EXISTING COURTYARD / CARPARK



MARY STREET PEDESTRIAN ENTRY



MILLAR STREET VEHICLE / PEDESTRIAN ENTRY TO SITE



MARY STREET LOOKING AT HALL



INTERNAL COURTYARD

REV	DATE	DETAILS	INITIALS
1	12/11/14	DEVELOPMENT APPLICATION	MH



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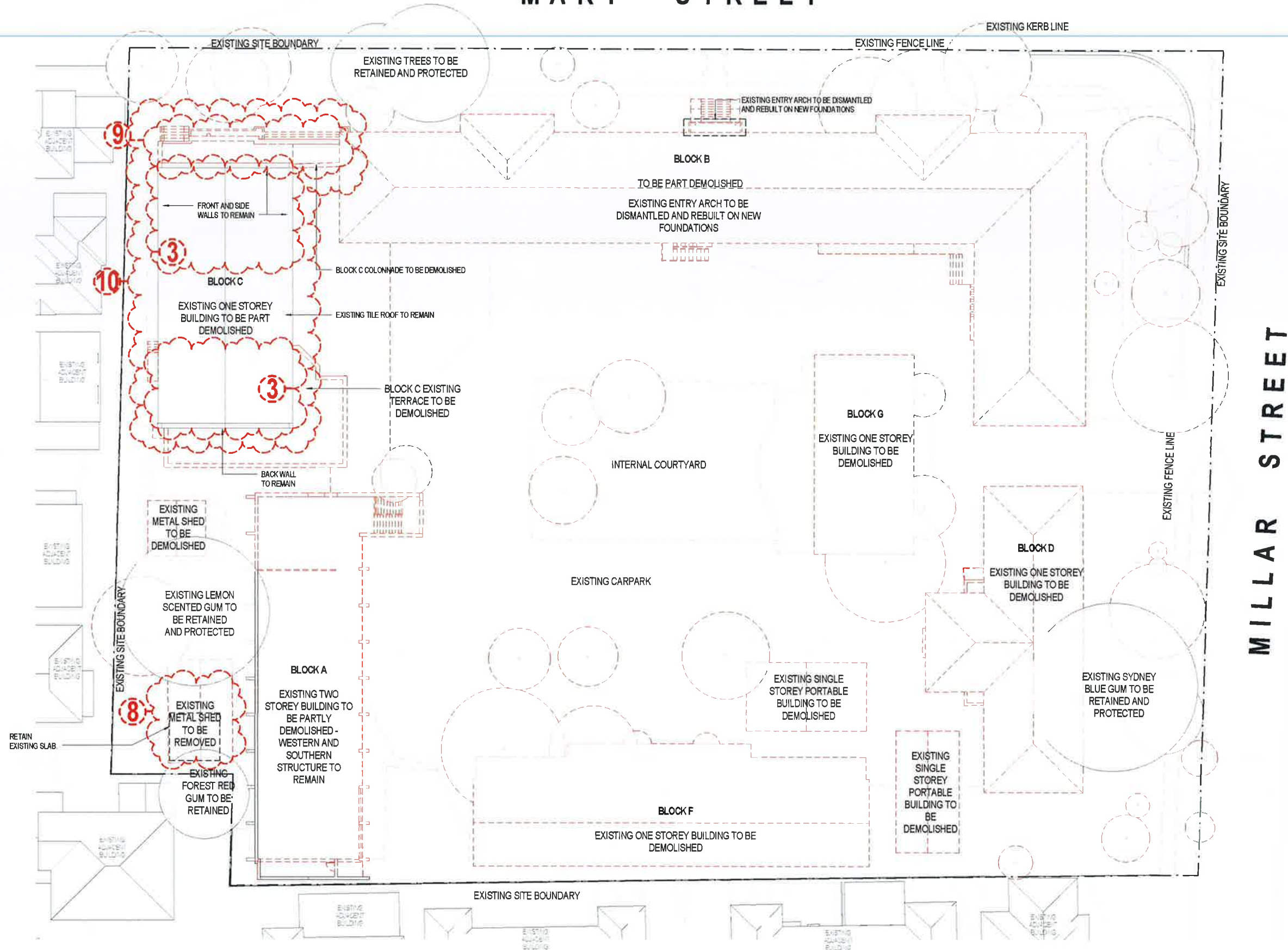
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MARY STREET



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3	25/05/16	SECTION 98	JR
2	20/09/15	DEVELOPMENT APPLICATION	MH
1	12/11/14	DEVELOPMENT APPLICATION	MH



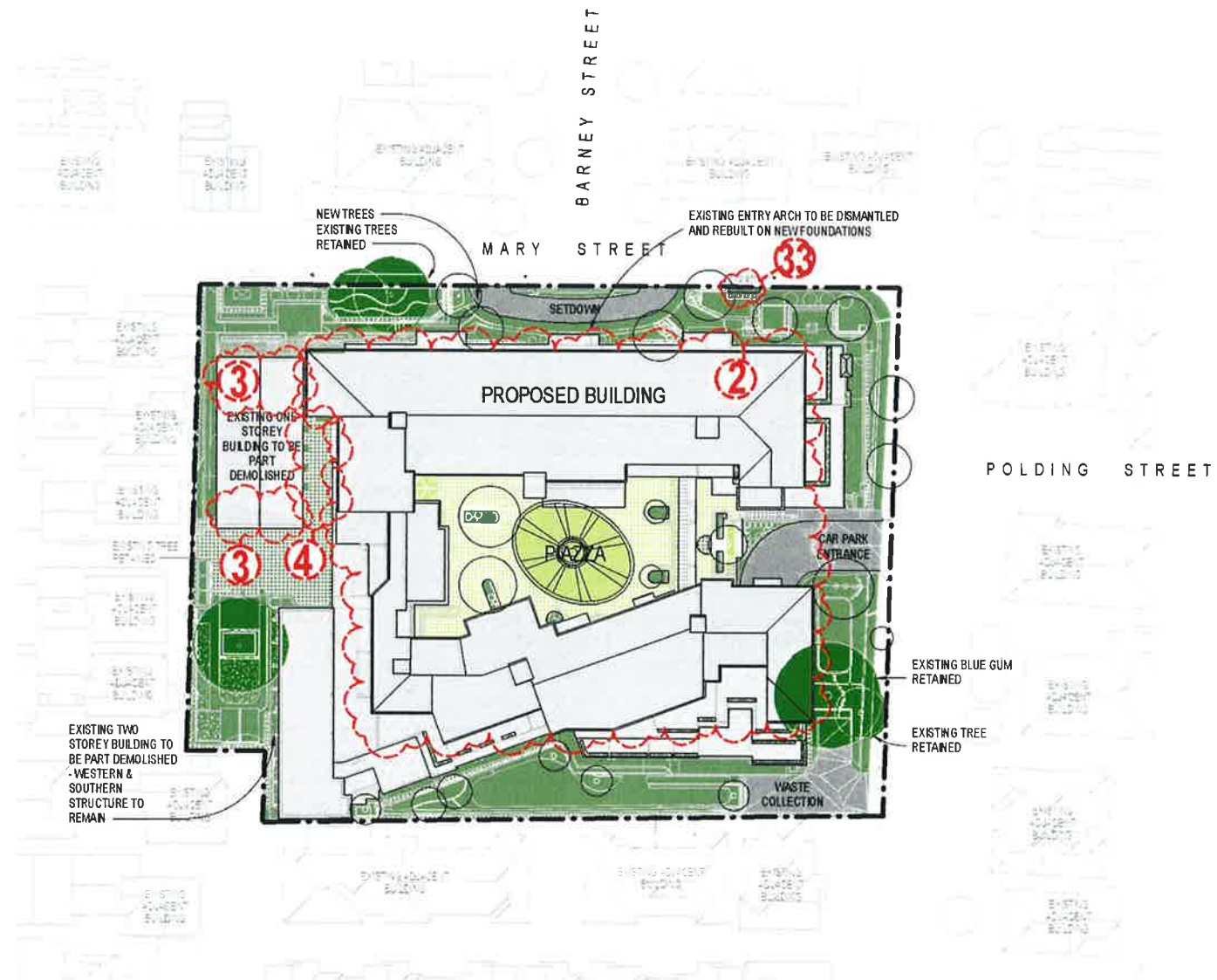
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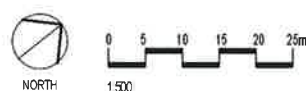
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4	06/07/16	REVISED SECTION 96	LH
3	25/05/16	SECTION 96	JR
2	20/08/15	DEVELOPMENT APPLICATION	MH
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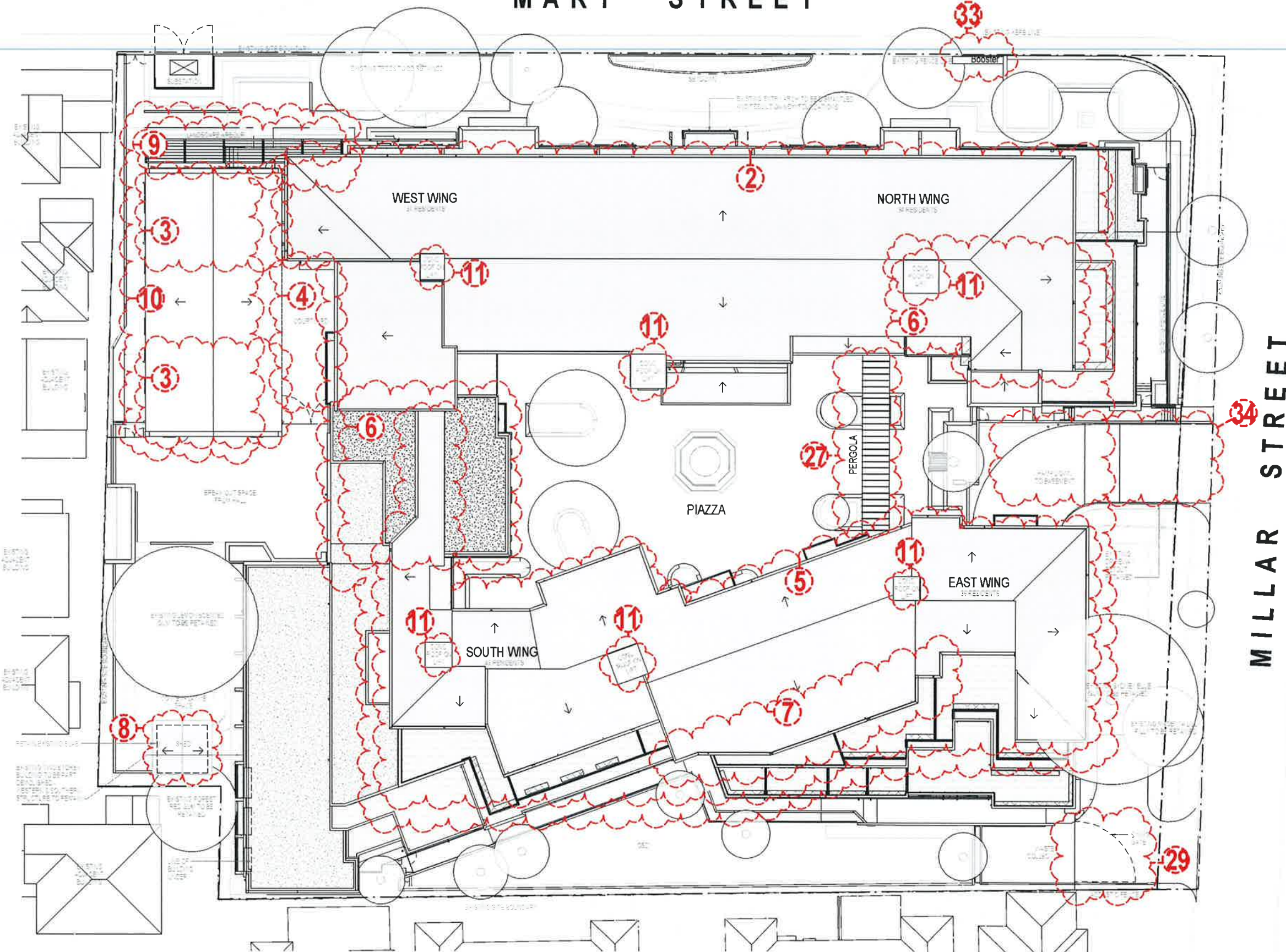
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LOCATION

DATE July 2016 DRAWN JC SCALE 1:500@A1
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MARY STREET



DEVELOPMENT SUMMARY

RESIDENTIAL AGED CARE OCCUPANT DISTRIBUTION

TOTAL BEDS: 167 RESIDENTS
 GROUND FLOOR: 20 RESIDENTS
 LEVEL 1: 52 RESIDENTS
 LEVEL 2: 54 RESIDENTS
 LEVEL 3: 31 RESIDENTS

TOTAL CARPARKS PROVIDED

TOTAL SPACES: 76 (PLUS LARGE VEHICLE PARKING)
 COUPLES CARE: 16 CAR PARKS MAX
 OTHER: 59 CAR PARKS

GFA

TOTAL GFA: 11 751.2m²
 GROUND FLOOR: 3 029.6m²
 LEVEL 1: 3 411.7m²
 LEVEL 2: 3 187.3m²
 LEVEL 3: 2 122.6m²

LANDSCAPE AREA CALCULATION

TOTAL AREA: 3 777.2m²
 AREA PER RESIDENT: 24.05m²
 NUMBER OF RESIDENTS: 157

FLOOR SPACE RATIO CALCULATION

TOTAL GFA: 11 751.2m²
 TOTAL SITE AREA: 8 989m²
 FSR: 1.31

REV	DATE	DETAILS	INITIALS
4	06/07/16	REVISED SECTION 96	LH
3	25/05/16	SECTION 96	JF
2	20/09/15	DEVELOPMENT APPLICATION	MH
1	12/11/14	DEVELOPMENT APPLICATION	MH



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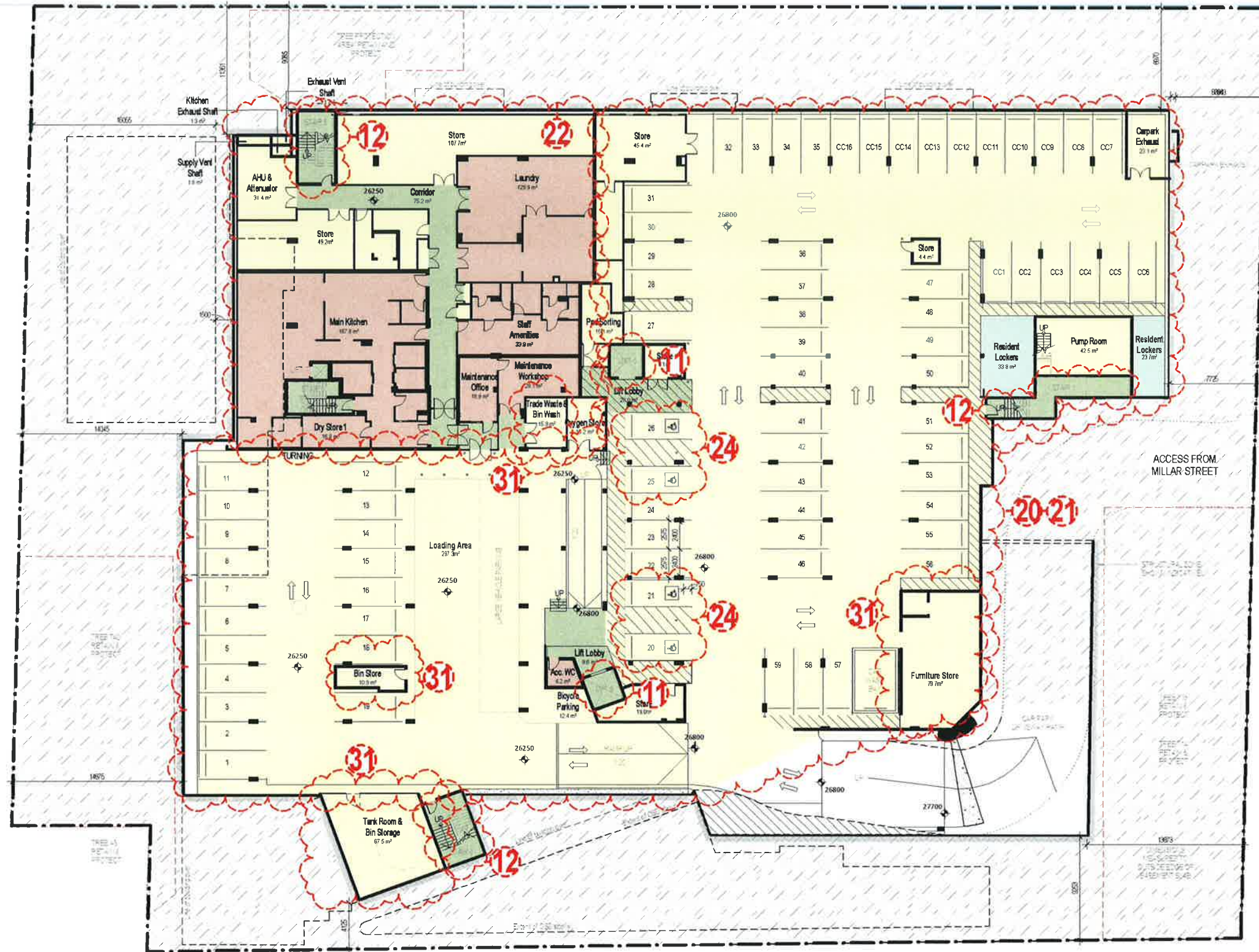
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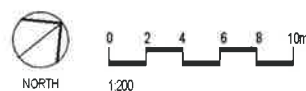
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REV	DATE	DETAILS	INITIALS
7	26/05/16	SECTION 90	JR
6	03/02/16	McKenzie Issue	CD
5	20/09/15	DEVELOPMENT APPLICATION	MH
4	16/02/15	Issue to Structural	AA
3	03/02/15	Carpark dimensions altered	AA
2	02/02/15	Carpark dimensions for Local Authority	AA
1	12/11/14	DEVELOPMENT APPLICATION	MH



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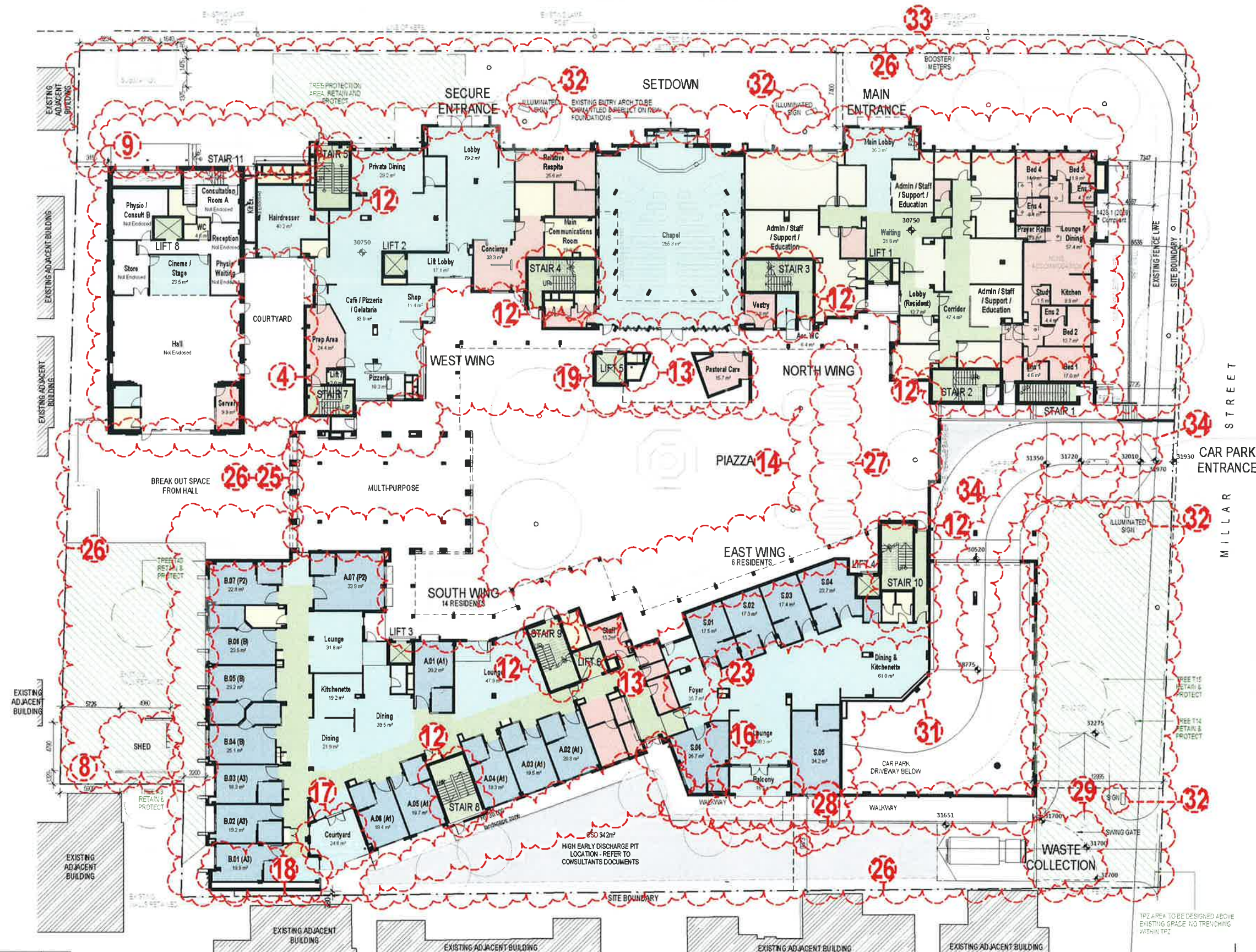
LEVEL 1, 2 GLEN STREET
MILSONS POINT, NSW 2061
PHONE 02 9659 4866
EMAIL bma@bmaarch.com.au

DRAWING TITLE
PROPOSED BASEMENT PLAN

DATE July 2016
FILE
PROJ 966

DRAWN JC
CHECKED LH
DA111

SCALE 1:200@A1
REVISION 7



SV Scalabrini Village Drummoyne

5 Mary Street (also known as 17 Millar Street)
Drummoyne

REV	DATE	DETAILS	INITIALS
6	05/07/16	REVISED SECTION 96	LH
5	25/05/16	SECTION 96	JR
4	20/09/15	DEVELOPMENT APPLICATION	MH
3	18/02/15	DSD high discharge pit location note	AA
2	18/02/15	Issue to Structural	AA
1	12/11/14	DEVELOPMENT APPLICATION	MH

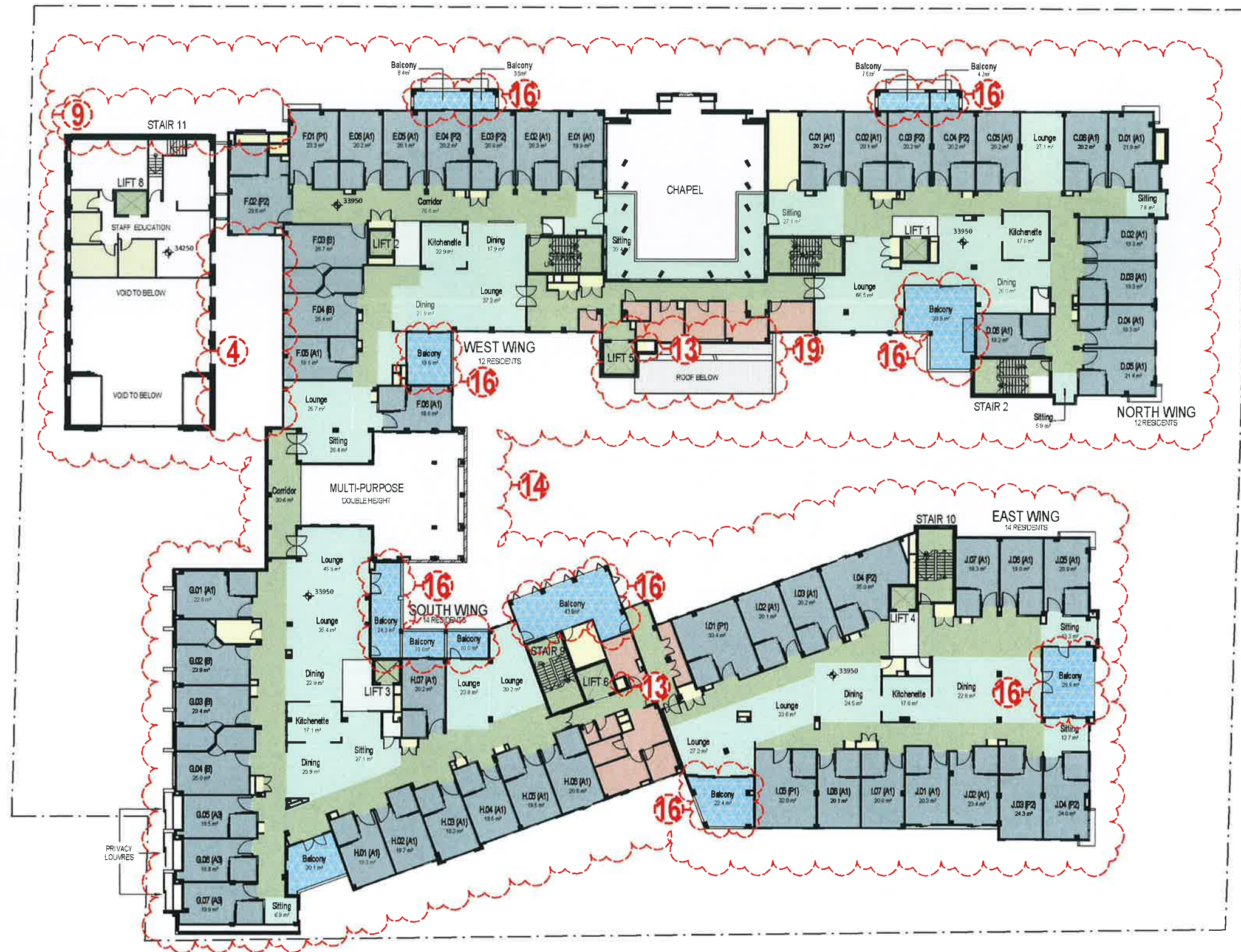


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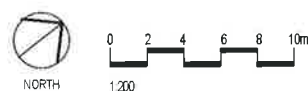
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DRAWING TITLE
**PROPOSED GROUND FLOOR
PLAN**
DATE July 2016
FILE
DRAWN JC
SCALE 1:200@A1
CHECKED LH
PROJ 966
DRAWING DA112
REVISION 6



REV	DATE	DETAILS	INITIALS
4	25/06/16	SECTIONING	JR
3	20/06/15	DEVELOPMENT APPLICATION	MH
2	16/02/15	Issue to Structural	AA
1	12/11/14	DEVELOPMENT APPLICATION	MH



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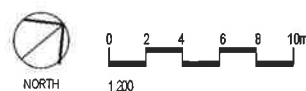
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DRAWING TITLE
PROPOSED LEVEL 1 PLAN
DATE July 2016
FILE
PROJ 966
DRAWN JC
SCALE 1:200 @ A1
CHECKED LH
REVISION 4



REV	DATE	DETAILS	INITIALS
4	25/05/16	SECTION 86	JR
3	20/09/16	DEVELOPMENT APPLICATION	MH
2	16/02/16	Issue to Structural	AA
1	12/11/14	DEVELOPMENT APPLICATION	MH



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DRAWING TITLE
PROPOSED LEVEL 2 PLAN

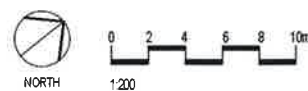
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FILE: JC
PROJ: 966

DRAWN: JC
DRAWING: DA114
REVISION: 4

SCALE: 1:200@A1
CHECKED: LH



REV	DATE	DETAILS	INITIALS
4	25/06/16	SECTION 106	JR
3	20/06/16	DEVELOPMENT APPLICATION	MH
2	16/02/16	Issue to Structural	AA
1	12/11/14	DEVELOPMENT APPLICATION	MH



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DRAWING TITLE
PROPOSED LEVEL 3 PLAN

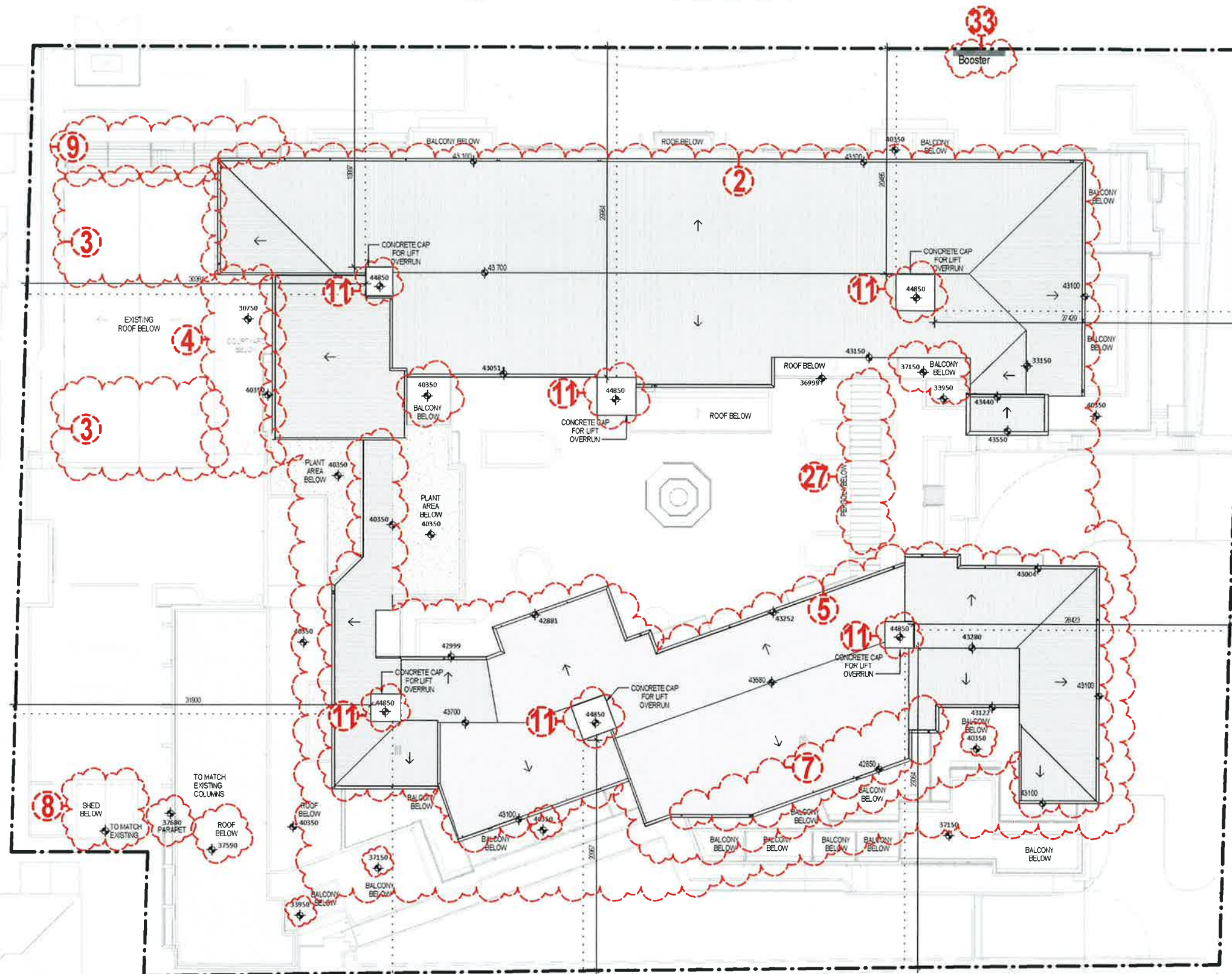
DATE: JULY 2016
FILE: 966

DRAWN: JC
CHECKED: LH

SCALE: 1:200@A1

PROJ: 966
DRAWING: DA115
REVISION: 4

MILLAR STREET



4	25/05/16	SECTION 90		JR
3	20/05/15	DEVELOPMENT APPLICATION		MH
2	18/02/15	Issue to Structural		AA
1	12/11/14	DEVELOPMENT APPLICATION		MH
REV	DATE	DETAILS		INITIALS



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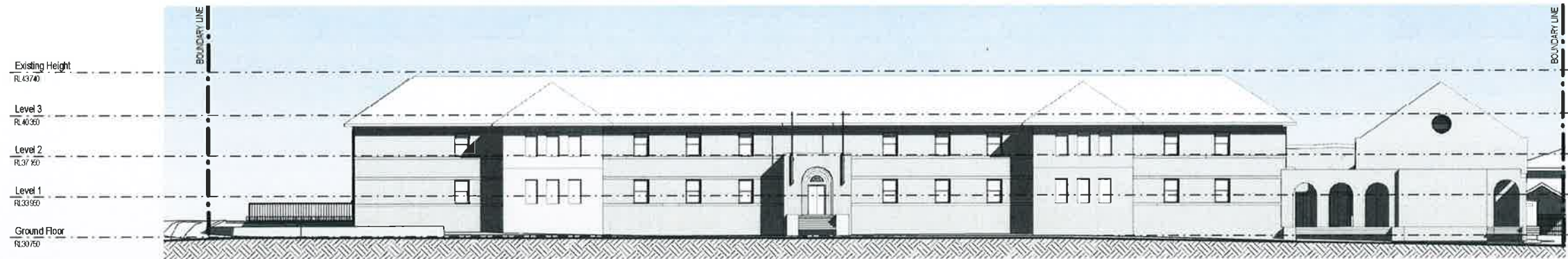
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PHONE 02 9959 4865
EMAIL bma@bmarsh.com.au

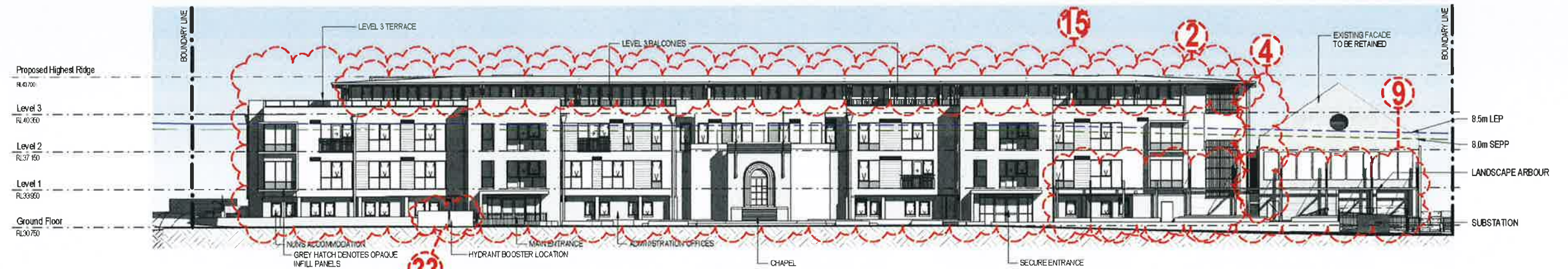
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PROPOSED ROOF PLAN

DATE	DRAWN	SCALE
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FILE		CHECKED
		LH

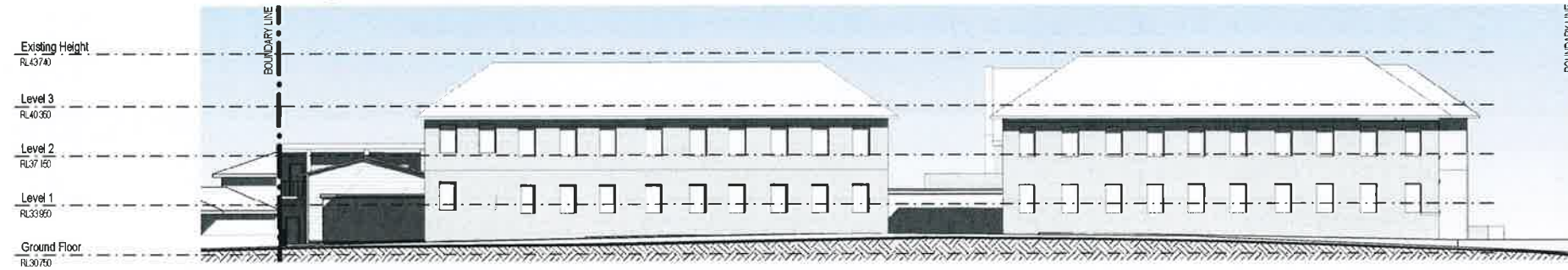
PROJ	DRAWING	REVISION
966	DA121	4



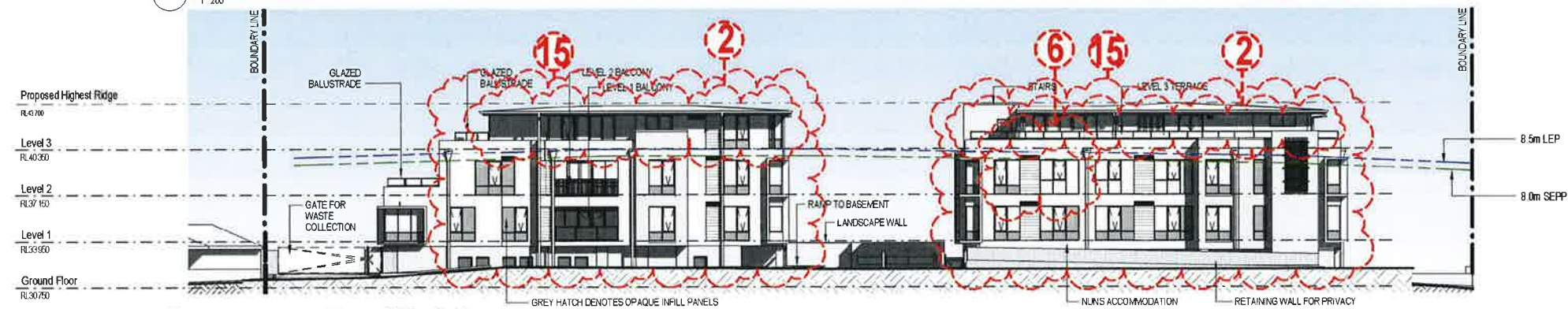
1 North-West Elevation - Existing (Mary Street)
1:200



2 North-West Elevation - Proposed (Mary Street)
1:200

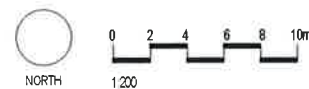


3 North-East Elevation - Existing (Millar Street)
1:200



4 North-East Elevation - Proposed (Millar Street)
1:200

REV	DATE	DETAILS	INITIALS
3	25/05/16	SECTION 106	JR
2	20/04/15	DEVELOPMENT APPLICATION	MH
1	12/11/14	DEVELOPMENT APPLICATION	MH



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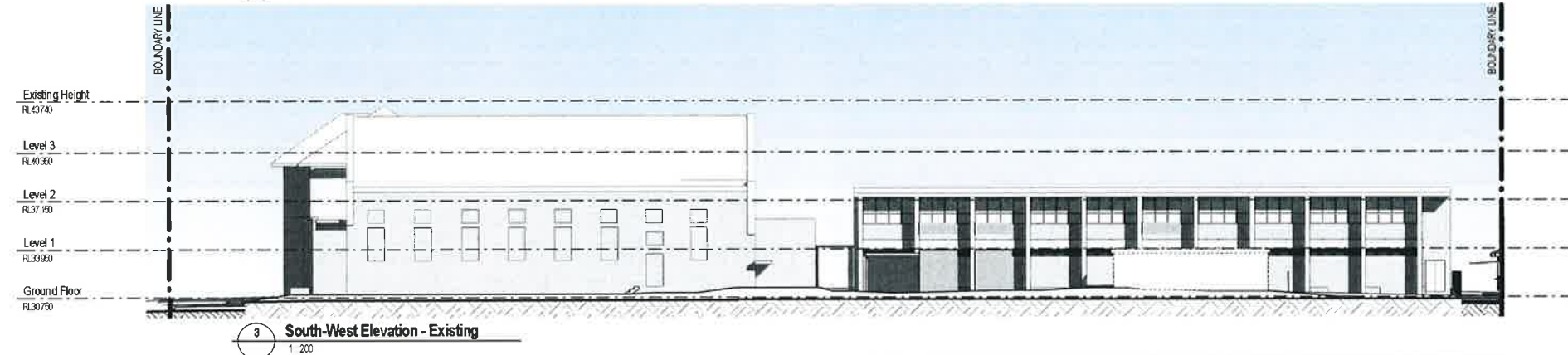
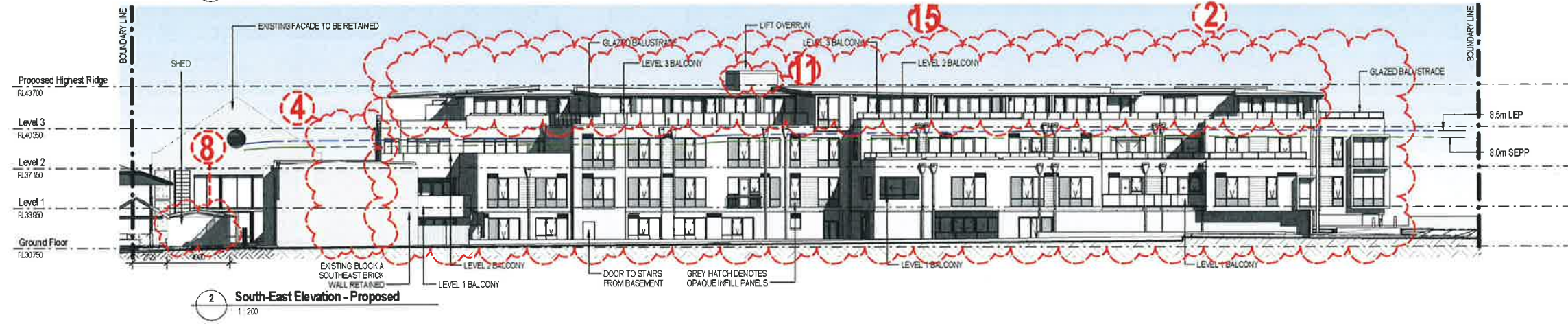
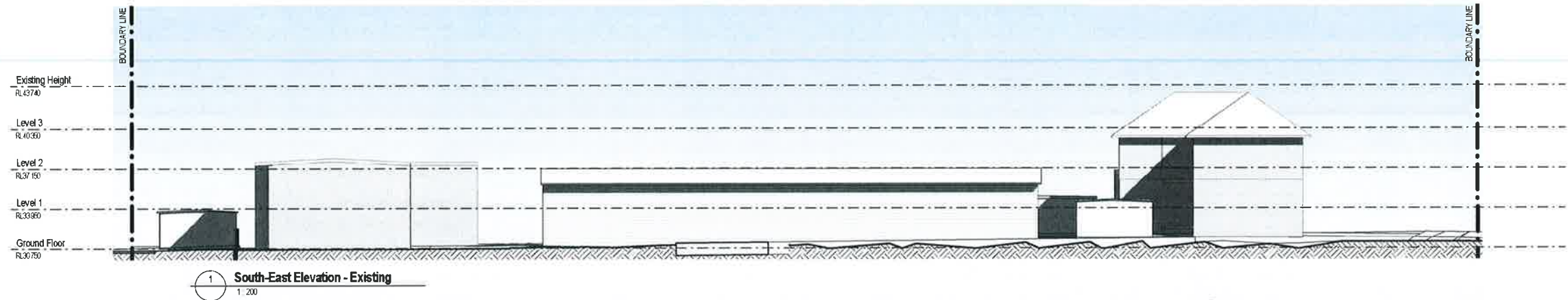
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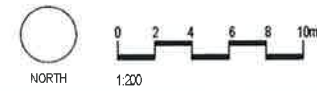
LEVEL 1, 2 GLEN STREET
MILSONS POINT, NSW 2061
PHONE 02 9550 4855
EMAIL bma@bmaarch.com.au

DRAWING TITLE
EXISTING & PROPOSED
ELEVATIONS

DATE	DRAWN	SCALE
July 2016	JC	1:200@A1
FILE	CHECKED	UH
PROJ	DRAWING	REVISION
966	DA201	3



REV	DATE	DETAILS	INITIALS
3	25/05/16	SECTION 90	JR
2	20/09/15	DEVELOPMENT APPLICATION	MH
1	12/11/14	DEVELOPMENT APPLICATION	MH



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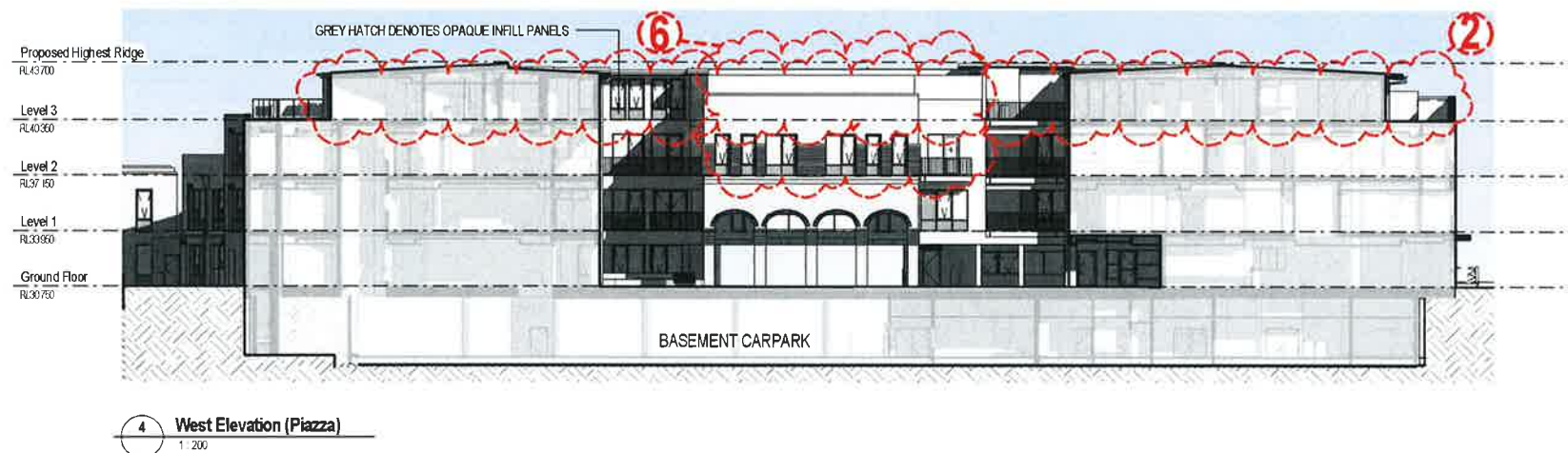
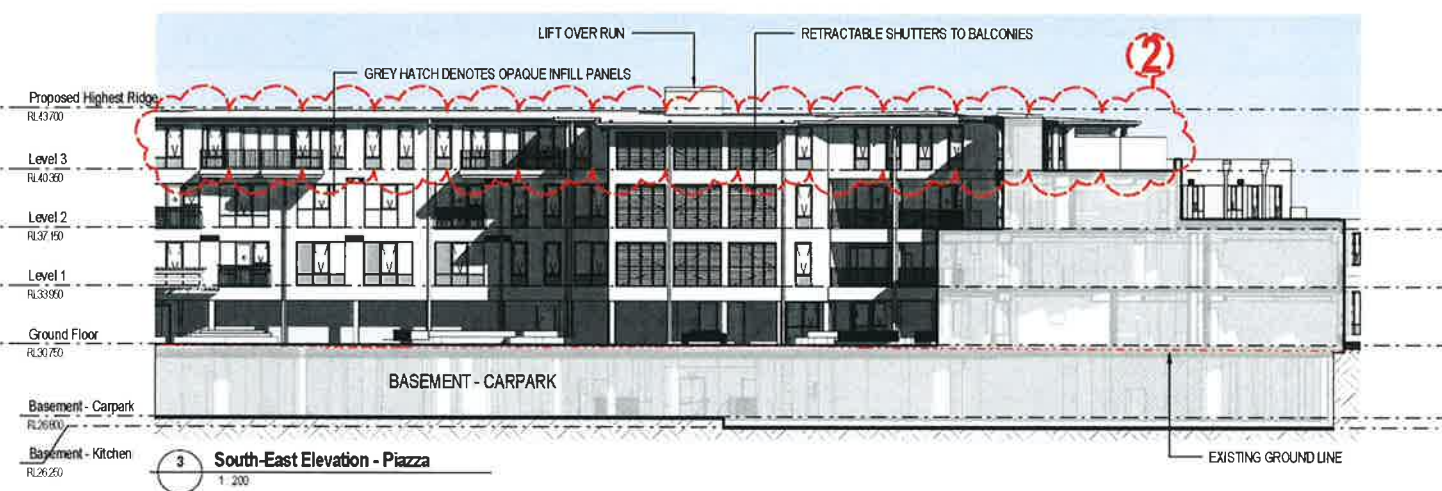
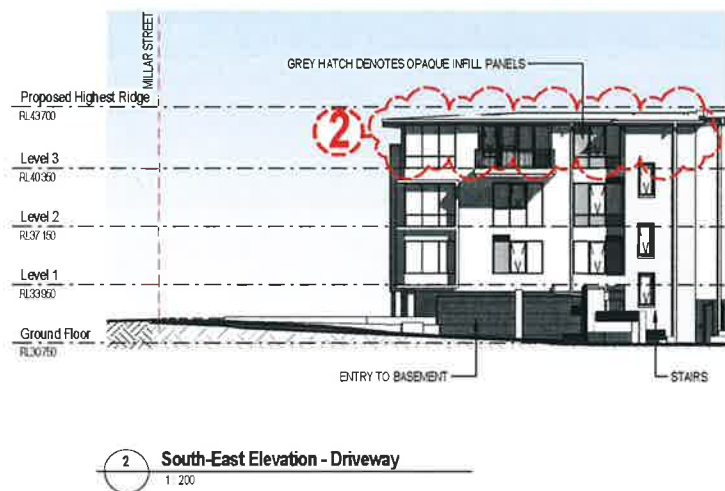
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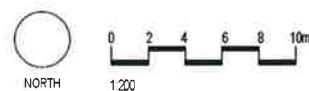
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ELEVATIONS**

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July 2016	JC	1:200@A1
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	LH	
PROJ	DRAWING	REVISION
966	DA202	3



REV	DATE	DETAILS	INITIALS
3	25/05/16	SECTION 100	JR
2	20/04/15	DEVELOPMENT APPLICATION	MH
1	12/11/14	DEVELOPMENT APPLICATION	MH



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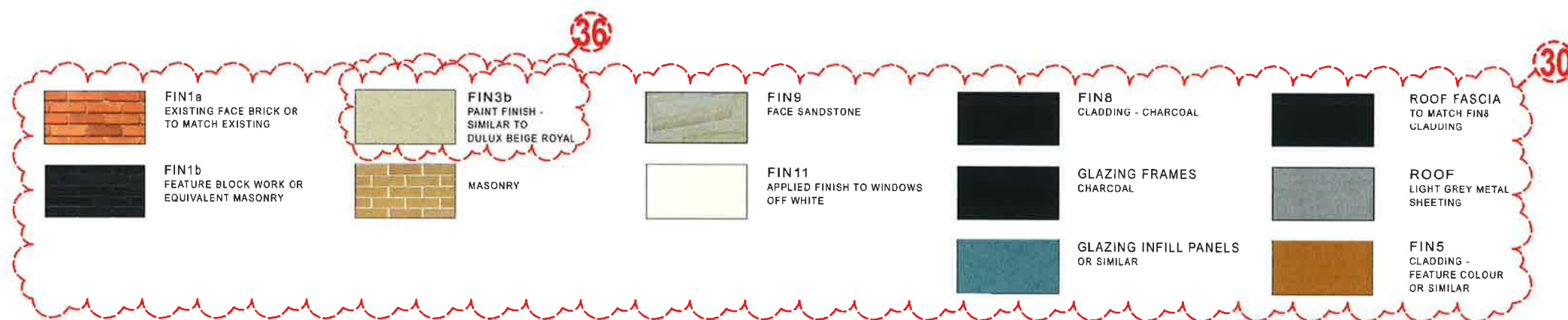
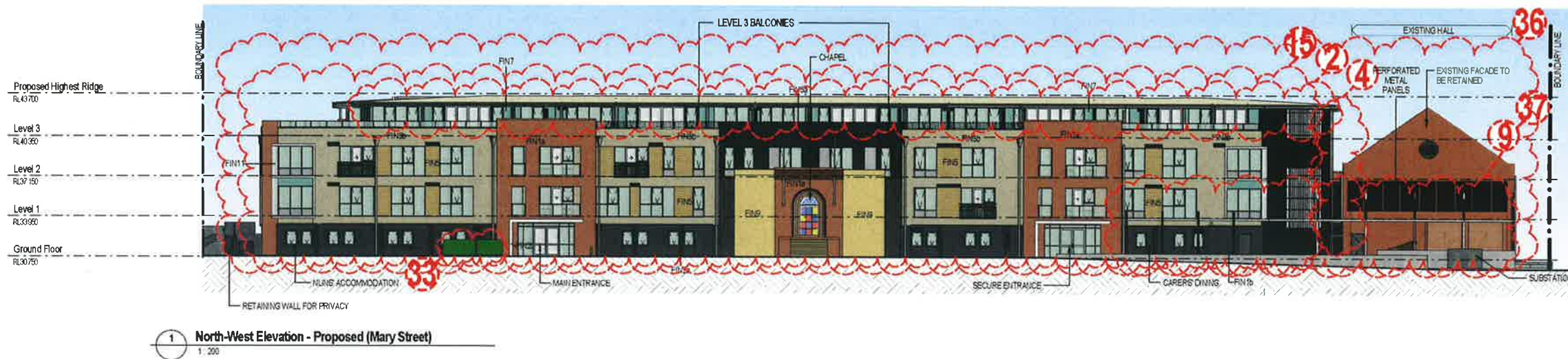
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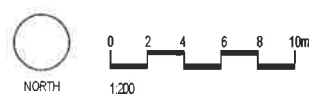
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DATE July 2016 DRAWN JC SCALE 1:200@A1
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REV	DATE	DETAILS	INITIALS
4	06/07/16	REVISED SECTION 90	LH
3	25/06/16	SECTION 90	JR
2	20/09/15	DEVELOPMENT APPLICATION	MH
1	12/11/14	DEVELOPMENT APPLICATION	MH



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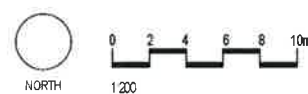
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MATERIALS & FINISHES**
DATE July 2016
FILE
PROJ 966
DRAWN JC
SCALE 1:200@A1
CHECKED JR
REVISION 4



REV	DATE	DETAILS	INITIALS
4	06/07/16	REVISED SECTION 96	LH
3	25/05/16	SECTION 96	JR
2	20/08/15	DEVELOPMENT APPLICATION	MH
1	12/11/14	DEVELOPMENT APPLICATION	MH



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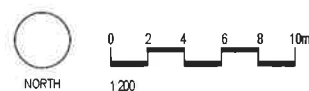
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PHONE 02 9559 4855
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**PROPOSED ELEVATIONS -
MATERIALS & FINISHES**

DATE July 2016 DRAWN JC SCALE 1:200@A1
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PROJ 966 DRAWING DA206 REVISION 4



REV	DATE	DETAILS	INITIALS
3	06/07/16	REVISED SECTION 96	LH
2	25/06/16	SECTION 96	JR
1	12/11/14	DEVELOPMENT APPLICATION	MH



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PHONE 02 9859 4665
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DRAWING TITLE
**PROPOSED ELEVATIONS -
PRESENTATION**

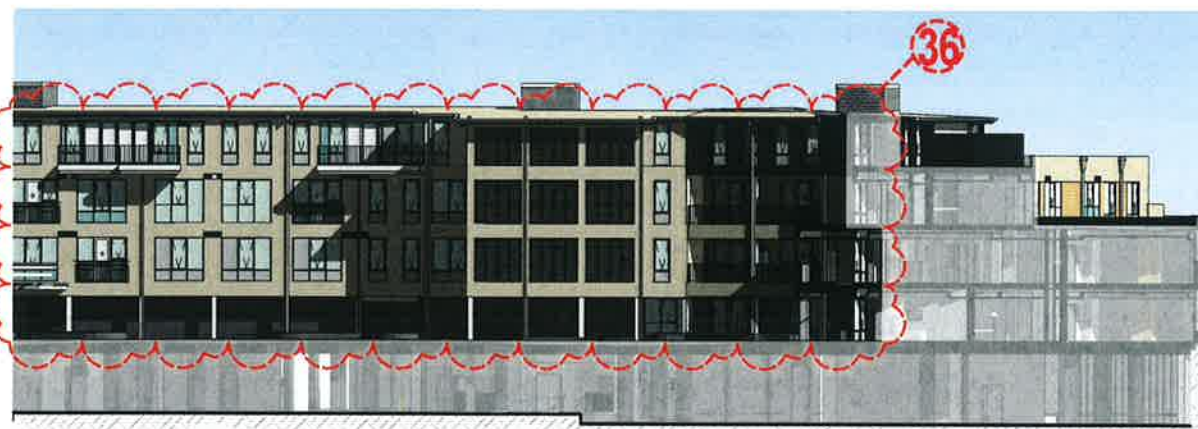
DATE July 2016	DRAWN AA	SCALE 1:200@A1
FILE		CHECKED LH
PROJ 966	DRAWING DA207	REVISION 3



2 North-West Elevation (Piazza)
1 : 200



3 South-East Elevation - Driveway
1 : 200



4 South-East Elevation (Piazza)
1 : 200



5 West Elevation (Piazza)
1 : 200

REV	DATE	DETAILS	INITIALS
3	06/07/16	REVISED SECTION 96	LH
2	25/06/16	SECTION 96	JR
1	12/11/14	DEVELOPMENT APPLICATION	MH



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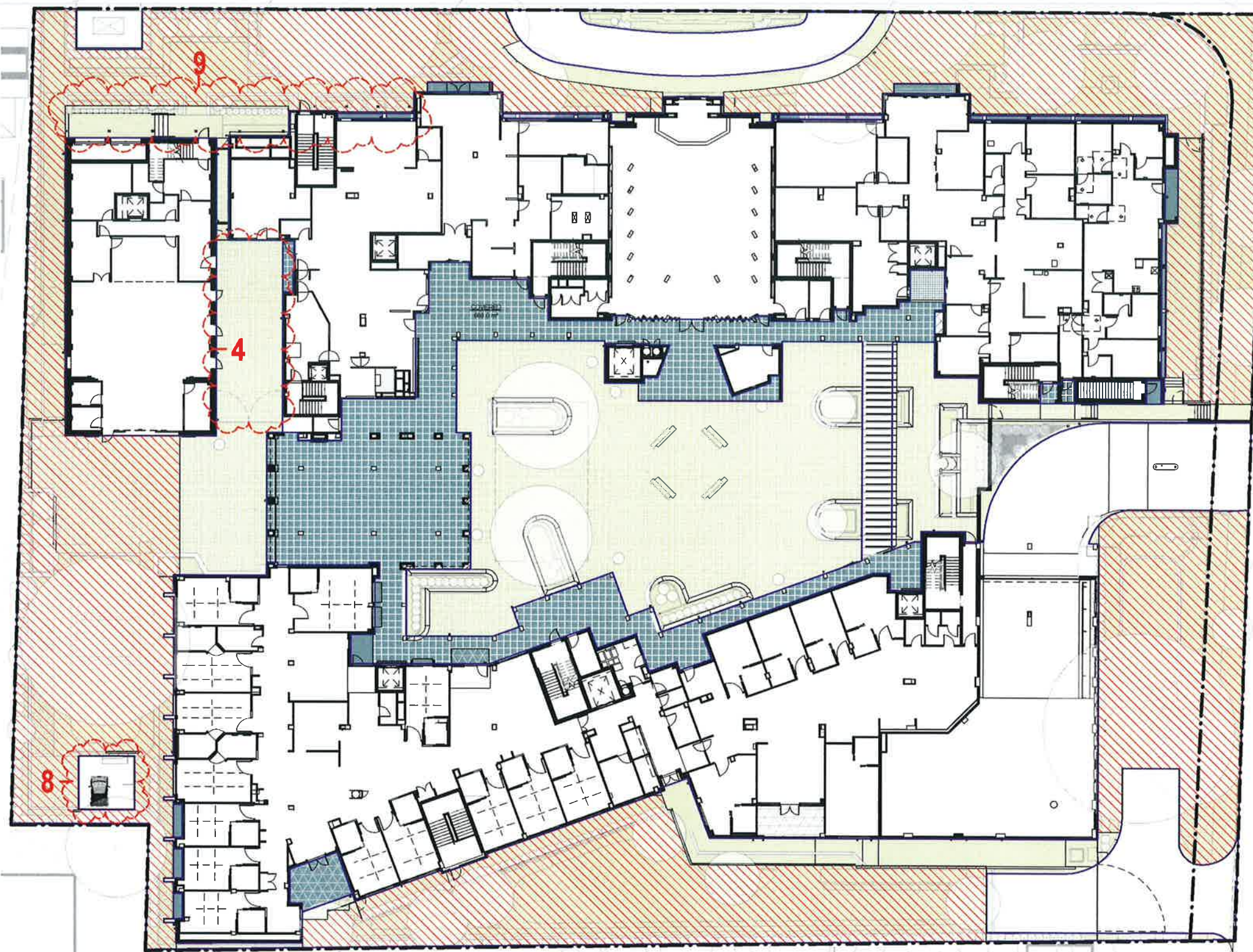
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DRAWING TITLE
**PROPOSED ELEVATIONS -
PRESENTATION**

DATE July 2016	DRAWN AA	SCALE 1:200@A1
FILE		CHECKED LH
PROJ 966	DRAWING DA208	REVISION 3



OCCUPANT DISTRIBUTION

TOTAL: 153 RESIDENTS

LANDSCAPE AREA CALCULATION

Name	Area	Number of Residents that can be accommodated for
Ground Floor		
GROUND	3777.2 m ²	151

- Covered space
- Landscape area
- Deep Soil Landscape Area (min 2000mm)
2 309.2m²

1 Landscape Area
DA201 1:200

REV	DATE	DETAILS	INITIALS
3	25/05/16	SECTION 100	JR
2	20/08/15	DEVELOPMENT APPLICATION	MH
1	12/11/14	DEVELOPMENT APPLICATION	MH



0 2 4 6 8 10m
1:200

SV Scalabrini Village Drummoyne

5 Mary Street (also known as 17 Millar Street)
Drummoyne

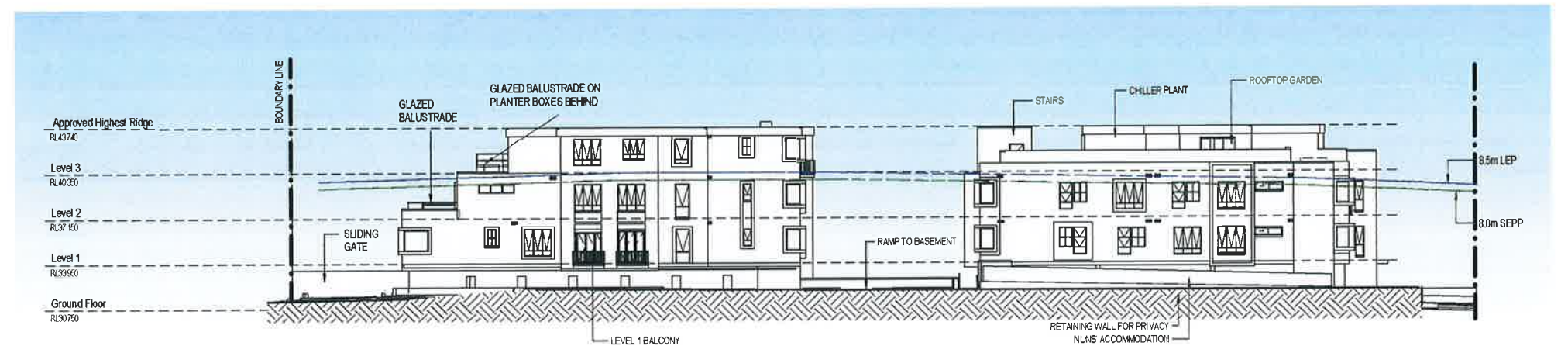
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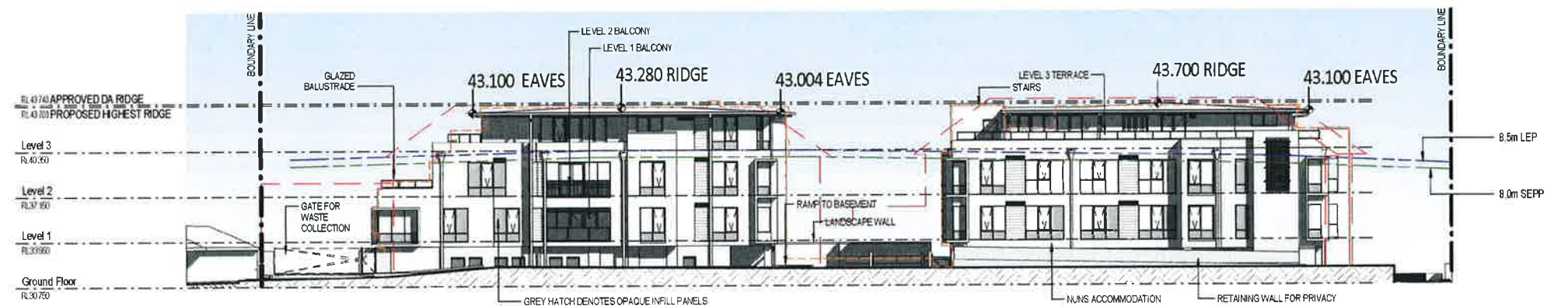
DRAWING TITLE
LANDSCAPE AREA

DATE July 2016	DRAWN JC	SCALE 1:200@A1
FILE	CHECKED LH	
PROJ 966	DRAWING DA501	REVISION 3

12/07/2016 14:20:20

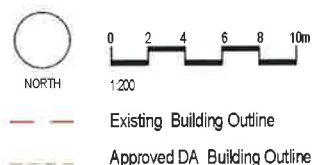


2 North-East Elevation - DA Approved (Millar Street)
1:200



3 North-East Elevation - Amended Elevation (Millar Street)
1:200

REV	DATE	DETAILS	INITIALS
1	06/07/16	REVISED SECTION 106	LH



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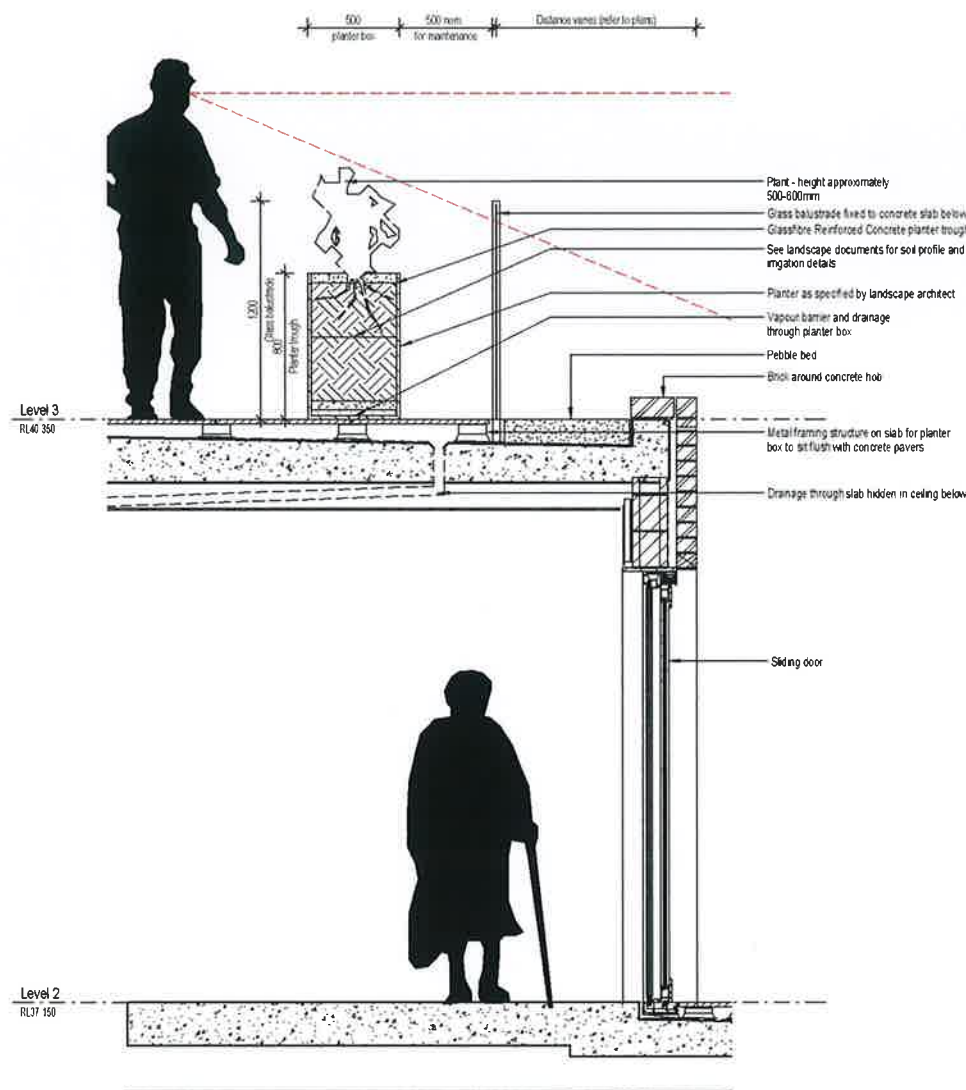
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DRAWING TITLE
BUILDING SECTION

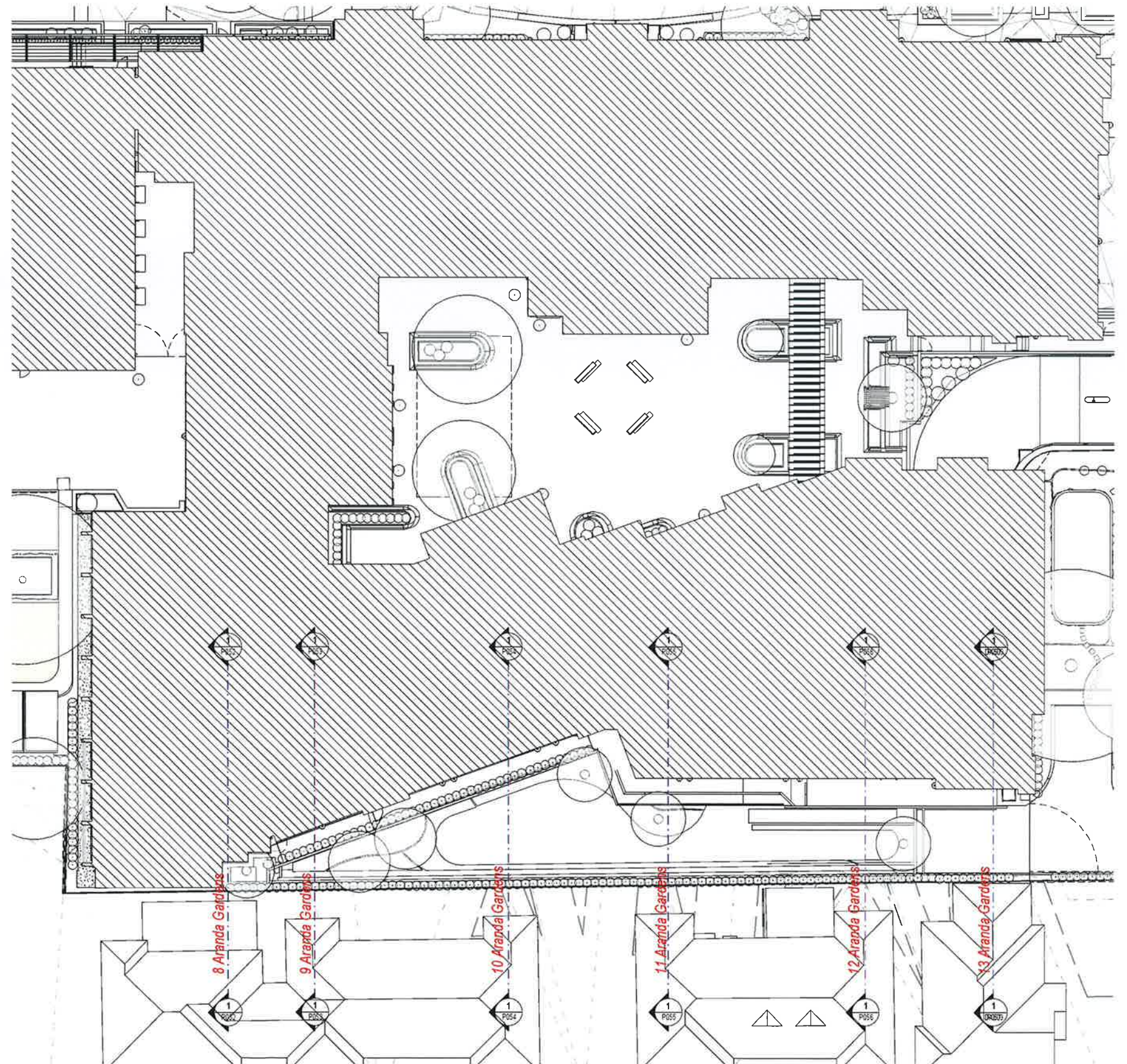
DATE July 2016
FILE
PROJ 966

DRAWN P1
CHECKED LH
DRAWING DA503
REVISION 1

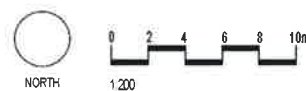
SCALE 1:200@A1



1 Section through Level 2 Parapet with Planter Box / Balustrade detail
1:20



REV	DATE	DETAILS	INITIALS
5	05/07/16	REVISED SECTION 96	LH
4	25/06/16	SECTION 96	JR
3	20/01/15	DEVELOPMENT APPLICATION	MH
2	09/02/15	Balustrade / Garden planter	JC
1	09/02/15	Issue to Landscape	JC



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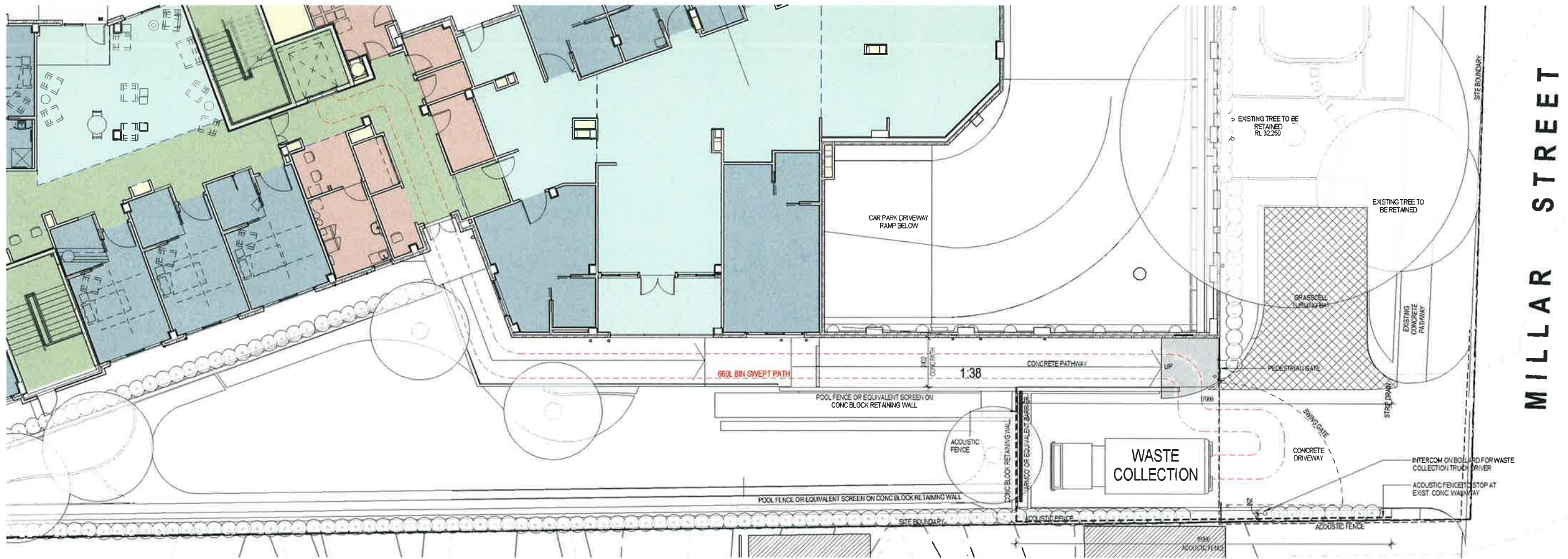
DRAWING TITLE
Planter Box / Balustrade Detail

DATE July 2016
FILE

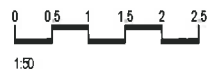
DRAWN JC

SCALE 1:200@A1
CHECKED LH

PROJ 966
DRAWING DA510
REVISION 5



REV	DATE	DETAILS	INITIALS
3	25/02/16	SECTION 96	JR
2	25/02/16	Bin Collection	JC
1	20/09/15	DEVELOPMENT APPLICATION	MH



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DRAWING TITLE
BIN PLAN

DATE July 2016	DRAWN JC	SCALE 1:50@A1
FILE	CHECKED LH	
PROJ 966	DRAWING DA601	REVISION 3



1 APPROVED PHOTOMONTAGE FROM BARNEY STREET
1:10



2 REVISED PHOTOMONTAGE FROM BARNEY STREET
1:10

REV	DATE	DETAILS	INITIALS
1	06/07/16	REVISED SECTION 96	LH



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DRAWING TITLE
EXTERNAL MONTAGES SHEET
1
DATE July 2016
FILE
PROJ 966
DRAWN CD
CHECKED LH
DRAWING DA801
REVISION 1

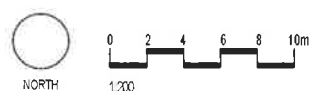


1 APPROVED PHOTOMONTAGE OF CORNER MARY AND MILLAR STREET
1 10



2 REVISED PHOTOMONTAGE OF CORNER OF MARY AND MILLAR STREET
1 10

REV	DATE	DETAILS	INITIALS
1	08/07/16	REVISED SECTION 96	LH



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DRAWING TITLE
EXTERNAL MONTAGES SHEET
2
DATE July 2016
FILE
PROJ 966
DRAWING DA802
SCALE 1:200@A1
DRAWN CD
CHECKED LH
REVISION 1

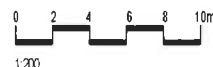


1 APPROVED PHOTOMONTAGE OF MILLAR STREET
1:10



2 REVISED PHOTOMONTAGE OF MILLAR STREET
1:10

REV	DATE	DETAILS	INITIALS
1	06/07/16	REVISED SECTION 106	LH



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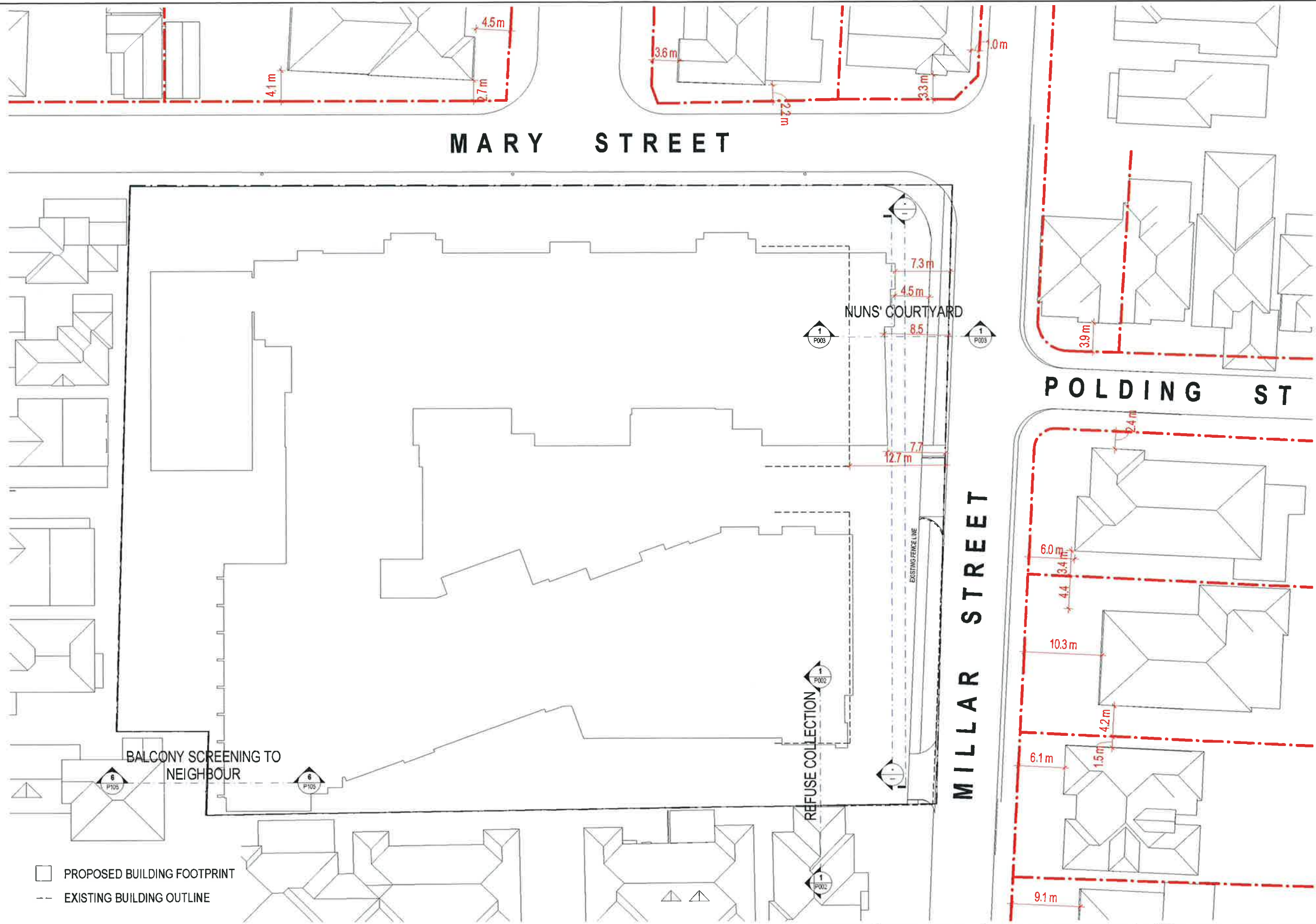
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DRAWING TITLE
EXTERNAL MONTAGES SHEET
3

DATE July 2016
FILE
PROJ 966

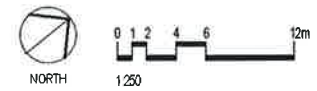
DRAWN CD
CHECKED LH
DRAWING DA803
REVISION 1

SCALE 1:200 @ A1



NOTE: LOCATIONS OF PROPERTY LINES OF ADJACENT PROPERTIES ARE BASED OFF GOOGLE MAPS

REV	DATE	DETAILS	INITIALS
4	25/05/16	SECTION 96	JR
3	20/09/15	DEVELOPMENT APPLICATION	MH
2	02/07/15	Revised Setback and Build Form	JC
1	30/01/15	Setback and Build Form	JC

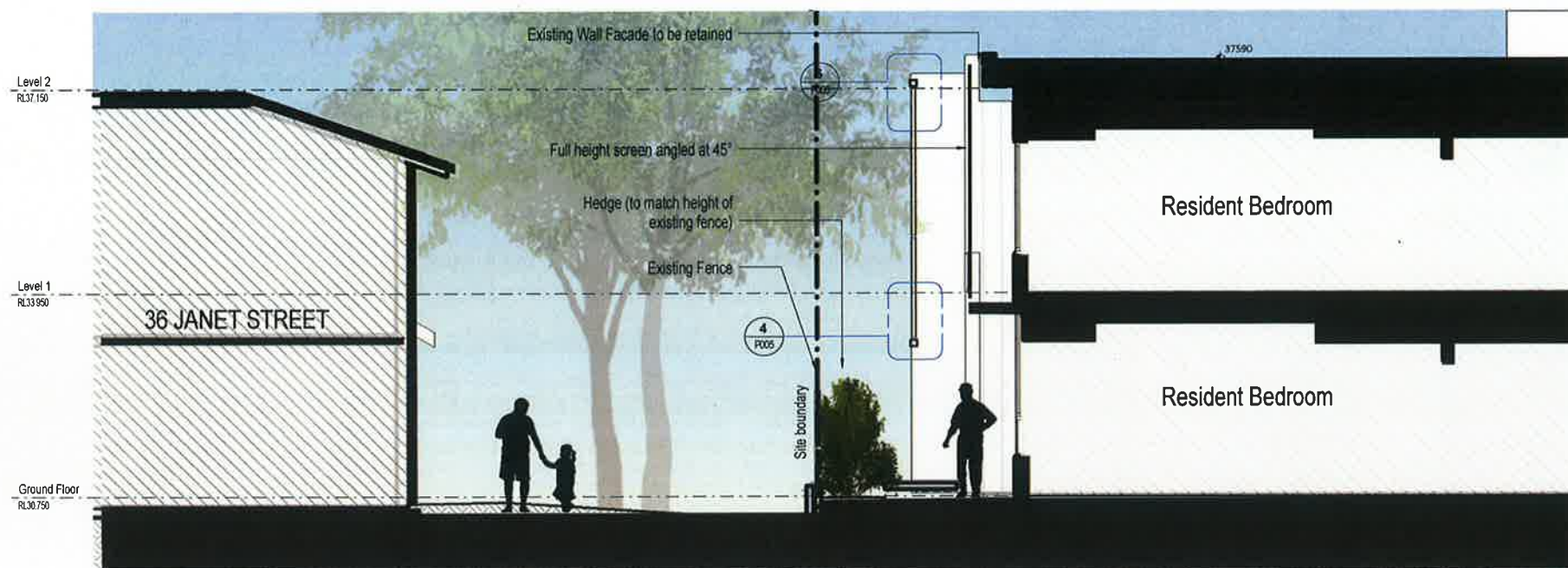


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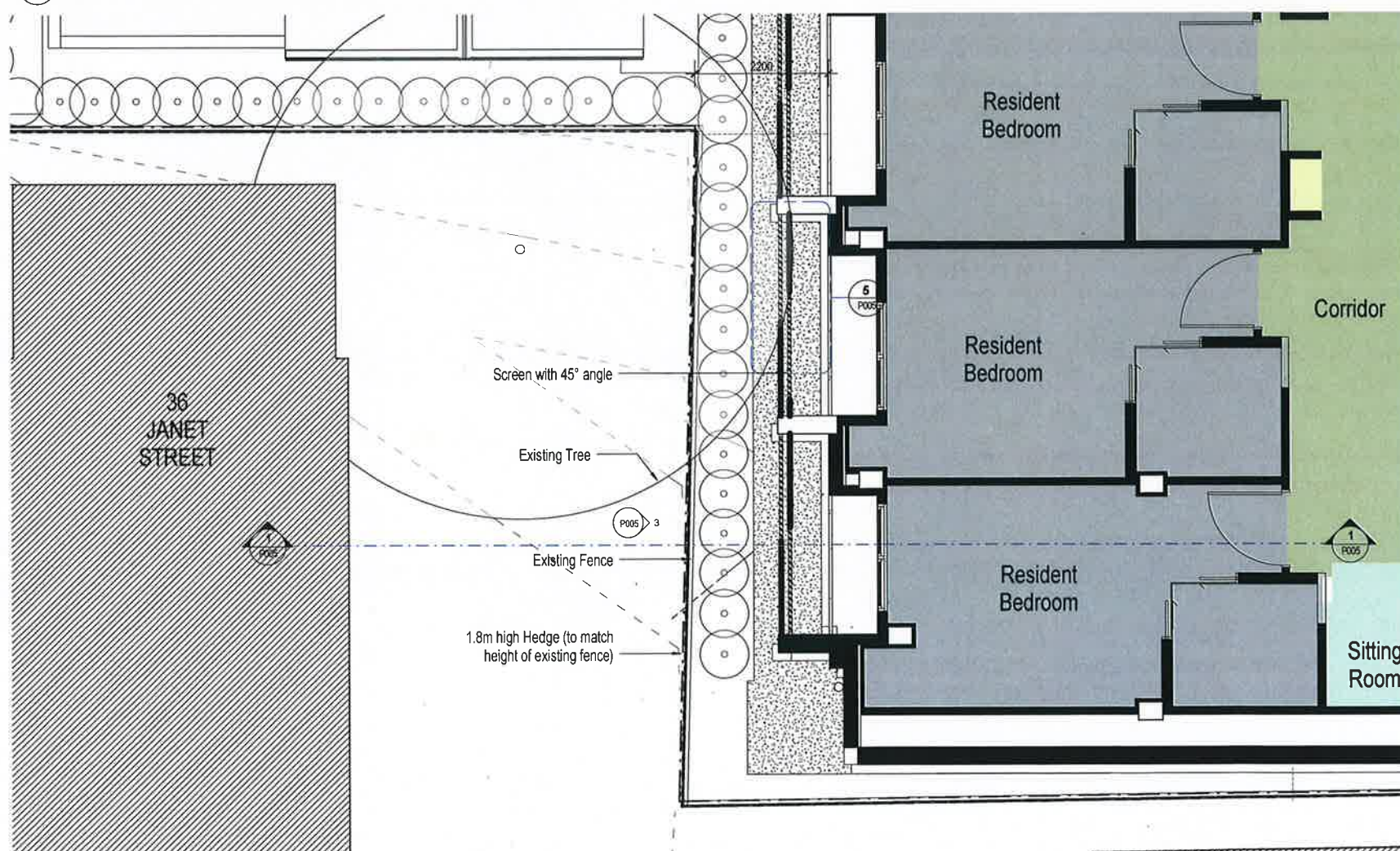
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DRAWING TITLE
SETBACK PLAN
DATE July 2016
FILE
PROJ 966
DRAWN JC
CHECKED LH
REVISION 4



1 Section showing Balcony Screening to 36 Janet St
P005 1:50



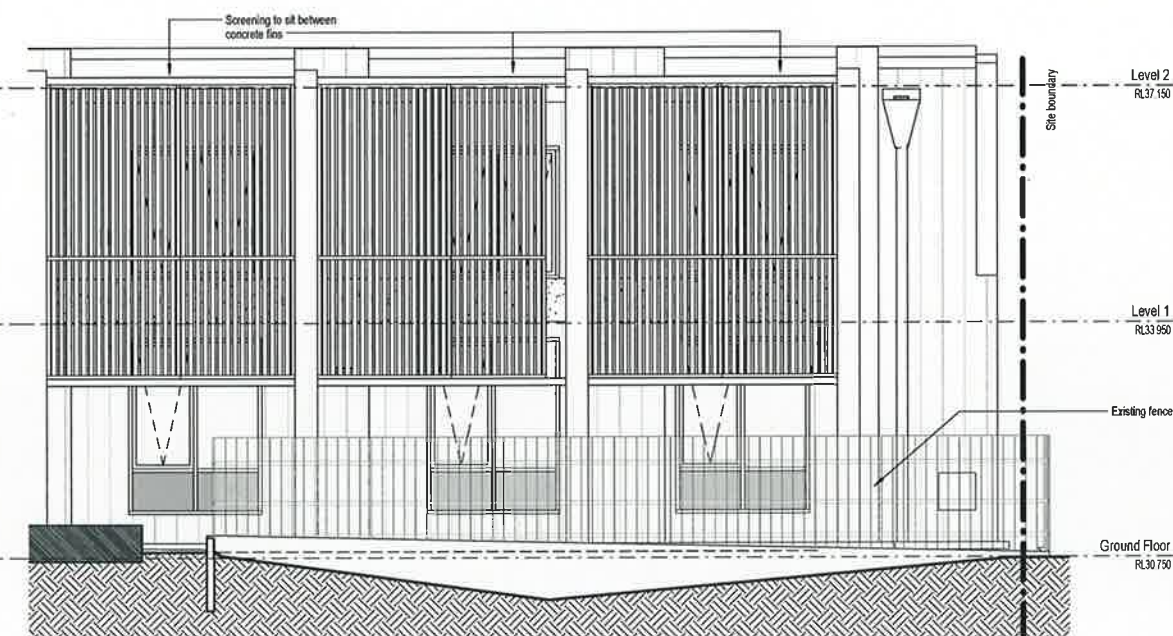
2 Plan showing Balcony Screening to 36 Janet St
DA201 1:50

REV	DATE	DETAILS	INITIALS
6	25/05/16	SECTION 96	JR
5	20/08/15	DEVELOPMENT APPLICATION	MH
4	10/03/15	Balcony Screening to 36 Janet St	JC
3	09/03/15	Issue to Landscape	JC
2	03/02/15	Revised Setback and Build Form Sections	JC
1	02/02/15	Revised Setback and Build Form	JC

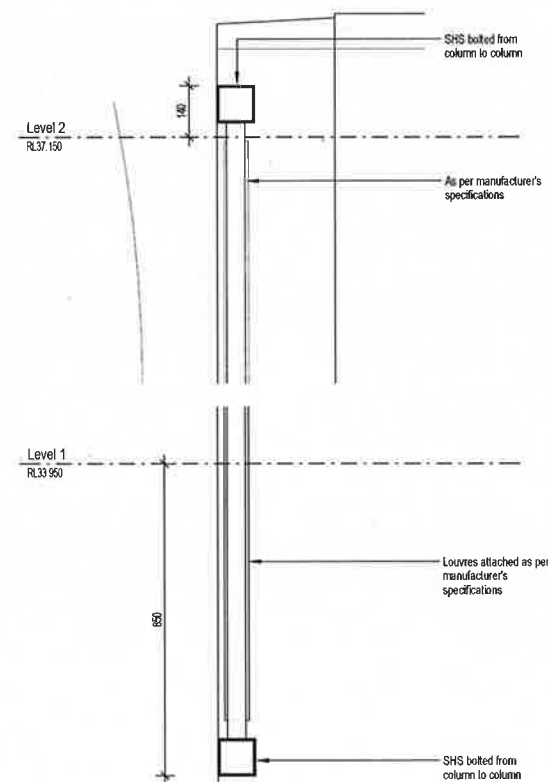


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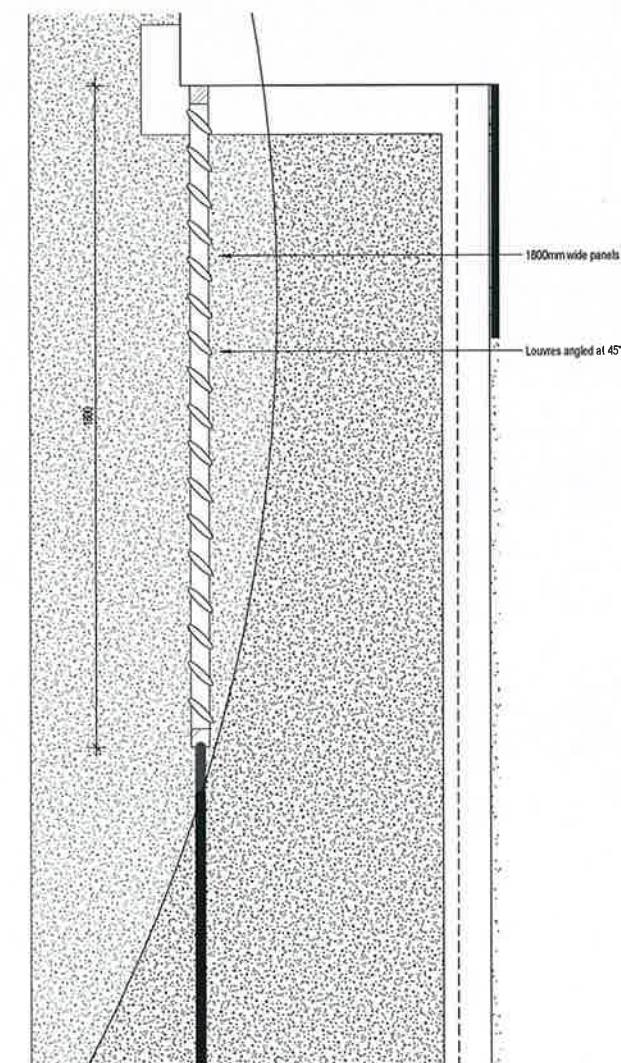
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Drummoyne



3 View from 36 Janet Street
P005 1:50



4 Detail Section through Screen
P005 1:10



5 Detail Plan of Block A Balcony
P005 1:10

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BALCONY SCREENING TO 36 JANET ST
DATE: May 2016
FILE:
PROJ: 966
DRAWN: JC
CHECKED: JR
REVISION: 6