2016SYE088 – 29-41 The Grand Parade & 48 Vermont Street, Sutherland

DA16/1035

ASSESSMENT REPORT APPENDICES

Appendix	A	Draft Conditions of Consent
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	C	Public Participation list relating to issues
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APPENDIX "A"

CONDITIONS OF CONSENT

1. Approved Plans and Documents

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

Plan number	*Reference*	*Prepared by*	*Date*
A-0006 Issue B	Demolition Plan	Benson McCormack Architecture	Oct 16
A-0007 Issue B	Site Plan	Benson McCormack Architecture	Oct 16
A-0120 Issue B	Level B3 (Basement)	Benson McCormack Architecture	Oct 16
A-0101 Issue B	Level B2 (Basement)	Benson McCormack Architecture	Oct 16
A-0102 Issue B	Level B1 (Basement)	Benson McCormack Architecture	Oct 16
A-0103 Issue B	Level 1 Plan (Ground)	Benson McCormack Architecture	Oct 16
A-0104 Issue B	Level 2 Plan (L3 - L5 Typical)	Benson McCormack Architecture	Oct 16
A-0105 Issue B	Level 6 Plan	Benson McCormack Architecture	Oct 16
A-0106 Issue B	Roof Plan	Benson McCormack Architecture	Oct 16
A-0121 Issue B	Buildings A-C; Level B3	Benson McCormack Architecture	Oct 16
A-0107 Issue B	Buildings A-C; Level B2	Benson McCormack Architecture	Oct 16
A-0108 Issue B	Buildings A-C; Level B1	Benson McCormack Architecture	Oct 16
A-0109 Issue B	Buildings A-C; Level 1	Benson McCormack Architecture	Oct 16
A-0110 Issue B	Buildings A-C; Level 2 (L3 - L5 Typical)	Benson McCormack Architecture	Oct 16
A-0111 Issue B	Buildings A-C; Level 6	Benson McCormack Architecture	Oct 16
A-0112 Issue B	Buildings A-C; Roof Level	Benson McCormack Architecture	Oct 16
A-0113 Issue B	Building D; Level B2	Benson McCormack Architecture	Oct 16
A-0114 Issue B	Building D; Level B1	Benson McCormack Architecture	Oct 16

A-0115 Issue B	*Building D; Level 1*	*Benson McCormack Architecture*	*Oct 16*
A-0116 Issue B	Building D; Level 2 (L3-L5 Typical)	Benson McCormack Architecture	Oct 16
A-0117 Issue B	Building D; Level 6	Benson McCormack Architecture	Oct 16
A-0118 Issue B	Building D; Roof Level	Benson McCormack Architecture	Oct 16
A-0119 Issue B	BASIX Summary	Benson McCormack Architecture	Oct 16
A-0201 Issue B	South Elevation (The Grand Pde) 1 of 2	Benson McCormack Architecture	Oct 16
A-0202 Issue B	South Elevation (The Grand Pde) 2 of 2	Benson McCormack Architecture	Oct 16
A-0203 Issue B	West Elevation (Vermont Street)	Benson McCormack Architecture	Oct 16
A-0204 Issue B	North Elevation	Benson McCormack Architecture	Oct 16
A-0205 Issue B	East Elevation	Benson McCormack Architecture	Oct 16
A-0221 Issue B	Section SE01	Benson McCormack Architecture	Oct 16
A-0222 Issue B	Section SE02	Benson McCormack Architecture	Oct 16
A-0223 Issue B	Section SE03 (1 of 2)	Benson McCormack Architecture	Oct 16
A-0224 Issue B	Section SE03 (2 of 2)	Benson McCormack Architecture	Oct 16
A-0225 Issue B	Section SE04	Benson McCormack Architecture	Oct 16
A-1104 Issue B	Finishes	Benson McCormack Architecture	Oct 16
A-1105 Issue B	Sectional Detail (3D)	Benson McCormack Architecture	Oct 16
A-1115 Issue B	Adaptable Apartments	Benson McCormack Architecture	Oct 16
A-1116 Issue B	Livable Apartments	Benson McCormack Architecture	Oct 16
LP01 Issue B	Landscape Plan (West)	Matthew Higginson Landscape Architecture	27.10.16
LP02 Issue B	Landscape Plan (East)	Matthew Higginson Landscape Architecture	27.10.16
LP03 Issue B	Sections	Matthew Higginson Landscape Architecture	27.10.16
LP04 Issue B	Planting Plan Blg B + C	Matthew Higginson Landscape Architecture	27.10.16

LP05 Issue B	Planting Plan Blg D	Matthew Higginson Landscape Architecture	27.10.16
LP06 Issue B	Planting Plan Blg A + Schedule	Matthew Higginson Landscape Architecture	27.10.16
1724 - S1/5 Revision A	Basement 2 Drainage Plan	John Romanous & Associates	3.8.2016
1724 - S2/5 Revision A	Basement 1 Drainage Plan	John Romanous & Associates	3.8.2016
1724 - S3/5 Revision A	Ground Floor Drainage Plan	John Romanous & Associates	3.8.2016
1724 - S4/5 Revision A	Level 1 Drainage Plan	John Romanous & Associates	3.8.2016
1724 - S5/5 Revision A	Control Pit & OSD Detail	John Romanous & Associates	3.8.2016

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

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

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

2. Design Changes Required

A. Before Construction

The following design changes must be implemented:

i. Building D shall be lowered by 200mm. The basement floor level shall be graded accordingly to avoid an abrupt transition / level change within the basement.
ii. Level 5 Unit B503 and B504 shall be deleted and the area shall take the form of Unit B603 above. Level 6 Unit B603 shall be deleted. The resulting external space on Level 6 is permitted to be provided as open terrace to units B602 and B604 and must have a maximum depth of 2.5m and a planter edge. There shall be no roof form (other than standard eave) projecting over the terrace external space. Unit B604 is permitted to be enlarged to the north to align with the northern alignment of unit B602.
iii. Unit A109 shall be deleted the internal dimension of the remainder of the units within Building A are permitted to be widened to achieve a 6m setback from the eastern boundary.

iv. The waste rooms within Buildings C and D shall be internalised and enclosed in a manner as depicted on the ground floor. The lobby areas shall have a clear line of sight to a fixed external window on the southern elevation of the buildings.

v. The terrace area to Unit D105 shall be enlarged eastward to achieve a minimum area of 12m².

vi. The side wall flanking the entry structures containing letterboxes shall be reduced in height to 1.4m.

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

3. Public Place Environmental, Damage & Performance Security Bond

A. Before Issuing of any Construction Certificate

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

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

In the event that the dilapidation report is not submitted 2 days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

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

The value of the bond is $20,210.00.

Note: Bond amount includes a non refundable administration fee which must be paid separately if security is provided by way of a deposit with Council or a bank guarantee.

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

B. After Occupation

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

SECTION 94 CONTRIBUTIONS

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

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

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

A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Sutherland Shire Council's Contributions Plan - Shire Wide Open Space and Recreation Facilities 2005, a monetary contribution of $760,919.71 must be paid to Sutherland Shire Council toward the cost of land identified for acquisition and works contained in the Works Programme of the Contributions Plan.

This contribution has been assessed and calculated in accordance with the Shire Wide Open Space and Recreation Facilities 2005, Contribution Plan on the basis of 99 proposed Residential Flat Units, Apartments etc, with a concession for 8 existing allotments.

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

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

5. Community Facilities, Shire Wide 2003 Plan

A. Before Construction

A monetary contribution of $129,348.99 must be made for the cost of providing community facilities.

This contribution has been assessed pursuant to s.94 of the Environmental Planning and Assessment Act, and the Sutherland Shire Contributions Plan - Community Facilities in the Sutherland Shire, after identifying the likelihood that this development will require or increase the demand for community facilities within the shire. It has been calculated on the basis of 99 proposed Residential Flat Units, Apartments etc, with a concession for 8 existing allotments.

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

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

6. S94 - Sutherland Centre 2006

A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Sutherland Shire Council's Contributions Plan - Sutherland Centre 2006 , a monetary contribution of $305,795.60 must be paid to Sutherland Shire Council toward the cost of works contained in the Works Programme of the Contributions Plan.

This contribution has been assessed and calculated in accordance with the Sutherland Centre 2006, Contribution Plan on the basis of 99 proposed Residential Flat Units, Apartments etc, with a concession for 8 existing allotments.

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

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

7. Approvals Required under Roads Act or Local Government Act

A. Before Construction

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

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

8. Site Management Plan

A. Before Commencement of Works including Demolition

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

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

B. During Works

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

9. Pre-commencement Inspection

A. Before Works

A Pre-commencement Inspection/meeting is to be convened by the Applicant on-site a minimum 5 days prior to any demolition and/or construction activity and between the hours of 8.00 am and 4.30 pm Monday to Friday. The meeting must be attended by a representative of Council's Civil Assets Branch, the Principal Certifying Authority, the builder/site manager of the building/civil construction company and where necessary the supervising engineer. The attendance of the owner is required when it is intended to use more than one builder/principal contractor throughout the course of construction.

The purpose of the meeting is to:

i) Ensure safe passage for pedestrians, Work and Hoarded Zones are maintained in accordance with Council requirements;
ii) Check the installation and adequacy of all traffic management devices;
iii) Confirm that the supervising engineer has a copy of Council's Specification for Civil Works Associated with Subdivisions and Developments.

Note: An inspection fee must be paid to Council prior to the lodgement of the Notice of Commencement. Please refer to Sutherland Shire Councils Adopted Schedule of Fees and Charges.

10. Supervising Engineer

A. Before Construction

The applicant must engage an Accredited Certifier in civil engineering works or a Charter Civil Engineer to supervise construction of any:

i) Road frontage works.
ii) Construction / installation of stormwater drainage.
iii) Rainwater harvesting & reuse.
iv) All other works that form part of a subdivision.

B. During Construction

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

i) All relevant conditions of development consent
ii) Any Consent issued under the Roads Act for this development

C. Before Occupation

The supervising engineer must certify the works required in "A" above were undertaken and completed in accordance with the requirements of this Development Consent and to their satisfaction.

11. Internal Driveway Profile

A. Before Construction

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

B. Design

The internal driveway profile must be designed to:

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

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

12. Basement Car Park Design

A. Design

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

i) A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct or service conduit, or to the underside of any door including a security door and fittings when those doors are in an open position.
ii) The proposed security door fitted to the car parking area entrance must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and / or columns.

B. Before Construction

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

13. Damage to Adjoining Properties

A. Before Works

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

B. During Works

The constraints and recommendations of the Geotechnical Engineers Report must be implemented.

14. Public Utilities

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

A. Before Construction

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

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

15. Road Frontage

A. Design

Council has determined that the proposed development generates a need for the following works to be undertaken by the Applicant in the Road Reserve in conjunction with the development. To this end an application under the Roads Act shall be submitted to Sutherland Shire Council for a Road frontage design drawing and consent to undertake the required frontage works. This design will generally comply with the approved architectural design drawings, SSC Specification for Civil

Works Carried Out in Conjunction with Subdivisions and Developments and SSC Public Domain Design Manual, except where amended and or addressing the following;

i) Establish the property alignment levels and crossing profile,
ii) Construct a vehicle crossing,
iii) Remove redundant crossings,
iv) Reconstruct the footpath pavement,
v) Underground all overhead utilities and provide street lighting,
vi) Remove redundant overhead utilities and support structures,
vii) Reconstruct kerb and gutter along The Grand Parade,
viii) Alter / install street signage where required,
ix) Remove one street tree (Tree 34),
x) Install 5x *Elaeocarpus reticulatus* and 5x *Banksia serrata* street trees in The Grand Parade, and 5x *Elaeocarpus reticulates and 1x Banksia serrata* street trees in Vermont Street.
xi) Regrade and turf the footpath verge to final design levels,
xii) Extend Council's stormwater drainage system to the south via a 375mm reinforced concrete pipeline up to No.48 Vermont Street. The extended system is to connect to Council existing street pit No.80323 (eastern side of Vermont Street). At the southern end of the aforementioned pipeline construct a double grated gully pit with EKI,
xiii) Adjust public services infrastructure where required,
xiv) Reconstruct perambulator ramp,
xv) Ensure there are adequate transitions between newly constructed and existing infrastructure, and
xvi) Create longer sight lines at the intersection of The Grand Parade and Jannali Avenue, by installing a parking restriction sign on the western side of Jannali Avenue, approximately 16m from the street kerb face of the Grand Parade.

B. Before Construction

Establish the property alignment levels and crossing profile.

C. Before Occupation

The Supervising Engineer must certify the Road Frontage Works were constructed to their satisfaction and in accordance with the Development Consent and associated Roads Act Consent. Prior to the occupation or use of the building the Applicant / Owner shall submit to Council a copy of the aforementioned letter of certification.

Note: Council's Engineering Division charges a fee for the creation of the road frontage works design and specification. A quotation may be obtained by contacting the Sutherland Shire Council's Assets Manager.

16. Parking Layout and Vehicle Access

A. Design

The vehicular access-way and car park layout shall comply with the approved architectural design drawings, Australian Standard AS2890.1:2004 and Australian Standard AS2890.6:2009, except where modified by the following;

i) Align with Council's issued vehicular crossing profile,
ii) Parking bays cannot be enclosed or caged,
iii) The vertical alignment of the vehicular access-way shall comply with AS2890.1:2004 to ensure a B85 vehicle will not scrape the surface of the vehicle access-way,
iv) A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct or service conduit, or to the underside of any door including a security door and fittings when those doors are in an open position,
v) All standard parking bays shall be designed to comply with "User Class" 1A and figure 5.2, in AS2890.1:2004,
vi) Any required security door fitted to or within the car parking area must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and / or columns,
vii) Provide a maximum grade of 5% for the first 6m inside the property boundary,
viii) Provide a handrail along one the side walls of the driveway ramp to basement level B1 where the longitudinal grade of the ramp exceeds 12.5%,
ix) The maximum longitudinal grade of all driveway ramps shall be 25%,
x) The carwash bays shall be reconfigured / amalgamated to create three carwash bays. Wash bays W04 & W05 to be amalgamated and wash bays W01, W02 & W03 to become two equal sized bays, and
xi) The on-grade truck hard stand area must be sign posted and line marked for small delivery trucks and garbage pickup.

B. Before Construction

Certification from an Accredited Certifier or a Chartered Civil Engineer or a Registered Surveyor, to the effect that the vehicle access-way design was prepared having regard to the conditions of

development consent, shall accompany the application for the Construction Certificate.

Note 1: Be advised that item iii) is based on a B85 vehicle (Ford Falcon Sedan). This condition will not necessarily protect exotic or altered cars from "scraping" the vehicular access-way.

Note 2: Please be aware that the longitudinal grade of the driveway ramps is steep and that slip/traction may be an issue, it is recommended that you seek specialist advice in this regard.

17. Stormwater Drainage

A. Design

The stormwater drainage, rainwater harvesting and rainwater reuse systems shall accordance with the approved stormwater drainage design drawings Australian Standard AS3500.3:2003 and the BASIX Certificate issued against this development, except where modified by the following;

i) Layout of the drainage system showing the alignment of all pipelines, detention facilities and associated structures, including finished surface levels,

ii) The pipeline within the Vermont Street footpath verge shall be a hot dipped galvanised hollow section with a wall thickness of 4mm,

iii) The pipelines (two) within the Kurrajong Street footpath verge shall replaced with hot dipped galvanised rectangular hollow sections, 100mm by 100mm by 4mm. These pipelines connect the easement drainage system to the street kerb in Kurrajong Street,

iv) All detention ponds / vessels must be located within common property in any future strata plan together with common property pedestrian access-way to any detention pond,

v) The rate of discharge of stormwater from the site must be controlled so that it does not exceed the pre-development rate of discharge,

vi) The stormwater drainage pipeline/s within the stormwater drainage easement shall be checked to ensure the pipeline/s and associated pits are in a good state of repair and can flow the required discharge, and

vii) Construct an inlet junction pit in close proximity to the north western corner of the development site. The three connections to the street kerb shall be redirected and connect to the aforementioned inlet junction pit. The inlet junction pit is to connect and discharge to the street pit required for construction, as part of the Road Frontage condition of Consent.

B. Before Construction

Certification from an Accredited Certifier in Civil Engineering or a Chartered Civil Engineer, to the effect that the stormwater drainage system design was prepared having regard to the conditions of development consent and to their satisfaction, shall accompany the application for the Construction Certificate.

Evidence of the right to drain water through the adjoining property to the benefit all lots within the development (i.e. the consolidated land parcel) shall be obtained.

C. Before Occupation

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

ii) The Supervising Engineer must certify the WAED of the stormwater drainage system that the stormwater drainage works were constructed to their satisfaction and in accordance with the Development Consent. Prior to the occupation or use of the building the Applicant / Owner shall submit to Council a copy of the aforementioned letter of certification.

D. Ongoing

The stormwater detention facilities shall be:

i) Kept clean and free from silt, rubbish and debris.

ii) Be maintained so that it functions in a safe and efficient manner.

iii) Not be altered without prior consent in writing of the Council.

Note: Upon submission of the Works-As-Executed drawing for the stormwater drainage system a notation will be added to the section 149(5) certificate advising future owners that their property is burdened by a stormwater detention facility.

18. Endorsement of Plan of Consolidation

A. Construction

i) Prior to the issue of any Construction Certificate a Plan of Subdivision for the Consolidation of Lot 234 in Deposited Plan No.633072, Lot 1 in Deposited Plan No.560388, Lot 24 in Deposited Plan No.612132, Lots 1 in Deposited Plan No.105110, Lots 1 & 2 in Deposited Plan No.365160, Lots 1 in Deposited Plan No.1175305, Lot B in Deposited Plan No.369027 into one lot must be registered with the Land Titles Office.

ii) Terminate Strata Plan No.86262.

iii) Expunge redundant sewer easement in deposited plan No.526828.

19. Approved Landscape Plan

A. Design Changes

The landscape works on the site must be carried out in accordance with the approved Landscape Plan except as amended by the following:

i) Show tree numbering for all existing trees on the site, road reserve and neighbouring properties in accordance with the arborist report prepared by Talc (dated 19 July 2016).

ii) Tree 33 (*Callistemon viminalis*), in the NE corner of the site, must be shown on the landscape plan to be retained and protected.

iii) Show Tree Protection Zones (TPZ) on plan for all existing trees to be retained and protected, including trees on or near the boundary of neighbouring properties.

iv) Provide Communal Open Space on the eastern side of Building A.

v) A BBQ facility, tables and chairs shall be provided centrally within the Common Open Space.

vi) Delete the vine and planting strip at the base of the wall. The wall shall be detailed with lighting, textures and/or colours and solid benches.

vii) Provide a minimum of three (3) bench seats in the lower grassed Common Open Space in the NE corner of the site. Ensure two of the seats are shaded by canopy trees.

viii) Plant trees along the side boundaries at a distance of 350-500 mm from the fence line to minimise damage to the walls of the basement.

ix) Substitute *Corymbia gummifera* (Bloodwood) for *Corymbia maculata* (Spotted Gum).

x) Provide clothes lines on the terraces of all units and in the Private Open Space of all the townhouses. Ensure that clothes lines are not visible above the balustrade of the units above ground level.

xi) The communal open space areas and all planter boxes on slab must be provided with a water-efficient irrigation system, connected to a pump and the rainwater tank, to enable effective landscape maintenance.

xii) The private open space of each dwelling must be provided with one tap with a removable water key, connected to a pump and the rainwater tank.

The applicant must engage a suitably qualified Landscape Designer or Landscape Architect to oversee any design changes to the approved Landscape Plan and amendments required above. Details of these design changes must be included in the documentation submitted with the application for a Construction Certificate.

Notes:

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

If demolition works to occur prior to the Construction Certificate being issued, tree protection measures must be installed prior to commencement of demolition.

B. Prior to Occupation/Occupation Certificate

The landscape works must be completed in accordance with the approved Landscape Plan and amendments required by 'A' above. A Final Landscape Inspection must be carried out and a certificate issued by Council's landscape officer prior to occupation or the issue of an occupation certificate (interim or final). This certificate is required to ensure that all landscaping works and the deep soil percentage requirements have been carried out in accordance with 'A' above, and that all new indigenous plants on the site and within the road reserve are the correct species.

To arrange a Final Landscape Inspection please phone 9710-0333 48 hours prior to the required inspection date. An inspection fee of $225 is required to be paid, prior to the inspection. Additional inspections will be charged at a rate of $150 each.

C. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date.

Any plants found faulty, damaged, diseased or dead shall be replaced with the same species in the same sized container within one month with all costs borne by the owner.

Note: If difficulty is experienced sourcing suitable indigenous plants from other suppliers, plants grown from locally provenance seed may be available from:

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

20. Trees on Private Land (Projects larger than Dual Occupancies)

A. Tree Removal

The removal of the following trees is approved:

i) Trees identified on the approved Landscape Plan as "existing tree to be removed". Note that Tree 33 (*Callistemon viminalis*) is not shown on the landscape plan but must be retained and protected.
ii) Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.

All other vegetation that would require approval to be removed must be protected.

B. Design

i) 8 trees are approved for removal as part of this consent. Where trees are proposed to be removed Sutherland Shire Council's Development Control Plan 2015 requires indigenous replacement canopy tree planting at a ratio of 8 to 1 on private land.
ii) 64 replacement trees are required to be planted.
iii) A minimum number of 41 indigenous trees must be planted on the site as shown on the approved landscape plan.

Note: For the remaining 23 replacement trees required by "B ii)" above, trees can be planted in the road reserve in accordance with the Frontage Works drawings or Council offers offsite planting under a 'Deed of Agreement' as an alternative to on site planting, at a cost of $100 per tree. Offsite planting will be undertaken as part of Council's Green Street Program. 'Deed of Agreement' forms can be downloaded from Council's website at www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-Tree-Replacement-and-Deed-of-Agreement. A completed form and payment must be submitted to Council prior to the release of the Construction Certificate.

C. Ongoing

Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP 2015 Chapter 38). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

Note: If you have difficulty sourcing suitable indigenous plants from other suppliers, plants grown from local provenance seed may be available from:

Sutherland Shire Council Nursery
345 The Boulevarde, Gymea
Ph: 02 9524 5672
Opening hours - Monday to Friday 7.00am-3.00pm (excluding public holidays).

21. Removal and/or Pruning of Trees on Council Land

A. Design

Council has preferred supplier agreements in place with arborists who are approved to carry out arbor works on Council land. Removal / Pruning of the tree/s listed below must only be undertaken using Council's preferred supplier at the applicant's expense. The applicant is responsible for contract management and payment of the arborist prior to works being undertaken.

Select from Council's list of preferred suppliers listed on Council's website: <http://www.sutherlandshire.nsw.gov.au/Residents/Trees/Trees-on-Council-or-Public-Land>.
Payment of the quoted amount provided must be made prior to any works commencing on site.

The following trees have been approved for removal within the road reserve:

Tree No.	Tree Species (botanical and common name)	Location
34	*Eucalyptus cladocalyx* 'Nana' (Dwarf Sugar Gum)	The Grand Parade, western end

22. Tree Retention and Protection

A. Before Works

Prior to the commencement of any demolition, excavation or construction works on site the applicant shall engage a suitably qualified and experienced Arborist to oversee the measures for the protection of existing trees as listed below.

Note: An Arborist is a person with a current membership of the National Arborist's Association of Australia at a grade of General Member, Affiliate Member or Life Member, or alternatively a person who has obtained an Australian Qualifications Framework AQF Level 5 in Arboriculture.

Prior to the commencement of any works, including demolition, the supervising Arborist must oversee the protection of the following trees as listed in the table below to ensure the installation and adequacy of all tree protection measures.

Tree No.	Tree Species (botanical and common name)	Location
33	*Callistemon viminalis* (Weeping Bottlebrush)	NE corner of site
38	*Callistemon viminalis* (Weeping Bottlebrush)	Northern boundary, neighbour's property
39	*Archonophoenix alexandrae* (Alexandra Palm)	NE corner of site
40	*Banksia integrifolia* (Coast Banksia)	NE corner of site

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

i) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed in accordance with the approved Landscape Plan and arborist report. Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".

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

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

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

B. During Construction

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

ii) The supervising Arborist must be present during any approved hand excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation.

iii) The supervising Arborist must strictly supervise that there is no disturbance or severing of roots greater than 30mm diameter and to cleanly cut those roots between 10-30mm in diameter.

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

23. Car Wash Bays

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

A. Design

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

B. Before Construction

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

C. Before Occupation

The Principal Certifying Authority must be satisfied that

i) 'A' above has been complied with and

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

D. Ongoing

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

24. Garbage, Recycling and Green-waste Storage Area

To ensure the proper storage of waste from the premises:

A. Design

The garbage and recycling storage area must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the requirements of Sydney Water.

Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

B. Before Construction

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

C. Before Occupation

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

D. Ongoing

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

25. External Lighting - (Amenity)

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

A. Design

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

B. Ongoing

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

26. Noise Control - Residential Air Conditioning Unit / Heat Pump Water Heater

To minimise the noise impact on the surrounding environment:

A. Design

The unit must be designed and/or located so that noise generated does not cause an LAeq (15min) sound pressure level in excess of 5 dB(A) above the ambient background level when measured on or within any residential property.

B. Ongoing

i) The unit must be operated in accordance with 'A' above.

ii) Between the hours of 10.00pm and 8.00am on weekends and public holidays and 10.00pm and 7.00am any other day, noise emitted must not be heard within any residence with its windows and/or doors open or closed.

27. Noise Control - Design of Plant and Equipment

To minimise the impact on the surrounding residents, all sound producing plant, equipment, machinery, mechanical ventilation systems or refrigeration systems:

A. Design

All plant and equipment must be acoustically attenuated so that the noise emitted:

☐ before 8am or after 10pm on any Saturday, Sunday or public holiday, or
☐ before 7am or after 10pm on any other day

i) does not exceed an LAeq sound pressure level of 5dB above the ambient background noise level when measured
   a) at the most effected point on or within any residential property boundary or
   b) at the external edge of any sole occupancy unit balcony within the premises itself at any time the units operate.
ii) cannot be heard within a habitable room in any sole occupancy unit* or other residential premises (regardless of whether any door or window to that room is open).

* As defined in the Building Code of Australia

Note: Noise measurement must be carried out in accordance with Australian Standard 1055.1.

B. Before Construction

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

C. Before Occupation

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

D. Ongoing

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

28. Noise from Road

To minimise the impact of noise from the adjoining major road and / or rail corridor on the occupants:

A. Design

The building design must be in accordance with the recommendations of the acoustic report by Koikas Acoustics Pty Ltd dated 2 August 2016 approved as part of this application.

B. Before Construction

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

C. Before Occupation

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

29. Noise and Vibration Control - Residential Car Park

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

A. Design

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

B. Before Occupation

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

30. Car-Park Ventilation - Alternate System

To ensure adequate ventilation for the car park:

A. Design

As the basement car-park does not appear to comply with the natural ventilation requirements of Section 4 of Australian Standards AS1668.2 -1991, the car-park must be either mechanically ventilated by a system complying with AS1668.2 -1991 or alternatively, the natural ventilation system must be certified by a qualified mechanical ventilation engineer to the effect that the system

is adequate. The certification shall confirm that the system will protect the health of occupants of the car park at anytime it is used and satisfies the atmospheric contaminate exposure rates specified in the Worksafe Australia document: Workplace Exposure Standards for Airborne Contaminants.

B. Before Construction

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

C. Before Occupation

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

D. Ongoing

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

31. Demolition Work

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

A. Before Commencement

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

B. During Works

i) The demolition of the existing building must be carried out strictly in accordance with Australian Standard 2601 - The Demolition of Structures.

ii) The applicant must ensure that the demolition contractor has a current public risk insurance coverage for a minimum of $5 million. A copy of the Policy must be submitted to the Council prior to demolition.

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

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

Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW EPA to accept asbestos waste. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. More information can be found at <https://wastelocate.epa.nsw.gov.au>.

32. Dilapidation Report - Adjoining Properties

A. Before Works

To assist in the resolution of any future disputes about damage to properties adjoining the development site, prior to commencement of any work on site the Applicant or principal contractor must provide dilapidation reports on the adjacent buildings, including any basements and ancillary structures. The reports must be provided to the Principal Certifying Authority and to the owners of the properties that are the subject of the report.

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

33. Design Requirements for Disabled Access

A. Design

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

34. Design Requirements for Adaptable Housing

A. Design

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

35. Verification of Design for Construction - SEPP 65

A. Design

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

B. Before Occupation

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

36. Certification Requirement of Levels

A. During Construction

At the following stages of construction:

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

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

B. Before Occupation

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

37. Sydney Water Tap in™ & Compliance Certificate

A. Before Construction

The plans approved as part of the Construction Certificate must be submitted to a Sydney Water Tap in™ to determine as to whether the development will affect Sydney Water's sewer and water mains, stormwater drains and / or easements, and if further requirements need to be met.

Customers will receive an approval receipt. Please refer to the web site www.sydneywater.com.au.

B. Before Occupation / Prior to issue of Subdivision Certificate

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

Sydney Water Advice on Compliance Certificates:

An application must be made through an authorised Water Servicing Coordinator. For details see the Sydney Water web site at www.sydneywater.com.au\customer\urban\index\ or by telephone 13 20 92.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water / sewer extensions can be time consuming and may impact on other services as well as building, driveway or landscaping design.

38. Dial Before You Dig

A. Before Construction

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

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

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

A. During Works

To minimise the noise impact on the surrounding environment:

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

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

40. Toilet Facilities

A. During Works

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

Each toilet must:

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

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

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

41. Street Numbering and Provision of Letter Box Facilities (ORD6005)

A. Before Occupation

i) Street / unit numbers must be clearly displayed.

ii) Suitable letterbox facilities must be provided in accordance with Australia Post specifications.

iii) Street numbering must accord with Australian Standard No. AS4819:2011 and must have the following street address format:

- Proposed Unit A101 shall be No.G01/48 Vermont Street Sutherland,
- Proposed Unit A109 shall be No.G09/48 Vermont Street Sutherland,
- Proposed Unit B101 shall be No.G01/35 The Grand Parade Sutherland,
- Proposed Unit B203 shall be No.103/35 The Grand Parade Sutherland,
- Proposed Unit C101 shall be No.G01/33 The Grand Parade Sutherland,
- Proposed Unit C203 shall be No.103/33 The Grand Parade Sutherland,
- Proposed Unit D101 shall be No.G01/31 The Grand Parade Sutherland, and
- Proposed Unit D203 shall be No.103/31 The Grand Parade Sutherland.

42. Car Parking Allocation

A. Before Subdivision

Car parking must be allocated to individual dwellings as part of their unit entitlement. Parking must be allocated on the following basis:

i) 3 Bedroom Residential dwellings: 2 bays.

ii) 1 Bedroom Residential dwellings: 1 bay.

iii) 2 Bedroom Residential dwellings: minimum of 1 bay and a maximum of 2 bays.

iv) Residential visitors: 26 bays.
v) All tandem bays must be allocated to the same dwelling.
vi) Carwash: 3 bays.
vii) Small truck hard stand area (garbage / delivery: 1 bay.

B. Ongoing

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

43. Safety and Security

A. Design & On-Going

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

44. Waste Management

A. Ongoing

i) Waste collection shall be managed by Private Contractors. Collection shall be undertaken outside commuter peak hours
ii) The largest garbage truck shall be 6.4m long (small rigid vehicle as defined in AS2890.2:2002),
iii) The aforementioned waste collection requirement shall be adopted as a By-Law in any future Strata Plan.

Attached are the prescribed conditions that must be complied with under the Environmental Planning and Assessment Regulations 2000.

PRESCRIBED CONDITIONS

Division 8A of the Environmental Planning and Assessment Regulation Prescribes the following conditions of development consent

S98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

(cf clauses 78 and 78A of EP&A Regulation 1994)

(1) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

(a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,

(b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

(1A) For the purposes of section 80A (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia.

(2) This clause does not apply:

(a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or

(b) to the erection of a temporary building, other than a temporary structure to which subclause (1A) applies.

(3) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:

(a) development consent, in the case of a temporary structure that is an entertainment venue, or

(b) construction certificate, in every other case.

Note. There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

S98A Erection of signs

(1) For the purposes of section 80A (11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.

(2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

(a) showing the name, address and telephone number of the principal certifying authority for the work, and

(b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(c) stating that unauthorised entry to the work site is prohibited.

(3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

(6) This clause applies to a development consent granted before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of $1,100).

S98B Notification of Home Building Act 1989 requirements

(1) For the purposes of section 80A (11) of the Act, the requirements of this clause are prescribed as conditions of a development consent for development that involves any residential building work within the meaning of the Home Building Act 1989.

(2) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

(a) the case of work for which a principal contractor is required to be appointed:

(i) the name and licence number of the principal contractor, and

(ii) the name of the insurer by which the work is insured under Part 6 of that Act,

(b) in the case of work to be done by an owner-builder:

(i) the name of the owner-builder, and

(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

(3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

(4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

S98E Condition relating to shoring and adequacy of adjoining property

(1) For the purposes of section 80A (11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

(a) protect and support the adjoining premises from possible damage from the excavation, and

(b) where necessary, underpin the adjoining premises to prevent any such damage.

(2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Please be advised if this consent is for an entertainment venue, then there are further prescribed conditions that apply under clauses 98C and 98D of the Environmental Planning and Assessment Regulation.

APPENDIX "B"

Sutherland Shire COUNCIL

Administration Centre
4-20 Eton Street, Sutherland
NSW 2232 Australia

Please reply to:
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Monday to Friday

Kylie Rourke - 9710 0535
File Ref: PAD16/0038

04 May 2016

Benson McCormack (Architects) Pty Ltd
5/505 Balmain Road
LILYFIELD NSW 2040

Dear Sir/Madam

Pre-Application Discussion regarding Residential Flat Building Development at 29-41 The Grand Parade and 48 Vermont Street Sutherland.

Council refers to the pre-application meeting (PAD) held on 19 April 2016 regarding the above development proposal. Team Leader Luke Murtas, Kylie Rourke (Development Assessment Officer), Barbara Buchanan (Landscape Architect) and David Jarvis (Architectural Assessment Officer) attended the meeting on behalf of Council and Donny Kayrouz (Holis), Gerard Turrisi (Consultant Planner- GAT & Associates), Jin Ng and Glenn McCormack (Architect- BM Architects) attended on behalf of the applicant.

The purpose of this letter is to provide a summary of the issues discussed at the meeting and provide information that will assist you should you proceed with preparing a development application (DA). Council cannot provide you with certainty on the determination of the proposal until a DA has been lodged and assessed.

The Site

The site is located off the northern side of the Grand Parade, directly opposite the Sutherland Overpass. The property comprises 9 separate allotments. The site is irregular in shape providing 103.6m frontage to The Grand Parade and 53.1m frontage to Vermont Street. The site has a total area of 4729.8m^2. The land slopes gently from the front to the rear (northern boundary) of the site. Sutherland Railway Station is approximately 400m from the subject site.

The Proposal

The proposal intends to demolish the existing structures located on the site, and construct a Residential Flat Building including:

- Four separate buildings, above a two level basement.
- 102 apartments comprising: 23 x 1 bedroom, 76 x 2 bedroom and 3 x 3 bedroom apartments.
- Basement parking accommodating 148 vehicular parking spaces.

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

1. Building Separation & Apartment Design Guide
The site benefits from a zoning uplift to a high density (R4) residential zone and increased density of 1.5:1 (with a 0.3 bonus for some amalgamated lots) and height of 20m under the recently gazetted Sutherland Local Environmental Plan 2015 (LEP15). However, properties to the north of the site retain a low density residential (R2) zoning, with a maximum height of 8.5m and FSR of 0.55:1.

Being located at a zone interface, care needs to be taken to ensure that new development on the site sensitively responds to the surrounding lower density land uses to provide for a transition in scale and a higher volume of advanced landscaping. To address this, the Apartment Design Guide (ADG) recommends that apartment buildings should increase building separation distances by a further 3m, above and beyond the minimum separation distances to the side and rear boundaries, where sites abut lower density zones. For the subject site, a rear (northern) setback of 9m is required for habitable windows and balconies for the portion of the building up to 12m (4 storeys) in height, and 12m for the portion of the building up to 25m in height (5-8 storeys).

The inclusion of townhouse style units adjacent to the boundary shared with No. 46 Vermont Street, and the 12m setback to the boundary shared with No. 53 Kurrajong Street is supported. A more sensitive transition however, between the six storey residential flat buildings and the properties to the east (No 27 The Grand Parade) and north (No. 46 Vermont Street) needs to be achieved. The scale transition needs to respond to the characteristics of Vermont Street more generally and avoid abrupt or awkward "cut outs".

The application of the ADG setback recommendations for zone interface conditions (9m and 12m to upper levels) to the boundary shared with No. 46 Vermont Street would assist in achieving this aim.

Similarly, the provision of a step in the building at levels five and above to building D would provide some relief to existing/future development at No. 27 The Grand Parade. The final selection of materials and finishes will be critical to the success of the design.

The planning principles for development at the zone interface established by the Land and Environment Court should provide guidance for the design. Being also the northerly and best aspect for solar access into the development, configuration of the northern elevation with non-habitable rooms, and/or excessive screening is unlikely to be a suitable solution to balance reasonable level of neighbour privacy without compromising internal amenity.

Privacy within the development (between the proposed towers) is also an important consideration. The ADG requires that separation between buildings on the same site combine required building separations depending on the type of room. The detailed apartment layouts and final building envelopes should be developed to achieve both visual and aural privacy to residents.

2. Floor Space Ratio

The site is located within "Area 12" on the Floor Space Ratio (FSR) Map. In accordance with the provisions of Sutherland Shire Local Environmental Plan 2015 (LEP 15), certain sites identified on the FSR map may enjoyan FSR bonus where a minimum amalgamated lot size is achieved. Council can confirm that the site is within "Area 12", and given the building is located on an amalgamated lot with an area greater than 2,500m^2.on the development may exceed the maximum permitted floor space ratio by up to 0.3:1.The maximum applicable FSR for the site is therefore 1.8:1.

The preliminary scheme is proposed with a compliant FSR. At lodgement stage Council will require confirmation of the areas included in the Gross Floor Area (GFA) calculations are consistent with the LEP 15 definition of GFA.

3. Height & Landscaped Area

Under Councils 2015 LEP, the site benefits from a major up-zoning and consequent increase in the maximum permitted height (20m) and density (potentially 1.8:1), and reduction in landscaping to 30% requirements.

The proposed variations to the height and landscaped area are not supported. Any future application will be expected to comply with the LEP 15 standards.

The elements of the roof that protrude beyond the maximum height limit are positioned adjoining the most sensitive (northern) boundary. Here, Council would expect smaller scale buildings, where a step in the building form is incorporated to respect the lower density R2 zone directly adjoining the site. Reconsideration of this aspect of the building massing is required.

The proposal seeks to enact the LEP 15 landscaped area reduction of up to 5% less than the minimum 30% for the retention of "significant" trees. No details were provided on which trees were those identified as "significant", and the trees mentioned in the meeting did not fit this description. Should the landscape reduction clause seek to be enacted, the "significant" tree/s must be clearly identified and evidence of their significance should be provided in an Aborist report. Ordinarily, a "significant" tree would be a mature, local remnant species within the site that is of importance to the streetscape and local biodiversity. Council can provide further guidance on whether a particular tree would be considered "significant" prior to the submission of the DA if required. Should no significant trees be present on the site, Councils expectation will be that 30% of the site will be provided as landscaped area. Only landscaped areas which constitute genuine deep soil will be calculated.

Key to any future application is that the landscaped area and Gross Floor Area (GFA) are calculated in accordance with Councils LEP definitions. In terms of GFA, the space within the building where the floor level of the storey immediately above is greater than 1m above existing ground level would not benefit from the GFA exclusions which apply under the LEP for basements.

4. Streetscape

It is important that the final design sensitively relates to the street, particularly given its current low density residential context, and lower density zone adjoining the rear boundary. Particular attention should be paid to the composition and detailing of the

building facade with a focus on the pedestrian entry points to the building which can impact on its apparent scale as well as its appearance. The preliminary plans represent an envelope which does not propose any steps in the built form as the height increases. Further development of the scheme should provide visual interest and articulation to the facades informed by the recommendations of the ADG.

Following lodgement of a DA, the proposal would be referred to Councils independent Architectural Review and Advisory Panel (ARAP), who will provide feedback to the Council assessment officer of its opinion on the development.

Experience has shown that attending a meeting with the Panel prior to lodging a formal development application is beneficial to applicants. Attendance prior to the DA submission is encouraged for the subject application, particularly if a scheme which does not numerically comply with the street setback is proposed.

Attendance at an ARAP meeting allows an applicant to present concept drawings and a brief outline of the proposal for the panel's initial consideration and comments prior to the preparation of detailed architectural, landscape and drainage plans.

Should the panel have fundamental concerns about site planning of the design concept; such matters can be addressed before detailed plans are prepared. Further detail on the costs and lodgment requirements for a Pre-DA ARAP can be found on Councils website:
http://www.sutherlandshire.nsw.gov.au/Development/Review-Panels/Architectural-Review-Advisory-Panel-ARAP

5. Existing Trees

An aborist report should be provided with the DA, to justify the removal of any trees, and to ensure appropriate measures are put in place to ensure the ongoing health of retained species. This includes all trees with a trunk diameter greater than 100mm on the site, on neighbouring properties and within the Council verge. A carefully resolved landscape plan which identifies not only significant trees but sensitive edges of the site and provides an adequate and locally appropriate landscaping response will greatly benefit the development, both from a public and internal perspective

6. Parking

Councils draft DCP calls for 1 space to be provided for 1 bedroom dwellings, 1.5 spaces provided for 2 bedroom dwellings, 2 spaces per 3 bedroom dwellings, and 1 visitor space provided for every 4 units. The proposal indicates that 102 apartments are proposed comprising: 23 x 1 bedroom, 76 x 2 bedroom, and 3 x 3 bedroom apartments. The proposal would create the demand for 169 parking spaces.

The proposal provides 142 residential and visitor parking spaces, which is substantially deficient of the volume of parking prescribed under the draft DCP. Council acknowledges that lower parking rates are encouraged by the ADG, however the local context of the site is important in considering the likely parking demand generated by the development. Though the site is proximal to the train station, car ownership rates are high in all parts the Sutherland Shire. Further, the site is located in an area which is used for commuter parking, and the surrounding streets are currently at, or reaching capacity in terms of the available on street parking. Council's

position is that the draft DCP parking rates provide an accurate reflection of parking demand for this type of use. Provision of less than this volume will not reduce car dependence; it will simply result in off-site parking impacts to the local road network.

Accordingly, it is Council's advice that the development should provide parking in accordance with the DCP rates.

7. Street Setback

A 7.5m setback applies to the site boundaries shared with the street. Councils draft DCP permits building elements to encroach 1.5m into the front setback for a maximum of one third of the area of the façade, forming an articulation zone. Encroachments can include open structure elements such as balconies and hoods, as well as elements which contribute to floor space ratio such as bay windows. Importantly, encroachments within the "articulation zone" must improve the design quality of the development with good façade articulation. Further development of the built form should ensure the specific criteria for encroachments within the articulation zone are met if street setbacks less than 7.5m are pursued.

8. Basement Setback

The presence of overhead powerlines to the Grand Parade limits additional street planting in the Council verge at this frontage. Accordingly, planting to enhance the streetscape should be located within the site. To accommodate this, a 6m setback should be provided between the front boundary and basement to provide for deep soil for tree planting. A 6m setback would also work in unison with the minimum 6m width required under the ADG for deep soil zones.

This modification would enable the scheme to better accommodate existing trees and provide substantial landscaped areas along the site boundaries. The consequence of this would be a development which would better relate to its context and improve the streetscape whilst providing better amenity for future residents.

9. Engineering Matters

Stormwater must be disposed of in its natural catchment by gravity by the most direct route. For the subject site, any residual stormwater must be discharged to Vermont Street. No offset will be permitted. A drainage plan, including OSD calculations prepared by a suitably qualified engineer should be provided with any future Development Application. Further modelling must be provided for the depth and width of flow within Vermont Street to assess the capacity of the public system. Comments must be also provided in relation the upgrading of the public system.

The driveway should comply with AS2890.1, and a width of 5.5m should be provided. Car parking aisles and spaces should be designed to comply with AS2890.1.

A suitable MRV sized loading bay must be provided within the site for deliveries, garbage collection and removalist trucks. A Waste Management Plan should be submitted with the DA which addresses the above, and Councils DCP requirements.

Council also recommends a detailed frontage works application detailing the scope of proposed frontage works within the road reserve be determined, prior to the

lodgement of the DA. Application forms and further information on this application can be found on Council's website.

10. Site Isolation

The DA should contain detail, such as built form modelling, to demonstrate that the sites at No. 25 & 27 The Grand Parade are able to achieve their maximum development potential and will not be isolated as a result of the proposed scheme. The planning principles regarding site isolation established by the Land and Environment Court should inform the application.

11. Road Noise

The subject site is identified in Councils DCP as being within the Road and Rail buffer zone. Compliance with the *NSW Department of Planning's Development near Rail Corridors and Busy Roads –Interim Guidelines* is mandatory and a noise report should be submitted with the DA package demonstrating the guidelines are capable of being complied with. Refer to State Environmental Planning Policy (Infrastructure) 2007 for further information.

12. Utilities and Infrastructure

You are advised to make enquiry early with the various infrastructure and utility providers to ensure relevant considerations for the provision of services have been taken into account early in the building design. Urban infrastructure and utilities are reaching, or have reached maximum capacity in some localities. Electricity substations are required on occasion to ensure sufficient power to buildings and to meet flow requirements for sprinkler systems; NSW Fire have required substantial water tanks in other instances. Infrastructure to support these requirements will not be approved in the front boundary set back, or at the expense of landscaping or parking requirements.

Conclusion

The proposal needs further development to respond to its low density residential context and to satisfy the requirements of the Apartment Design Guide, which is a critical document in the development of the proposal. Particular care needs to be taken with the setback to the northern boundary where the separation distances outlined in the ADG should be applied to achieve reasonable levels of external and internal visual privacy.

The protrusion of the built from beyond the maximum height control is not supported. Further, the proposal has not demonstrated that the LEP15 criteria for the 5% landscaped area reduction have been satisfied. Parking should be increased to comply with the draft DCP.

Resolution of these matters will involve some minor modifications to the design and massing of the development, particularly building B and D but need not reduce apartment yield. A careful balance between managing scale and dominance on the one hand and maintaining amenity on the other will need to inform any revisions to the design.

A well resolved landscape design which responds to local cues and buffers the most sensitive edges of the development will improve the scheme. Deep soil landscaping,

to accommodate significant mature native trees, needs to be provided within the site to enhance the streetscape and appropriately respond to the interface with the low density residential zone.

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

For detailed information about how to prepare and lodge a development application, please refer to the "Development" section of Council's website (www.sutherlandshire.nsw.gov.au).

On the web page a "DA Guide" is available and an online tool called "Development Enquirer" which searches the applicable planning instruments for the planning controls relevant to your site and development.

Please make an appointment with Council's Development Enquiry Officers on 9710 0520 when you are prepared to lodge your application. Requests for appointments can also be made via Council's website.

Please contact Council if you believe any of the above information to be incorrect or if you need clarification of the advice provided. Your initial point of contact should be Kylie Rourke (9710 0535) as this is Council's development assessment officer who will most likely be responsible for the assessment of your DA.

Yours faithfully

Mark Adamson
Manager – Projects and Development Assessment

APPENDIX "C"

Public Submissions

Address	Date of Letter/s	Summary of Main Issues Raised
Unknown	15 September 2016	Site Suitability and overdevelopment Overshadowing Traffic and parking impacts Pedestrian safety
23/45-47 Vermont Street	9 September 2016	Traffic impacts and parking provision Waste management
Kurrajong St resident	9 September 2016	Site Suitability and overdevelopment Traffic impacts and parking provision Solar access / overshadowing Bulk, Scale and Height and Transition to R2 low density. Non-compliance with ADG requirements and building separation guidelines. Noise, Light Spill, Privacy and Overlooking. Adequacy of submission (traffic assessment) Ventilation Subterranean dwellings Development potential of adjoining lots and the desired future character of the immediate area Excavation, groundwater and dilapidation
Vermont St Resident	12 September 2016	Parking provision
Unknown	13 September 2016	Traffic impacts and parking provision Waste management Site Suitability and overdevelopment Bulk, Scale and Height
2/51 Kurrajong Street Sutherland	13 September 2016	Traffic impacts and parking provision Construction and excavation impacts
45 – 47 Vermont Street Sutherland	14 September 2016	Site Suitability and overdevelopment Bulk, Scale and Height

		Traffic impacts and parking provision Pedestrian safety Waste management Access location Type of housing Safety, crime and security
Unknown	14 September 2016	Site Suitability and overdevelopment Traffic impacts and parking provision
1/51 Kurrajong Street Sutherland	14 September 2016	Site Suitability and overdevelopment Bulk, Scale and Height Construction and excavation impacts Privacy and overlooking
Unknown	15 September 2016	Site Suitability and overdevelopment Bulk, Scale and Height Transition to adjoining properties Overshadowing Building aesthetics
32 Kurrajong Street Sutherland	14 September 2016 2 Submissions	Compliance with SSLEP2015 Site Suitability, overdevelopment and cumulative Traffic impacts and parking provision Solar access / overshadowing Bulk, Scale and Height and Transition to R2 low density. Non-compliance with ADG requirements and building separation guidelines. Noise, Light Spill, Privacy and Overlooking. Adequacy of submission (traffic assessment) Ventilation Subterranean dwellings Excavation, groundwater and dilapidation
2/41-43 Vermont St, Sutherland	15 September 2016	Traffic impacts and parking provision Waste management
4/44 Vermont Street	16 September 2016	Traffic impacts and parking provision

Sutherland		Waste management Site Suitability and overdevelopment Bulk, Scale and Height
11/41-43 Vermont St Sutherland	15 September 2016	Site Suitability and overdevelopment Bulk, Scale and Height Internal resident amenity Traffic impacts and parking provision Construction impacts
2/44 Vermont Street Sutherland	20 September 2016	Traffic impacts and parking provision Open space provision and landscaping Bulk, Scale and Height Overlooking and privacy Property devaluation Site Suitability and overdevelopment
22/45 Vermont Street Sutherland	21 September 2016	Procedural requirements in order to make a determination have not been met including: - Notification requirements (letters) - Display of notices - Availability of information to the public

DA 16/1035.

APPENDIX "D"

NSW POLICE FORCE

Sutherland Local Area Command
113 – 121 Flora Street
Sutherland NSW 2232

Tel: 02 9542 0899
Facsimile: 02 9542 0708
Ref No: DA 16/1035

29 September 2016

General Manager,
Sutherland Shire Council
Locked Bag 17,
Sutherland NSW 1449

RE: Development Application DA 16/1035
Demolition of 9 dwellings and construction of a residential flat building development containing 101 units in 4 buildings over basement car parking

29-41 The Grand Pde, 48 Vermont St, Sutherland

In line with the Crime Prevention Guidelines of the New South Wales Environmental Planning and Assessment Act, 1979, Section 79C, Sutherland Local Area Command has conducted a *Safer by Design Crime Risk Evaluation* as requested by Sutherland Shire Council, on the proposed development relating to Demolition of 9 dwellings and construction of a residential flat building development containing 101 units in 4 buildings over basement car parking at 29-41 The Grand Pde, 48 Vermont St, Sutherland.

The proposed development may introduce new (potential) victims, crime opportunities and offenders to the development site and its surroundings. It is possible, therefore, that crime will increase in the future.

Crime Prevention Through Environmental Design (CPTED) treatment options should be considered for the proposed development in order to reduce opportunities for crime.

Yours sincerely,

Acting Superintendent Terrance O'Neill
Acting Sutherland Local Area Commander

Safer by Design

Crime Risk Evaluation: Demolition of 9 dwellings and construction of a residential flat building development containing 101 units in 4 buildings over basement car parking

29-41 The Grand Pde, 48 Vermont St, Sutherland

DA 16/1035

a report prepared for
Sutherland Shire Council

By

NSW Police Force
Crime Management Unit
113-121 Flora Street, Sutherland

Telephone 9542 0899
Facsimile 9542 0854
Email haye1dav@police.nsw.gov.au

September 2016

Contents

Disclaimer

New South Wales Police has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this evaluation, any person who does so acknowledges that:

1. It is not possible to make areas evaluated by NSWP absolutely safe for members of the community or their property;
2. It is based upon the information provided to NSWP at the time the evaluation was made;
3. The evaluation is a confidential document and is for use by the consent authority referred to on page 1 only;
4. The contents of this evaluation are not to be copied or circulated other than for the purposes of the consent authority referred to on page 2.

NSW Police hopes that by using the recommendations contained in this document criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if it's recommendations are followed.

Section 79C of the Environmental Planning and Assessment Act and Crime Prevention

In April 2001, the NSW Minister for Planning introduced Crime Prevention Guidelines to S79C of the Environmental Planning and Assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. "If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimise crime risk, or, refusal of the development on the grounds that crime risk cannot be appropriately minimised".

The Guidelines contain two parts. "Part A details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained police, and Part B outlines basic Crime Prevention through Environmental Design (CPTED) principles and strategies that can be used by consent authorities to justify the modification of proposals to minimise risk" (DUAP 2001:2).

Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place-management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension);
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime);

- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards); and

- Minimise excuse-making opportunities (removing conditions that facilitate the rationalisation of inappropriate behaviour).

CPTED employs four key strategies. These are Surveillance, Access Control, Territorial Reinforcement and Space/Activity Management.

Surveillance

Natural surveillance (NS) is achieved when normal space users can see and be seen by others. NS highlights the importance of building layout, orientation and location; the strategic use of street design; landscaping and lighting. NS is a by-product of well-planned, well-designed and well-used space. *Formal (or Organised) Surveillance (FS)*, is achieved through the tactical positioning of guardians. An example would be the use of supervisors on station platforms, or the placement of a taxi rank within eyesight of a station entry. *Technical Surveillance (TS)* is achieved through mechanical/electronic measures such as CCTV, help-phones and mirrored building panels. TS is commonly used as a "patch" to supervise isolated, higher-risk locations.

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). Australia and New Zealand Pedestrian Lighting Standard 1158.3.1 requires lighting engineers and designers to factor in crime risk and fear when selecting lamps and lighting levels.

Access Control

Access control measures restrict, channel and encourage people, bicycles and motor vehicles into, out of and around targeted sites. Wayfinding, desire-lines and formal/informal routes are important crime prevention considerations.

Access control is used to increase the time and effort required to commit a crime and to increase the risk to criminals. *Natural Access Control (NAC)* includes tactical use of landform and waterways, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens. *Mechanical/Electronic Access Control (MEAC)* includes the employment of security hardware and *Formal (or Organised) Access Control (FAC)* includes on-site guardians such as employed security personnel.

Territorial Reinforcement

Criminals rarely commit crime in areas where the risk of detection and challenge are high. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it. *Territorial Reinforcement (TR)* uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/should not be and what types of behaviour are appropriate.

Space and Activity Management

Space and activity management strategies are an important way to develop and maintain *natural* community control. Space management involves the formal supervision, control and care of the public domain. All space, even well-planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

Evaluation

This evaluation was requested by Sutherland Shire Council for DA 16/1035 which is described as demolition of 9 dwellings and construction of a residential flat building development containing 101 units in 4 buildings over basement car parking at 35-41 The Grand Pde, 48 Vermont St, Sutherland.

Primary focus areas include:

- Design detail;
- Pedestrian access (internal and external); and
- Place management.

Sutherland Local Area Command (LAC)

The Sutherland Local Area Command (LAC) is on the southern fringes of Sydney, between Sydney and Wollongong. Geographically the command is the largest in the Central Metropolitan Region being 300 square kilometres in size. A large part of the LAC consists of the Royal National Park. The major suburbs are Sutherland, Menai, Engadine and Gymea. There are a total of 28 suburbs within the command. Adjoining Sutherland LAC includes Miranda LAC to the east, Wollongong LAC to the south, Liverpool LAC to the west, Bankstown LAC to the north-west and St George LAC to the north. Sutherland LAC is situated within the Sutherland Shire which includes Miranda LAC and is a major thoroughfare for motorists and commuters travelling between Sydney and Wollongong.

The Sutherland Shire has almost 80 schools within the area, indicating a high percentage of juveniles living and visiting the area. Overall population is in excess of 225,070 (ABS 2014).

Sutherland CBD is a main central location which connects visitors travelling through the area who reside in the South Coast and the Cronulla areas and those visiting the Royal National Park and South Coast. Public transport hubs are located at Sutherland, being a bus terminal, taxi rank and railway station with connecting lines. A bus service operates the western part of Sutherland Shire which is the only form of public transport within that area. Cronulla Beach is the only beach within Sydney which is connected directly with a railway line service, therefore, is popular during warm summer months with visitors external to the region.

The proposed development site is situated a short distance away from Sutherland shopping precinct which consists of 2 x supermarkets, small businesses, cafes, restaurants, licensed premises, railway station, taxi and bus interchange and two large multi-storey public commuter car parks.

The proposed development is located a short distance away from an existing multiple storey affordable housing unit complex in Vermont St.

Crime Ratings

Reported crime statistics have been used to help identify 'crime likelihood'. These statistics are based on raw data. More accurate statistics can be acquired by the Bureau of Crime Statistics.

In NSW, crime statistics are gathered and analysed in geographical areas referred to as Police Local Area Commands (LACs). This development is located within Sutherland Local Area Command and the following incident categories and ratings have been identified for the Local Area Command in which the development is located:

Incident	Likelihood Values based from Raw Data Statistics				
	Highly Likely	Likely	Moderate	Unlikely	Not assessed
Malicious damage		■			
Stolen M/Vehicle		■			
Assault				■	
Break & enter			■		
Stealing		■			
Robbery				■	

* The statistics provided relate to a nearby development by the Sutherland LAC Intelligence Unit has revealed the above crime types occurred within a 200 metre radius of the proposed location.

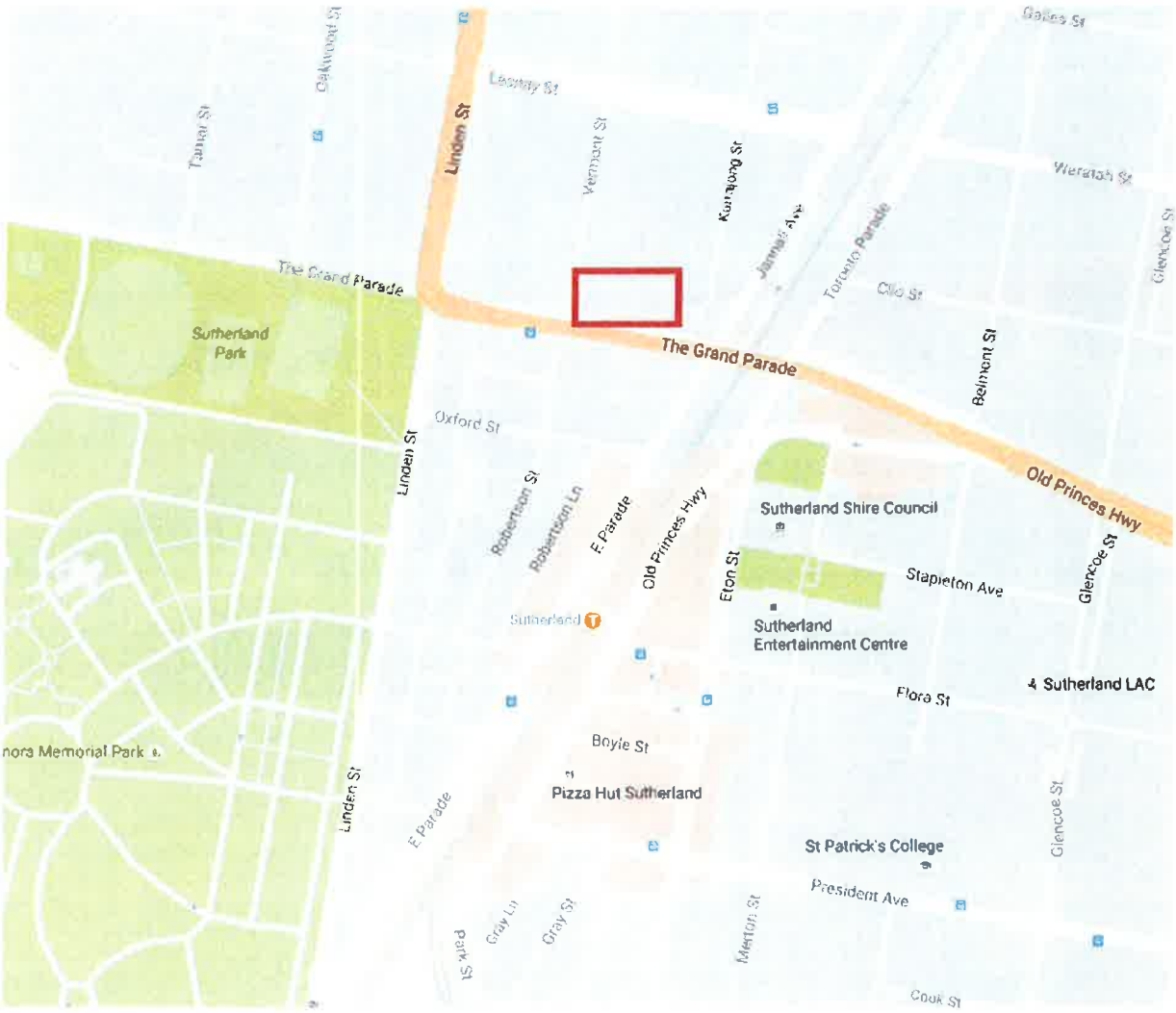
The aforementioned statistics are based on raw data between an 18 month period, being, January 2015 and September 2016. There were a total of 71 reported incidents and are categorised as follows:

- Assault – 4
- Break & Enter – 16
- Malicious damage – 24
- Robbery – 1
- Stealing – 23 (from dwelling – 1; from motor vehicle – 12; other – 10)
- Stolen vehicle – 3

Evaluation Rating

After conducting a Safer by Design Crime Risk Evaluation for the proposed development the crime risk rating has been identified as ***LOW***. This is on a sliding scale of low, medium and high.

View of proposed area



Issues and Recommendations

Working through the preliminary drawings, a number of areas of concern have been identified for attention and review.

Clear sight lines provide a higher level of safety through natural surveillance. This may come at the expense of some privacy on all levels.

Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. The proposed development application requires good use of perimeter barriers while operating to designate access control.

Consideration should be given to access control methods to resident carparks, by use of garage doors or other devices to reduce the likelihood of unauthorised access and possible damage.

During construction, fencing should be used to reduce the likelihood of person/s gaining entry into the restricted zone. Signage should also be installed, marking the area as restricted.

It is recommended that anti-graffiti film is used on all building materials to reduce the likelihood of graffiti type incidents.

Police suggest the use of CCTV to monitor the common areas to ensure resident safety and reduce the likelihood of robbery/assault type incidents.

Appropriate lighting should be installed around the premises to illuminate all areas, including hidden pockets, particularly access points for residents.

Clear signage and markings should indicate the pedestrian crossing areas within the car park.

Clear signage, markings and lighting should be used along the footpath indicating the width of the footpath and safe walkway.

Car Park Area

- The proposed basement car park accommodates vehicles below street level, therefore, there is an increased risk for public safety, due to the seclusion of the area.
- The area needs to be marked clearly with good visibility for patrons entering and exiting the car park and provide good natural surveillance into the car park. Any opportunities for concealment located within the car park area in void spaces require being identified.
- Police recommend that each unit is allocated a lockable garage. A two point lockable garage door should be installed for each garage.
- Clean, well-maintained areas often exhibit strong territorial cues. Rundown areas may cause perception of fear and affect community confidence to use public space. Ultimately, it may provide crime opportunity. Vandalism can cause fear and avoidance behaviour in a public space, therefore the rapid repair of vandalism and graffiti, the replacement of car park lighting and general site cleanliness is important to create a feeling of ownership. Ownership increases the likelihood that people will report or attempt to prevent crime.
- Resident only access should be restricted by the installation of security shutters on the residential basement levels. The timing of the shutter should only permit one vehicle at a time to enter/exit and should not be opened for any longer than necessary.

- Clear signage needs to be in place throughout the car park to indicate exit and emergency exit routes, no parking areas, direction to facilities and disabled car spaces to minimise the risk of antisocial behaviour and use of the car park for skateboarding, burnouts, illegal parking, etc.
- Skateboarders can adversely affect the reputation of areas if not controlled. As a result of this, residents could live in fear of their safety and no longer use certain areas of the basement parking facilities. Smooth, large concreted areas are enjoyed by skateboarders who generally enjoy smooth downhill descents. Skateboarders generally congregate in large numbers and some skateboarding communities within the Sutherland Shire are known to commit graffiti attacks. As a result, the area may be avoided by pedestrian traffic and the risk of crime could rise, and may increase noise associated complaints. To reduce the area for the potential of skateboarders attributing to noise and crime, Police highly recommend the use of ribbed or waffle concrete, particularly on general parking areas and access/egress ramps.
- Many graffiti vandals favour porous building surfaces, as 'tags' are difficult to remove. Often a ghost image will remain even after cleaning. Easily damaged building materials may be less expensive to purchase initially, but their susceptibility to vandalism can make them a costly proposition in the long term, particularly in at-risk areas. This should be considered when selecting materials for construction. Police recommend painting walls with an anti-graffiti type commercial grade paint or substance.
- The bicycle area is identified as isolated. This area should be under constant CCTV monitoring, be well lit and access should be restricted with a lock and key. Signs should be installed reminding residents to properly secure their bicycles when not in use.
- The Store Room area is identified as isolated. This area should be under CCTV monitoring, be well lit at all times and access should be restricted with a lock and key.
- Due to the garbage collection areas being underground and in rooms, Police strongly recommend appropriate fire rating materials be used should a bin be set alight. An automatic fire alarm and water sprinkler is also recommended to be installed in these areas.
- The garbage collection areas are identified as isolated, especially if residences are removing waste at an off-peak time. This area should be under constant CCTV monitoring, be well lit (sensor lighting) and access should be restricted with a lock and key.

- Police recommend that the underground car parking areas be painted white to greatly assist reflecting light. Painted facilities not only look larger and more spacious than unpainted car parks, but can greatly reduce the number of lights required to illuminate the car park and on-going energy costs.

- Mirrors should be installed at the entry/exit of the car park to minimise the risk of collisions.

Additional Information

Warning Signs

- Effective signage and/or directional signs should be installed to provide guidance to visitors in prohibited areas etc as well as areas of interest such as visitor, disabled parking, exit/entry areas, car parking etc.
- Warning Signs can assist in controlling activities and movements throughout the premises and car park.
- Install warning signs around the perimeter of the premises to warn possible intruders of what security treatments have been implemented to reduce opportunities for crime.
  - *Warning. Trespassers will be prosecuted.*
  - *Warning. This property is under electronic surveillance.*
  - *All property has been marked for Police identification.*

Landscaping

- Keeping trees & shrubs trimmed can reduce concealment opportunities and increase visibility within the property.
- Remove obstacles & rubbish from property boundaries, footpaths, driveways, car parks & buildings to restrict concealment & prevent offenders scaling the boundary fence.

Security Lighting

- Install security lighting in and around your property, particularly over entry/exit points to create an even distribution of light with no glare, e.g. sensor lighting or floodlighting.
- Leave a limited amount of internal lighting on at night to enable patrolling Police, security or passing people to monitor activities within and around the premise.

Building Design

- Maintain clear sightlines between the street, neighboring property and the buildings.
- A minimum six foot fence should be installed to reduce the likelihood of any intruder gaining entry from the rear or side of the yards.
- Limit the number of entry/exit points to restrict potential unauthorised access.
- Security screen mesh doors should be installed for each residential unit.

- Solid wooden doors should be installed for each external door within the Australian Standards for Fire rated doors.
- Security fencing and security gates should be installed at entry points with a video link intercom system.
- Unit occupant's mail collection area should be positioned in an area which restricts general public access. The area should contain secure and lockable letterboxes for the prevention of mail theft. Consultation in planning should be carried out with Australia Post, whereby a cyber-lock key system can be constructed and installed.

Surveillance Equipment

- Surveillance equipment can enhance the physical security of your premise and assist in the identification of people involved in anti-social or criminal behavior.
- CCTV should be installed in and around the property to maximise surveillance opportunities. Best practice is to minimize any 'blackspots' for potential hiding opportunities of offender/s.
- Digital or video technology should be used to record images from the cameras.
- Recording equipment should be installed in a lockable, restricted area where person/s cannot tamper with the equipment.
- Videotapes/DVD's need to be replaced quarterly to maintain quality images.
- Installed surveillance equipment should be maintained in working order and regularly tested.
- If the surveillance system is installed, use it.
- Strata members should be trained in the correct use of the system.
- Any surveillance system should be manufactured and installed by a qualified and reputable company and regularly function tested.
- Ensure that the requirements of the Surveillance, Telecommunications and Privacy and any other applicable Act are adhered to.

General

- Computer passwords should be changed regularly to restrict access to avoid misuse by past and present members of staff.
- Emergency evacuation plans should be implemented and maintained by the strata to assist residents and Emergency Services in the event of an emergency. This plan should be prominently displayed.
- Residents should be suitably trained in evacuation procedures.
- Police strongly recommend the use of a reputable security company to monitor the property.

NSW Police hopes that by using the recommendations contained within this report, criminal activity will be reduced and the safety of residents or tenants and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

NSW Police would like to thank you for your interest in improving the security of your property and in preventing crime in our community. Should you require any further information please contact Senior Constable Dave HAYES at Sutherland Police Station on 9542 0899.

Regards,

Dave HAYES
Senior Constable
Crime Prevention Officer
Sutherland Local Area Command

Architectural Review Advisory Panel

Proposal: **Demolition of 9 dwellings and construction of a residential flat building development containing 101 units in 4 buildings over basement car parking**
Property: 48 Vermont Street SUTHERLAND NSW 2232
41 The Grand Parade SUTHERLAND NSW 2232
41A The Grand Parade SUTHERLAND NSW 2232
41 The Grand Parade SUTHERLAND NSW 2232
39 The Grand Parade SUTHERLAND NSW 2232
37 The Grand Parade SUTHERLAND NSW 2232
35 The Grand Parade SUTHERLAND NSW 2232
33 The Grand Parade SUTHERLAND NSW 2232
31 The Grand Parade SUTHERLAND NSW 2232
29 The Grand Parade SUTHERLAND NSW 2232
Applicant: Benson McCormack (Architects) Pty Ltd
File Number: DA16/1035

The following is the report of the Architectural Review Advisory Panel Meeting held on Wednesday, 5 October 2016 at the Administration Centre, Sutherland Shire Council, Eton Street, Sutherland. The report documents the Panel's consideration of the proposed development described above.

"2. DA16/1035 - DEMOLITION OF EXISTING 9 DWELLING HOUSES AND CONSTRUCTION OF 101 APARTMENTS ABOVE 2 BASEMENT CAR-PARK LEVELS AT 29-41 THE GRAND PARADE & 48 VERMONT STREET SUTHERLAND

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

Glen McCormack (Architect); Gerard Turissi & Melissa Rodbeoms (Planners); Matthew Higginson (Landscape architect), Donny Kayrouz & Jabbour Jabbour (owners) addressed the Panel regarding the aims of the proposal and the constraints of the site.

Description of the Site and Proposal

Proposal:	Demolition of existing 9 dwelling houses and construction of 101 apartments (24x1 bed; 74x2 bed; 3x3 bed) above 2 basement car-park levels.
Project Address:	29-41 The Grand Parade & 48 Vermont Street Sutherland
Zoning:	**R2 High Density Residential**
Applicant:	Glenn McCormack (Benson McCormack PTY LTD)
Meeting Date:	05/10/2016

File No:	**DA16/1035**
PAD:	**Yes** (PAD16/0038; PAD16/0004)
ARAP Pre-DA:	**Yes** (ARAP16/0016)
Responsible Officer/ Team Leader:	Evan Phillips/ Luke Murtas

Key Controls:

Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015)
Sutherland Shire Council Draft Development Control Plan 2015 (SSDDCP 2015)
State Environmental Planning Policy 65 Amendment No.3 (SEPP 65)
Apartment Design Guide (ADG)
Affordable Rental Housing SEPP (ARHSEPP2009)

Applicants Submission:

The Panel has reviewed the previous PAD and ARAP Pre-DA Reports, and has conducted an inspection of the site on the morning of the meeting.

PRINCIPLE 1 – CONTEXT & NEIGHBOURHOOD CHARACTER

The site is located on the tree-lined Grand Parade adjacent to the Sutherland Overpass, a very busy elevated road directly to the north of the Town Centre. Currently occupied by single storey detached houses, the site has a very wide frontage (103.63 metres) to the noisy, elevated roadway, and has a fall to the rear (north) of approximately two metres. To the west across Vermont St is a recently built residential flat building, and sites adjoining to the east are also zoned R4 and likely to be re-developed in a similar manner.

To the north is an established residential area with an R2 Low Density Residential zoning (2 storey townhouses), and consequently there will be a pronounced scale transition owing to the subject site being up-zoned to R4 with a 20m height limit.

The site has a base FSR1.5:1, with a bonus FSR0.3:1 applied for amalgamating properties to form a site of this area. Whilst large site amalgamations can make basement car-park planning easier and allow larger zones for deep soil planting, such FSR bonuses can create issues above ground, and It is often the case that all of the allowable additional floor space cannot be comfortably accommodated within the site constraints and the applicable controls. Even on a site without bonus FSR provisions, large buildings are generally squeezed into what are usually tight site constraints of setbacks and height controls. With FSR bonuses – be it the size of the site, ARHSEPP provisions or other controls – it becomes more difficult to design buildings with good amenity within the buildings and the site, and good relationships with neighbours.

A stand of mixed eucalypts adjoin the overpass on The Grand Parade from 37 – 25. There are two small street trees (dwarf eucalypts) on the north side of The Grand Parade. There are a number of trees on the site, of which only 2-3 have the potential to be kept.

A drainage easement runs along the north boundary falling to Kurrajong St to the east. The site slopes 3M to the north.

The proposal includes a well-considered site analysis and site photography to illustrate existing contextual conditions.

PRINCIPLE 2 – SCALE & BUILT FORM

The proposal consists of three similarly scaled six-storey residential flat buildings addressing the sites Grand Parade and Vermont Street frontages. These buildings are either 6 or 7 storeys, and a row of low scale town houses is proposed along the northern boundary. Two levels of underground car-parking create a podium under the buildings and across the centre of the site, thereby restricting deep soil planting to perimeter areas.

By locating the taller and larger buildings on the south and west road frontages with minimal distances between them, the areas of common open space on the sunnier northern side are well protected from road-related amenity impacts.

The two-storey town-houses along the northern boundary generally have a good scale relationship with the two-storey buildings to the north that will remain into the future.

Whilst the layout of the site is rationally conceived and intelligently composed, the Panel is concerned that the taller Vermont Street built form (Building B) is not sufficiently set back from the northern boundary, and will create adverse impacts on its adjacent lower scale precinct. It is recommended that this setback is increased to allow for large trees and improved acoustic and visual privacy.

The curved portion of the northern end of Building B does not comply with the minimum ADG setback of 7.5m (4.5+3m) for the lower four levels and 9m (6m+3m) for the upper three levels. Despite this being a "prime" orientation, the planning has been manipulated in order to avoid further setbacks. Consequently the Panel recommend that ADG compliance is required at this location.

The proposal generally complies with the 20m LEP height limit, however there are also parts of Building B (upper level at the north end) and a number of roof level elements that do not comply.
The scheme also relies in this area on the proposed ground levels being set down below existing natural ground levels. It is noted however that the typical floor-floor height is 3.1m, and the Panel acknowledge and support this.

The formal and scale relationships between Building B and the lower scale townhouses (Building A) along the northern boundary are not successful. Complying ADG boundary setbacks (including the additional 3m setback required for the zone transition) mean that the upper two levels at the north-western corner should be set further back from the boundary. This is exacerbated by the awkward visual relationship created by the Building B tower surmounting the terraces, and a clearer typological distinction should be drawn.

The separations between Buildings B-C and C-D are smaller than required under ADG Part 2F, being approx. 5m rather than the 6-12m provisions for up to 4 storeys. Notwithstanding this the Panel considers that privacy between the buildings is generally acceptable, as non-habitable rooms are opposite each other (exception: Unit D202 and Unit C204 have windows to the main bedrooms opposite each other, assuming these are fixed/high level). The space between Buildings C and D in particular may be subject to change to suit comments in *Principle 6 - Amenity* below.

The setback to the eastern boundary at upper levels should be increased to ADG requirements.

PRINCIPLE 3 – DENSITY

The site is very well located for high-density residential development.

The architects claim compliance with the density allowable for this site, whilst also acknowledging that the FSR0.3:1 bonus pushes the envelopes past height limits and setbacks to boundaries. However it is clear from the supplied calculation diagrams that the proponent has excluded substantial portions of common circulation spaces from GFA. These spaces are either long or T-shaped with a single window at one end, and in the Panel's view these cannot be considered breezeways as they are dead-ended and fully enclosed for almost their entire perimeter. The intent of FSR is to limit built form volume and mass, and consequently there is no reason for excluding these areas from GFA.

This issue is exacerbated by the FSR bonus, and the Panel recommends that all such common circulation spaces are included in the GFA in their entirety. This should assist in resolving the setback and height non-compliance issues discussed in Principle 2 – Scale and Built Form, above

It is also noted that proposed setbacks of 3m to the north and west and 4 to the east for the level 2 of the car-park do not comply.

PRINCIPLE 4 – SUSTAINABILITY

The number of south facing apartments complies with ADG *minimum* requirements, but it is possible to replan the southern units (Units D_01,D_06, C_05) to provide some space that catches northern sun, so as to provide more than the minimum. This would require swapping the living spaces with the bedrooms, and it may be best if Buildings C and D were brought together – at least on the southern side to provide opportunity for the central space to be partially occupied by north-facing living rooms and/or terraces. If necessary any additional floor-space could be resolved with the GFA re-calculation as well.

Active ESD provisions such as rainwater re-cycling, solar power and solar hot water were not discussed at the meeting, however it is assumed that at a minimum these measures will be included in the development.

An appropriate drainage plan that takes the Georges River Catchment requirements into account is required, including location of rainwater tanks and drainage easement along north boundary.

PRINCIPLE 5 – LANDSCAPE

Existing trees: The submission proposes maintaining a Camphor Laurel and Silky Oak on the north boundary to provide privacy for the townhouses. It will not be possible to maintain the TPZ of these trees with a 3M deep soil setback, so retaining them is not viable; thus suggest a revised planting plan for the townhouse courtyards to give more privacy.

Forecourt Access to Townhouses: The length of the sunken passageway providing access to townhouses, despite the 2-storey entry from the West, continues to be problematic. Recommend that the planters along the podium edge be replaced with sunken planters flush with the podium level, thus reducing the height of the south wall of the passage by 900mm. Also recommend a similar reduction in height of the balustrade on the townhouse south balconies.

Building C Courtyard: The north-facing forecourt to Building C is part of the continuous circulation around and between Buildings A, C, & D. As a sunny open area it is suggested that all planting areas could be flush with the paved areas by sinking the soil for the planters into the ceiling of the car-park. This would enable more light into the townhouse passage and provide a more open gathering space for residents. It will require reconsideration of the seating and the privacy planting for the private open spaces of units C102, 103, 104.

NE Communal Open Space: Section C of Landscape plan indicates deck? Suggest relocating BBQ into the NE corner of eastern communal open space.

Townhouse Private Open Spaces: With the removal of the existing Camphor Laurel and Silky Oak, new tree planting needs to be considered for privacy. Suggest 2-3 well spaced *Angophora costata* along north boundary.

The Grand Parade Frontage: The corner entry with feature spotted gum works well. The shade gardens on the south side of Buildings C & D are appropriate.

PRINCIPLE 6 – AMENITY

Apartments: Generally well planned. The proposal appears to comply with ADG natural cross ventilation and solar access requirements, however, the 24 south-facing units along the Grand Parade will be very noisy and completely lacking in solar access. As noted it is recommended that these units be replanned so

that their living spaces can claim some northern orientation and acoustic protection. Adaptable units are well designed and distributed throughout the layout.

BBQ area: The Panel considers this space is not of adequate size for the BBQ and other proposed communal uses. It is also liable to create adverse impacts (visual and acoustic privacy, smoke, etc) on adjacent dwellings to the south and north. These activities would be better relocated to the eastern garden or to a new roof terrace. The Panel is also concerned that the pergola proposed is too bulky for such a constrained space.

Roof Garden Building C: To spread opportunities for the communal open space it is suggested that a roof garden be established on top of Building C.

Accessibility: Universal/DDA compliant access to the NE communal open space is compromised by two sets of stairs. The entries to the terrace houses access passage appear not to be universally accessible, nor is the communal open space to the east of the site.

For buildings of this height it is highly advisable that alternative lift access is available in the event of breakdown, servicing or the lift being commandeered by removalists. For this proposal a top level or roof level connection between Building B/C/D cores is suggested, which may involve a discreet bridge at roof level that would also improve access to shared roof spaces.

Privacy with Neighbours to North: Ensure that the slightly elevated terrace courtyards are adequately landscaped and screened to avoid overlooking.

PRINCIPLE 7 – SAFETY

Access to the site has the capacity to be well regulated. Further information should be provided in relation to fencing design along The Grand Parade frontage.

The entry passage to the terraces as described in Landscape Section B is well below natural ground level. The entry passage to the terrace houses is a sunken half covered passage that could appear unsafe due to its constrained dimensions and staircases at both ends. It will be quite dark, mainly due to its south orientation and the projecting bedroom balconies above. It is recommended these balconies be reduced in depth to improve natural light.

The distance to the fire stairs does not comply with DTS requirements of BCA/NCC – it is assumed a fire-engineered alternate solution will be provided.

Car-park circulation should be checked, particularly at the entry and at ends of ramps, with better visibility at corners.

PRINCIPLE 8 – HOUSING DIVERSITY & SOCIAL INTERACTION

Housing type diversity is feature of proposal, with the introduction of the row of terrace homes. The various open spaces will facilitate social interaction.

Various areas of common open space are well-consolidated and distributed, with reasonable access and amenity for residents. As noted in *Principle 6 – Amenity,* this could be further improved if some communal roof terraces are provided.

PRINCIPLE 9 – AESTHETICS

This is a competent, well-designed proposal in terms of massing and building type. The units are rationally laid out on an efficient orthogonal grid, and the Panel queries why the applied curvilinear facade expression is necessary. It will create some difficult construction junctions as well as aesthetic disjunctions, such as the formal relationship of the taller Building B with the orthogonal, rational form of the terraces as described earlier.

The expression and palette of materials is well developed, with intra-slab vertical slot windows and screens of brickwork visually complementing the horizontal concrete slab edges. It is less clear why these floor slabs project, how their crisp representation will be achieved in reality, and how they will be detailed to avoid becoming a repository for dirt and subsequent staining of the facades.

As already noted in *Principle 2 – Scale and Built Form*, the Panel is concerned that the relationship between the proposed terrace dwellings and the larger apartment building above is not well resolved. On the southern side the most western terrace is located almost completely underneath a soffit, while to the north, the junction between the orthogonal terraces and the curved form above appears awkward and unresolved. It may be better to take the orthogonal geometry up into the units above to create a more clear and continuous form along both elevations, restricting the curvilinear forms to the street.

The slight displacements of the blade walls on the north facing balconies (Buildings C and D) needs to be better resolved either by aligning them or introducing more robust offsets. The paired walls that integrate BBQ and A/C units are particularly supported by the Panel.

The length of Building D façade is quite pronounced when viewed from the north, it would be better to articulate into two elements at the centre-line by shortening the large terraces.

The curvilinear corner entry is well resolved and visually strong, however the façade expression in the Pre-DA proposal seemed calmer when compared with the rather busy curved profiles of solid and void of the walls and balustrades in this DA proposal. Perhaps some more consideration of a restrained building expression would allow for simplification in the architectural language.

Metal panels are proposed in some areas of the Vermont Street elevation, to mimic or replace windows. This seems an unnecessary complication to add another material to what is already busy façade treatment

The landscape aesthetics will become stronger by the use of tall perimeter eucalypts and Angophoras. The proponent is encouraged to underground or at least bundle overhead power lines.

RECOMMENDATIONS/CONCLUSIONS

This is largely a well-considered proposal that in most parts provides good street resolution and scale, as well as communal spaces and apartments with good amenity. The Panel makes the following recommendations:

- The additional FSR bonus should not be used as a justification for non-compliance with the applicable development controls.
- ADG building separation and privacy requirements along the northern boundary should be complied with, as there will be a pronounced scale and density transition along this edge.
- Minor height non-compliance on the roof is acceptable if it improves amenity and access to communal roof areas, does not impact on neighbours, and is not visible from the surrounding streets.
- The number of solely south-facing units should be reduced by introducing some north orientation as described.
- Communal open space for BBQs and larger gatherings would be better allocated to a roof area.
- Whilst the curvilinear architectural expression is acceptable, the Panel question the need for it given the strong overall planning and aesthetic rationale for the built form."

Tony Caro
ARAP Chairman

11 October 2016

GAT & Associates Pty Ltd

28 October 2016

The General Manager
Sutherland Shire Council
LOCKED BAG 17
SUTHERLAND NSW 1499

Attention: Evan Phillips

Dear Evan,

RE: DA16/1035, 29-41 THE GRAND PARADE, SUTHERLAND

This letter accompanies a Clause 4.6 Variation to the building height and floor space ratio controls prescribed by Sutherland Shire LEP 2015.

With respect to Clause 4.4, it is worthy to note that the variation is a result of the stairs in Building A being counted twice as per discussions with Council Officers. If the stairs were to be counted once, acknowledging the area above comprises a void, the development would be overall compliant. This has been detailed further in this letter.

CLAUSE 4.6 VARIATION TO CLAUSE 4.3 OF THE SUTHERLAND SHIRE LOCAL ENVIRONMENTAL PLAN 2015

This submission is made under Clause 4.6 of the Sutherland Shire Local Environmental Plan 2015 – Exceptions to development standards. Clause 4.6 states the following:

> ***"4.6 Exceptions to development standards***
>
> *(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.*
>
> *(2) Development consent may, subject to this clause, be granted for a 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.*

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(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.

(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 Secretary has been obtained.

(5) In deciding whether to grant concurrence, the Secretary 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 Secretary before granting concurrence.

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:

(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

***Note.** When this Plan was made it did not include all of these zones.*

(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

(8) This clause does not allow development consent to be granted for development that would contravene any of the following:

(a) a development standard for complying development,

(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building

Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,

(c) clause 5.4".

The use of Clause 4.6 to enable an exception to this development control is appropriate in this instance and the consent authority may be satisfied that all requirements of Clause 4.6 have been satisfied in terms of merits of the proposed development and the content in this Clause 4.6 variation request report.

Clause 4.6 Exceptions to development standards establishes the framework for varying development standards applying under a local environmental plan. Subclause 4.6(3)(a) and 4.6(3)(b) requires that a consent authority must not grant consent to a development that contravenes a development standard unless a written request has been received from the applicant that seeks to justify the contravention of the standard by demonstrating that:

4.6(3)(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

4.6(3)(b) that there is sufficient environmental planning grounds to justify contravening the development standard.

In addition, 4.6(4)(a)(i) and (ii) requires that development consent must not be granted to a development that contravenes a development standard unless the:

(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...

The Environmental Planning Instrument to which this variation relates to is Sutherland Shire LEP 2015.

The development standard to which this objection relates to is Clause 4.3 of the Sutherland Shire LEP 2015, which reads as follows:

4.3 Height of buildings

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

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

(2A) Despite subclause (2), the maximum height for a dwelling house on land in Zone R4 High Density Residential is 9 metres.

(2B) Despite subclauses (2) and (2A), the maximum height for a dual occupancy on an internal lot in Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone E3 Environmental Management and Zone E4 Environmental Living is 5.4 metres.

(2C) Despite subclauses (2) and (2A), the maximum height for a rear dwelling that is part of a dual occupancy on land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone E3 Environmental Management and Zone E4 Environmental Living is 5.4 metres if the lot has only one road frontage.

(2D) Despite subclauses (2) and (2A), the maximum height for multi dwelling housing on an internal lot in Zone R2 Low Density Residential and Zone R3 Medium Density Residential is 5.4 metres.

(2E) Despite subclause (2), the height of the following buildings may exceed the maximum height shown for the land on the Height of Buildings Map by an additional amount specified below, but only in the circumstances so specified:

(a) a building on land identified as "Area 1" on the Height of Buildings Map (including the council-owned land at 39R President Avenue, 340R and 348R Kingsway, Caringbah) may exceed that height by 5 metres if the development provides a pedestrian plaza, pedestrian access through the land from Park Lane to Kingsway, Caringbah and vehicular access to 344–346 Kingsway, Caringbah (being Lot 1, DP 219784) and 340 Kingsway, Caringbah (being SP 13533),

(b) a building on land identified as "Area 2" on the Height of Buildings Map may exceed that height by 15 metres if there is to be a lot amalgamation and the development provides pedestrian access through the land from Port Hacking Road to President Avenue, Caringbah,

(c) a building on land identified as "Area 3" on the Height of Buildings Map may exceed that height by 5 metres if the land consists of at least 4 amalgamated lots, including 307 Kingsway, Caringbah (Lot 1, DP

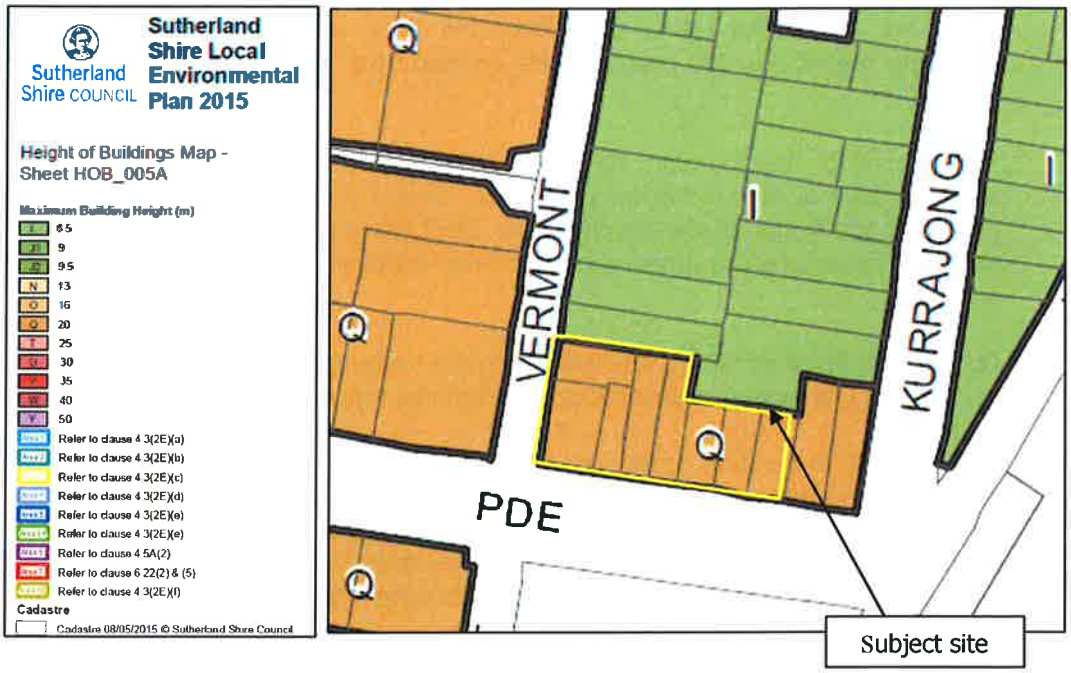
13346), and the development provides pedestrian access through the site from Kingsway to Hay Lane, Caringbah,

(d) a building on land identified as "Area 4" on the Height of Buildings Map may exceed that height by 15 metres if the land has an area of at least 1,800 square metres and the development provides an enlargement of the Park Place pedestrian plaza in Caringbah,

(e) a building on land identified as "Area 5" on the Height of Buildings Map may exceed that height by 14 metres if the development will incorporate vehicular access to all lots identified as "Area 5A" on the Height of Buildings Map,

(f) a building at 40–44 Kingsway, Cronulla (being Lot 506, DP 1109821), being land identified as "Area 10" on the Height of Buildings Map may exceed that height by 10 metres if the development is wholly for the purposes of tourist and visitor accommodation.

A maximum building height of 20m applies to the subject site. Refer to image below.



The site is not affected by subclauses 2(a) to 2(e) inclusive.

A written justification for the proposed variation to the height of buildings development standard in accordance with Clause 4.6 of the Sutherland Shire LEP 2015 is required.

2. Extent of Non-Compliance

As noted above, Clause 4.3 of the Sutherland Shire Local Environmental Plan 2015 states that the subject land is limited to a maximum building height of 20m. The development proposes the following building heights:

Proposed Building A will comprise of a maximum of two storeys, and accordingly will be well within the 20 metre height requirement. Minor variations are however sought to Buildings B, C and D as described below.

Building B will exceed the maximum building height by 2000mm (as measured to lift overrun/plant enclosure).

Building C will exceed the maximum building height by 2200mm (as measured to lift overrun/plant enclosure).

Building D will exceed the maximum building height by 2800mm (as measured to lift overrun/plant enclosure).

Accordingly, a variation of 2000-2800mm or 11 – 14% is sought over Buildings B, C and D.

It is important to note that the greatest variations to height relate to the lift overruns and plant enclosures rather than habitable floor area. As demonstrated in the diagrams below, the lift overruns are centred over the building, minimising their impact.

The proposed development has been designed in a holistic manner with the amalgamation of nine individual properties. Careful consideration has been made to the siting and design of the development with generous setbacks and deep soil areas provided to ensure the amenity of adjoining residents and the future occupants is protected.

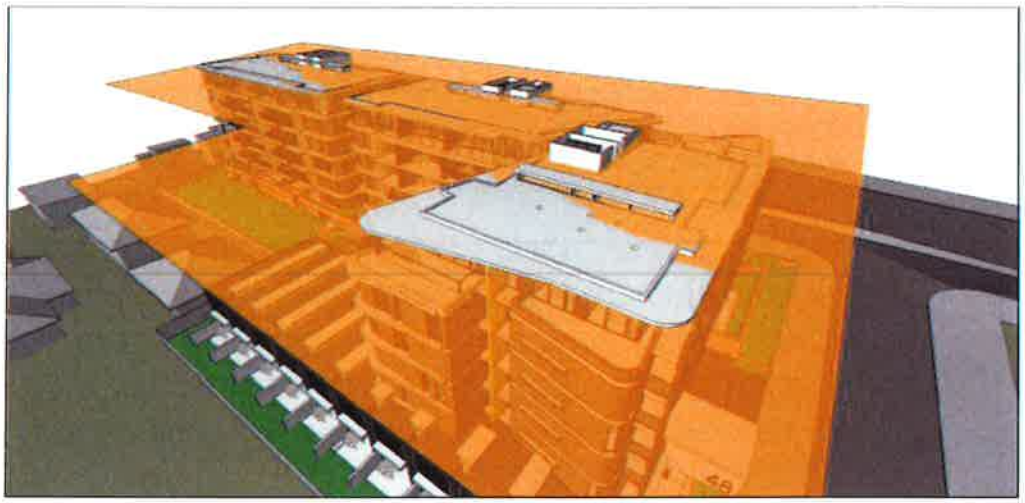
As the proposed variations are minor in their nature, the non-compliance will not result in any adverse overshadowing of neighbouring properties.

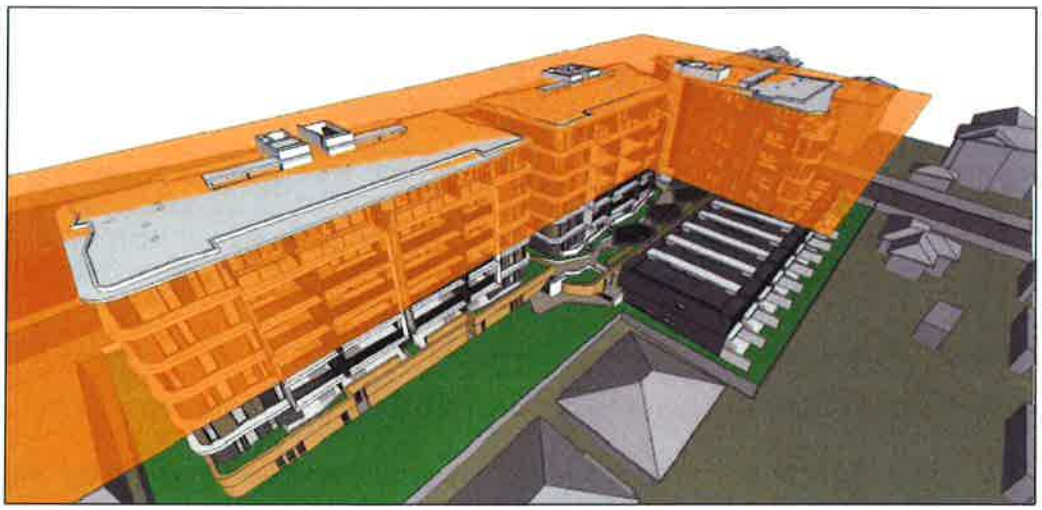
With regards to Building B, the variation primarily relates to the northern edge of the building. In view of its orientation, the non-compliance will not result in any overshadowing to the neighbouring development. It is also worthy to note that the proposed living areas have been orientated to either Vermont Street or the communal open space rather than to the neighbouring northern development.

Building C will also marginally breach the height control though this is limited to the lift shaft and a small aspect of the north-eastern component of the building, equivalent to the thickness of the slab. In view of the minor nature of the variation, the proposal will not adversely impact the amenity of the neighbouring buildings or sites.

As a result of the topography of the site, the northern portion of Building D and the lift shaft will also exceed the height control. In a similar manner to Building B, the variation is less than a storey in height and in view of its orientation, the bulk of any overshadowing is likely to fall to The Grand Parade, rather than to neighbouring sites or the area of communal open space.

The proposed non-compliances are not of a significant nature and as demonstrated in the submitted height plane diagrams, the bulk of the proposed building envelopes are below the height plane.





Height Plane Analysis prepared by Benson McCormack.

3. Is Compliance With the Development Standard Unreasonable or Unnecessary in the Circumstances of the Case?

The proposed variation from the development standard is assessed against the accepted "5 Part Test" for the assessment of a development standard variation established by the NSW Land and Environment Court in *Wehbe vs Pittwater Council (2007) LEC 827.*

In the decision of *Wehbe vs Pittwater Council (2007) LEC 827,* Chief Justice Preston expressed the view that there are five (5) different ways in which an objection may be well founded and that approval of the objection may be consistent with the aims of the policy. This attributes to determining whether compliance with the standard is unreasonable or unnecessary in the circumstances of the case as set out on the following page:

First	*The most commonly invoked way is to establish that compliance w development standards is unreasonable or unnecessary becau objectives of the development standard are achieved notwithst*

	non-compliance with the standard. *The rationale is that development standards are not ends in them but means of achieving ends. The ends are environmental or p objectives. If the proposed development proffers an alternative me achieving the objective, strict compliance with the standard wo unnecessary and unreasonable.*
Second	*A second way is to establish that the underlying objective or pur not relevant to the development with the consequence that compli unnecessary.*
Third	*A third way is to establish that the underlying objective or purpose be defeated or thwarted if compliance was required wit consequence that compliance is unreasonable.*
Fourth	*A fourth way is to establish that the development standard has virtually abandoned or destroyed by the Council's own actions in g consents departing from the standard and hence compliance w standard is unnecessary and unreasonable.*
Fifth	*A fifth way is to establish that "the zoning of particular land "unreasonable or inappropriate" so that "a development s appropriate for that zoning was also unreasonable or unnecessa applied to that land" and that "compliance with the standard in tha would also be unreasonable or unnecessary.*

The following discussion is provided in response to each of the above:

i. the objectives of the standard are achieved notwithstanding non-compliance with the standard;

The objectives supporting the height of buildings control identified in Clause 4.3 are discussed below. Consistency with the objectives and the absence of any environmental impacts would demonstrate that strict compliance with Clause 4.3 would be both unreasonable and unnecessary in this instance. The discussion provided below demonstrates how the proposal is consistent with the objectives of Clause 4.3.

The development as proposed will be in the public interest as it is consistent with the objectives of the development standard (being Clause 4.3), which are as follows:

> *"(1) The objectives of this clause are as follows:*
> *(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.

As demonstrated in the height diagrams above, the proposal generally complies with the maximum building height. The variations are limited to the lift core and northern/north-eastern sections of Building B, C and D will exceed this height limit.

With regards to objective (a), the scale of the proposal has been carefully designed to provide a balance between the amenity for the future occupants and that of properties adjoining the site, keeping in mind the development potential of these adjoining sites.

To the north and north-west of the site are examples of multi dwelling housing developments and reflects its R2 Low Density Residential. To overcome the transition between the two zones, Building A has been designed as two storey terraces. It is considered that this interface is not dissimilar to a two storey dwelling in the R2 zone and accordingly a 6.5m setback is provided to the boundary. Buildings C and D are substantially setback from the R2 interface (between 11.5 – 27.3m) to ensure a clear visual separation between the two forms.

As demonstrated in the submitted plans, the built form of Building A has been extended into the Vermont Street frontage with the inclusion of an additional terrace/townhouse and promotes the stepped building form on this edge of the development.

In terms of solar access, where possible the development has orientated balconies and living areas within the development to the north to maximise solar access and daylight. Given the orientation of the site, existing developments to the north and east will not be overshadowed by the proposed development between 9am – midday on June 21. To the west, the additional shadows cast will generally fall on to Vermont Street rather than to the private open space or living room windows of the adjoining development. Objective (b) is therefore satisfied.

A detailed assessment of building separation has been provided within the submitted Statement of Environmental Effects. It is acknowledged that the proposal will result in some non-compliances, however appropriate privacy

measures including blank walls and blade walls directing sight lines to the proposed area of communal open space rather than to neighbouring properties have been implemented to ensure the amenity of the subject site and the neighbouring properties can be maintained.

In meeting with Council, the north-western corner of Building B has been identified as the most sensitive edge of the development given its interface with the R2 Low Density Residential zone. Although the overall height of the building remains unchanged when compared to the original proposal, the increased setbacks at Levels 2 – 5 have created a change in the proposed building envelope which enables improved privacy between the properties as sought by objective (c).

Following the recent changes to the Apartment Design Guide, a floor to floor height of 3.1m is recommended between units. This results in a higher building envelope than anticipated when planning controls were prepared for this site.

The current design is considered to provide for the best urban design outcome on the site, promoting solar access and cross ventilation to the units. The current arrangement also provides for a number of units with substantial ground level open space, improving their amenity and relationship between indoor and outdoor living spaces.

In terms of objective (d), the development has been designed to a high quality which is reflective of the desired future character of the R4 zone in this location. The design incorporates modulated and articulated elevations with a variety of materials and colours. The design provides interest and depth to the development.

It is noted that the greatest non-compliance is sought to Building D however it is important to note that the 2.8m variation is limited to the area of the lift overrun and plant enclosure. As measured along the northern edge of the slab, the variation is limited to simply the thickness of the slab.

As acknowledged in the submitted letter prepared by Benson McCormack, although lowering the building 200mm is physically possible, this would result in further implications at basement level requiring ramping between Buildings C and D and compromising the provision of accessible parking spaces in the located as well as the amenity of the south facing units.

The pedestrian and vehicular entries have been clearly defined to provide a human scale at street level. The landscaping to The Grand Parade and Vermont Street will assist in responding to the residential character of the area.

Objectives (e) and (f) do not apply in this instance.

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard. As demonstrated, the objectives of the standard have been achieved.

ii. the underlying objective or the purpose of the standard is not relevant to the development and therefore compliance is unnecessary;

The underlying objective or purpose of the standard is relevant to the development and is achieved as outlined in (i) above. Therefore this clause is not applicable.

iii. the underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;

Not applicable as the underlying objective or purpose would not be defeated or thwarted if compliance was required.

iv. 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 unnecessary and unreasonable; and

This particular aspect is not applicable in this instance.

v. the zoning of the land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.

Not applicable as the zoning of the site is appropriate.

4. Are there Sufficient Environmental Planning Grounds?

The assessment above and shown throughout the Statement of Environmental Effects demonstrates that the resultant environmental impacts of the proposal will be satisfactory.

The variation is deemed to be appropriate given that it is less than a storey in height and limited to a portion of the proposed buildings. It is considered that the proposal will provide for a better planning outcome on the site by providing for an increased housing density on the site replacing the existing nine dwellings with the proposed 102 units. The site is located in close proximity to Sutherland Train Station and major transport routes and is therefore capable of accommodating the additional population.

As demonstrated above the proposal is consistent with the objectives of Clause 4.3.

In this case, strict compliance with the development standard for the height of buildings in the CLEP 15 is unnecessary and unreasonable.

5. Is the Variation in the Public Interest?

Clause 4.6 states that the development consent must not be granted for development that contravenes a development standard unless 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 to be carried out.

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard under Part 4.

The development as proposed will be in the public interest as it is consistent with the objectives of the development standard (being Clause 4.3), as detailed under Point 3(i) of this submission.

Furthermore, it is important to also consider the objectives of the R4 High Density Residential zone in relation to the development, which are as follows:

1 Objectives of zone

- *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.*

In response to the above the following is provided:

The site is zoned for high density residential development, which is what this application proposes.

The development will include a mix of 1, 2 & 3 bedroom units, catering to a range of people.

This proposal is only for residential use of the site.

The site is located within walking distance of public transport and services, and the unit mix includes 1, 2 & 3 bedroom units, as well as adaptable and livable housing.

The design is of a high architectural standard that has considered the relationship to current and potential future adjoining land uses.

This proposal is for the consolidation of nine (9) adjoining allotments of land. The proposal will not result in an isolated site or prejudice the development of any adjoining property.

The proposal therefore satisfies the objectives of the R4 High Density Residential zone.

6. Public Benefit of Maintaining the Standard

It is considered that there is no benefit to the public or the community in maintaining the development standard. The variation is not significant and will not present as an obvious breach along the streetscape.

It is not considered that the variation sought raises any matter of significance for State or regional environmental planning.

The departure from Clause 4.3 within the Sutherland Shire LEP 2015 allows for the orderly and economic redevelopment of the site in a manner which achieves the outcomes and objectives of the relevant planning controls.

7. Is the Variation Well Founded?

It is considered that this has been adequately addressed in Parts 4 and 5 of this submission. In summary, this Clause 4.6 Variation is well founded as required by Clause 4.6 of the Sutherland Shire LEP 2015 in that:

- Compliance with the development standard would be unreasonable and unnecessary in the circumstances of the proposal;
- There are sufficient environmental planning grounds to justify the departure from the standard;
- The proposed development is in the public interest and there is no public benefit in maintaining the standard;
- The breach is existing and does not raise any matter of State of Regional Significance; and
- The development submitted aligns with other provisions of Council's Local Environmental Plan, as well as Council's Development Control Plan, and SEPP No. 65.

Based on the above, the variation is considered to be well founded.

8. General

Clause 4.6 also states that:

> *"(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape,*

Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:

(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
***Note.** When this Plan was made it did not include all of these zones.*

(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

(8) This clause does not allow development consent to be granted for development that would contravene any of the following:
(a) a development standard for complying development,
(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,
(c) clause 5.4".

Comment:

This variation does not relate to the subdivision of land. The variation sought is not contrary to subclause (6).

Should the exception to the development standard sought under this submission be supported by Council, the Council must retain a record of the assessment of this submission.

The development proposed is not complying development.

A BASIX certificate has been prepared for the development and is submitted as part of the development application.

The development is not affected by clause 5.4.

9. Conclusion

The proposal does not strictly comply with the height of buildings control as prescribed by Clause 4.3 of the Sutherland Shire Local Environmental Plan 2015. Having evaluated the likely affects arising from this non-compliance, we are satisfied that the objectives of Clause 4.6 of the Sutherland Shire LEP 2015 are satisfied as the breach to the height of buildings is only from the lift core and balustrade to the roof terrace.

Consequently, strict compliance with this development standard is unreasonable and unnecessary in this particular instance and that the use of Clause 4.6 of the

Sutherland Shire LEP 2015 to vary this development control is appropriate in this instance.

Based on the above, it is sensible to conclude that strict compliance with the height of buildings control is not necessary and that a better outcome is achieved for this development by allowing flexibility in the application.

CLAUSE 4.6 VARIATION TO CLAUSE 4.4 OF THE SUTHERLAND SHIRE LOCAL ENVIRONMENTAL PLAN 2015

1. Introduction

This submission seeks a variation to Clause 4.4 of the Sutherland Shire Local Environmental Plan 2015, which relates to floor space ratio.

This submission is made under Clause 4.6 of the Sutherland Shire Local Environmental Plan 2015 – Exceptions to development standards. Clause 4.6

2. Extent of Non-Compliance

Reference to Council's LEP maps indicate that the subject site is located within Area 12. In accordance with Clause 4.4(2A)(e), where a building is sited on an amalgamated lot with an area greater than 2,500m², the FSR control may be exceeded by up to 0.3:1.

Accordingly, an FSR of 1.8:1 applies to the site.

Based on the above and a site area of 4,742.4m², a maximum FSR of 8,536.3m² may be achieved on the site.

The proposal will be provide for a maximum gross floor area of 8,546.2m² or an FSR of 1.802:1.

3. Is Compliance With the Development Standard Unreasonable or Unnecessary in the Circumstances of the Case?

The proposed variation from the development standard is assessed against the accepted "5 Part Test" for the assessment of a development standard variation established by the NSW Land and Environment Court in *Wehbe vs Pittwater Council (2007) LEC 827.*

In the decision of *Wehbe vs Pittwater Council (2007) LEC 827,* Chief Justice Preston expressed the view that there are five (5) different ways in which an objection may be well founded and that approval of the objection may be consistent with the aims of the policy. This attributes to determining whether compliance with the standard is unreasonable or unnecessary in the circumstances of the case as set out on the following page:

First	*The most commonly invoked way is to establish that compliance with the*

	development standards is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard. *The rationale is that development standards are not ends in themselves but means of achieving ends. The ends are environmental or planning objectives. If the proposed development proffers an alternative means of achieving the objective, strict compliance with the standard would be unnecessary and unreasonable.*
Second	*A second way is to establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.*
Third	*A third way is to establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable.*
Fourth	*A fourth way is to 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 unnecessary and unreasonable.*
Fifth	*A fifth way is to 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 following discussion is provided in response to each of the above:

vi. the objectives of the standard are achieved notwithstanding non-compliance with the standard;

The objectives supporting the maximum floor space ratio control identified in Clause 4.4 are discussed below. Consistency with the objectives and the absence of any environmental impacts, would demonstrate that strict compliance with the floor space ratio standard would be both unreasonable and unnecessary in this instance. The discussion provided below demonstrates how the proposal is consistent with the objectives of Clause 4.4.

The development as proposed will be in the public interest as it is consistent with the objectives of the development standard (being Clause 4.4), which are as follows:

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

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

(b) to ensure that the bulk and scale of new buildings is compatible with the context of the locality,

(c) to control development density and intensity of land use, taking into account:

(i) the environmental constraints and values of the site, and

(ii) the amenity of adjoining land and the public domain, and

(iii) the availability of infrastructure to service the site, and

(iv) the capacity of the road network to accommodate the vehicular and pedestrian traffic the development will generate, and

(v) the desirability of retaining the scenic, visual, and landscape qualities of the area.

It is considered that the proposed development meets the objectives in the following manner.

The proposal provides for the redevelopment of the site in keeping with its R4 zoning. The relationship of buildings along a zone interface was considered by the Land and Environment Court under Seaside Property Developments Pty. Ltd. v Wyong Shire Council. The case concluded that where a zone interface exists, residents either side of the interface must concede that development of different densities will inevitably exist though care should be taken to manage any potential conflicts between the afflicted sites.

In this regard, the proposal presents an intelligent, well-considered approach to the redevelopment of the subject site with predominantly terrace/townhouse design of Building A designed acts as a transition between the two zones.

The design and layout of Building A has also been redesigned to incorporate an additional terrace, therefore reducing the depth of Units A101 and A110, ensuring these units adjoin the front setback of the neighbouring site. The portion of Building B, particularly Unit B203, is then setback a minimum of 9m from the northern side boundary further reinforcing the transitional interface.

It is important to note that the extent of variation is generated by the stairs in Building A being counted twice. As the area above relates to a void space, this area should in fact be excluded as per the definition of gross floor area. Notwithstanding this, the inclusion of the stairs does not unduly add to the bulk and scale of the development and the transitional interface maintained.

The proposal provides for the orderly and economic development of the site. Given the site's orientation, location and context, it is considered that the site is well suited for the proposed new residential dwellings.

In light of the above, we are of the view that the additional floor space generated by the development will not be read out of context, noting the development is in keeping with the building height and the number of

storeys allowed, and has been designed to minimise any perceived bulk and scale.

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard. As demonstrated, the objectives of the standard have been achieved.

vii. the underlying objective or the purpose of the standard is not relevant to the development and therefore compliance is unnecessary;

The underlying objective or purpose of the standard is relevant to the development and is achieved as outlined in (i) above. Therefore this clause is not applicable.

viii. the underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;

Not applicable as the underlying objective or purpose would not be defeated or thwarted if compliance was required.

ix. 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 unnecessary and unreasonable; and

This particular aspect is not applicable in this instance.

x. the zoning of the land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.

Not applicable as the zoning of the site is appropriate.

4. Are there Sufficient Environmental Planning Grounds?

The assessment above and shown throughout the submitted SEE demonstrates that the resultant environmental impacts of the proposal will be satisfactory.

The proposed maximum variation to the development standard is 9.9m^2. The new residential uses on the site will increase housing opportunity in the area. The proposal will not result in any unreasonable amenity or environmental impacts. The proposal brings a new use to an existing building

In this case, strict compliance with the development standard for floor space ratio in the Sutherland Shire LEP 2013 is unnecessary and unreasonable.

5. Is the Variation in the Public Interest?

Clause 4.6 states that the development consent must not be granted for development that contravenes a development standard unless 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 to be carried out.

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard under Part 4.

The development as proposed will be in the public interest as it is consistent with the objectives of the development standard as detailed on page 12 of this letter.

6. Public Benefit of Maintaining the Standard

It is considered that there is no benefit to the public or the community in maintaining the development standard. The proposed development will allow for new residential use on the site, which does not affect the current uses on the site.

It is not considered that the variation sought raises any matter of significance for State or regional environmental planning.

The departure from the maximum floor space ratio control within the Sutherland Shire LEP 2015 allows for the orderly and economic use of the site in a manner which achieves the outcomes and objectives of the relevant planning controls.

7. Is the Variation Well Founded?

It is considered that this has been adequately addressed in Parts 4 and 5 of this submission. In summary, this Clause 4.6 Variation is well founded as required by Clause 4.6 of the Sutherland Shire LEP 2015 in that:

- Compliance with the development standard would be unreasonable and unnecessary in the circumstances of the development;
- There are sufficient environmental planning grounds to justify the departure from the standard;
- The development meets the objectives of the standard to be varied (floor space ratio), the height controls applicable to the site and objectives of the R4 zoning of the land;
- The proposed development is in the public interest and there is no public benefit in maintaining the standard;
- The breach does not raise any matter of State of Regional Significance; and
- The development submitted generally aligns with Council's Development Control Plan.

Based on the above, the variation is considered to be well founded.

8. General

Clause 4.6 also states that:

> *"(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:*
> *(a)the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
> *(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*
> ***Note.** When this Plan was made it did not include all of these zones.*
>
> *(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).*
>
> *(8) This clause does not allow development consent to be granted for development that would contravene any of the following:*
> *(a) a development standard for complying development,*
> *(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,*
> *(c) clause 5.4"*

Comment:

This variation does not relate to the subdivision of land. The variation sought is not contrary to subclause (6).

Should the exception to the development standard sought under this submission be supported by Council, the Council must retain a record of the assessment of this submission.

The development proposed is not complying development.

A BASIX certificate has been prepared in relation to the proposed development and is submitted under separate cover

The development is not affected by clause 5.4.

9. Conclusion

The proposal does not strictly comply with the maximum floor space ratio control as prescribed by Clause 4.4 of the Sutherland Shire Local Environmental Plan 2015. Having evaluated the likely affects arising from this non-compliance, we are satisfied that the objectives of Clause 4.6 of the Sutherland Shire LEP 2015 are satisfied as the breach to the floor space ratio limit does not create any adverse environmental impacts.

Consequently, strict compliance with this development standard is unreasonable and unnecessary in this particular instance and that the use of Clause 4.6 of the Sutherland Shire LEP 2015 to vary this development control is appropriate in this instance.

The breach to the floor space ratio control has no adverse environmental planning outcomes.

Based on the above, it is sensible to conclude that strict compliance with the maximum floor space ratio is not necessary and that a better outcome is achieved for this development by allowing flexibility in the application.

Kind regards,

Melissa Rodrigues
GAT & Associates
Plan 2643

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the grand

the grand

DEVELOPMENT APPLICATION

NOTES
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REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
@ A3	1544A	A-0001	LOCATION PLANS

ISSUE
B

ARCHITECT
BENSON McCORMACK ARCHITECTURE
STUDIO 6, 305 NALMAIN RD
LILYFIELD NSW 2040

NOLAN RESERVE

THE SITE
35-41 GRAND PARADE, SUTHERLAND

SUTHERLAND PARK

FORBY SUTHERLAND MEMORIAL PARK

SUTHERLAND SHIRE COUNCIL

SUTHERLAND LIBRARY

SUTHERLAND TRAIN STATION

LOCATION PLAN 01:

THE SITE (CIRCA 1943)
35-41 GRAND PARADE, SUTHERLAND

LOCATION PLAN 02 - CIRCA 1943

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B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
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PROJECT DETAILS
the grand
35-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-0002

DRAWING
SITE CONTEXT

ISSUE
B

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VIEW NORTH FROM ACROSS GRAND PARADE

VIEW FROM GRAND PARADE

VIEW FROM GRAND PARADE

VIEW FROM VERMONT STREET

VIEW FROM VERMONT STREET

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PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-0003

DRAWING
SITE PHOTOS

DEVELOPMENT APPLICATION

ISSUE
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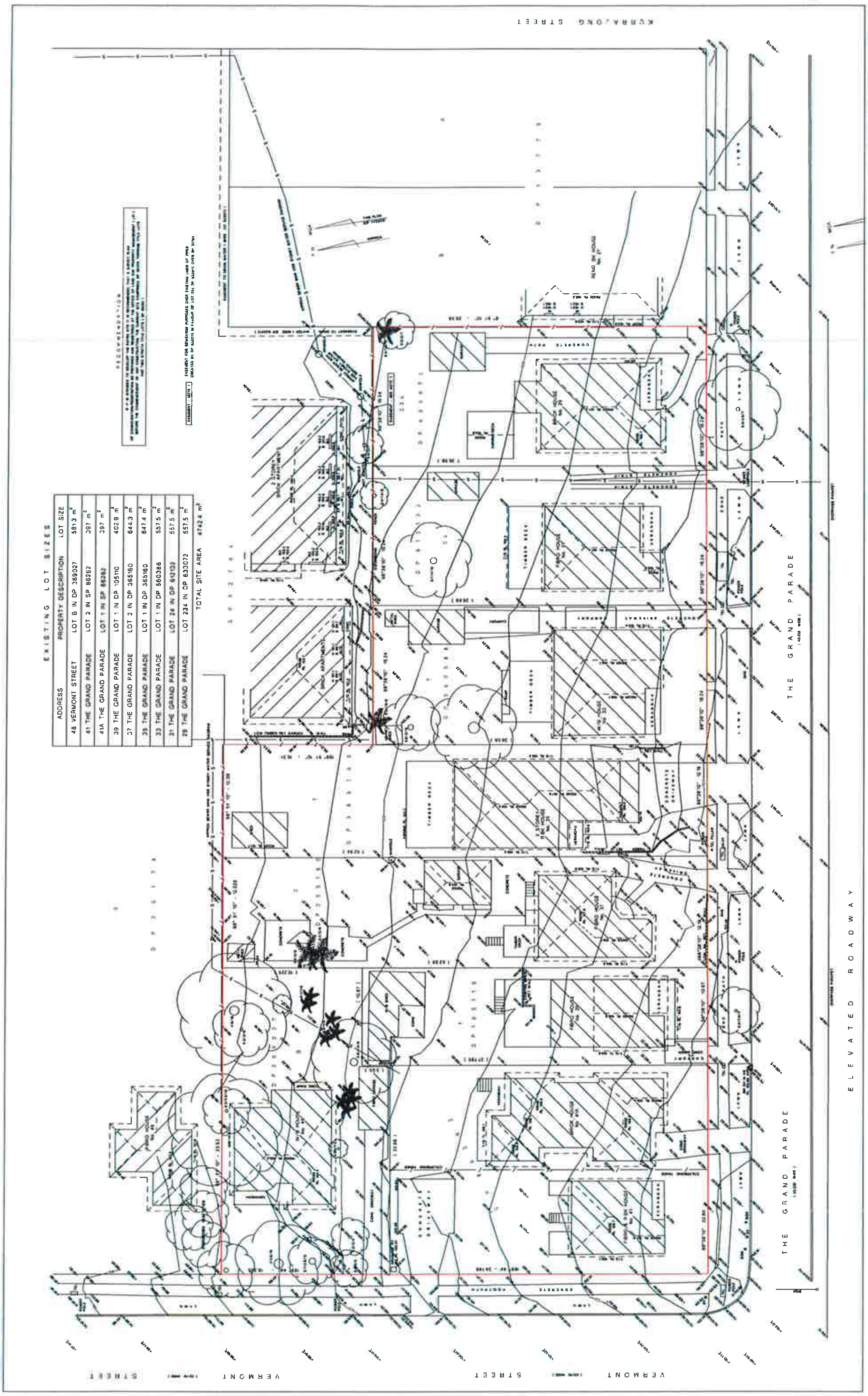

DEVELOPMENT APPLICATION

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ISSUE	DRAWING	DRAWING NO.	PROJECT NO.	SCALE	PROJECT NORTH
B	SITE SURVEY	A-0004	1544A	@ A3	

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

CLIENT
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251 Homer Street
Earlwood NSW 2206

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

NOTES
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the grand

the grand

NOTES
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REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
26-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:500 @ A3

PROJECT NO.
1544A

DRAWING NO.
A-0005

DRAWING
SITE ANALYSIS

DEVELOPMENT APPLICATION

ISSUE
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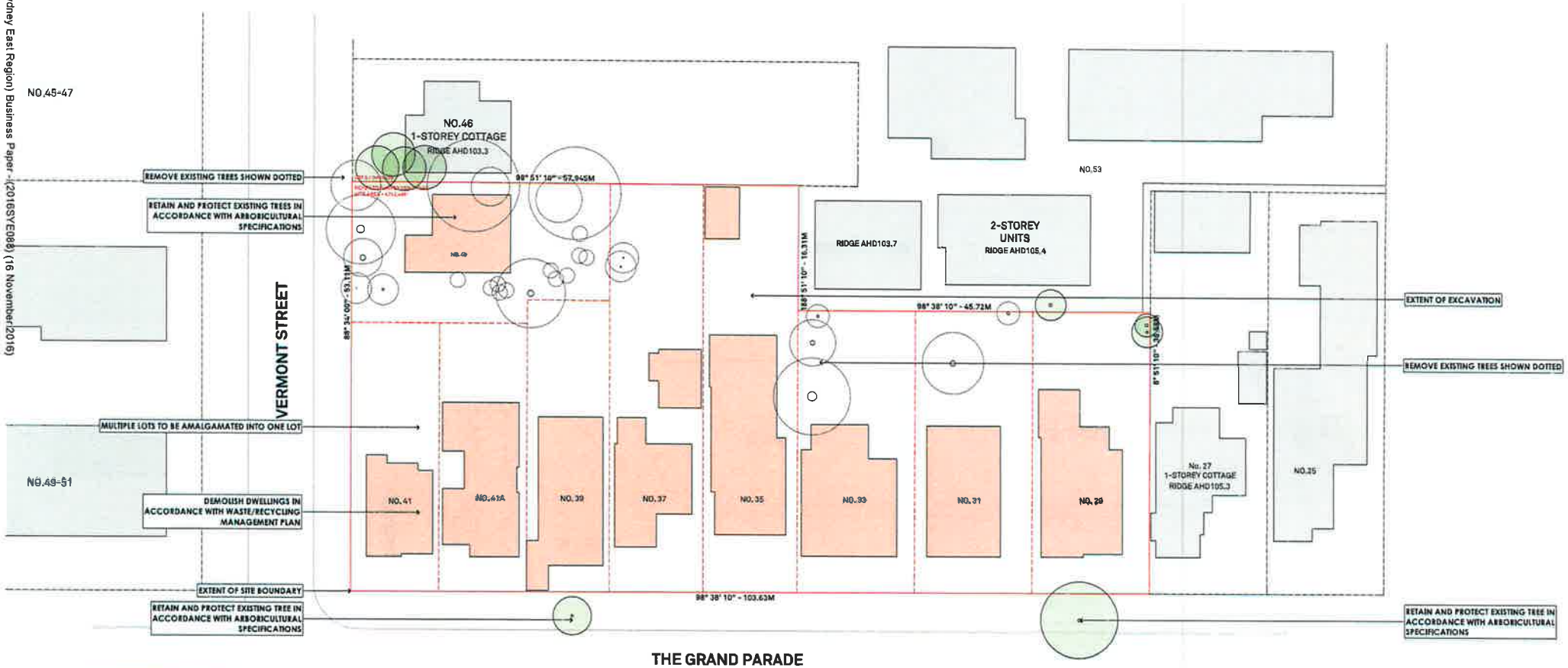

THE GRAND PARADE - BYPASS

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NOTES

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PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:500 @ A3

PROJECT NO.
1544A

DRAWING NO.
A-0006

DRAWING
DEMOLITION PLAN

DEVELOPMENT APPLICATION

ISSUE
B

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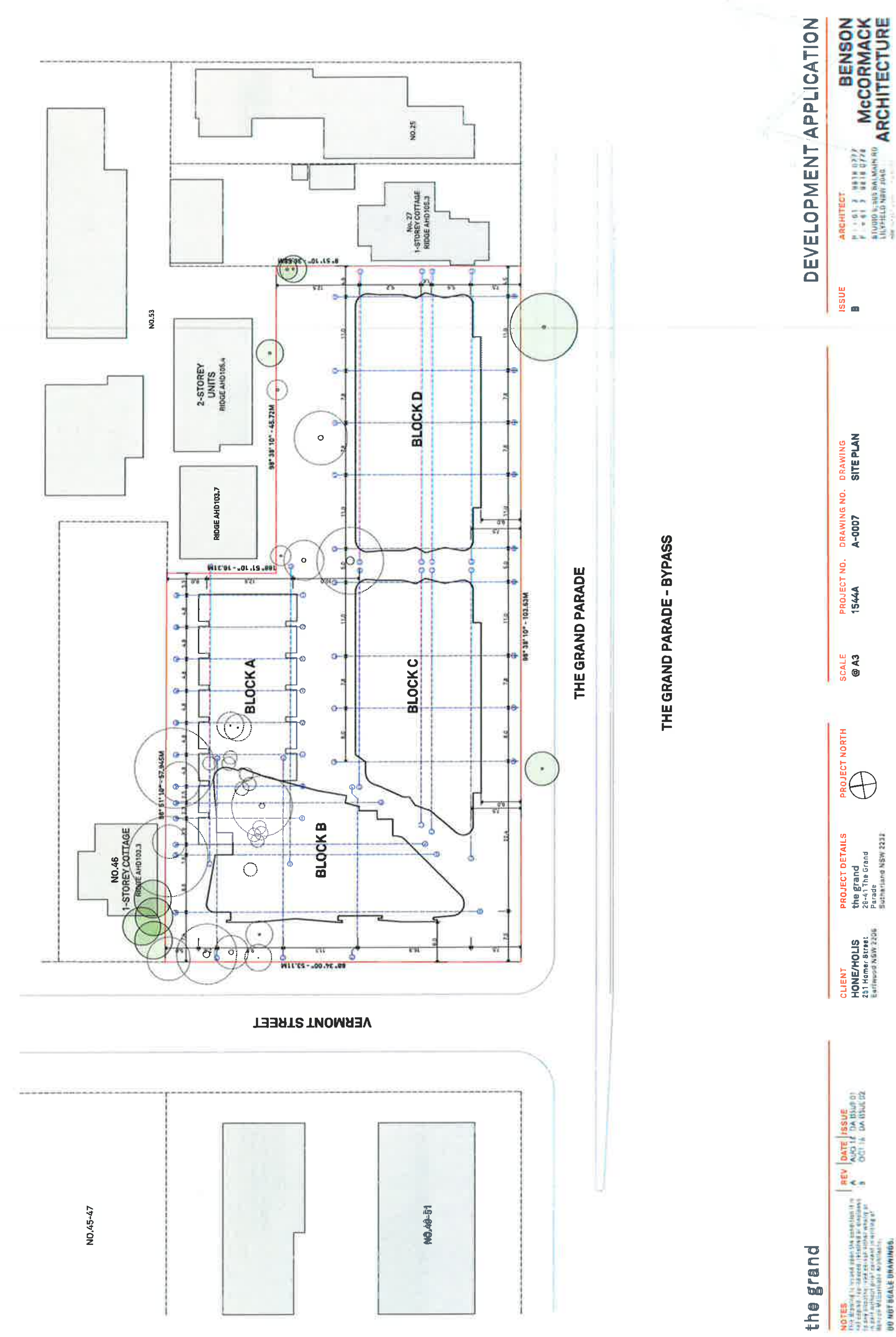
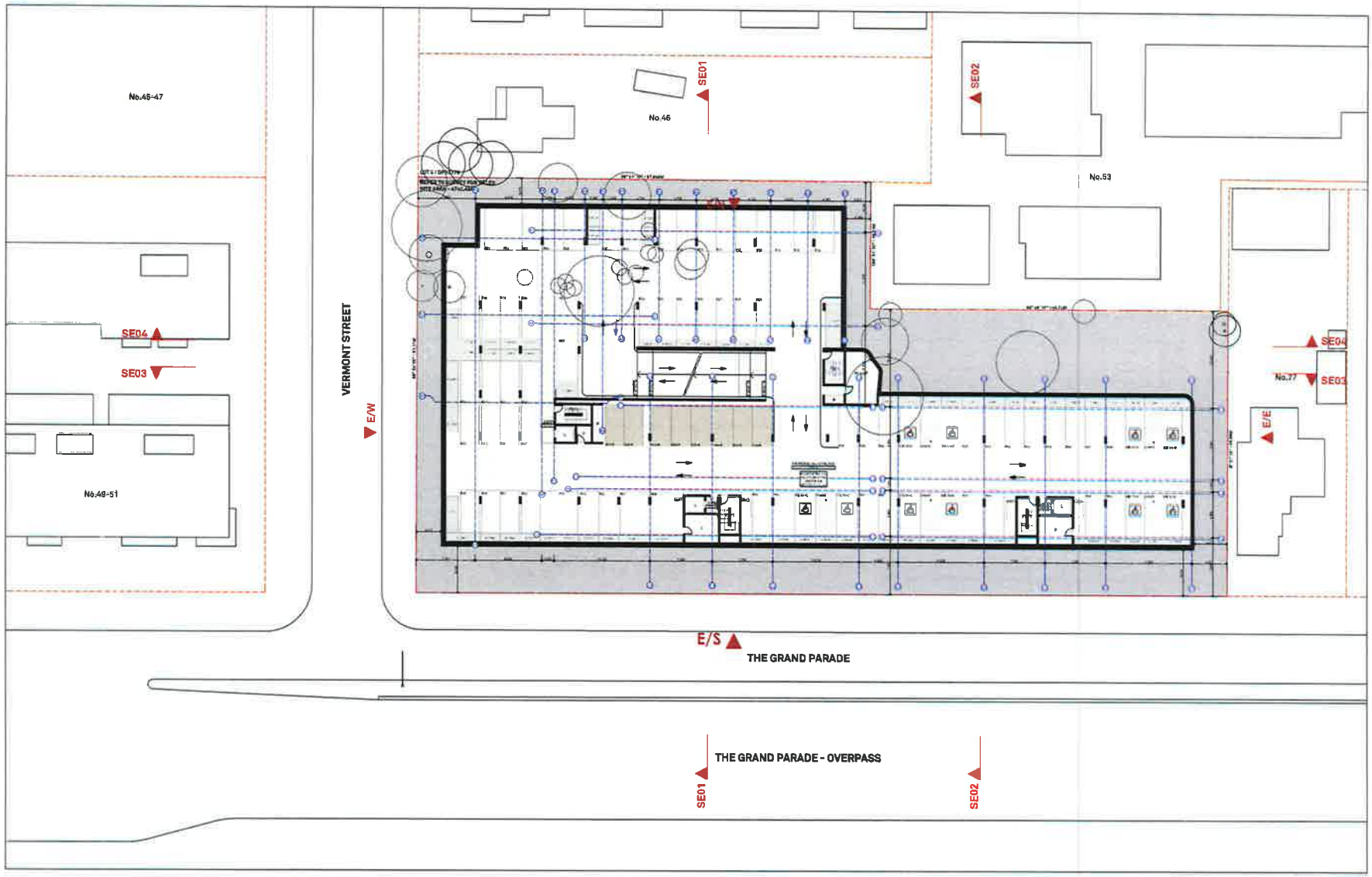
BENSON McCORMACK ARCHITECTURE
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040


DEVELOPMENT APPLICATION
BENSON McCORMACK ARCHITECTURE
ISSUE B
DRAWING SITE PLAN
DRAWING NO. A-0007
PROJECT NO. 1544A
SCALE @ A3
PROJECT DETAILS the grand 26-41 The Grand Parade Sutherland NSW 2232
CLIENT HONE/HOLIS
THE GRAND PARADE
THE GRAND PARADE - BYPASS
VERMONT STREET
BLOCK A
BLOCK B
BLOCK C
BLOCK D
NO.25
No. 27 1-STOREY COTTAGE RIDGE AHD105.3
NO.53
2-STOREY UNITS RIDGE AHD105.4
RIDGE AHD103.7
NO.46 1-STOREY COTTAGE RIDGE AHD103.3
NO.45-47
NO.49-51
the grand
DO NOT SCALE DRAWINGS.



the grand

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A	AUG 16	DA ISSUE 01
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CLIENT
HQNE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
26-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:500 @ A3

PROJECT NO.
1544A

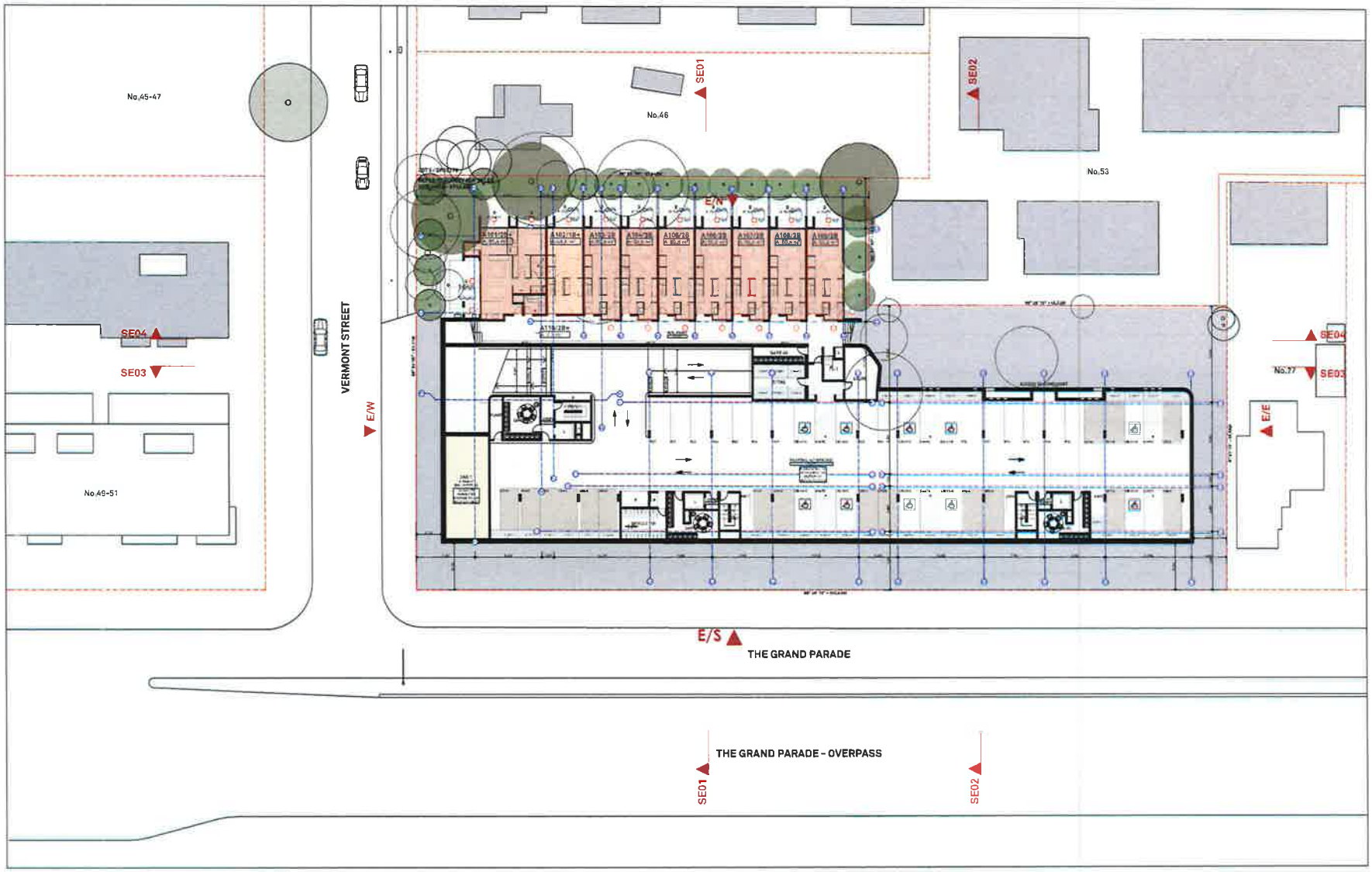
DRAWING NO.
A-0101

DRAWING
LEVEL B2 (BASEMENT)

DEVELOPMENT APPLICATION

ISSUE
B

ARCHITECT
BENSON McCORMACK ARCHITECTURE
P: +61 2 9818 0777
F: +61 2 9818 0778
STUDIO 5, 595 BALMAIN RD
LILYFIELD NSW 2040



the grand

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
28-41 The Grand Parade
Sutherland NSW 2232

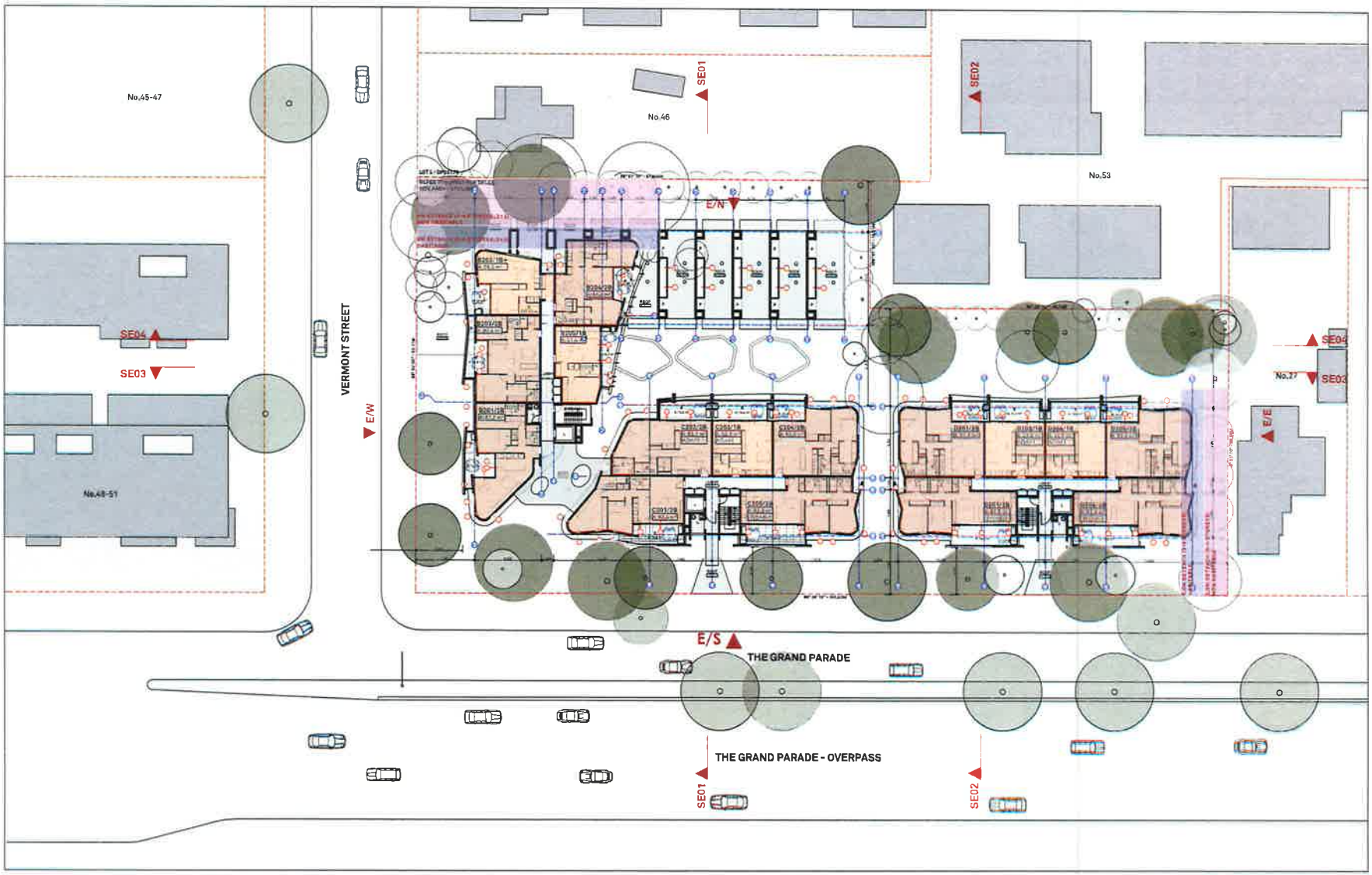
PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:500 @ A3	1544A	A-0102	LEVEL B1 (BASEMENT)

ISSUE
B

ARCHITECT
BENSON McCORMACK ARCHITECTURE
P: +61 2 9818 0777
F: +61 2 9818 0778
STUDIO 5, 305 BALMAIN RD
LILYFIELD NSW 2040


DEVELOPMENT APPLICATION
BENSON
McCORMACK
ARCHITECTURE
ARCHITECT
ISSUE
B
DRAWING
LEVEL 1 PLAN (GROUND)
DRAWING NO.
A-0103
PROJECT NO.
1544A
SCALE
1:500 @ A3
PROJECT NORTH
PROJECT DETAILS
the grand
CLIENT
HONE/HOLIS
the grand
NOTES
DO NOT SCALE DRAWINGS.
VERMONT STREET
THE GRAND PARADE
THE GRAND PARADE - OVERPASS
No.53
No.46
No.45-47
No.49-51
SE01
SE02
SE03
SE04
E/N
E/S
E/W
E/E



the grand

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

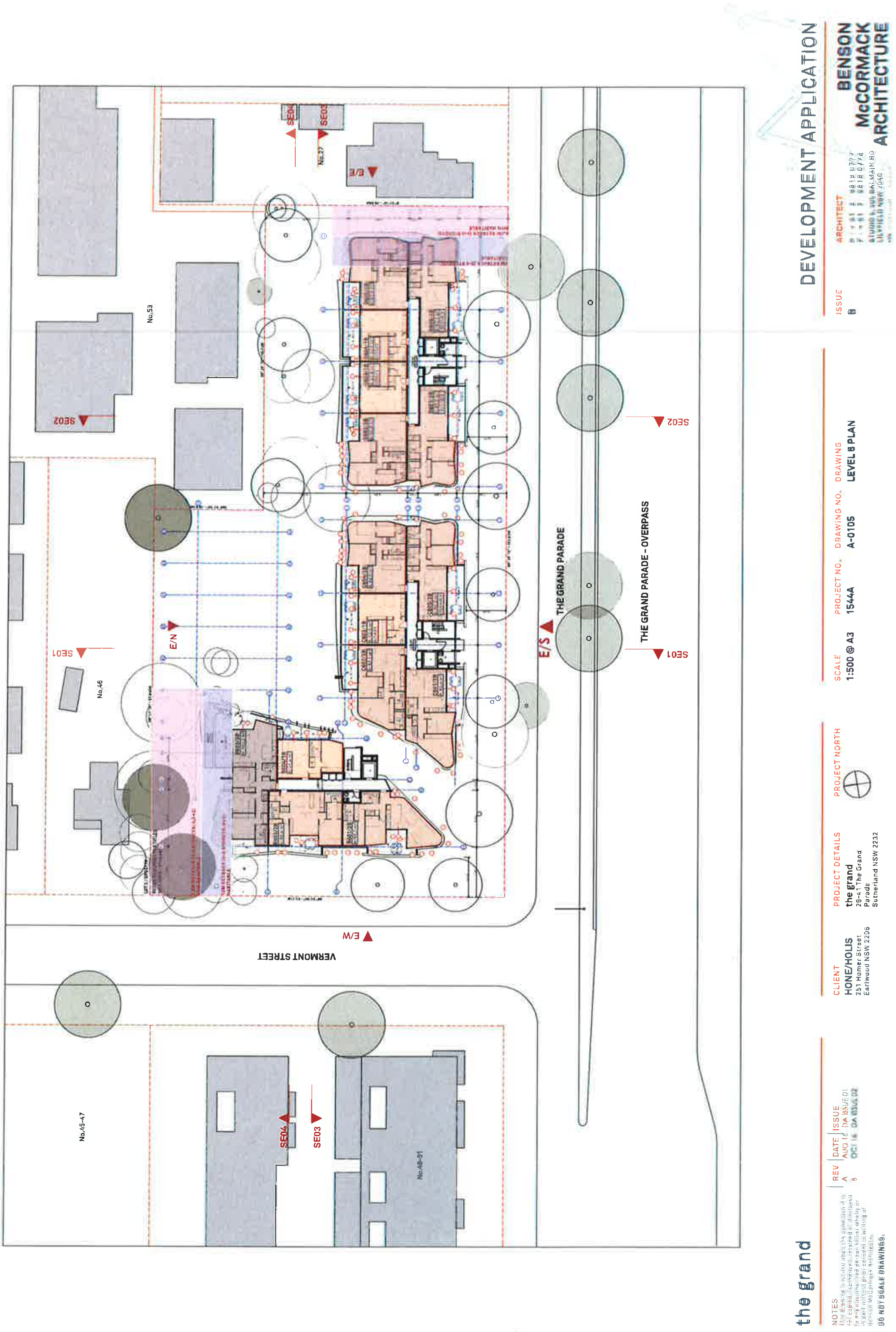
PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

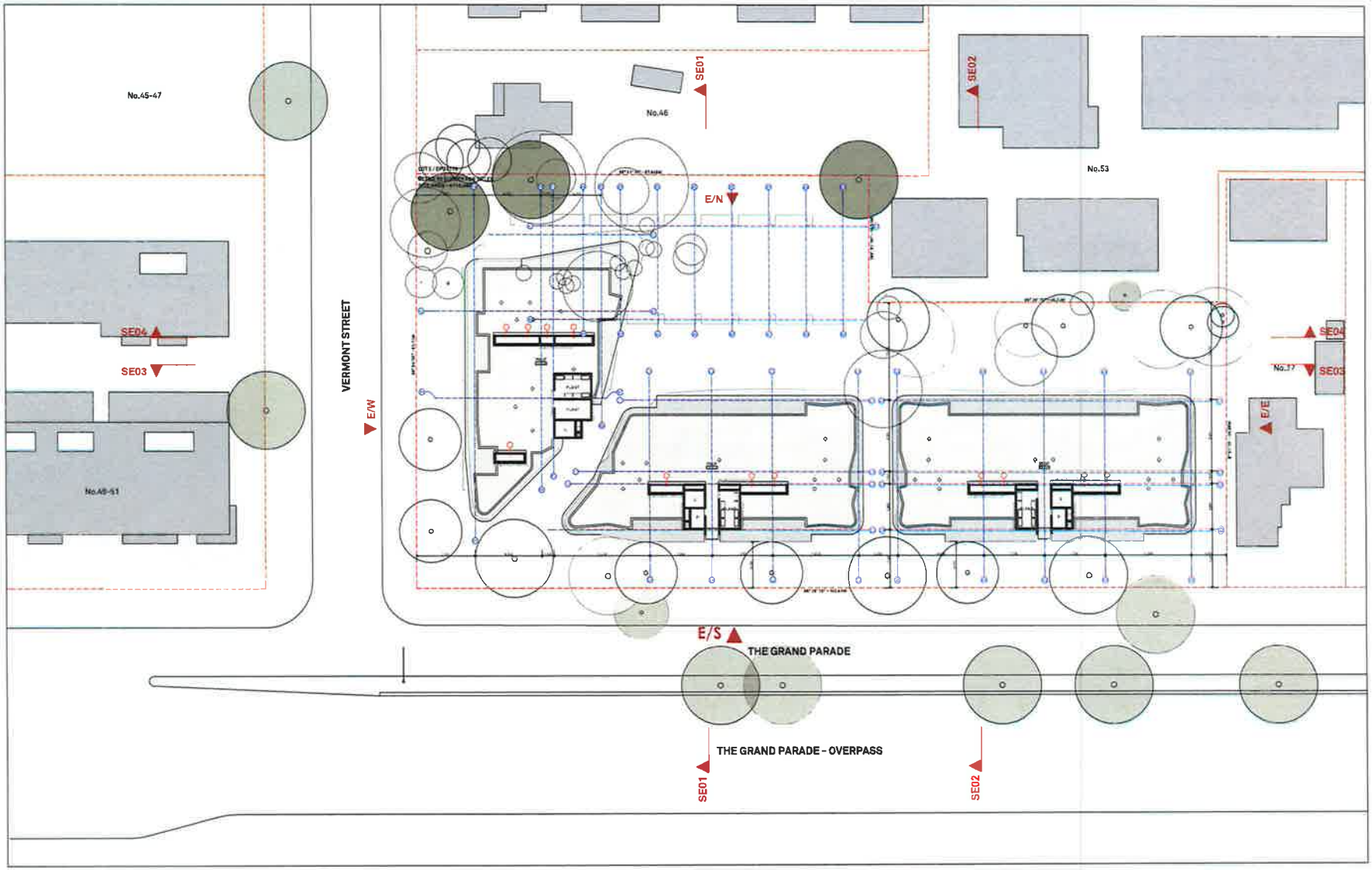
PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:500 @ A3	1544A	A-0104	LEVEL 2 PLAN (L3-L5 TYPICAL)

ISSUE
B

ARCHITECT
P +61 2 9818 0777
F +61 2 9818 0778
STUDIO 5, 305 BALMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE


DEVELOPMENT APPLICATION
BENSON McCORMACK ARCHITECTURE
ISSUE
DRAWING
LEVEL 8 PLAN
DRAWING NO.
A-0105
PROJECT NO.
1544A
SCALE
1:500 @ A3
PROJECT NORTH
PROJECT DETAILS
the grand
CLIENT
HONE/HOLIS
the grand
DO NOT SCALE DRAWINGS.
THE GRAND PARADE
THE GRAND PARADE - OVERPASS
VERMONT STREET
No.53
No.46
No.27
No.45-47
No.49-51
SE01
SE02
SE03
SE04
E/N
E/S
E/W
E/E



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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:500 @ A3

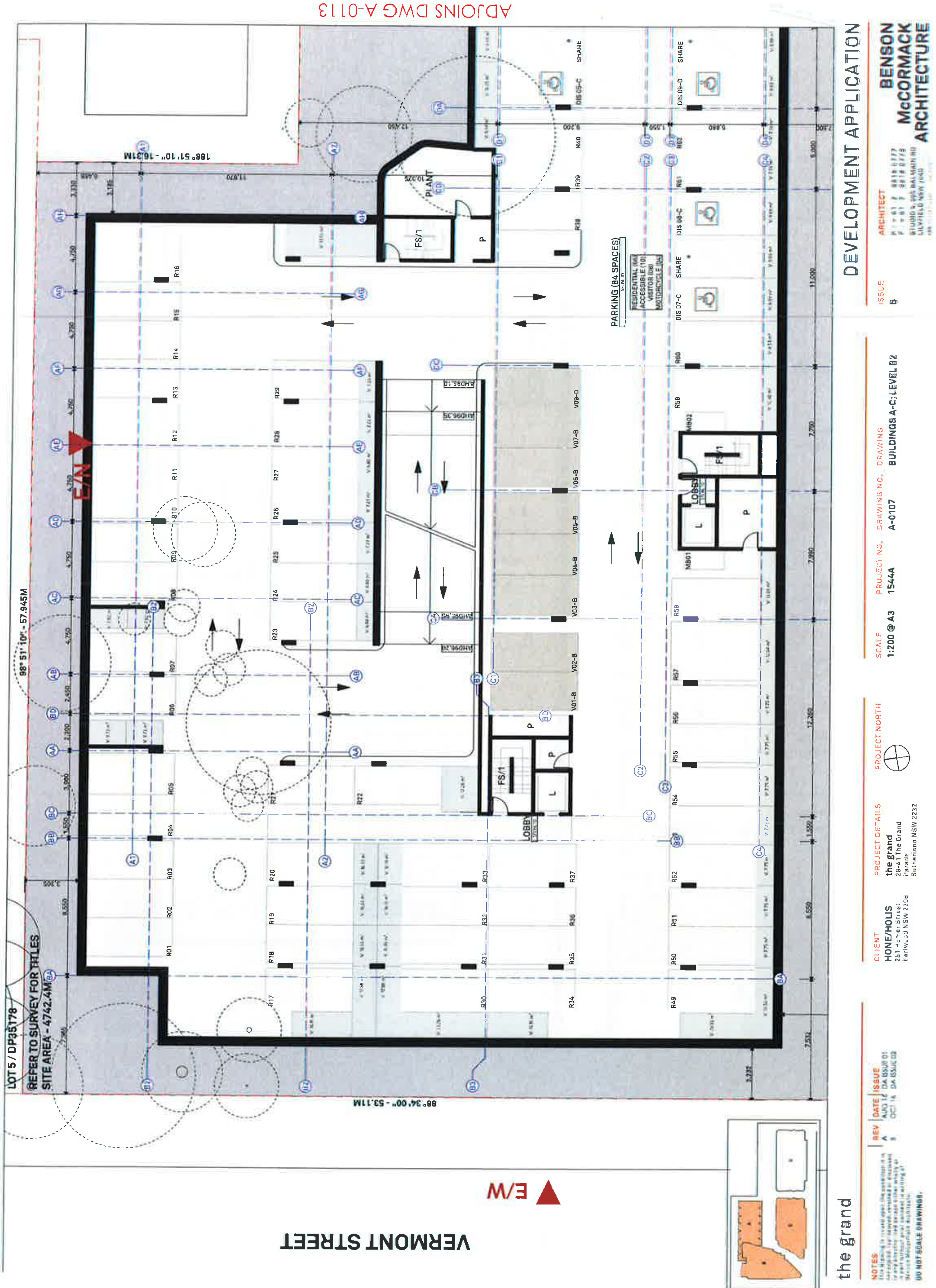
PROJECT NO.
1544A

DRAWING NO.
A-0106

DRAWING
ROOF PLAN

ISSUE
B

ARCHITECT
P : +61 2 9818 0777
F : +61 2 9818 0778
STUDIO 5, 205 BALMAIN RD
LILYFIELD NSW 2049
BENSON McCORMACK ARCHITECTURE



ADJOINS DWG A-0113
DEVELOPMENT APPLICATION
BENSON McCORMACK ARCHITECTURE
PARKING (84 SPACES)
RESIDENTIAL (66)
ACCESSIBLE (10)
VISITOR (08)
MOTORCYCLE (04)
98° 51' 10" - 57.945M
188° 51' 10" - 16.31M
88° 34' 00" - 53.11M
LOT 5 / DP35178
REFER TO SURVEY FOR TITLES
SITE AREA - 4742.4M²
E/W
VERMONT STREET
ISSUE
B
DRAWING
BUILDINGS A-C; LEVEL B2
DRAWING NO.
A-0107
PROJECT NO.
1544A
SCALE
1:200 @ A3
PROJECT NORTH
PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232
CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206
the grand
DO NOT SCALE DRAWINGS.

ADJOINS DWG A-0114

DEVELOPMENT APPLICATION

the grand

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
20-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

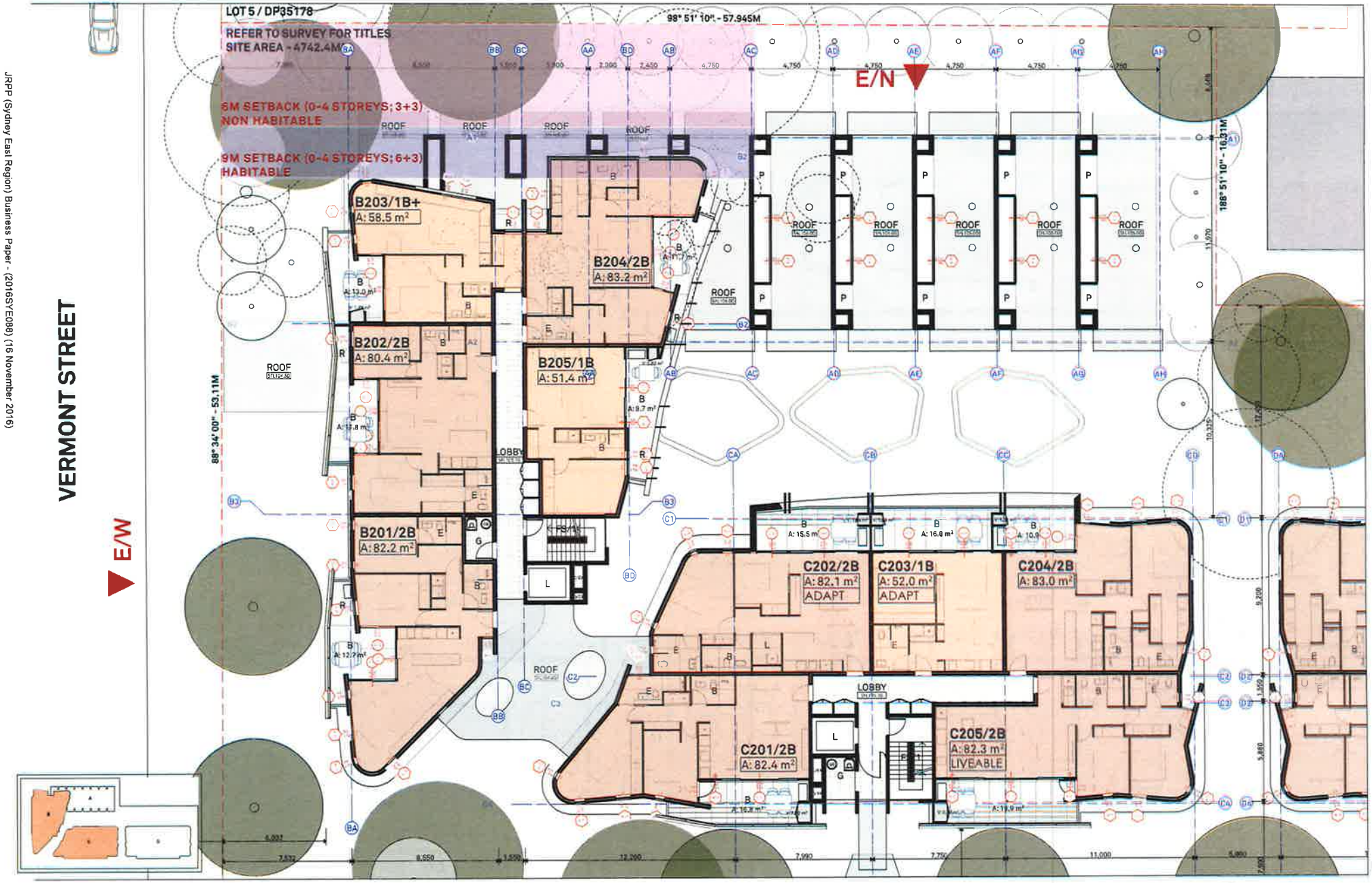
SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1544A	A-0108	BUILDINGS A-C; LEVEL B1

ISSUE
B

ARCHITECT
T + 61 2 9818 0777
F + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE


ADJOINS DWG A-0115
DEVELOPMENT APPLICATION
BENSON McCORMACK ARCHITECTURE
ARCHITECT
ISSUE B
DRAWING BUILDINGS A-C; LEVEL 1
DRAWING NO. A-0109
PROJECT NO. 1544A
SCALE 1:200 @ A3
PROJECT NORTH
PROJECT DETAILS the grand 29-41 The Grand Parade Sutherland NSW 2232
CLIENT HONE/HOLIS 251 Homer Street Earlwood NSW 2206
DO NOT SCALE DRAWINGS.
the grand
VERMONT STREET
E/W
E/N
LOT 5 / DP35178
REFER TO SURVEY FOR TITLES
SITE AREA - 4742.4M
98° 51' 10" - 57.945M
188° 51' 10" - 16.31M
88° 34' 00" - 53.11M
A109/2B A: 44.8 m²
A108/2B A: 44.8 m²
A107/2B A: 44.8 m²
A106/2B A: 44.8 m²
A105/2B A: 44.8 m²
A104/2B A: 44.8 m²
A103/2B A: 44.8 m²
A102/1B+ A: 33.7 m²
A110/2B+ A: 83.1 m²
B102/1B A: 52.5 m²
B101/2B A: 80.5 m²
C101/2B A: 82.4 m²
C102/2B A: 82.1 m²
C103/1B A: 52.0 m² ADAPT
C104/2B A: 83.0 m²
C105/2B A: 82.2 m² LIVEABLE
VOID TO WALKWAY BELOW
VOID
FORECOURT
LOBBY
TERRACE
ENTRY
SERVICE AREA 8.8M X 3.5M - 1:25



the grand

DEVELOPMENT APPLICATION

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CLIENT
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251 Homer Street
Earlwood NSW 2206

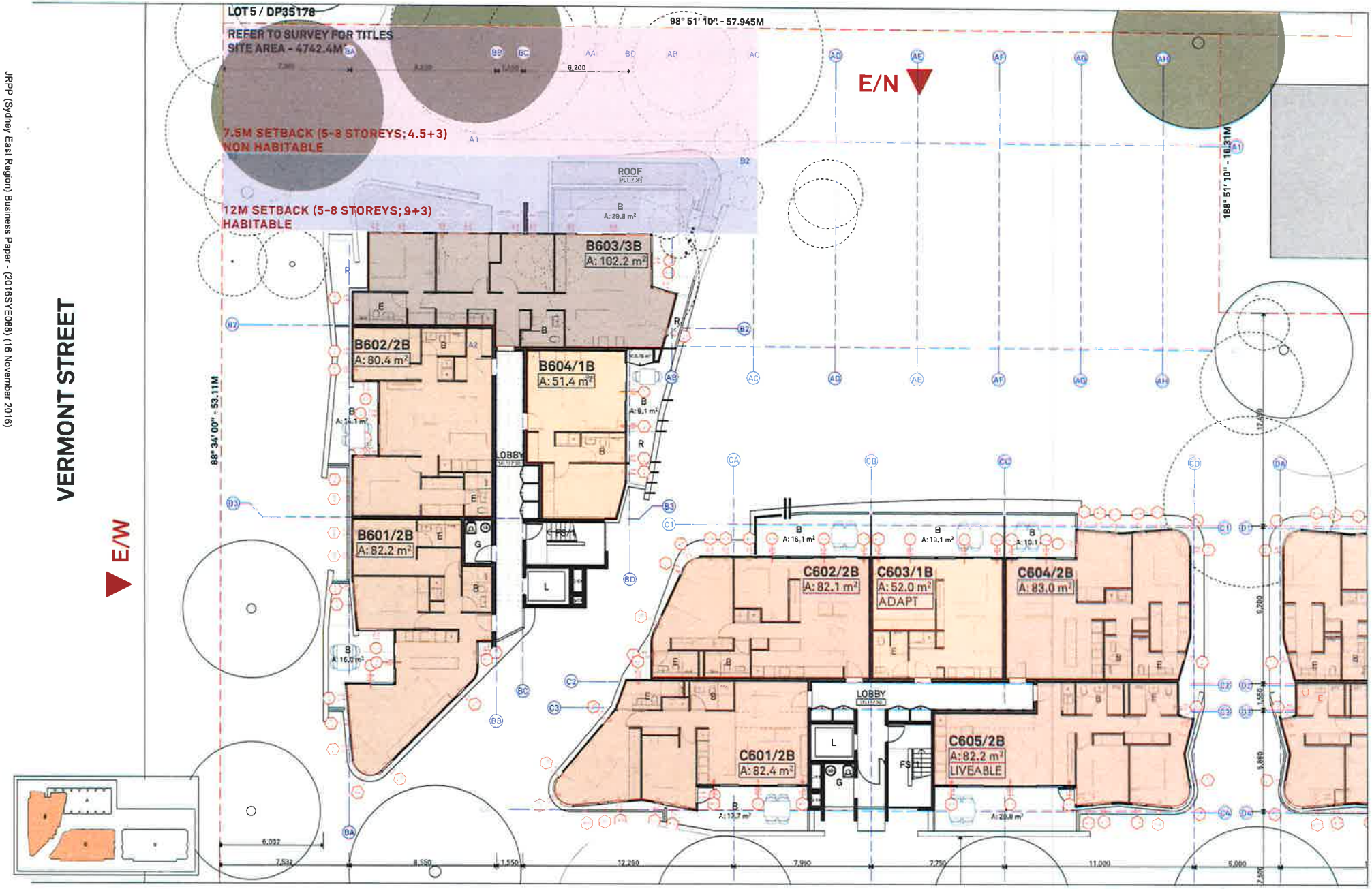
PROJECT DETAILS
the grand
26-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1544A	A-0110	BUILDINGS A-C; LEVEL 2 (L3-L5 TYPICAL)

ISSUE
B

ARCHITECT
BENSON McCORMACK ARCHITECTURE
T: +61 2 9818 0777
F: +61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040



the grand

DEVELOPMENT APPLICATION

NOTES

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REV	DATE	ISSUE
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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

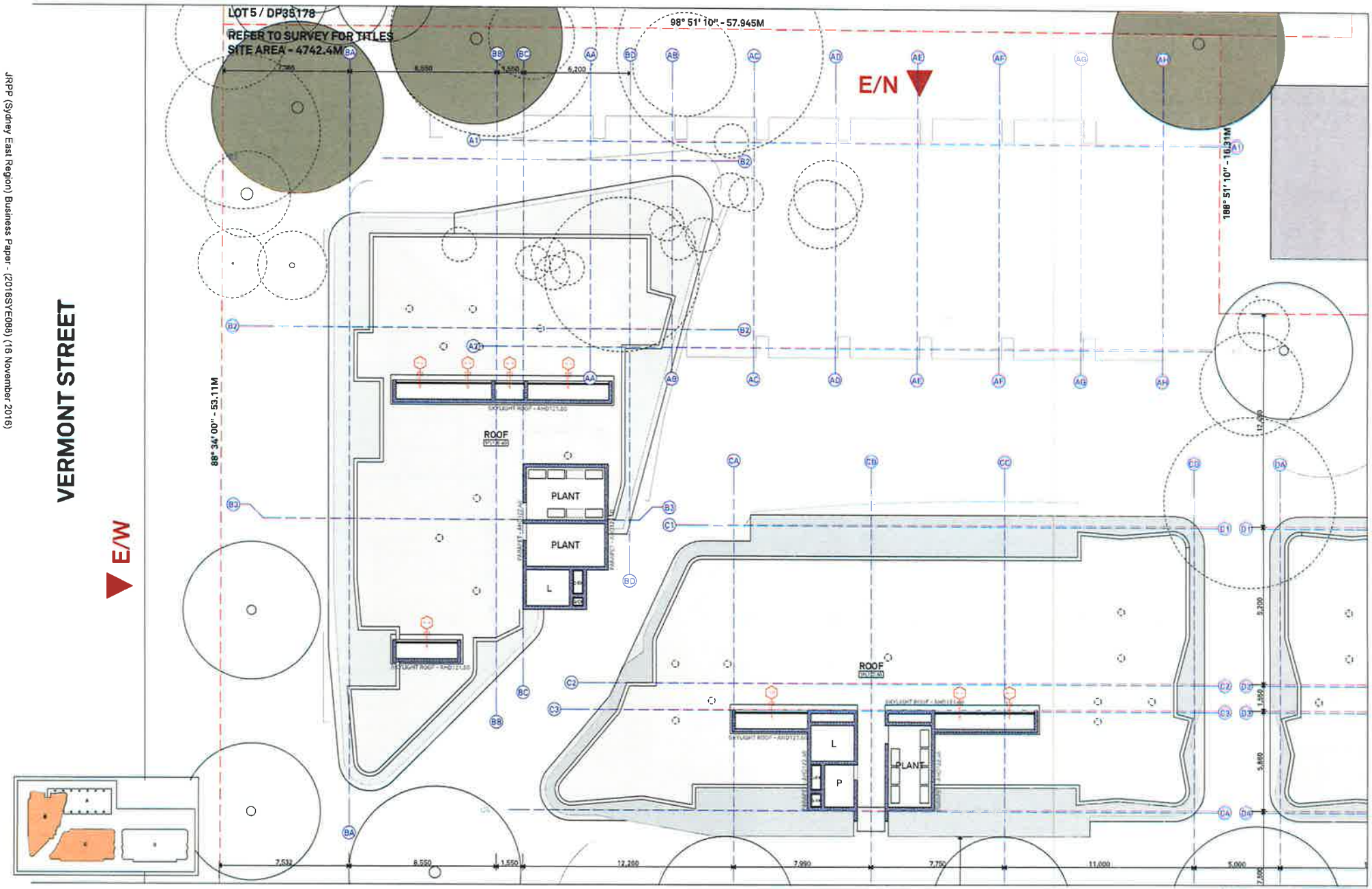
PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1544A	A-0111	BUILDINGS A-C; LEVEL 6

ISSUE
B

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 005 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE



ADJOINS DWG A-0118

the grand

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

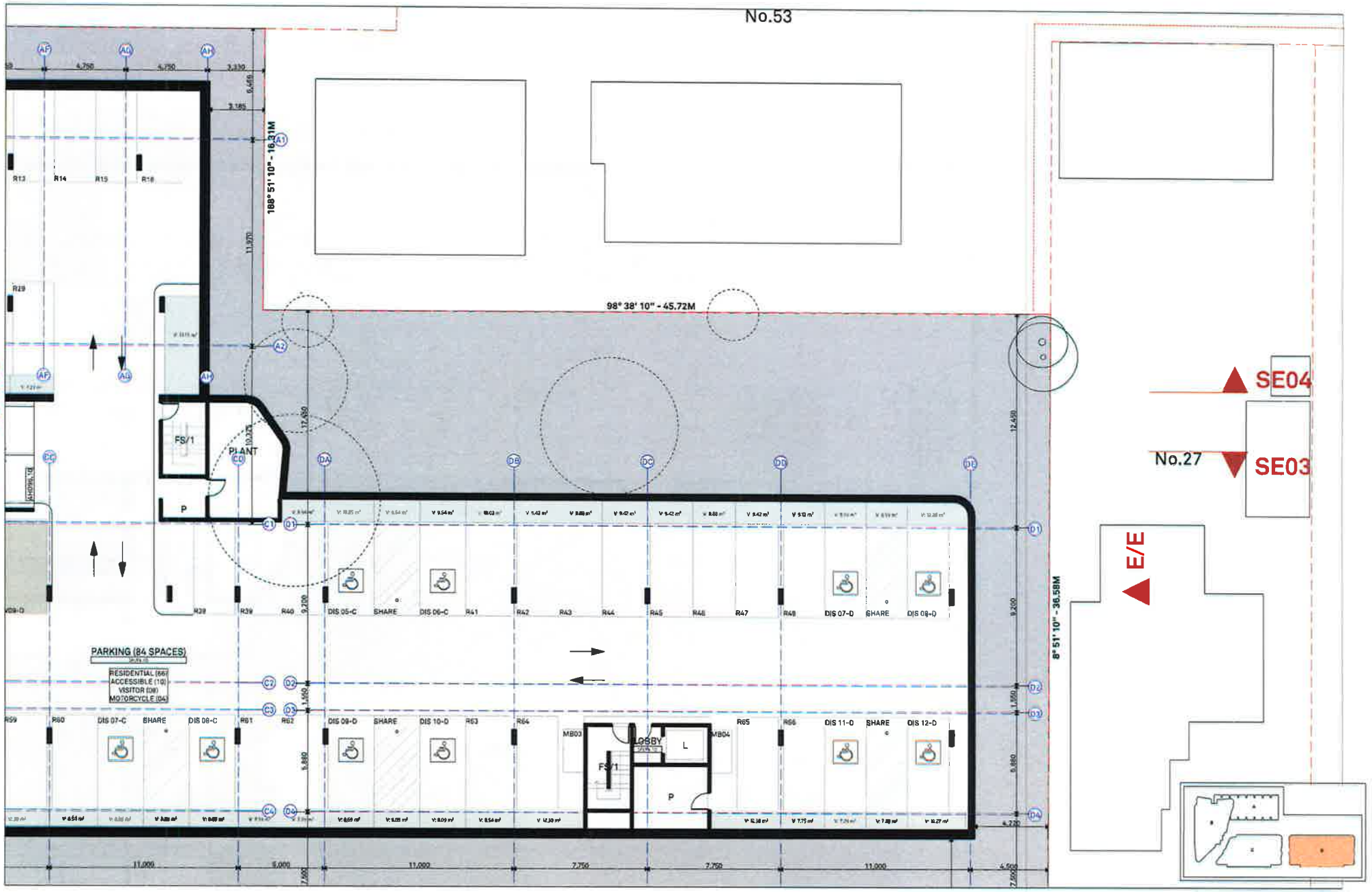
SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1544A	A-0112	BUILDINGS A-C; ROOF LEVEL

ISSUE
B

ARCHITECT
P : +61 2 9818 0777
F : +61 2 9818 0778
STUDIO 5, 305 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE

ADJOINS DWG A-0107



the grand

DEVELOPMENT APPLICATION

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HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1544A

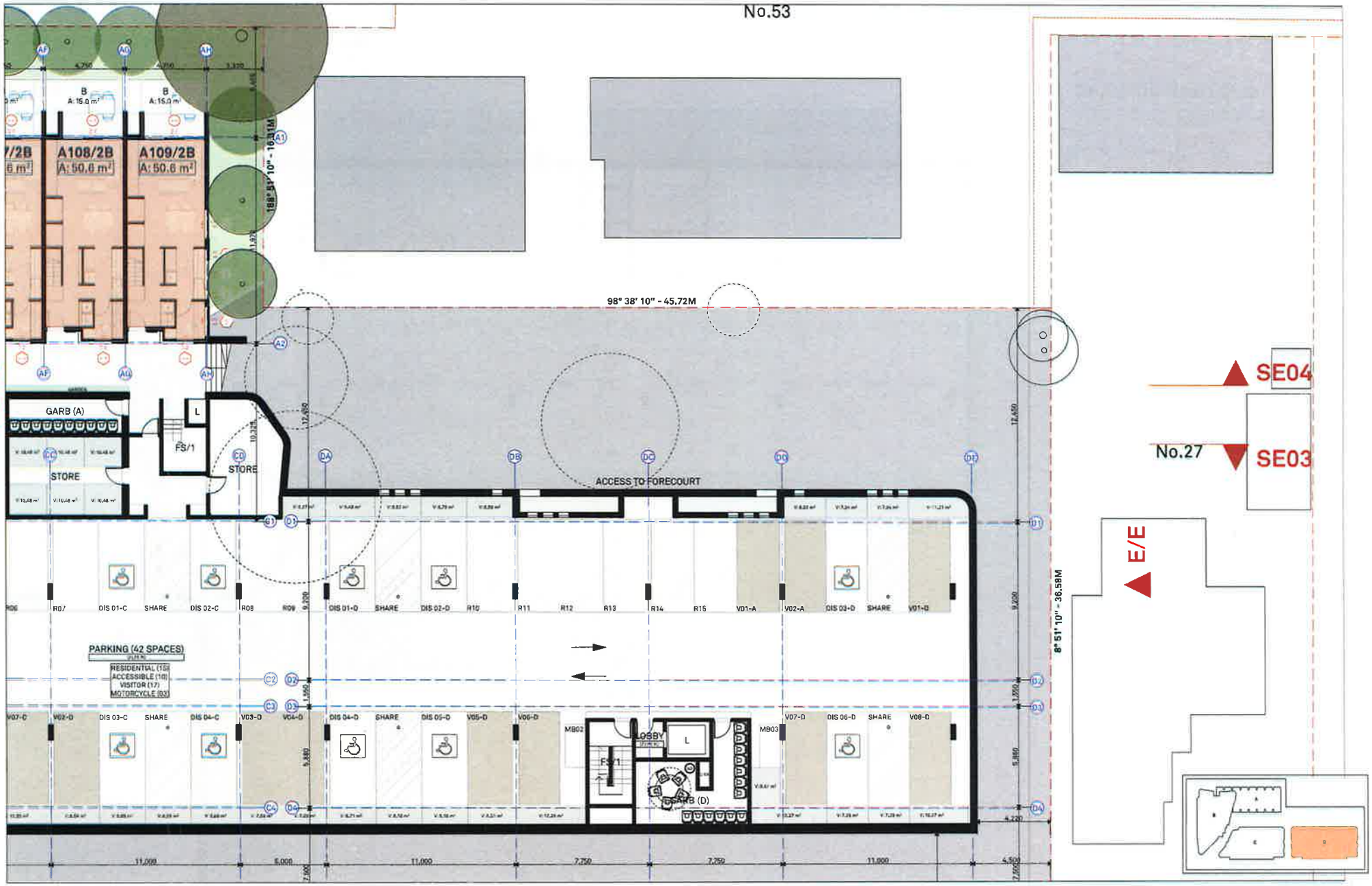
DRAWING NO.
A-0113

DRAWING
BUILDING D; LEVEL B2

ISSUE
B

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 595 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE



ADJOINS DWG A-0108

112

the grand

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B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand
Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1544A

DRAWING NO.
A-0114

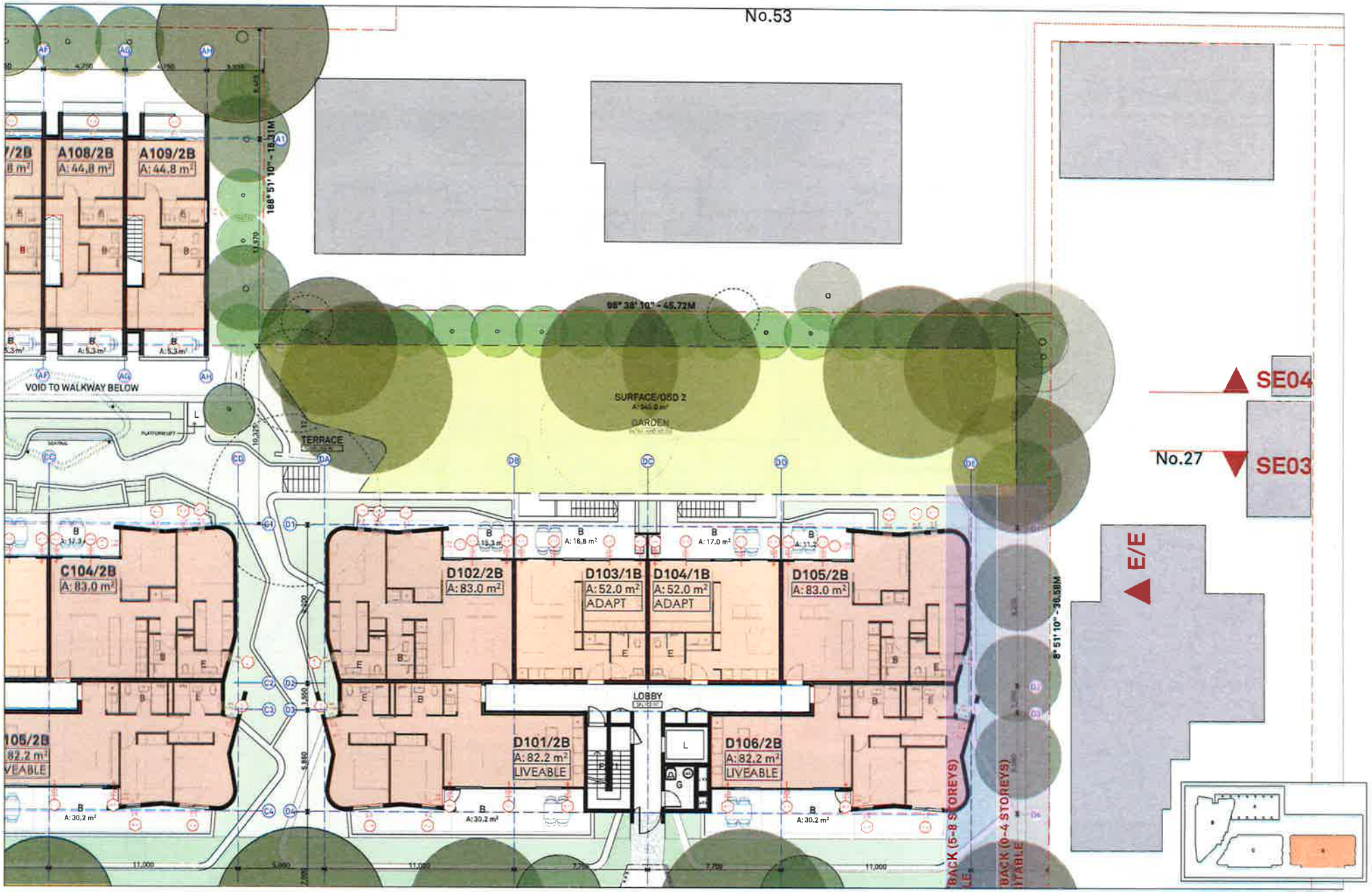
DRAWING
BUILDING D; LEVEL B1

ISSUE
B

ARCHITECT
P: +61 2 9818 0777
F: +61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE

ADJOINS DWG A-0100



the grand

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CLIENT
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251 Homer Street
Earlwood NSW 2206

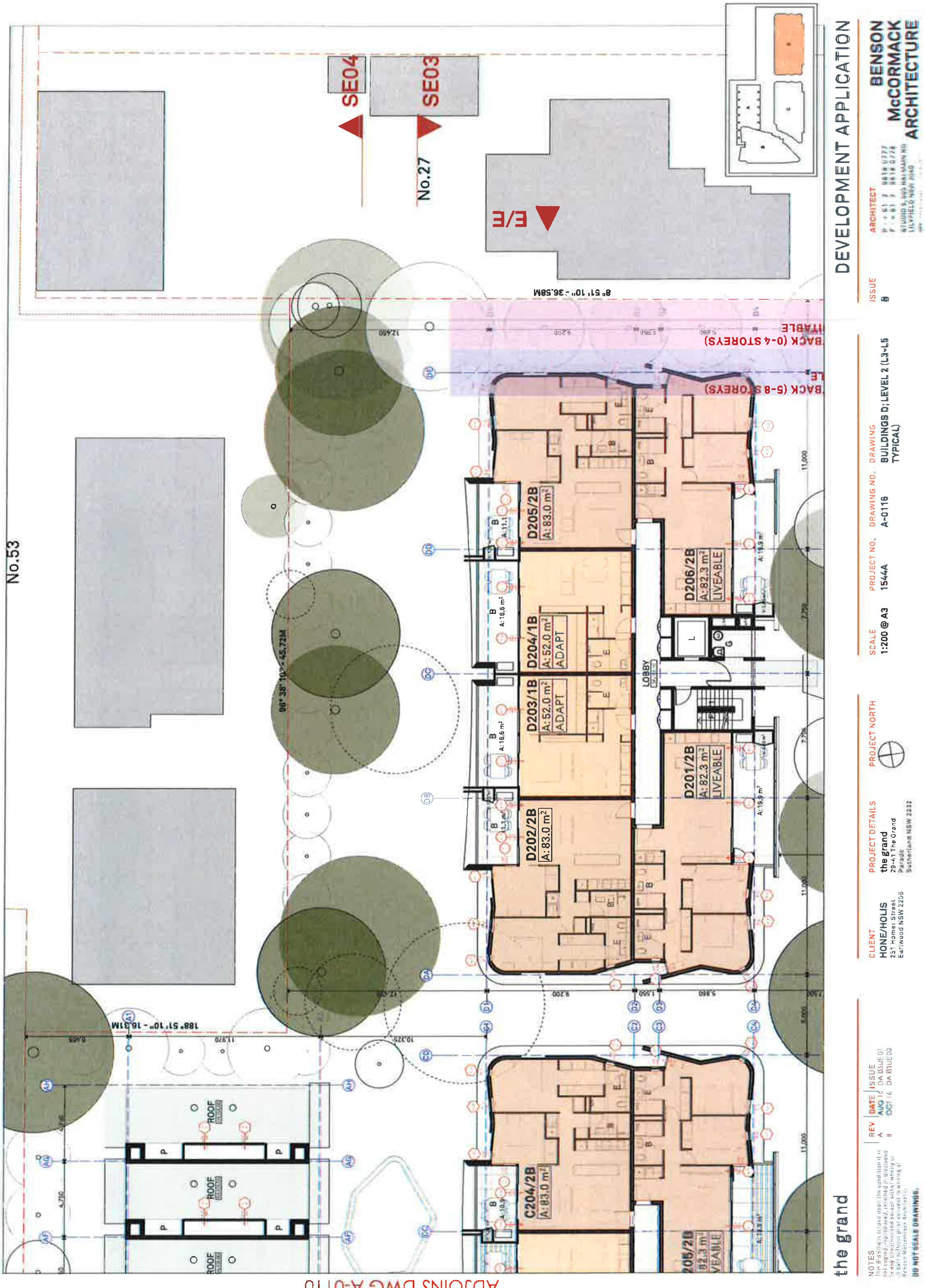
PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

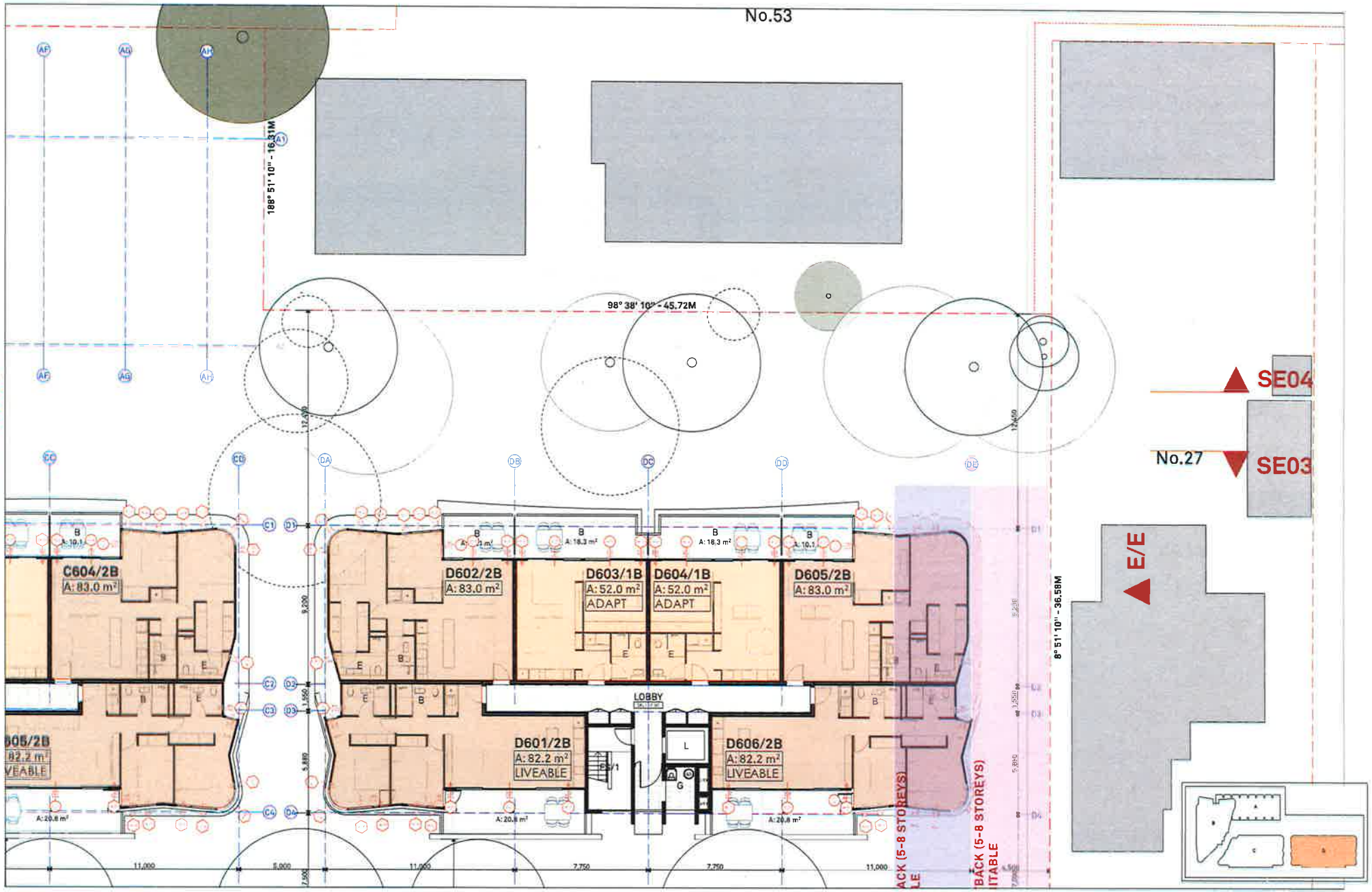
SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1544A	A-0115	BUILDING D; LEVEL 1

ISSUE
B

ARCHITECT
P | + 61 2 9818 0777
F | + 61 1 9818 0778
STUDIO 5, 995 WALMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE


DEVELOPMENT APPLICATION
BENSON McCORMACK ARCHITECTURE
the grand
No.53
No.27
SE04
SE03
E/E
D205/2B
A: 83.0 m²
D204/1B
A: 52.0 m²
ADAPT
D203/1B
A: 52.0 m²
ADAPT
D202/2B
A: 83.0 m²
D206/2B
A: 82.3 m²
LIVEABLE
D201/2B
A: 82.3 m²
LIVEABLE
C204/2B
A: 83.0 m²
LOBBY
ROOF
ISSUE
B
DRAWING
BUILDINGS D; LEVEL 2 (L3-L5 TYPICAL)
DRAWING NO.
A-0118
PROJECT NO.
1544A
SCALE
1:200@A3
PROJECT NORTH
PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232
CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206
DO NOT SCALE DRAWINGS.
ADJOINS DWG A-0110

ADJOINS DWG A-0111



the grand

DEVELOPMENT APPLICATION

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CLIENT
HONE/HOLIS
251 Homer Street,
Earlwood NSW 2206

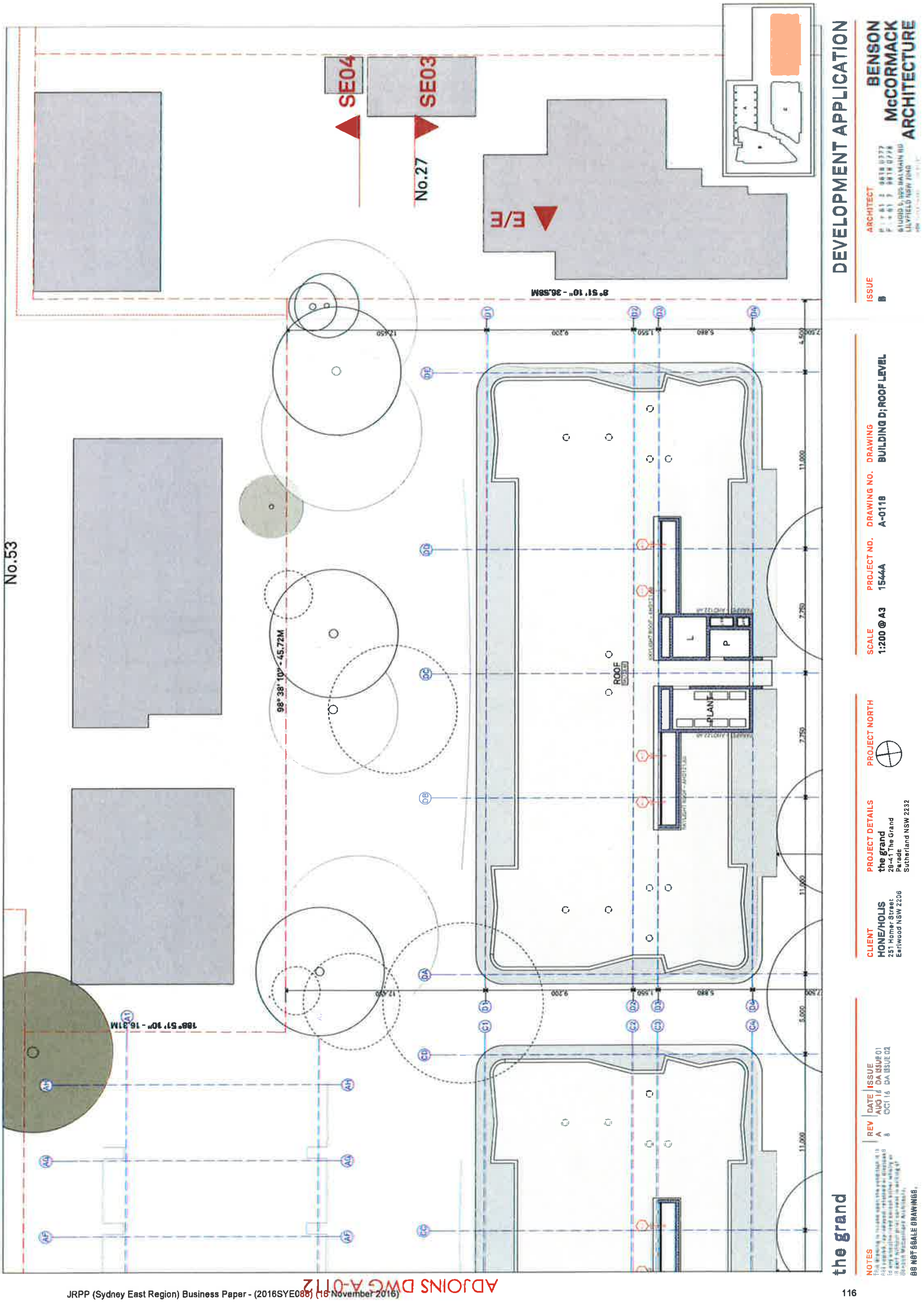
PROJECT DETAILS
the grand
29-41 The Grand
Parade
Sutherland NSW 2232

PROJECT NORTH

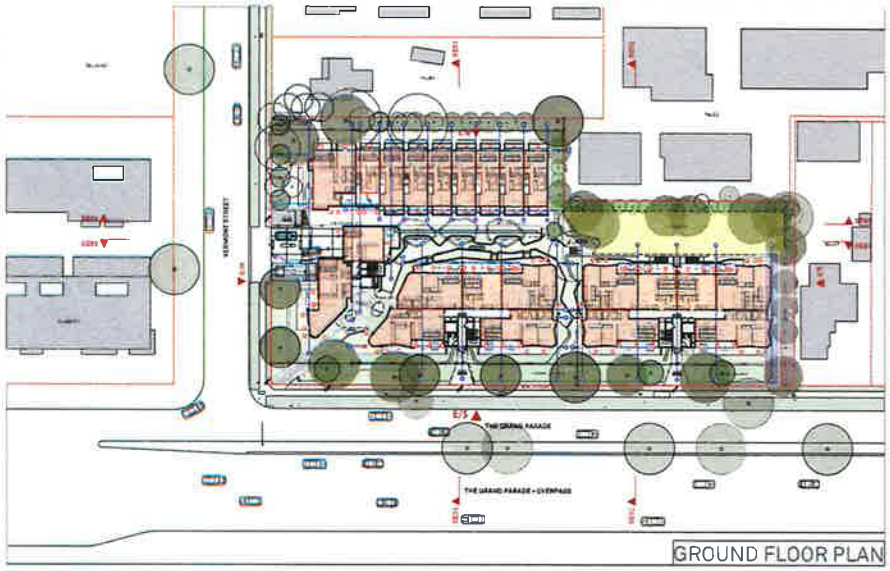
SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1544A	A-0117	BUILDING D; LEVEL 6

ISSUE
B

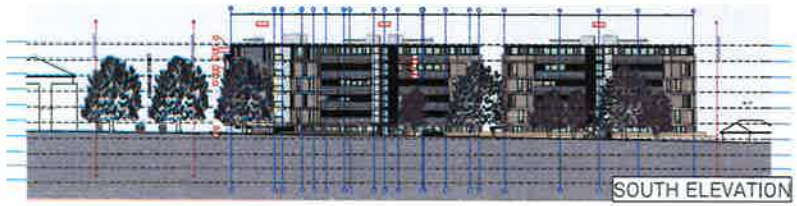
ARCHITECT
P: +61 2 9818 0777
F: +61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE



No.53
No.27
SE04
SE03
E/E
ROOF
PLANT
98°38' 10" - 45.72M
188°51' 10" - 16.31M
8°51' 10" - 36.58M
DEVELOPMENT APPLICATION
BENSON McCORMACK ARCHITECTURE
ARCHITECT
ISSUE B
DRAWING BUILDING D; ROOF LEVEL
DRAWING NO. A-0118
PROJECT NO. 1544A
SCALE 1:200 @ A3
PROJECT NORTH
PROJECT DETAILS the grand 28-41 The Grand Parade Sutherland NSW 2232
CLIENT HONE/HOLIS 251 Homer Street Earlwood NSW 2206
REV DATE ISSUE
A AUG 16 DA ISSUE 01
B OCT 16 DA ISSUE 02
the grand
NOTES
DO NOT SCALE DRAWINGS.
ADJOINS DWG A-0112



GROUND FLOOR PLAN



SOUTH ELEVATION

The following assumptions have been used in the thermal and BASIX assessment. Should the following not be complied with a reassessment may be required.

Windows	*Product ID*	*Glass*	*Frame*	*U value*	*SHGC*	*Detail*
Default		Single High solar low-e	Aluminium	5.40	0.58	To all sliding/fixed glazing in Units C105, C205,C305,C405,C505,D605, D101,D106,D201,D206,D301,D306, D401,D406,D501,D506,D601,D606 and to unit B601 – D20,D22 and W28 only
Default		Single High solar low-e	Aluminium	5.40	0.49	To awning and casement glazing to units C105,C205,C305,C405,C505,C605, D101,D106,D201,D206,D301,D306, D401,D406,D501,D506,D601 and D606
Default		Single clear glazing	Aluminium	6.70	0.70	To all other sliding and fixed glazing
Default		Single clear glazing	Aluminium	6.70	0.57	To all other awning and casement glazing

Window and skylight U and SHGC values, if specified, are according to NFRC 100. Alternate products or specifications may be used if the U value is lesser than the value specified or the SHGC is within +/- 10% of the value stated. Windows have been assessed as complying with AS2047.

External walls	*Construction*	*Insulation*	*Colour – solar abs.*	*Detail*
Face Brick veneer		R2.0	Medium SA 0.475 – 0.7	To external walls

Internal walls	*Construction*	*Insulation*	*Detail*
13mm Plasterboard		-	To all internal unit walls
270mm cavity brick+13mm plasterboard		-	Party walls

Floors	*Construction*	*Insulation*	*Covering*	*Detail*
200mm carpet		R2.0	Carpet/tiles	To suspended floors of units B101, B102, B202, C101, C103, C105, D101,D102,D103,D104,D105 and D106
200mm carpet		Nil	Carpet/tiles	To others

Ceilings	*Construction*	*Insulation*	*Detail*
Plasterboard		R3.5	To ceiling under roof of Unit B601
Plasterboard		R2.5	To all other ceilings under a roof, balcony or terrace

Roof	*Construction*	*Insulation*	*Colour – solar abs.*	*Detail*
200mm Concrete		Nil	Medium SA 0.475-0.7	As per stamped plans

Lighting

Default value of 4 downlights/10sqm has been included to the ground floor. All downlights are to be sealed.

Exhaust fans

Exhaust fans have been included to laundry, ensuite and bathroom and assessed as sealed.

Hot Water System

3 Electric heat pump gas boosted systems to service the dwellings.

Rainwater Tank

2.5 star water efficiency rated clothes washer to each unit no rain water tank required.

the grand

NOTES
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DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-0119

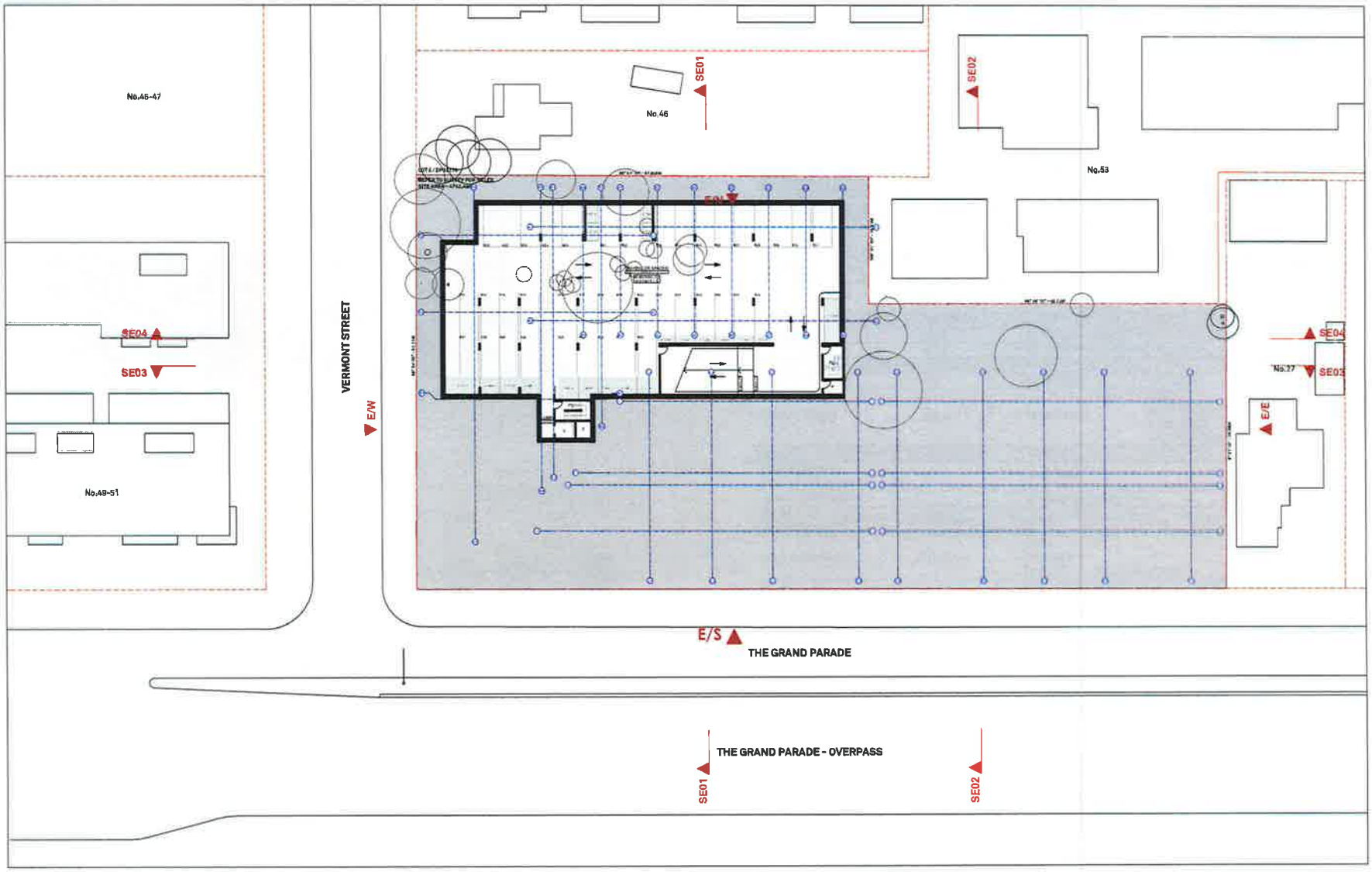
DRAWING
BASIX SUMMARY

ISSUE
B

DEVELOPMENT APPLICATION

ARCHITECT
P : 61 2 9818 0277
F : 61 2 9818 0778
STUDIO 1, 205 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE



the grand

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
26-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:500 @ A3

PROJECT NO.
1544A

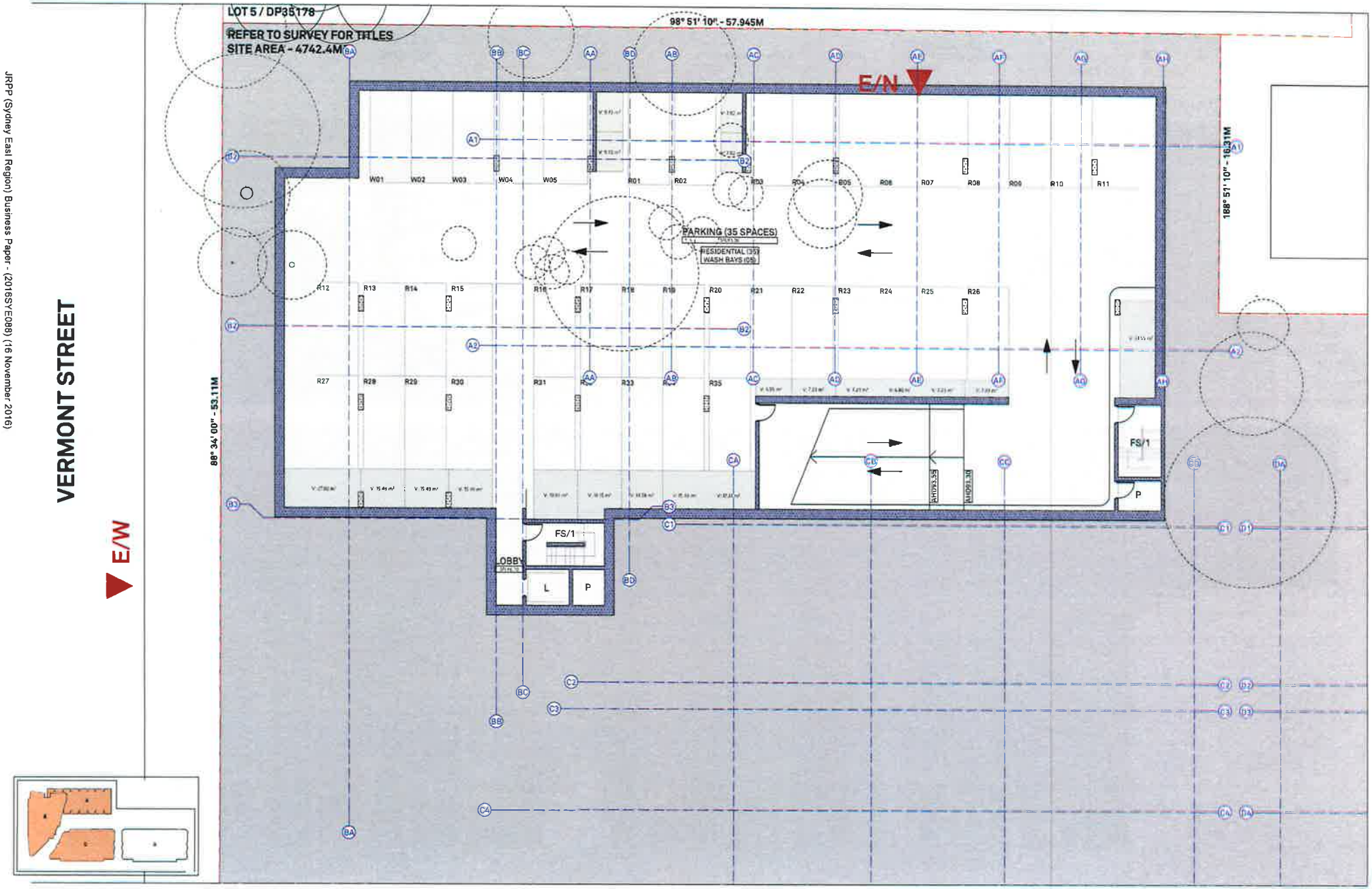
DRAWING NO.
A-0120

DRAWING
LEVEL B3 (BASEMENT)

DEVELOPMENT APPLICATION

ISSUE
B

ARCHITECT
P : +61 2 9818 0777
F : +61 2 9818 0778
STUDIO 5, 805 BALMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE



the grand

DEVELOPMENT APPLICATION

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B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
28-41 The Grand
Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1544A

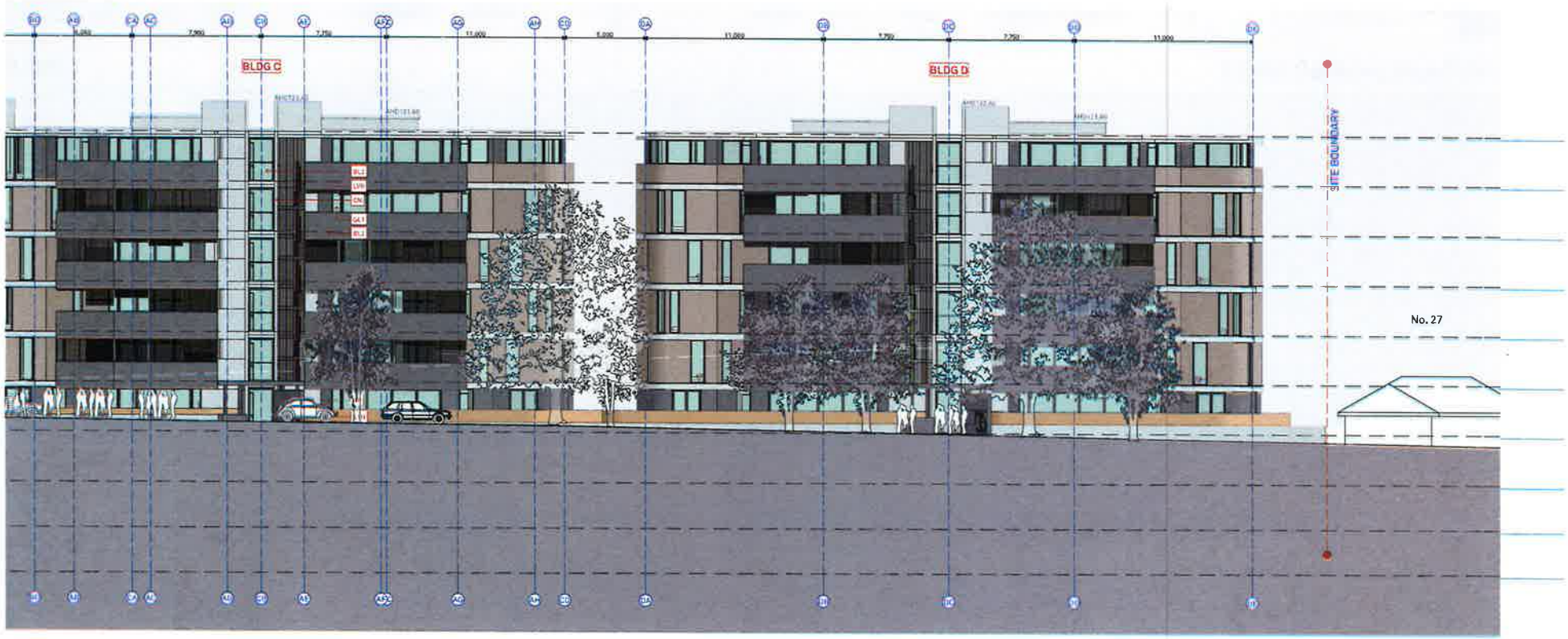
DRAWING NO.
A-0121

DRAWING
BUILDINGS A-C; LEVEL B3

ISSUE
B

ARCHITECT
BENSON McCORMACK ARCHITECTURE
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040

ADJOINS DWG A-0202



MATERIALS/FINISHES ABBREVIATIONS

MC	METAL CLADDING Finish, texture and colour TBD
RF	RENDER AND PAINT Finish, texture and colour TBD
CN	OFF-FORM CONCRETE Texture TBC
BRK	BRICKWORK Face brick finish, cut/flush/texture TBD
TCLD	TIMBER CLADDING Vertical grain timber cladding Colour TBD
GL1	GLASS - TYPE 1 Clear glazing in aluminium frame To BAMF Requirements
BL1	BALUSTRADE - TYPE 1 Galvanised steel panel, Powd TBD
BL2	BALUSTRADE - TYPE 2 Clear glazing in aluminium frame
BL3	BALUSTRADE - TYPE 3 Concrete, cement render/paint Colour and texture TBD
STN	STONE CLADDING Finish, colour and texture TBD
LVR	LOUVRES Operable powder coated alum. Finish, colour and texture TBD

the grand

DEVELOPMENT APPLICATION

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REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:250 @ A3

PROJECT NO.
1544A

DRAWING NO.
A-0201

DRAWING
SOUTH ELEVATION (THE GRAND PDE) 1 OF 2

ISSUE
B

ARCHITECT
P: + 61 2 9818 0777
F: + 61 2 9818 0778
STUDIO 5, 905 BALMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE

MATERIALS/FINISHES ABBREVIATIONS	
MC	METAL CLADDING Finish, texture and colour TBD
RP	RENDER AND PAINT Finish, texture and colour TBD
CN	OFF-FORM CONCRETE Texture TBD
BRK	BRICKWORK Face brickwork, colour/texture TBD
TCLD	TIMBER CLADDING Vertical jointed timber cladding colour TBD
GL1	GLASS - TYPE 1 Clear glazing in aluminium frame To BASIX Requirements
BL1	BALUSTRADE - TYPE 1 Galvanised [illegible] TBD
BL2	BALUSTRADE - TYPE 2 Clear glazing in aluminium frame
BL3	BALUSTRADE - TYPE 3 Concrete, cement render/paint Colour and texture TBD
STN	STONE CLADDING Finish, colour and texture TBD
LVR	LOUVRES Operable powdercoated alum, Finish, colour and texture TBD

the grand

DEVELOPMENT APPLICATION

NOTES
[illegible]
DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:250 @ A3	1544A	A-0202	SOUTH ELEVATION (THE GRAND PDE) 2 OF 2

ISSUE
B

ARCHITECT

BENSON McCORMACK ARCHITECTURE

MATERIALS FINISHES ABBREVIATIONS

MC	METAL CLADDING Finish, texture and colour TBD
RP	RENDER AND PAINT Finish, texture and colour TBD
CN	OFF-FORM CONCRETE Texture TBD
BRK	BRICKWORK Face brick work, colour/texture TBD
TCLD	TIMBER CLADDING Vertical jointed timber cladding colour TBD
GL1	GLASS - TYPE 1 Clear glazing on aluminium frame To BASIX Requirements
BL1	BALUSTRADE - TYPE 1 Galvanised mild steel, fixing TBD
BL2	BALUSTRADE - TYPE 2 Clear glazing on aluminium frame
BL3	BALUSTRADE - TYPE 3 Concrete, cement render/paint Colour and texture TBD
STN	STONE CLADDING Finish, colour and texture TBD
LVR	LOUVRES Operable powder coated aluminium Finish, colour and texture TBD

the grand

DEVELOPMENT APPLICATION

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B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

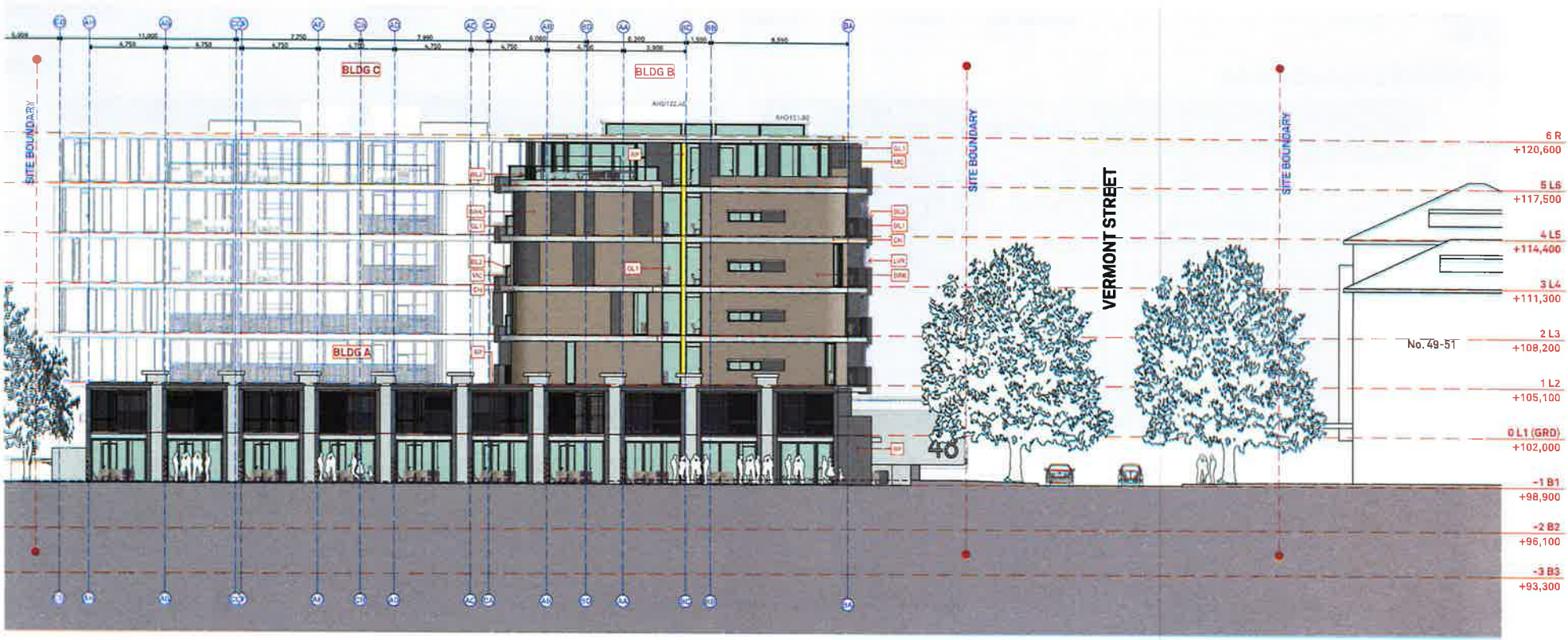
PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:250 @ A3	1544A	A-0203	WEST ELEVATION (VERMONT ST)

ISSUE
B

ARCHITECT
P: +61 2 9818 0777
F: +61 2 9818 0778
STUDIO 5, 300 DALMAIN RD
LILYFIELD NSW 2040
www.bensonmccormack.com.au

BENSON McCORMACK ARCHITECTURE



the grand

DEVELOPMENT APPLICATION

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
28-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:250 @ A3

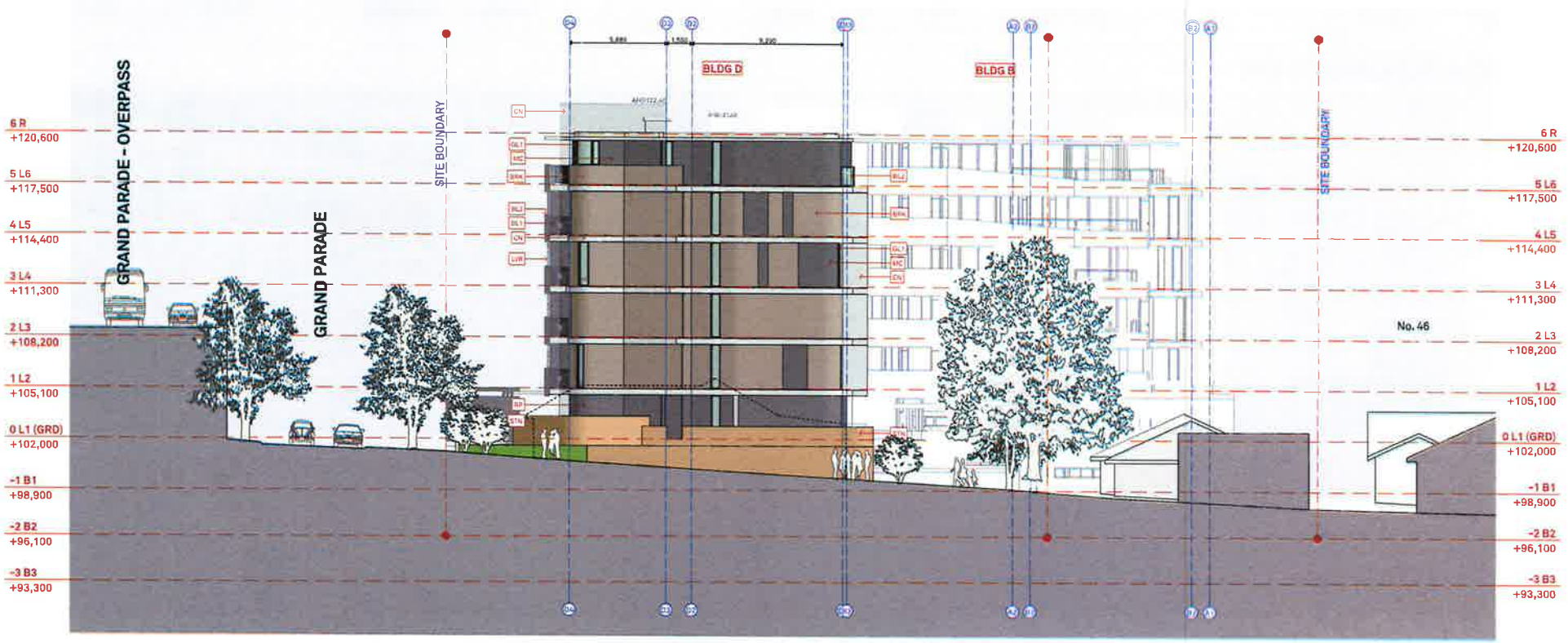
PROJECT NO.
1544A

DRAWING NO.
A-0204

DRAWING
NORTH ELEVATION

ISSUE
B

ARCHITECT
BENSON McCORMACK ARCHITECTURE
STUDIO 6, 505 BALMAIN RD
LILYFIELD NSW 2040



MATERIALS/FINISHES ABBREVIATIONS

MC	METAL CLADDING Finish, texture and colour TBD
RP	RENDER AND PAINT Finish, texture and colour TBD
CN	OFF-FORM CONCRETE Texture TBD
BRK	BRICKWORK Face brick finish, colour/texture TBD
TCLD	TIMBER CLADDING Vertical jointed timber cladding colour TBD
GL1	GLASS - TYPE 1 Clear glazing in aluminium frame to BASIX Requirements
BL1	BALUSTRADE - TYPE 1 Galvanised mid-shelf, hand rail TBU
BL2	BALUSTRADE - TYPE 2 Clear glazing in aluminium frame
BL3	BALUSTRADE - TYPE 3 Concrete, cement render/paint Colour and texture TBD
STN	STONE CLADDING Finish, colour and texture TBD
LVR	LOUVRES Operable powdercoated alum. Finish, colour and texture TBD

the grand

DEVELOPMENT APPLICATION

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

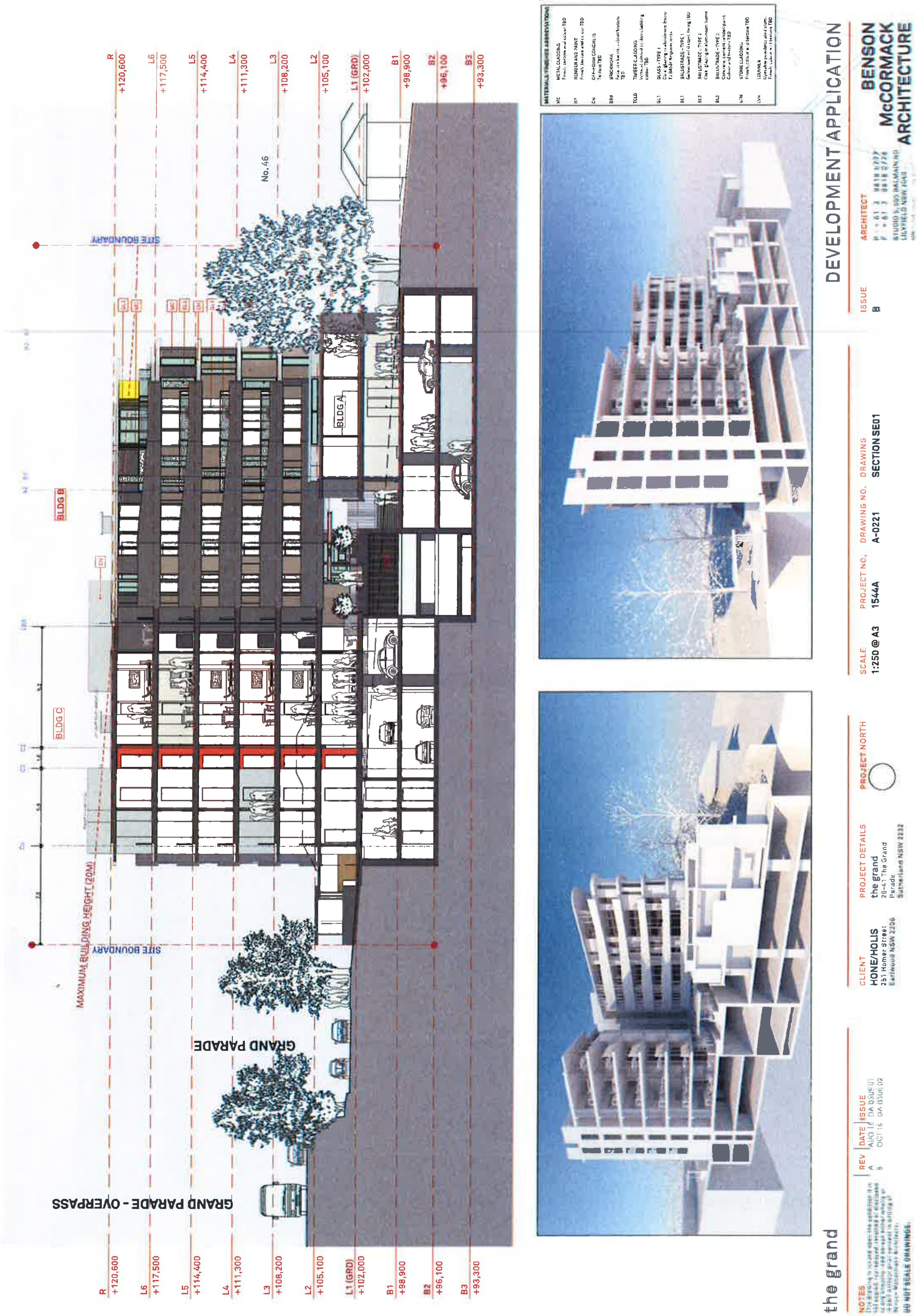
PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

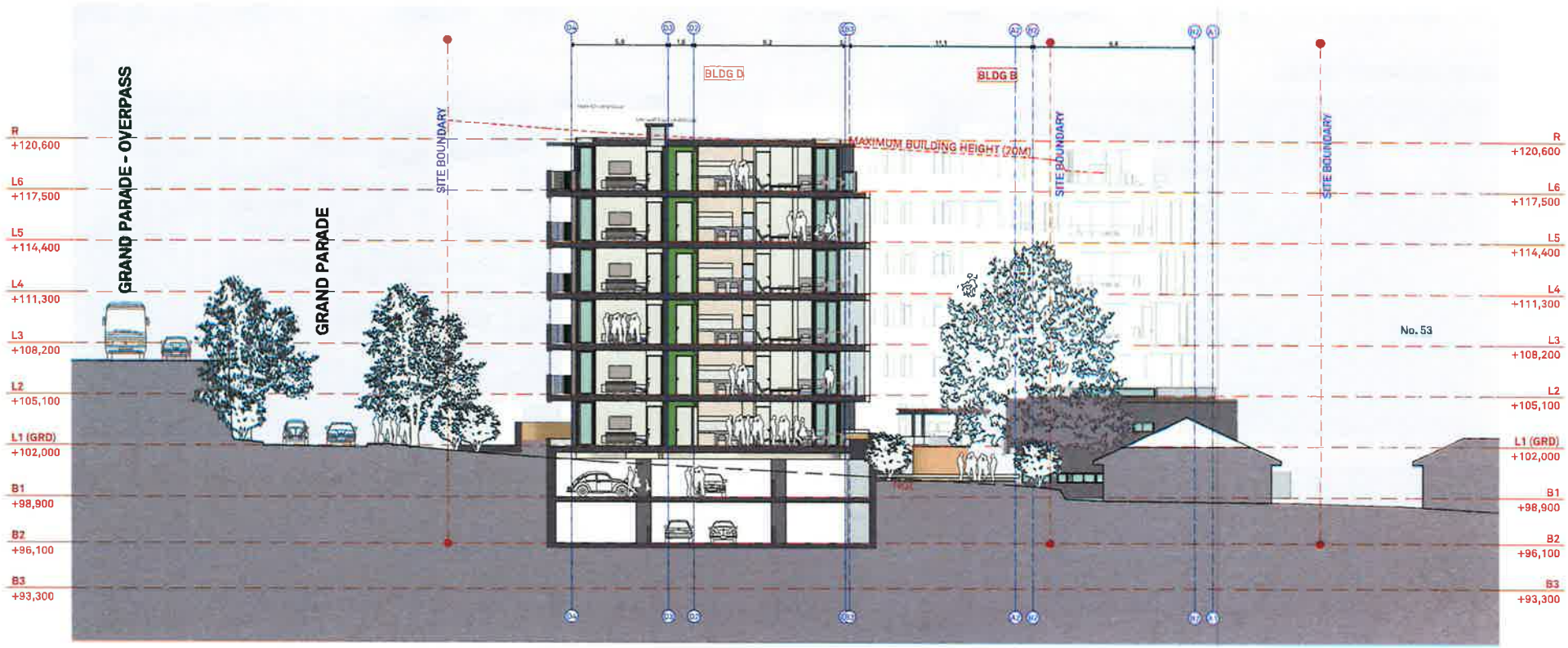
SCALE: 1:250 @ A3
PROJECT NO.: 1544A
DRAWING NO.: A-0205
DRAWING: EAST ELEVATION

ISSUE: B

ARCHITECT
BENSON McCORMACK ARCHITECTURE
STUDIO 5, 595 BALMAIN RD
LILYFIELD NSW 2040



DEVELOPMENT APPLICATION
BENSON McCORMACK ARCHITECTURE
ISSUE
B
PROJECT NO.
1544A
DRAWING NO.
A-0221
DRAWING
SECTION SE01
SCALE
1:250 @ A3
PROJECT NORTH
PROJECT DETAILS
the grand
28-41 The Grand Parade
Sutherland NSW 2232
CLIENT
HONE/HOLIS
REV
DATE
ISSUE
the grand
DO NOT SCALE DRAWINGS.
GRAND PARADE - OVERPASS
GRAND PARADE
SITE BOUNDARY
MAXIMUM BUILDING HEIGHT (20M)
BLDG A
BLDG B
BLDG C
No.46
R +120,600
L6 +117,500
L5 +114,400
L4 +111,300
L3 +108,200
L2 +105,100
L1 (GRD) +102,000
B1 +98,900
B2 +96,100
B3 +93,300



MATERIALS/FINISHES ABBREVIATIONS

MC	METAL CLADDING Finish, texture and colour TBD
RP	RENDER AND PAINT Finish, texture and colour TBD
CN	CONCRETE Finish TBD
BRK	BRICKWORK Finish, texture, colour TBD
TCLD	TIMBER CLADDING Vertical jointed timber cladding, colour TBD
GL1	GLASS - TYPE 1 Clear glazing in aluminium frame To BASIX Requirements
BL1	BALUSTRADE - TYPE 1 Galvanised mild steel, finish TBD
GL2	BALUSTRADE - TYPE 2 Clear glazing in aluminium frame
BL2	BALUSTRADE - TYPE 3 Concrete, cement render/paint Colour and texture TBD
STN	STONE CLADDING Finish, colour and texture TBD
LVR	LOUVRES Operable powdercoated alum. Finish, colour and texture TBD

the grand

DEVELOPMENT APPLICATION

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B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

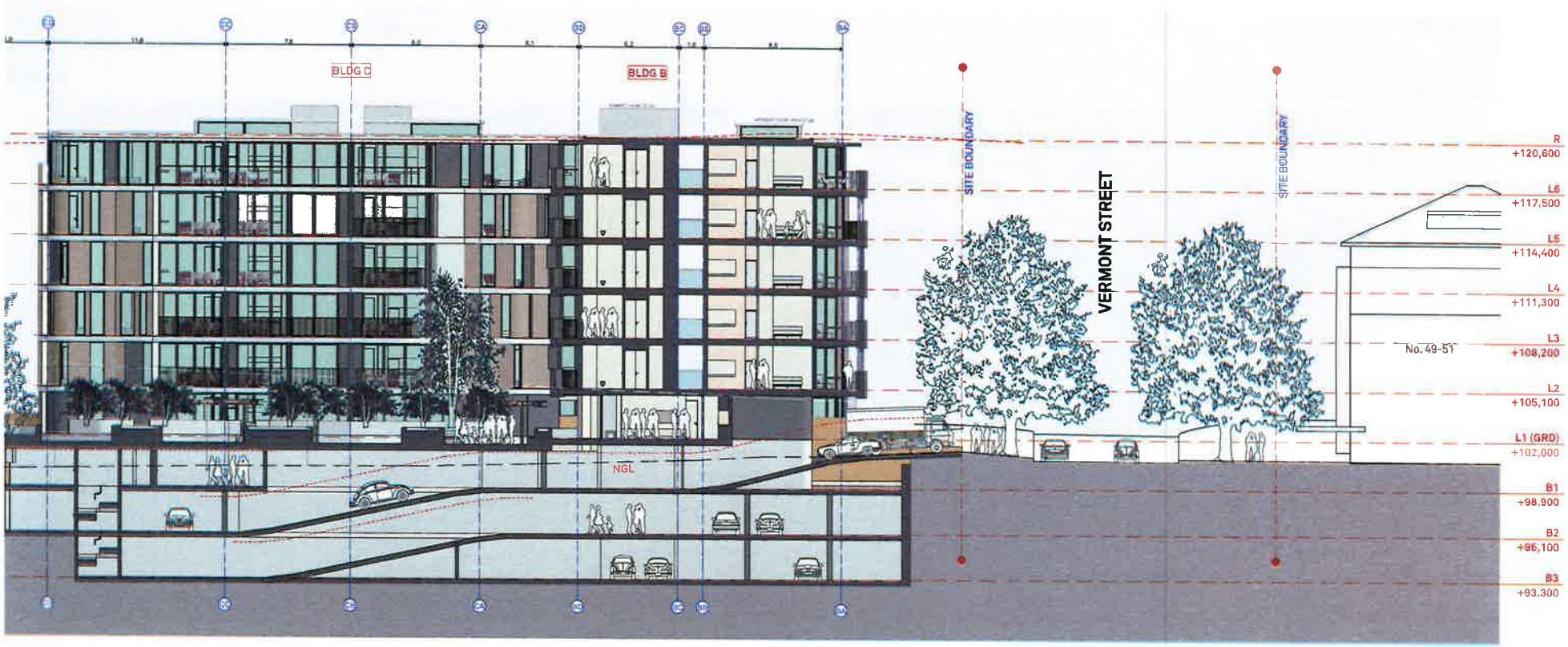
PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:250 @ A3	1544A	A-0222	SECTION SE02

ISSUE
B

ARCHITECT
P: +61 2 9818 0777
F: +61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE

ADJOINS DWG A-0224



MATERIALS FINISHES ABBREVIATIONS

MC	METAL CLADDING Finish, texture and colour TBD
RP	RENDER AND PAINT Finish, texture and colour TBD
CN	25+40MM CONCRETE Texture TBD
BRK	BRICKWORK Face brickwork, colour/texture TBD
TCLD	TIMBER CLADDING Vertical slotted timber cladding, colour TBD
GL1	GLASS - TYPE 1 Clear glazing in aluminium frame to BASIX Requirements
BL1	BALUSTRADE - TYPE 1 Galvanised mild steel, finish TBD
BL2	BALUSTRADE - TYPE 2 Clear glazing in aluminium frame
BL3	BALUSTRADE - TYPE 3 Concrete, cement render/paint Colour and texture TBD
STN	STONE CLADDING Finish, colour and texture TBD
LVR	LOUVRES Operable powdercoated alum. Finish, colour and texture TBD

the grand

DEVELOPMENT APPLICATION

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand
Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:250 @ A3

PROJECT NO.
1544A

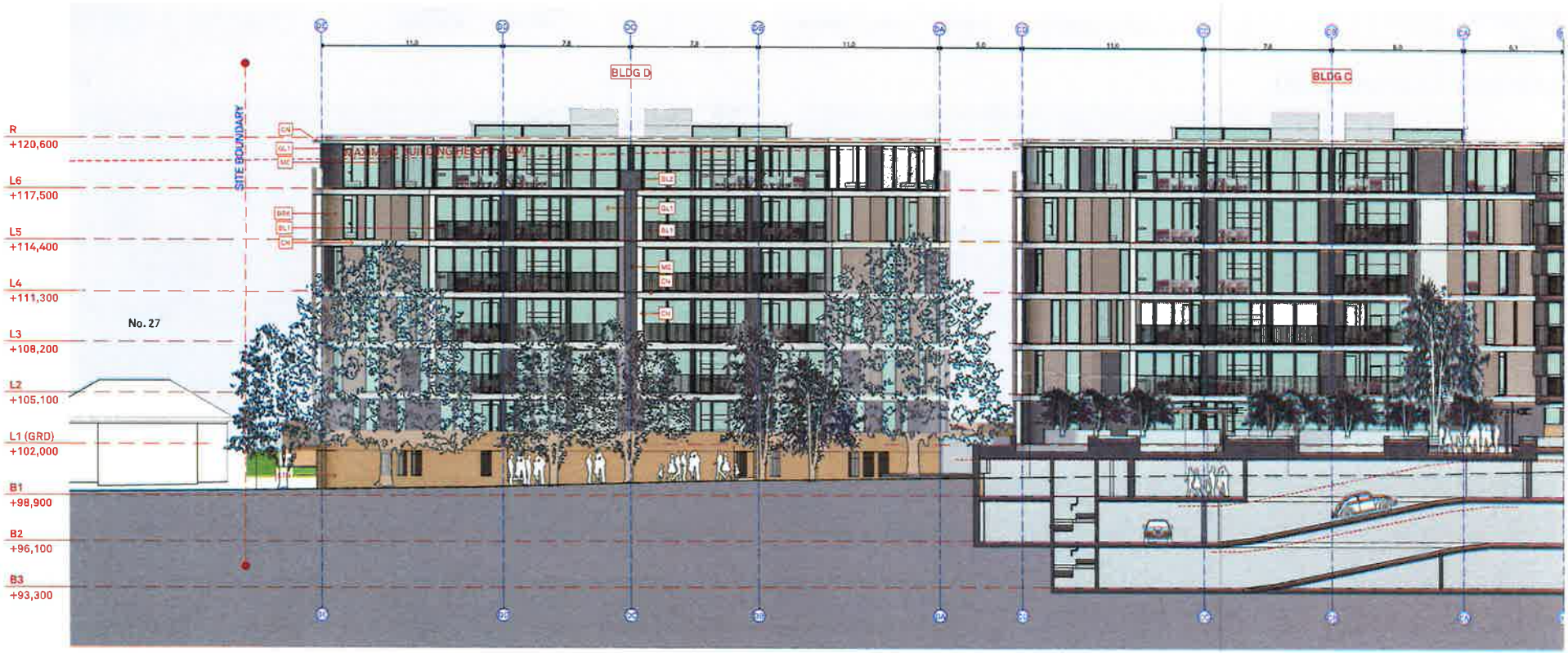
DRAWING NO.
A-0223

DRAWING
SECTION SE03 (1 OF 2)

ISSUE
B

ARCHITECT
P +61 2 9818 0777
F +61 2 9818 0778
STUDIO 5, 305 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE



ADJOINS DWG A-0223

the grand

DEVELOPMENT APPLICATION

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:250 @ A3

PROJECT NO.
1544A

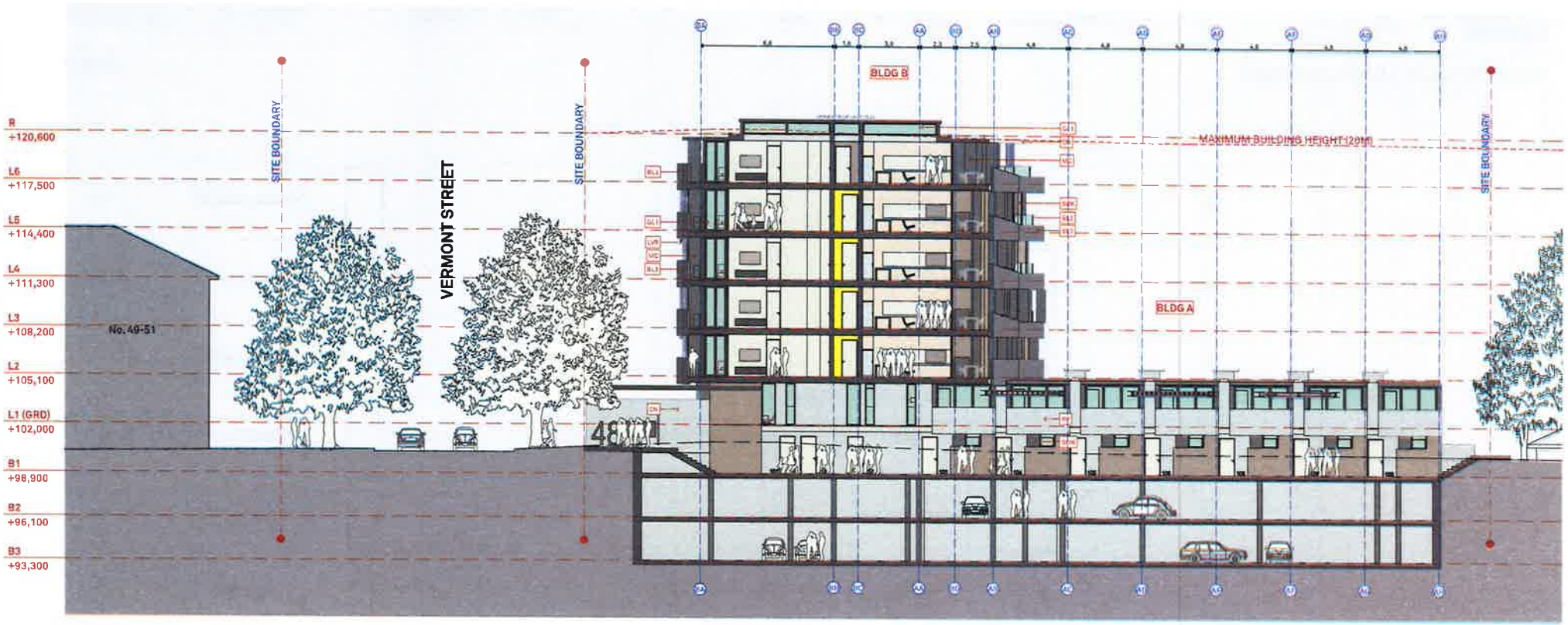
DRAWING NO.
A-0224

DRAWING
SECTION SE03 (2 OF 2)

ISSUE
B

ARCHITECT
P + 61 2 9818 0777
F + 61 2 9818 0778
STUDIO 5, 805 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE



MATERIALS/FINISHES ABBREVIATIONS

MC	METAL CLADDING Finish, profile and colour TBD
RF	RENDER AND PAINT Finish, texture and colour TBD
CN	OFF-FORM CONCRETE Texture TBD
BRK	BRICKWORK Face brick with vertical texture TBD
TCLD	TIMBER CLADDING Vertical slatted timber cladding colour TBD
GL1	GLASS - TYPE 1 Clear glazing in aluminium frame To BASIX Requirements
BL1	BALUSTRADE - TYPE 1 Galvanised mild steel, finish TBD
BL2	BALUSTRADE - TYPE 2 Clear glazing in aluminium frame
BL3	BALUSTRADE - TYPE 3 Concrete, cement render/paint Colour and texture TBD
STN	STONE CLADDING Finish, colour and detail TBD
LVR	LOUVRES Operable powdercoated alum. Finish, colour and texture TBD

the grand

DEVELOPMENT APPLICATION

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REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand
Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:250 @ A3

PROJECT NO.
1544A

DRAWING NO.
A-0225

DRAWING
SECTION SE04

ISSUE
B

ARCHITECT
P [illegible] 9818 0777
F [illegible] 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE

WINDOW SCHEDULE

9A Window Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
W.01	600x2,700				227
W.02	600x1,500				8
W.03	450x2,700				58
W.04	600x1,500				14
W.05	720x2,700				3
W.06	1,200x2,700				14
W.07	1,185x2,700				5
W.08	1,413x2,700				1
W.09	775x2,700				3
W.10	1,500x2,700				7

9A Window Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
W.11	605x2,700				1
W.12	700x2,700				15
W.13	670x2,700				1
W.14	1,250x2,700				1
W.15	600x2,400				1
W.16	1,500x1,500				4
W.17	450x1,500				3
W.18	900x1,500				3
W.19	1,200x1,500				5
W.20	900x2,700				84

NOTES:
ALL WINDOW TYPES:
CLEAR GLAZING.
POWDERCOATED ALUM.
FRAME.

the grand

DEVELOPMENT APPLICATION

NOTES

DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

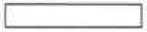
DRAWING NO.
A-1001

DRAWING
WINDOW SCHEDULE 1 OF 3

ISSUE
B

ARCHITECT
P : +61 2 9818 0777
F : +61 2 9818 0778
STUDIO 1, 505 BALMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE

WINDOW SCHEDULE

9A Window Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
W.21	600x1,700				1
W.22	900x1,700				1
W.23	1,000x2,700				4
W.24	1,650x1,500				1
W.25	600x600				7
W.26	1,500x600				5
W.27	3,600x600				4
W.28	1,800x600				4
W.29	1,800x600				4
W.30	2,510x500				10

9A Window Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
W.31	2,885x800				6
W.32	2,780x800				2
W.33	1,690x800				1
W.34	3,580x800				1
W.35	4,200x800				1
W.36	4,720x800				1
W.37	1,730x600				3
W.38	1,000x900				7
W.39	1,280x600				1
W.40	1,700x1,300				1

NOTES:
ALL WINDOW TYPES:
CLEAR GLAZING.
POWDERCOATED ALUM. FRAME.

the grand

NOTES
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REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
28-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1002

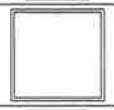
DRAWING
WINDOW SCHEDULE 2 OF 3

ISSUE
B

DEVELOPMENT APPLICATION

ARCHITECT
P: +61 2 9818 0777
F: +61 2 9818 0774
STUDIO 8, 805 DARLMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE

WINDOW SCHEDULE

9A Window Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
W.41	2,790x600				1
W.42	1,030x2,700				1
W.43	1,438x2,700				2
W.44	1,904x2,700				1
W.45	1,540x1,500				3
W.46	1,774x2,700				1
W.47	1,812x2,700				1

NOTES:
ALL WINDOW TYPES:
CLEAR GLAZING.
POWDERCOATED ALUM.
FRAME.

the grand

NOTES

DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1003

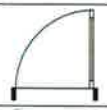
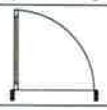
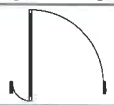
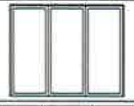
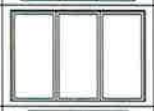
DRAWING
WINDOW SCHEDULE 3 OF 3

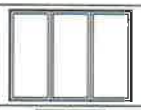
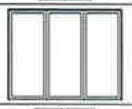
DEVELOPMENT APPLICATION

ISSUE
B

ARCHITECT
P: +61 2 9818 1777
F: +61 2 9818 0778
STUDIO 1, 805 WAL MAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE

DOOR SCHEDULE

Door Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
D.01	850x2,700				1
D.02	1,000x2,700				24
D.03	1,600x2,700				12
D.04	1,550x2,700				1
D.05	2,580x2,700				4
D.06	1,440x2,700				4
D.07	3,190x2,700				18
D.08	3,390x2,700				18
D.09	4,000x2,700				6
D.10	3,000x2,700				18

Door Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
D.11	3,645x2,700				5
D.12	2,050x2,700				4
D.13	2,360x2,700				5
D.14	1,980x2,700				1
D.15	2,700x2,700				5
D.16	1,550x2,700				18
D.17	3,400x2,700				5
D.18	1,800x2,700				7
D.19	1,830x2,700				2
D.20	2,056x2,700				1

NOTES:
ALL DOOR TYPES: CLEAR GLAZING.
POWDERCOATED ALUM. FRAME.

the grand

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1004

DRAWING
DOOR SCHEDULE 1 OF 4

ISSUE
B

DEVELOPMENT APPLICATION

ARCHITECT
BENSON McCORMACK ARCHITECTURE
P: +61 2 9818 6777
F: +61 2 9818 0778
STUDIO 5, 345 BALMAIN RD
LILYFIELD NSW 2040

DOOR SCHEDULE

Door Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
D.21	6,240x2,700				18
D.22	2,360x2,700				1
D.23	1,390x2,700				10
D.24	1,200x2,700				4
D.25	4,320x2,700				1
D.26	2,960x2,700				1
D.27	1,620x2,700				1
D.28	2,350x2,700				4
D.29	4,030x2,700				4
D.30	4,550x2,700				6

Door Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
D.31	1,431x2,700				1
D.32	4,910x2,700				1
D.33	2,415x2,700				1
D.34	2,550x2,700				1
D.35	3,500x2,700				25
D.36	5,235x2,700				2
D.37	3,330x2,700				2
D.38	1,000x2,100				1
D.39	900x2,400				284
D.40	1,000x2,400			Refer to plan for swing direction.	190

NOTES:
ALL DOOR TYPES: CLEAR GLAZING.
POWDERCOATED ALUM. FRAME.

the grand

NOTES

DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1005

DRAWING
DOOR SCHEDULE 2 OF 4

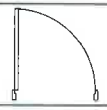
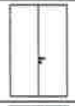
DEVELOPMENT APPLICATION

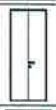
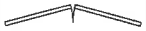
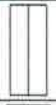
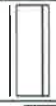
ISSUE
B

ARCHITECT

BENSON McCORMACK ARCHITECTURE

DOOR SCHEDULE

Door Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
D.41	950x2,400				22
D.42	1,640x2,400				18
D.43	1,340x2,400				10
D.44	1,400x2,400				8
D.45	1,720x2,400				1
D.46	1,355x2,400				16
D.47	1,490x2,400				22
D.48	1,500x2,400				25
D.49	1,590x2,400				4
D.50	1,465x2,400				8

Door Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
D.51	1,650x2,400				2
D.52	1,550x2,400				4
D.53	960x2,400				15
D.54	1,205x2,400				38
D.55	1,500x2,730				1
D.56	1,100x2,730				16
D.57	1,150x2,400				2
D.58	1,135x2,400				6
D.59	1,000x2,700				4
D.60	1,200x2,700				43

NOTES:
ALL DOOR TYPES: CLEAR GLAZING.
POWDERCOATED ALUM. FRAME.

the grand

NOTES

DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
28-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1006

DRAWING
DOOR SCHEDULE 3 OF 4

DEVELOPMENT APPLICATION

ISSUE
B

ARCHITECT
P : + 61 2 9818 0277
F : + 61 2 9818 0778
STUDIO 5, 205 BALMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE

DOOR SCHEDULE

Door Schedule					
ID	Nominal W x H Size	Plan View	Elevation View	Notes	Quantity
D.61	900x2,700				6
D.62	600x2,730				21
D.63	500x2,730				4
D.64	750x2,730				4
D.65	4,400x2,400				1

NOTES:
ALL DOOR TYPES: CLEAR GLAZING.
POWDERCOATED ALUM. FRAME.

the grand

NOTES
DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE @ A3

PROJECT NO. 1544A

DRAWING NO. A-1007

DRAWING DOOR SCHEDULE 4/4

DEVELOPMENT APPLICATION

ISSUE B

ARCHITECT

BENSON McCORMACK ARCHITECTURE

the grand

DEVELOPMENT APPLICATION

NOTES

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

DO NOT SCALE DRAWINGS.

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1101

DRAWING
VISUAL ANALYSIS 1 OF 3

ISSUE
B

ARCHITECT
BENSON McCORMACK ARCHITECTURE
STUDIO 6, 505 BALMAIN RD
LILYFIELD NSW 2040

the grand

NOTES
DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
@ A3	1544A	A-1102	VISUAL ANALYSIS 2 OF 3

DEVELOPMENT APPLICATION

ISSUE
B

ARCHITECT
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE

the grand

NOTES

DO NOT SCALE DRAWINGS.

REV	DATE	ISSUE
A	AUG 16	DA ISSUE 01
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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
20-41 The Grand
Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
@ A3	1544A	A-1103	VISUAL ANALYSIS 3 OF 3

DEVELOPMENT APPLICATION

ISSUE
B

ARCHITECT
STUDIO 6, 305 BALMAIN RD
LILYFIELD NSW 2040

BENSON
McCORMACK
ARCHITECTURE

SOUTHERN FACADE - ENTRY

SOUTH FACADE

SELECTED FACE BRICKWORK

POWDERCOATED ALUMINIUM FRAMED GLAZING

POWDERCOATED METAL CLADDING

OFF-FORM CONCRETE FRAME

OFF-FORM CONCRETE SLAB EDGE AND PROJECTION

POWDERCOATED METAL CLADDING

POWDERCOATED ALUMINIUM FRAMED GLAZING

OFF-FORM CONCRETE SLAB EDGE AND PROJECTION

STEEL FRAMED BALUSTRADE

OPERABLE POWDERCOATED ALUM. LOUVRES TO MATCH WINDOW FRAMES

PAINTED CEMENT RENDERED MASONRY WALLS

the grand

DEVELOPMENT APPLICATION

NOTES

DO NOT SCALE DRAWINGS

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B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
1:2.50 @ A3

PROJECT NO.
1544A

DRAWING NO.
A-1104

DRAWING
FINISHES

ISSUE
B

ARCHITECT
BENSON McCORMACK ARCHITECTURE
P | + 61 2 9818 0777
F | + 61 2 9818 0778
STUDIO 5, 595 BALMAIN RD
LILYFIELD NSW 2040

the grand

DEVELOPMENT APPLICATION

NOTES:
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A	AUG 16	DA ISSUE 01
B	OCT 16	DA ISSUE 02

CLIENT
HONE/HOLIS
751 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand
Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:1.25 @ A3	1544A	A-1105	SECTIONAL DETAIL (3D)

ISSUE
B

ARCHITECT
P (+61 2) 9818 0777
F (+61 2) 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE

the grand

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HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE: @ A3
PROJECT NO.: 1544A
DRAWING NO.: A-1106
DRAWING: HEIGHT PLANE ANALYSIS
ISSUE: B

DEVELOPMENT APPLICATION

ARCHITECT
P: + 61 2 9818 0777
F: + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE

the grand

DEVELOPMENT APPLICATION

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HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
28-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1107

DRAWING
PHOTOMONTAGE - THE GRAND PARADE

ISSUE
B

ARCHITECT
BENSON McCORMACK ARCHITECTURE

the grand

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HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand
Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1108

DRAWING
PHOTOMONTAGE - COURTYARD

DEVELOPMENT APPLICATION

ISSUE
B

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE

the grand

DEVELOPMENT APPLICATION

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

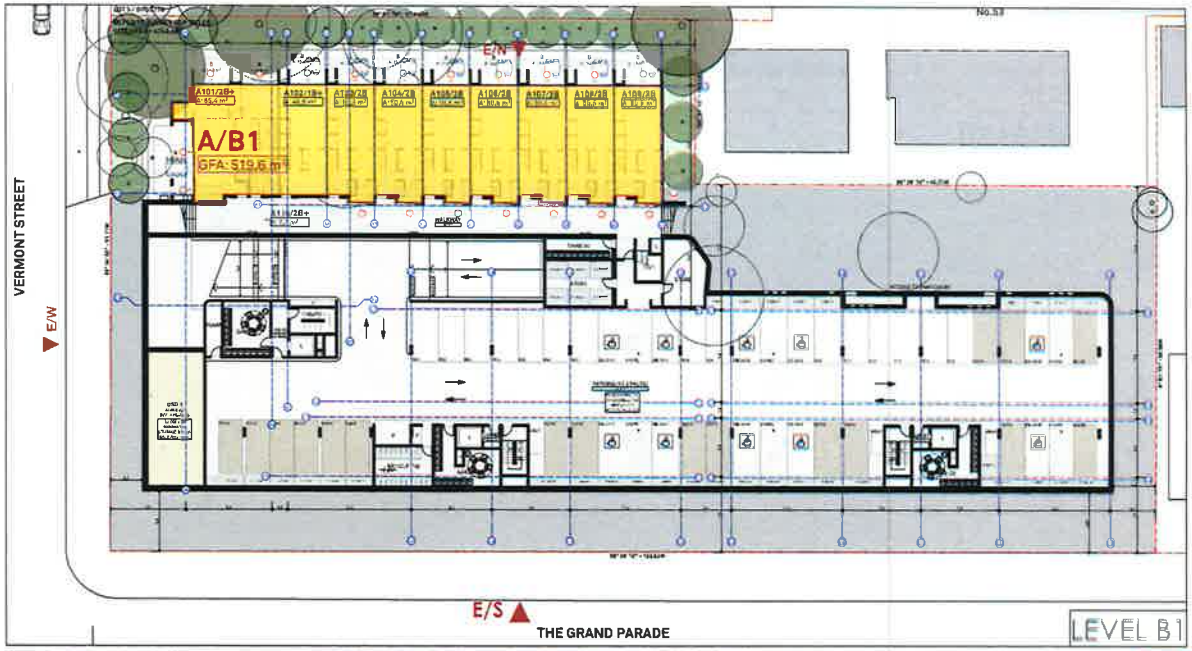
PROJECT NO.
1544A

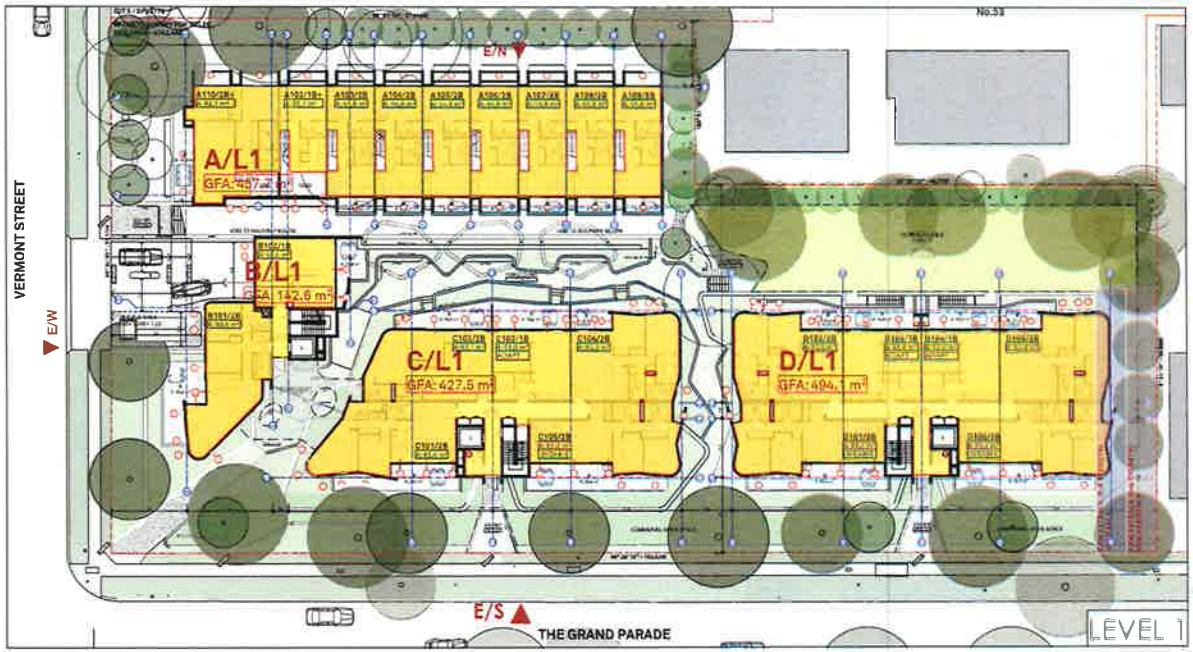
DRAWING NO.
A-1109

DRAWING
PHOTOMONTAGE - VERMONT STREET

ISSUE
B

ARCHITECT
BENSON McCORMACK ARCHITECTURE
P | +61 2 9818 0777
F | +61 2 9818 0776
STUDIO 5, 245 BALMAIN RD
LILYFIELD NSW 2040





MAX GFA/FSR - 1.8:1					8535.3M²
GROSS FLOOR AREA (GFA)					
	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL
BASEMENT B1	546.2M²				546.8M²
LEVEL 1	473.1M²	149.0M²	406.3M²	473.5M²	1504.0M²
LEVEL 2		394.2M²	406.2M²	473.5M²	1276.1M²
LEVEL 3		394.6M²	408.8M²	475.8M²	1279.2M²
LEVEL 4		393.6M²	408.7M²	475.2M²	1279.1M²
LEVEL 5		394.4M²	407.0M²	473.7M²	1276.8M²
LEVEL 6		330.8M²	406.6M²	473.5M²	1212.7M²
TOTAL	1019.3M²	2056.6M²	2443.6M²	2845.2M²	8364.7M²
					1.76:1 FSR
DEVELOPMENT YIELD					
DWELLING		1-BED	2-BED	3-BED	TOTAL
YIELD		24	74	3	101
TARGET MIX		23.8%	73.3%	2.9%	
PARKING RATES		1.0	1.5	2.0	1/4 VIS
PARKING		24.0	111.0	6.0	25.3 VIS
					166.3 CARS

the grand

DEVELOPMENT APPLICATION

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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

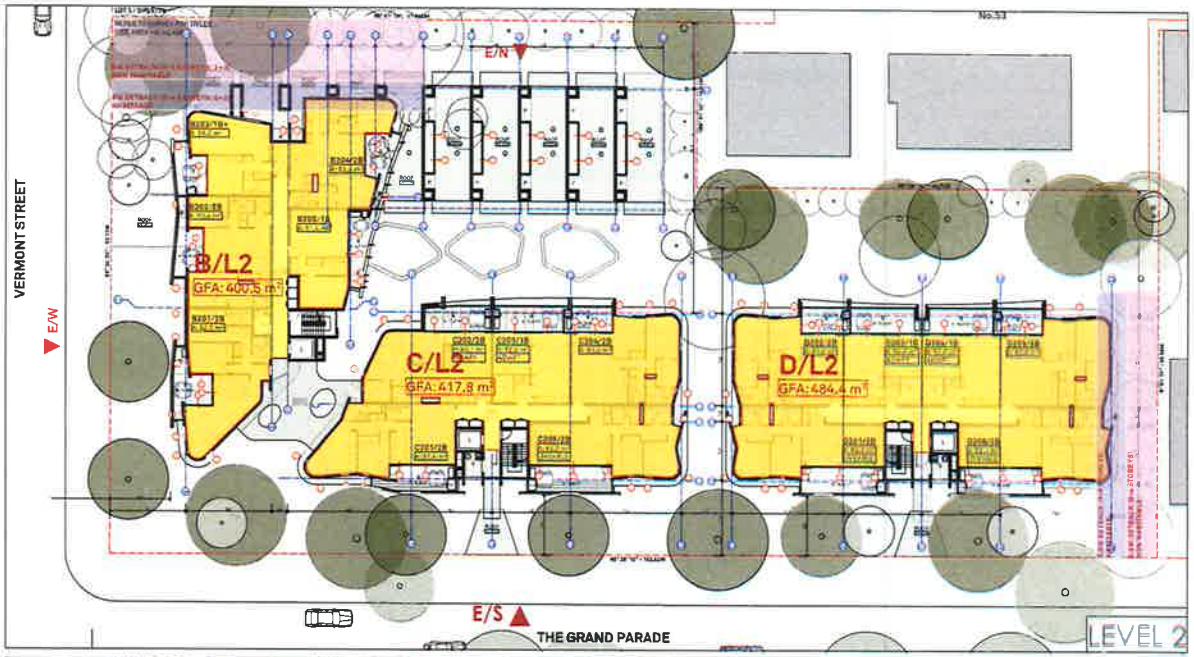
DRAWING NO.
A-1110

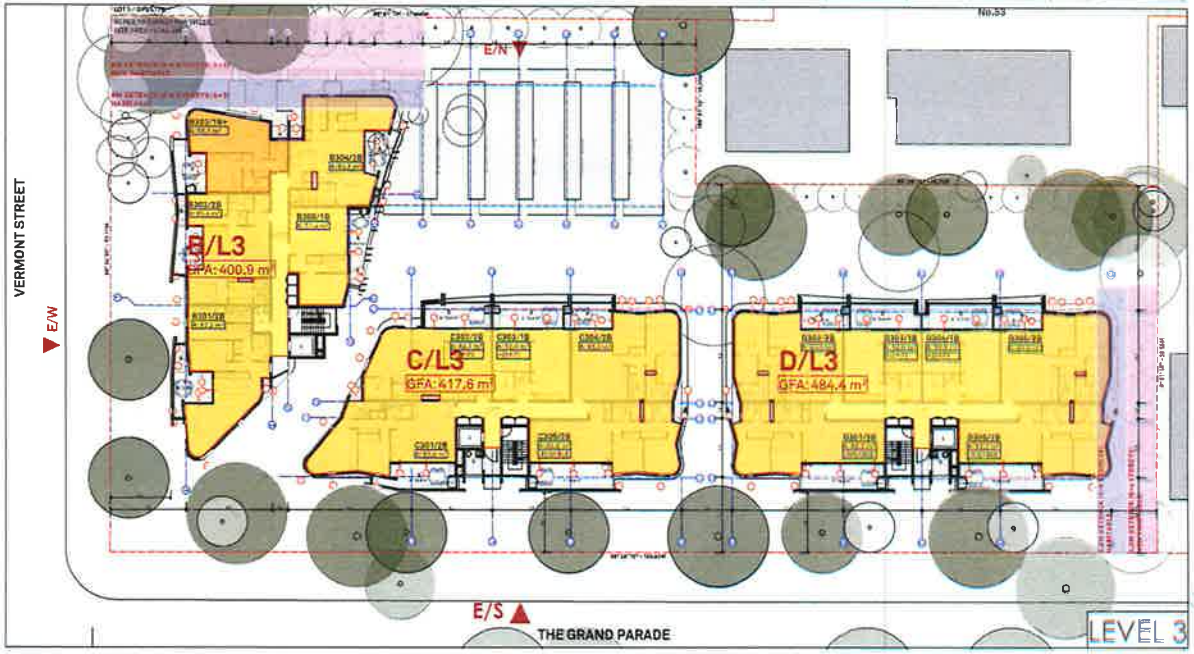
DRAWING
GFA/FSA CALCULATIONS 1 OF 4

ISSUE
B

ARCHITECT
P: +61 2 9818 0777
F: +61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE





MAX GFA/FSR - 1.8:1					8536.3M²
GROSS FLOOR AREA (GFA)					
	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL
BASEMENT B1	546.2M²				549.8M²
LEVEL 1	473.1M²	149.0M²	406.3M²	473.5M²	1504.0M²
LEVEL 2		394.2M²	406.2M²	473.5M²	1276.1M²
LEVEL 3		394.6M²	408.8M²	475.8M²	1279.2M²
LEVEL 4		393.6M²	408.7M²	475.2M²	1279.1M²
LEVEL 5		394.4M²	407.0M²	473.7M²	1276.8M²
LEVEL 6		330.8M²	406.6M²	473.5M²	1212.7M²
TOTAL	1019.3M²	2056.6M²	2443.6M²	2845.2M²	8364.7M²
					1.76:1 FSR
DEVELOPMENT YIELD					
DWELLING		1-BED	2-BED	3-BED	TOTAL
YIELD		24	74	3	101
TARGET MIX		23.8%	73.3%	2.9%	
PARKING RATES		1.0	1.5	2.0	1/4 VIS
PARKING		24.0	111.0	6.0	25.3 VIS
					156.3 CARS

the grand

DEVELOPMENT APPLICATION

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A	AUG 16	DA ISSUE 01
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CLIENT
HONE/HOLIS
251 Homer Street
Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

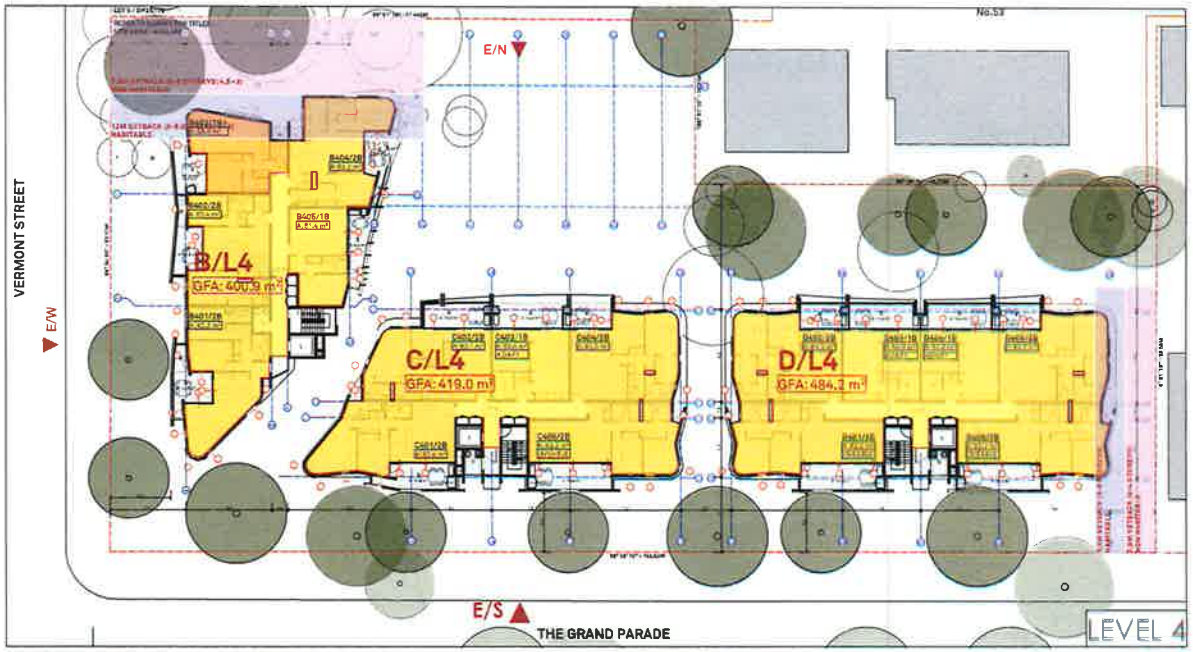
PROJECT NORTH

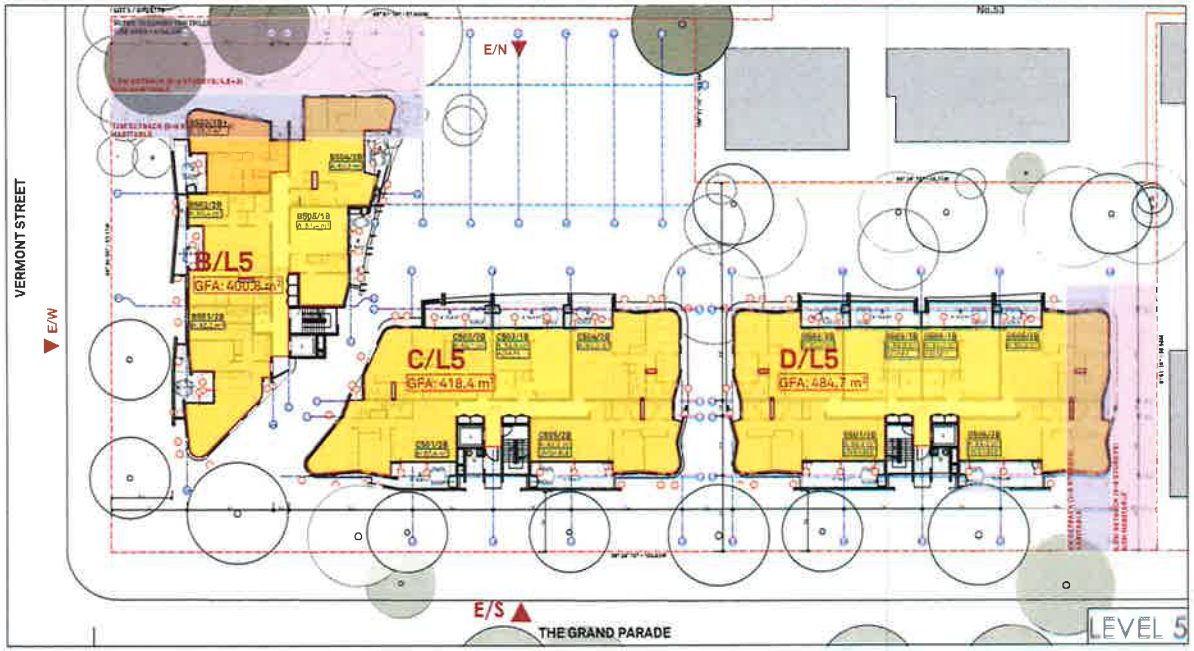
SCALE	PROJECT NO.	DRAWING NO.	DRAWING
@ A3	1544A	A-1111	GFA/FSA CALCULATIONS 2 OF 4

ISSUE
B

ARCHITECT
P: +61 2 9810 0777
F: +61 2 9810 0776
STUDIO 5, 500 BALMAIN RD
LILYFIELD NSW 2040

BENSON McCORMACK ARCHITECTURE





MAX GFA/FSR - 1.8:1					8535.3M²
GROSS FLOOR AREA (GFA)					
	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL
BASEMENT B1	546.2M²				549.8M²
LEVEL 1	473.1M²	149.0M²	406.3M²	473.5M²	1504.0M²
LEVEL 2		394.2M²	406.2M²	473.5M²	1276.1M²
LEVEL 3		394.6M²	408.8M²	475.8M²	1279.2M²
LEVEL 4		393.6M²	408.7M²	475.2M²	1279.1M²
LEVEL 5		394.4M²	407.0M²	473.7M²	1276.8M²
LEVEL 6		330.8M²	406.6M²	473.5M²	1212.7M²
TOTAL	1019.3M²	2056.6M²	2443.6M²	2845.2M²	8354.7M²
					1.76:1 FSR
DEVELOPMENT YIELD					
DWELLING		1-BED	2-BED	3-BED	TOTAL
YIELD		24	74	3	101
TARGET MIX		23.8%	73.3%	2.9%	
PARKING RATES		1.0	1.5	2.0	1/4 VIS
PARKING		24.0	111.0	6.0	25.3 VIS
					166.3 CARS

the grand

DEVELOPMENT APPLICATION

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A	AUG 16	DA ISSUE 01
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Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1112

DRAWING
GFA/FSA CALCULATIONS 3 OF 4

ISSUE
B

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LILYFIELD NSW 2040

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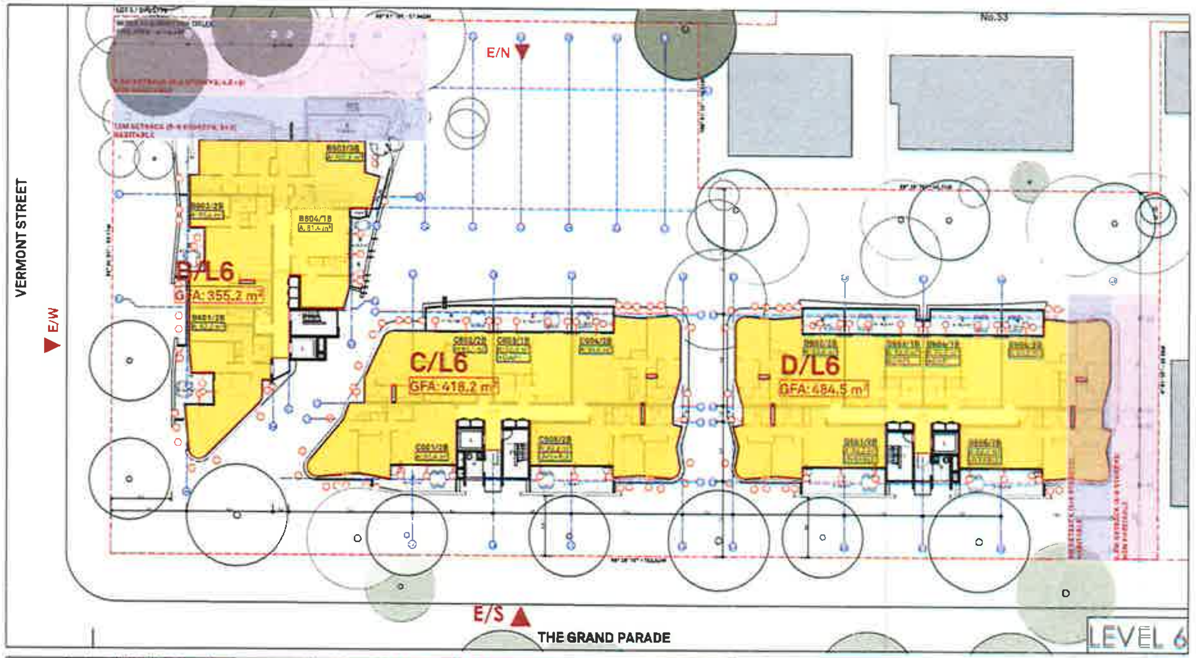

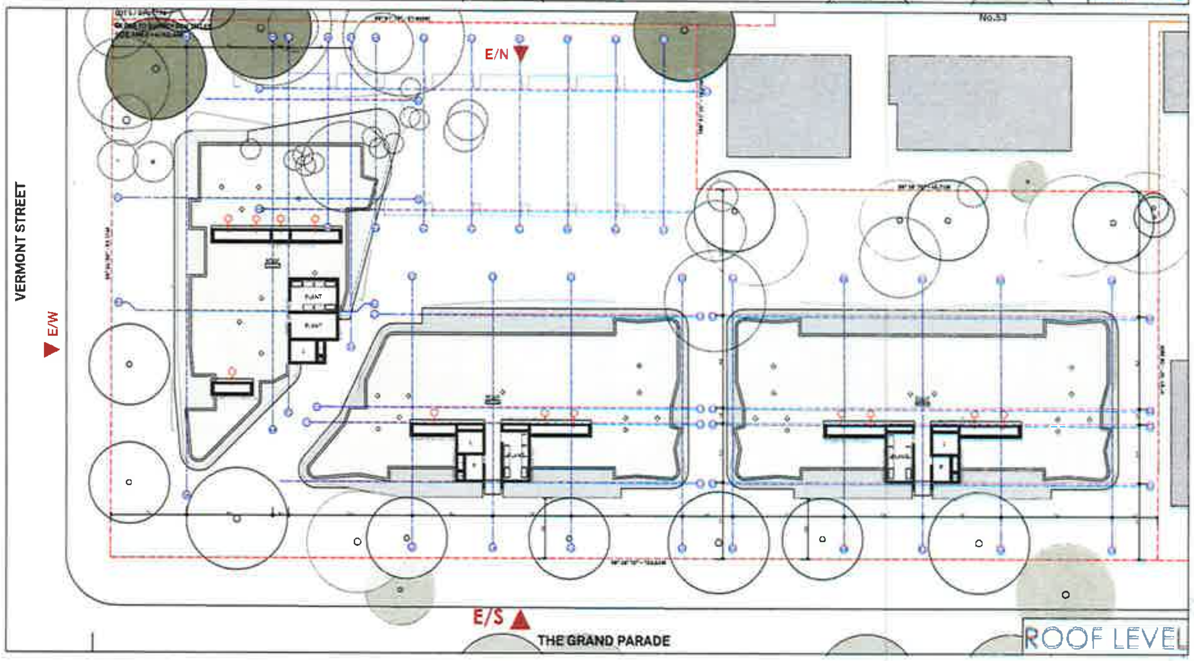

MAX GFA/FSR - 1.8:1					8536.3M²
GROSS FLOOR AREA (GFA)					
	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL
BASEMENT B1	546.2M²				549.8M²
LEVEL 1	473.1M²	149.0M²	406.3M²	473.5M²	1504.0M²
LEVEL 2		394.2M²	406.2M²	473.5M²	1276.1M²
LEVEL 3		394.6M²	408.8M²	475.8M²	1279.2M²
LEVEL 4		393.6M²	408.7M²	475.2M²	1279.1M²
LEVEL 5		394.4M²	407.0M²	473.7M²	1276.8M²
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TOTAL	1019.3M²	2056.6M²	2443.6M²	2845.2M²	8364.7M²
					1.76:1 FSR
DEVELOPMENT YIELD					
DWELLING		1-BED	2-BED	3-BED	TOTAL
YIELD		24	74	3	101
TARGET MIX		23.8%	73.3%	2.9%	
PARKING RATES		1.0	1.5	2.0	1/4 VIS
PARKING		24.0	111.0	6.0	25.3 VIS
					166.3 CARS

the grand

NOTES

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PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1113

DRAWING
GFA/FSA CALCULATIONS 4 OF 4

DEVELOPMENT APPLICATION

ISSUE
B

ARCHITECT
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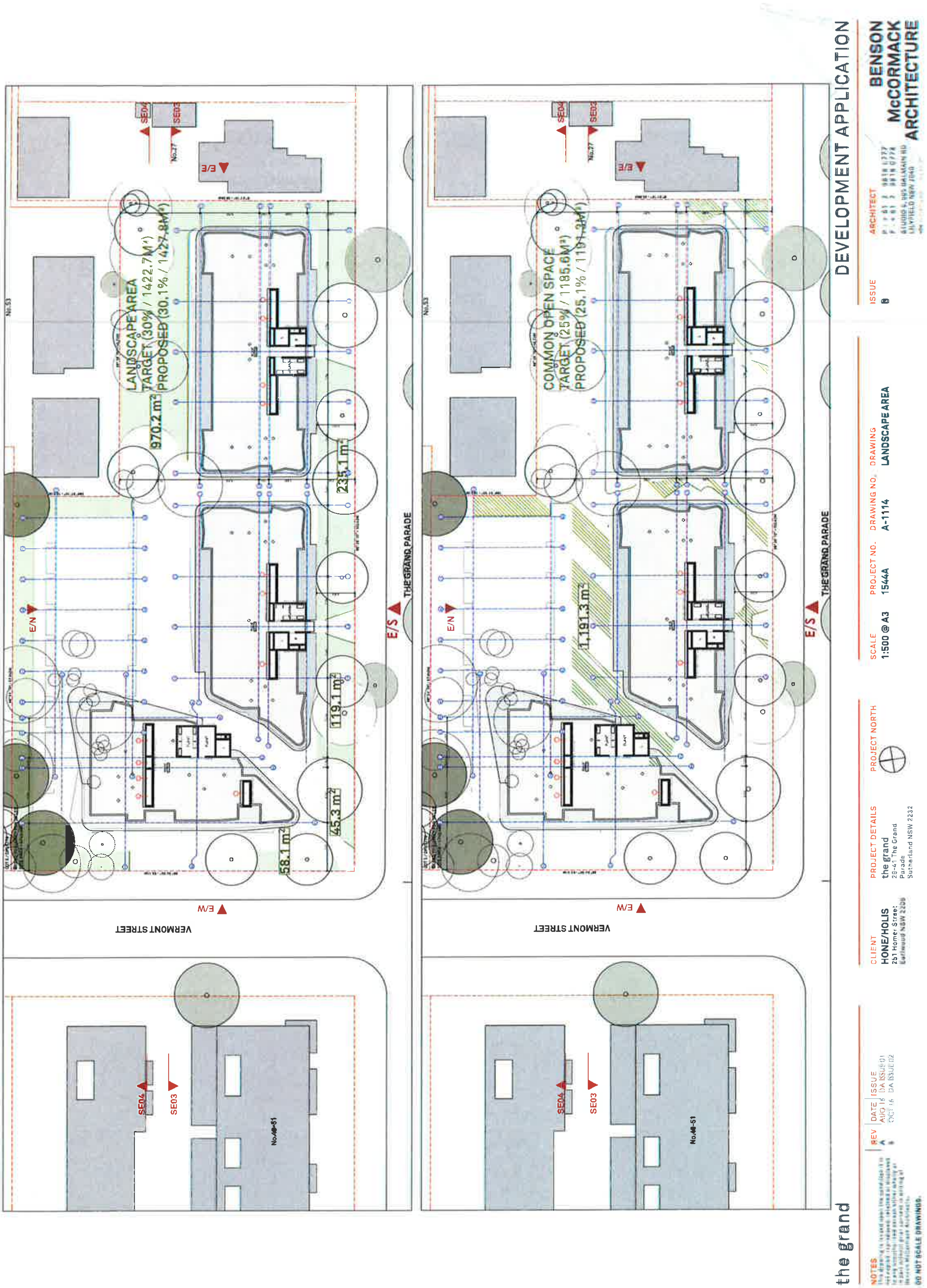
BENSON McCORMACK ARCHITECTURE


LANDSCAPE AREA
TARGET (30% / 1422.7M²)
PROPOSED (30.1% / 1427.8M²)
970.2 m²
235.1 m²
119.1 m²
45.3 m²
58.1 m²
COMMON OPEN SPACE
TARGET (25% / 1185.6M²)
PROPOSED (25.1% / 1191.3M²)
1,191.3 m²
THE GRAND PARADE
VERMONT STREET
E/N
E/S
E/E
E/W
SE03
SE04
No.53
No.27
DEVELOPMENT APPLICATION
BENSON McCORMACK ARCHITECTURE
ISSUE
B
DRAWING
LANDSCAPE AREA
DRAWING NO.
A-1114
PROJECT NO.
1544A
SCALE
1:500 @ A3
PROJECT NORTH
PROJECT DETAILS
the grand
CLIENT
the grand
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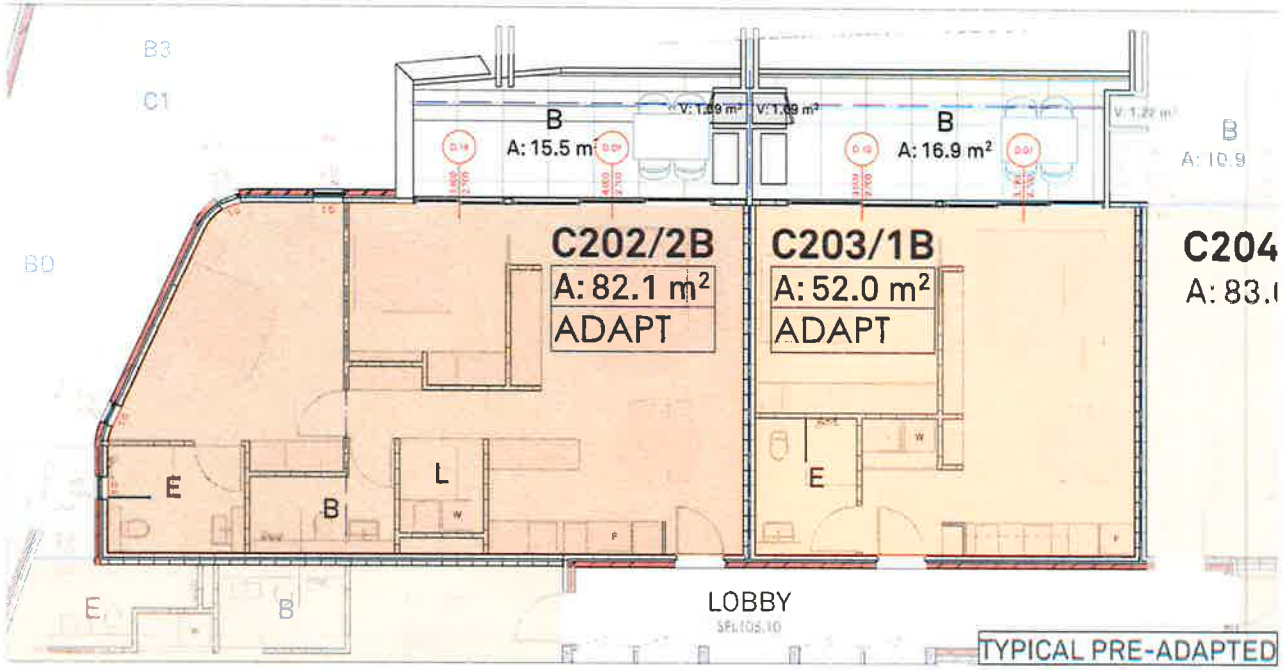
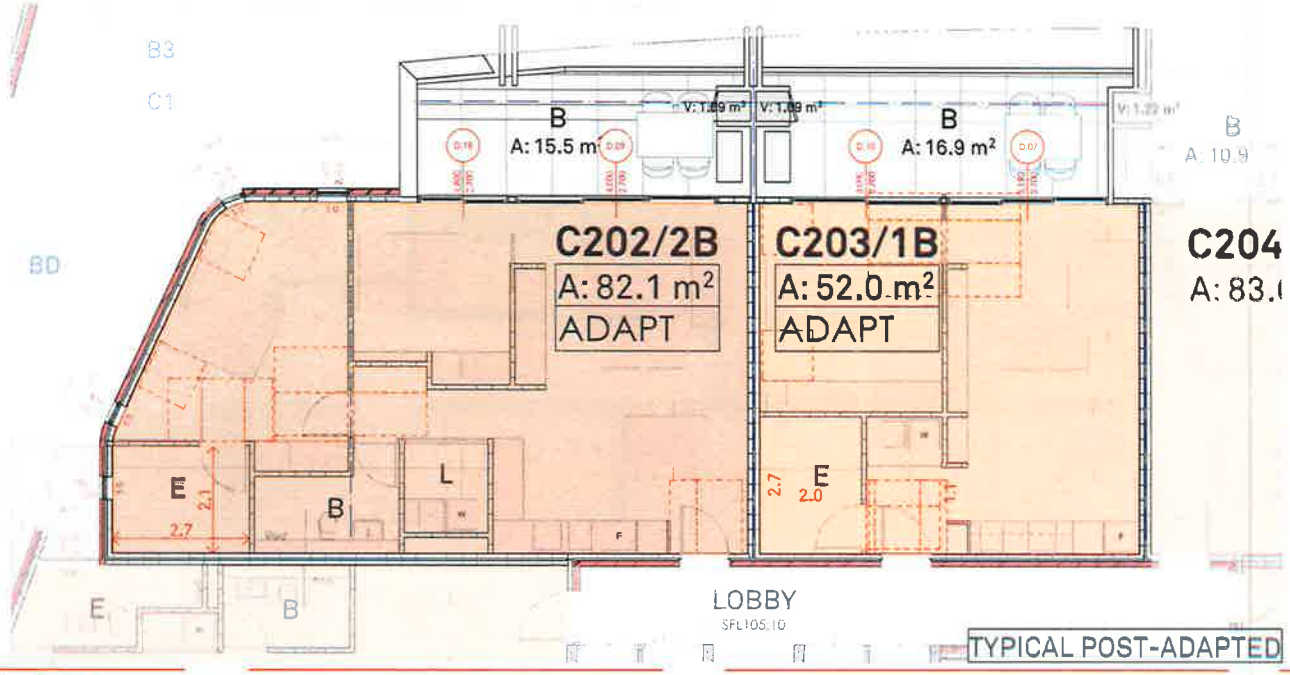


NOMINATED ADAPTABLE UNITS
C202 AND C302 (2)
C103 - C603 (6)
D103 - D503 (6)
D104 - D604 (6)

20.2 ADAPTABLE APARTMENTS REQUIRED
20.0 ADAPATBALE APARTMENTS PROVIDED



the grand

DEVELOPMENT APPLICATION

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PROJECT DETAILS
the grand
28-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING	ISSUE
@ A3	1544A	A-1115	ADAPTABLE APARTMENTS	B

ARCHITECT
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LILYFIELD NSW 2040
BENSON McCORMACK ARCHITECTURE

NOMINATED LIVABLE UNITS:
C105 - C605 (6)
D101 - D601 (6)
D106 - D606 (6)

10.1 LIVEABLE APARTMENTS REQUIRED
18.0 LIVEABLE APARTMENTS PROVIDED

the grand

DEVELOPMENT APPLICATION

NOTES

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A	AUG 16	DA ISSUE 01
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Earlwood NSW 2206

PROJECT DETAILS
the grand
29-41 The Grand Parade
Sutherland NSW 2232

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1544A

DRAWING NO.
A-1116

DRAWING
LIVEABLE APARTMENTS

ISSUE
B

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BENSON McCORMACK ARCHITECTURE

JRPP (Sydney East Region) Business Paper - (2016SYE088) (16 November 2016)

Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mhla@mhla.com.au

DEVELOPMENT APPLICATION

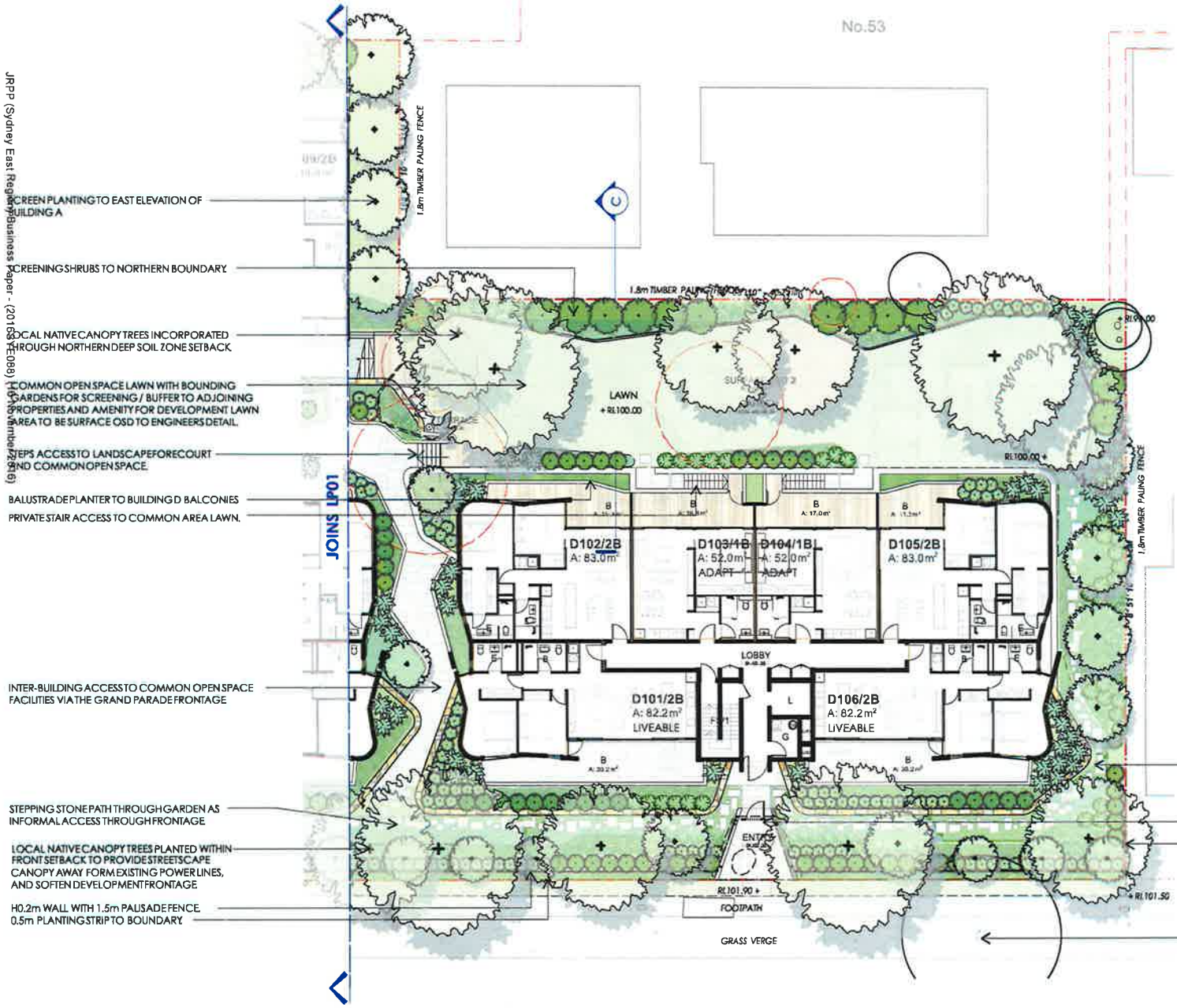
issue	date	description
01	06.06.16	Preliminary issue for comment.
A	03.07.16	DA issue.
B	27.10.16	Update to Arch. Amend to comments. DA issue.

project
29 - 41 The Grand Parade Sutherland NSW

client
Hone/ Holis

drawing title
Landscape Plan (West)

scale	project no.	drawing no.	issue
1:250 @ A3	16702	LP01	B



Key Plan
Scale: 1:2000

LEGEND:

- EXISTING TREE - RETAIN
- EXISTING TREE - REMOVE
- SITE BOUNDARY
- 17.750 — EXISTING SPOT LEVEL
- RL17.750 + — PROPOSED SPOT LEVEL
- LAWN — TURF / LAWN 'Sir Walter' Soft Leaf Buffalo or equal.
- AS SELECTED TILE/ PAVER
- STONE WALL
- HARDWOOD TIMBER DECKING 'Spotted Gum' or equal.
- IN-SITU CONCRETE PAVING Plain, uncoloured concrete. Non-Slip (Broom) finish.

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DEVELOPMENT APPLICATION

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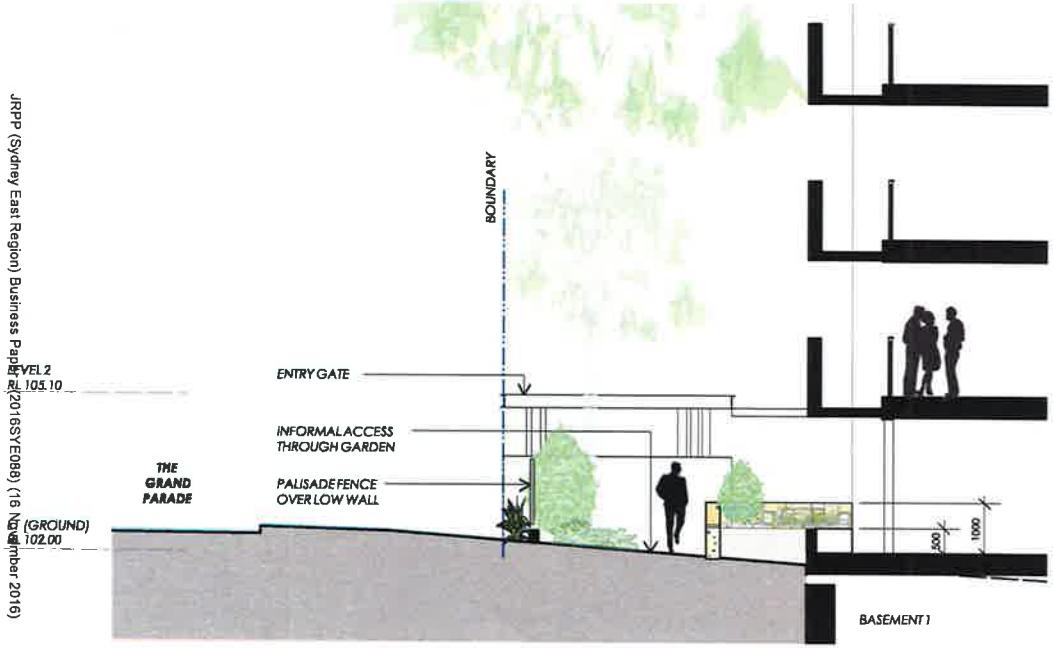
project
29 - 41 The Grand Parade Sutherland NSW

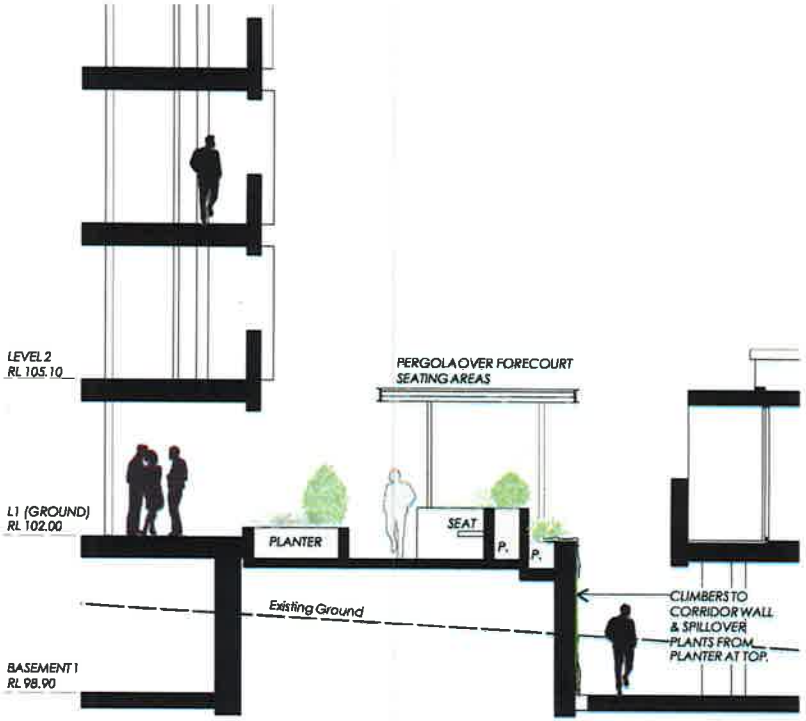
client
Hone/ Holis

drawing title
Landscape Plan (East)

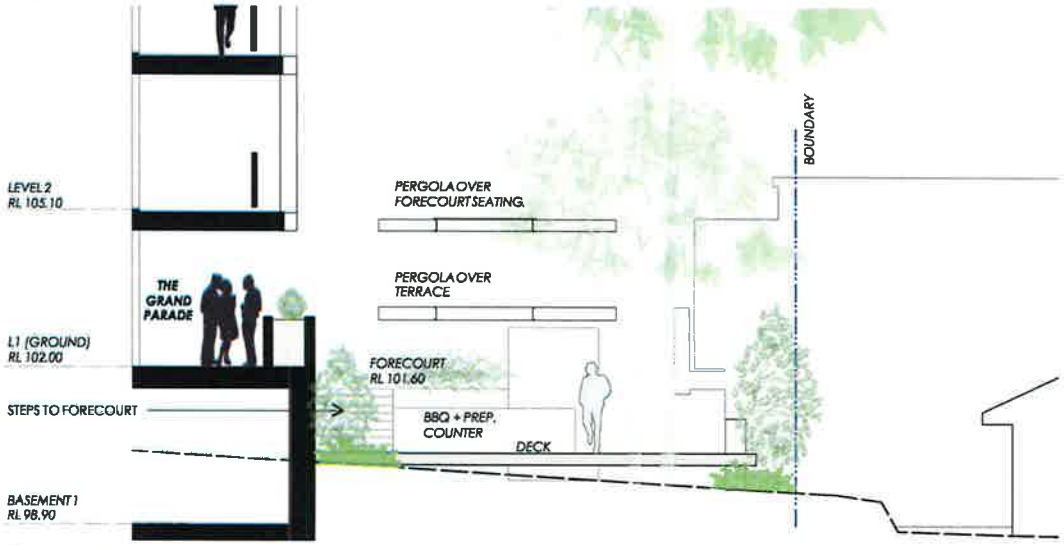
scale	project no.	drawing no.	issue
1:250 @ A3	16702	LP02	B



01 Section A
Scale: 1:100



02 Section B
Scale: 1:100



03 Section C
Scale: 1:100

Steel + timber pergola | Cast RC walls | Stone walls | Stone paving

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DEVELOPMENT APPLICATION

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A	03.07.16	DA Issue.
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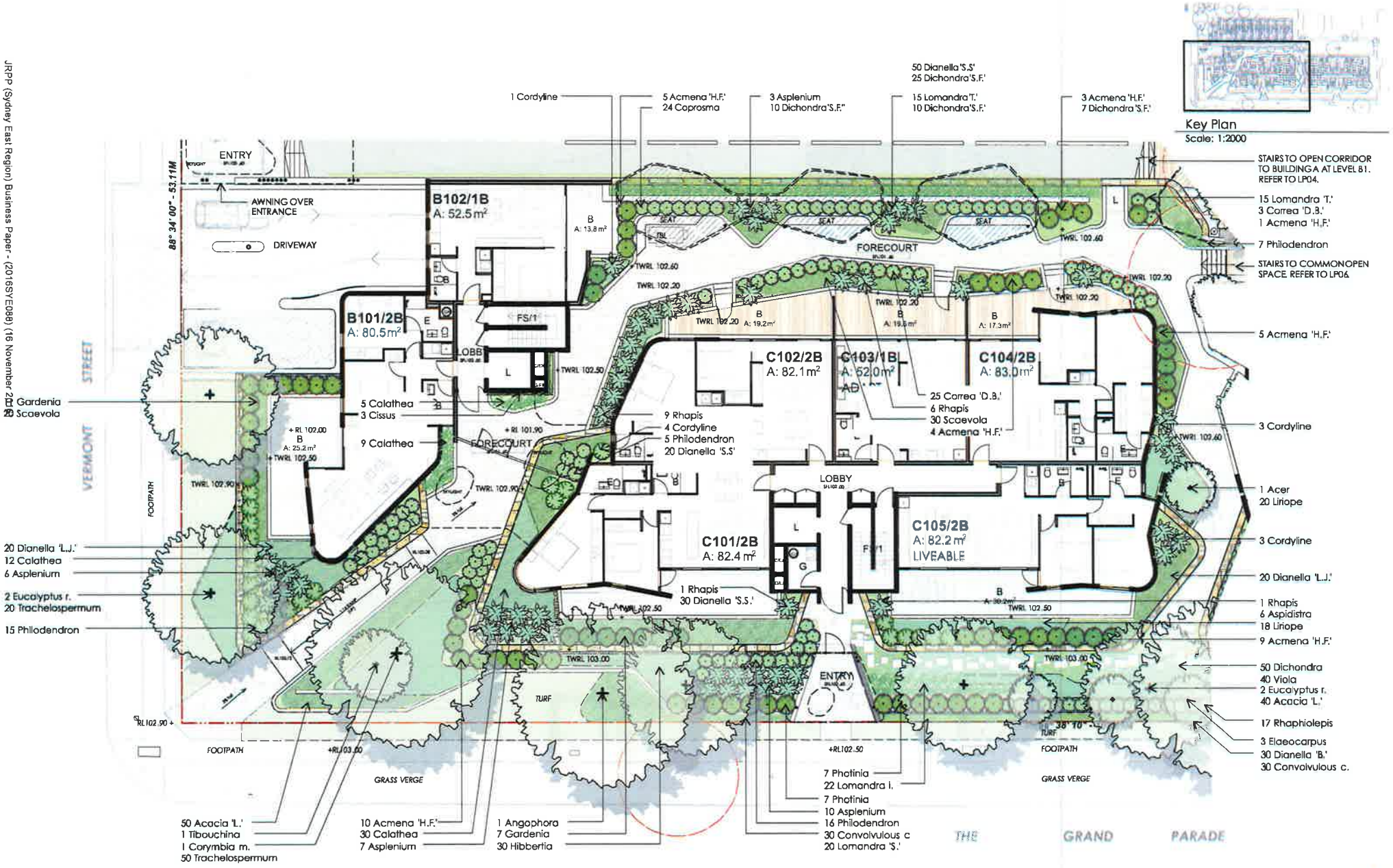
project
29 - 41 The Grand Parade Sutherland NSW

client
Hone/ Holis

drawing title
Sections

scale	project no.	drawing no.	issue
1:100 @ A3	16702	DA03	B



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DEVELOPMENT APPLICATION

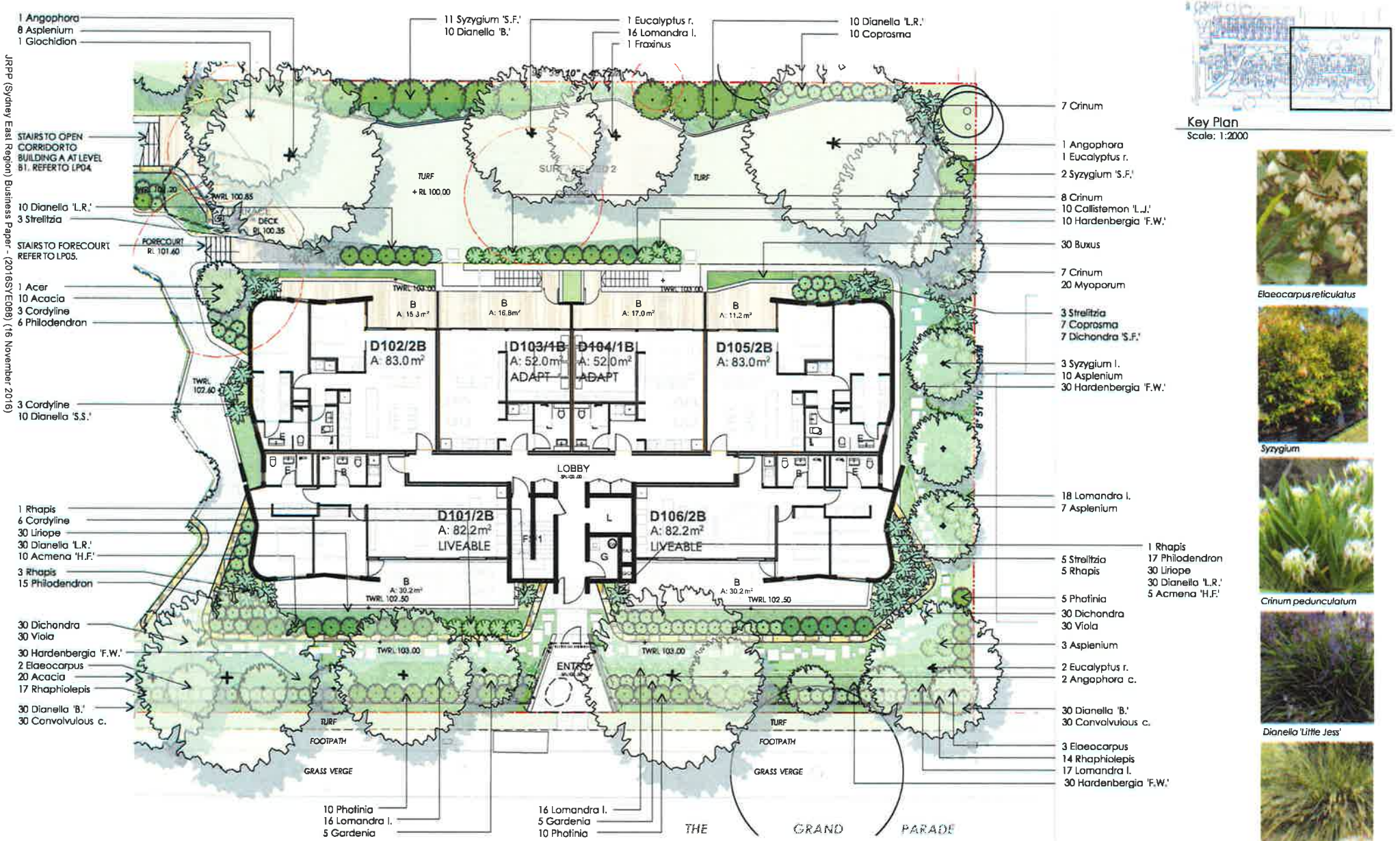
issue	date	description
01	06.06.16	Preliminary issue for comment.
A	03.07.16	DA issue.
B	27.10.16	Update to Arch. Amend to comments. DA issue.

project
29 - 41 The Grand Parade Sutherland NSW

client
Hone/ Holis

drawing title
Planting Plan Big B + C

scale	project no.	drawing no.	issue
1:200 @ A3	16702	LP04	B



Key Plan
Scale: 1:2000

Elaeocarpus reticulatus

Syzygium

Crinum pedunculatum

Dianella 'Little Jess'


Lomandra 'Shara'

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DEVELOPMENT APPLICATION

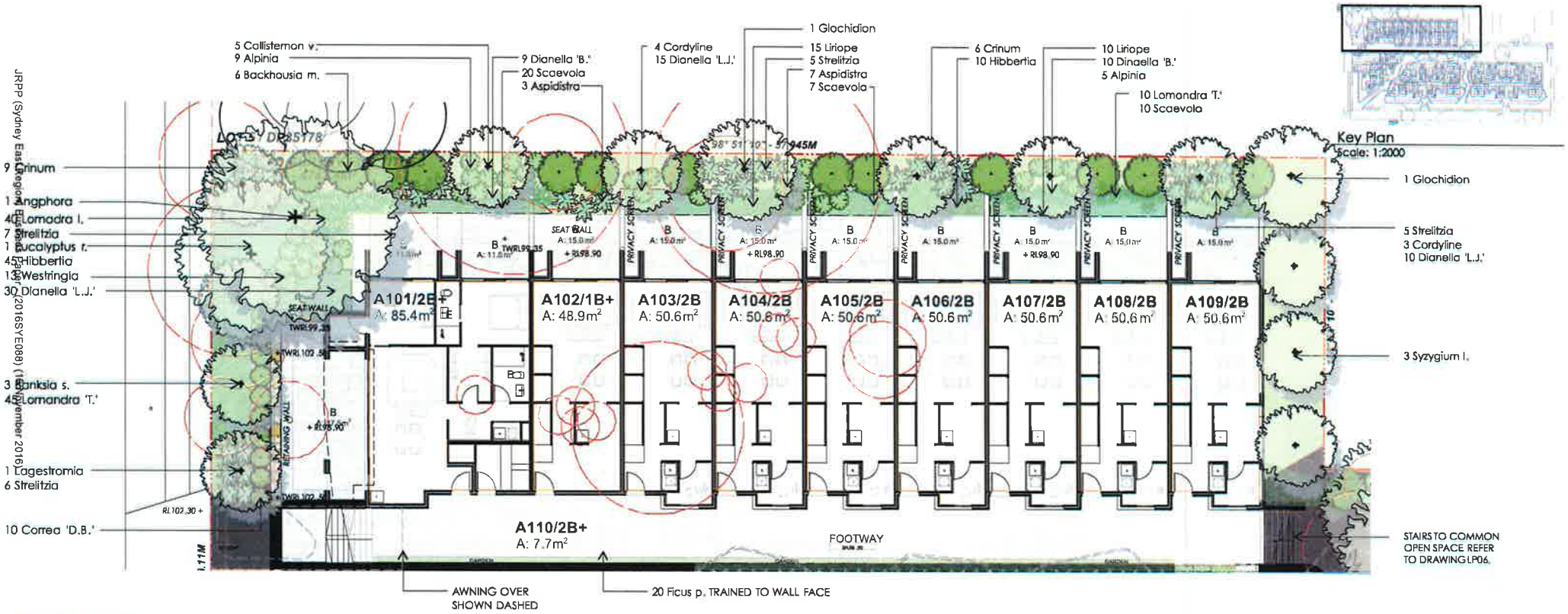
issue	date	description
01	06.06.16	Preliminary issue for comment.
A	03.07.16	DA Issue.
B	27.10.16	Update to Arch. Amend to comments. DA Issue.

project
29 - 41 The Grand Parade Sutherland NSW

client
Hone/ Holis

drawing title
Planting Plan Big D

scale	project no	drawing no	issue
1:200 @ A3	16702	LP05	B



PLANT SCHEDULE

TREES

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)	Qty
Acer palmatum	Japanese Maple	4	75L	2
Angophora costata *	Sydney Red Gum	20	75L	6
Banksia serrata *	Old Man Banksia	4	45L	3
Callistemon viminalis	Weeping Bottlebrush	5	75L	5
Corymbia maculata	Spotted Gum	18	75L	1
Elaeocarpus reticulatus *	Blueberry Ash	7	75L	8
Eucalyptus racemosa *	Narrow Leaf Scribbly Gum	18	75L	9
Fraxinus 'Raywoodii'	Claret Ash	8	75L	1
Glochidion ferdinandii *	Cheese Tree	8	75L	3
Lagestroemia indica	Crepe Myrtle	6	75L	1
Syzygium leuhmannii	Small Leaved Lily Pily	6	75L	6
Tibouchina 'Alstonville'	Alstonville Tibouchina	5	75L	1

SHRUBS

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)	Qty
Acmena 'Hot Flush'	Hot Flush Dwarf Lily Pily	2	300mm	52
Alpinia zerumbet 'Variagata'	Variagated Shell Ginger	2	200mm	14
Aspidistra elatior	Cast Iron Plant	1	200mm	16
Backhousia myrtifolia **	Grey Myrtle	4	45L	6
Buxus sempervirens	Boxwood	0.6	200mm	30
Callistemon 'Little John'	Little John Bottlebrush	1	200mm	10
Coprosma 'Tequila Sunrise'	Tequila Sunrise Mirror Plant	1	200mm	41
Cordyline fruticosa 'Rubra'	Red Ti Plant	1.2	200mm	30
Correa 'Dusky Bells'	Dusky Bells Correa	1	200mm	38
Dypsis lutescens	Florida Gardenia	1	200mm	17
Gardenia augusta 'Florida'	Florida Gardenia	1	200mm	28
Philodendron 'Xanadu'	Xanadu Philodendron	0.9	200mm	81
Photinia glabra 'Rubens'	Japanese Photinia	2	45L	39
Rhaphiolepis 'Apple Blossom'	Apple Blossom Hawthorn	1.2	300mm	48
Rhapis excelsa	Lady Palm	2	45L	27
Strelitzia reginae	Bird of Paradise	1	200mm	34
Syzygium australe 'Southern Form' **	Dwarf Lilly Pilly	4	45L	13
Westringia fruticosa **	Coast Rosemary	1.5	300mm	13

GROUNDCOVERS / PERRENIALS/ CLIMBERS

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)	Qty
Acacia cognata 'Limelight'	Limelight Dwarf Acacia	0.5	200mm	120
Asplenium nidum **	Birds Nest Fern	1	200mm	54
Calathea zebrina	Zebra Plant	0.9	200mm	42
Convolvulous cneorum	Silverbush	0.5	140mm	90
Crinum pedunculatum **	Swamp Lily	1	200mm	37
Dianella 'Breeze' **	Breeze Flax Lily	0.6	140mm	89
Dianella 'Little Jess'	Little Jess Dianella	0.4	140mm	95
Dianella 'Little Rev'	Little Rev Dianella	0.4	140mm	80
Dianella 'Silver Streak'	Silver Streak Dianella	0.5	140mm	110
Dichondra repens **	Kidney Weed	-	140mm	110
Dichondra 'Silver Falls'	Silver Falls	-	140mm	59
Ficus pumila	Climbing Fig	3	200mm	20
Hardenbergia 'Flat White'	'Flat White' False Sarsparilla	0.2	140mm	100
Hibbertia scandens **	Yellow Guinea Flower	0.2	140mm	85
Liriope muscarii	Lily Turf	0.4	140mm	123
Lomandra longifolia **	Spiny-headed Mat Rush	1	140mm	145
Lomandra 'Shara'	Shara Mat Rush	0.4	140mm	20
Lomandra 'Tanika'	Tanika Mat Rush	0.8	140mm	85
Myoporum parvifolium **	Creeping Boobialla	0.2	140mm	20
Scaevola aemula 'Purple Fanfare'	Purple Fanfare	0.5	200mm	87
Trachelospermum 'Tricolor'	Tricolor Jasmine	0.3	140mm	70
Viola hederacea **	Native Violet	0.1	140mm	100

* denotes site indigenous planting from councils plant selector
** denotes shire wide indigenous from councils plant selector

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DEVELOPMENT APPLICATION

issue	date	description
01	06.06.16	Preliminary issue for comment.
A	03.07.16	DA Issue.
B	27.10.16	Update to Arch. Amend to comments DA Issue.

project
29 - 41 The Grand Parade Sutherland NSW

client
Hone/ Hollis

drawing title
Planting Plan Big A + Schedule

scale	project no.	drawing no.	issue
1:200 @ A3	16702	LP06	B

the grand

29 - 41 GRAND PARADE, SUTHERLAND

Issue: B
Dated: 27.10.16
Checked by: GMc

DEVELOPMENT APPLICATION

PROJECT DATA

Site Area		**4742.4m²**	
FSR		S1 (1.5 : 1)	Area 12 (additional 0.3 : 1)
GFA / NLA		8536.3m²	
Zoning		R4 - High Density Residential	
Height		Q (20.0m)	
Minimum Lot Size		N/A	
Setbacks	Front	6.0-7.5m	
	Side	ADG	
Minimum Landscape Area		30% of Site Area	
Heritage		N/A	

DEVELOPMENT DATA

BUILDING A

LEVEL	USE	UNIT NUMBER	NUMBER OF BEDS	UNIT TYPE	UNIT INT AREA m²	PRIVATE OPEN SPACE EXT AREA m²	TOTAL UNIT AREA m²	COMMON AREAS	FLOOR GFA m²	SOLAR REQ. MIN. 70%	NIL SOLAR REQ. MAX 15%	CROSS FLOW REQ. MIN. 60%	COMMENTS
LEVEL B1 (GROUND)	RESI	A101	2 BED	CORNER	85.4m²	99.0m²	184.4m²			1	0	1	
	RESI	A102	1 BED +	TERRACE	48.9m²	29.5m²	78.4m²			1	0	1	LWR FLR - TERRACE
	RESI	A103	2 BED	TERRACE	50.6m²	29.4m²	80.0m²			1	0	1	LWR FLR - TERRACE
	RESI	A104	2 BED	TERRACE	50.6m²	29.5m²	80.1m²			1	0	1	LWR FLR - TERRACE
	RESI	A105	2 BED	TERRACE	50.6m²	29.3m²	79.9m²			1	0	1	LWR FLR - TERRACE
	RESI	A106	2 BED	TERRACE	50.6m²	29.2m²	79.8m²			1	0	1	LWR FLR - TERRACE
	RESI	A107	2 BED	TERRACE	50.6m²	29.1m²	79.7m²			1	0	1	LWR FLR - TERRACE
	RESI	A108	2 BED	TERRACE	50.6m²	29.0m²	79.6m²			1	0	1	LWR FLR - TERRACE
	RESI	A109	2 BED	TERRACE	50.6m²	81.3m²	131.9m²			1	0	1	LWR FLR - TERRACE
				SUB TOTALS	488.5m²	385.3m²	873.8m²	31.1m²	519.6m²	9	0	9	
LEVEL 1 (GROUND)	RESI	A110	2 BED	CORNER	83.1m²	15.3m²	98.4m²			1	0	1	
	RESI	A102	1 BED +	TERRACE	33.7m²	0.0m²	33.7m²						UPR FLR - TERRACE
	RESI	A103	2 BED	TERRACE	44.8m²	5.3m²	50.1m²						UPR FLR - TERRACE
	RESI	A104	2 BED	TERRACE	44.8m²	5.3m²	50.1m²						UPR FLR - TERRACE
	RESI	A105	2 BED	TERRACE	44.8m²	5.3m²	50.1m²						UPR FLR - TERRACE
	RESI	A106	2 BED	TERRACE	44.8m²	5.3m²	50.1m²						UPR FLR - TERRACE
	RESI	A107	2 BED	TERRACE	44.8m²	5.3m²	50.1m²						UPR FLR - TERRACE
	RESI	A108	2 BED	TERRACE	44.8m²	5.3m²	50.1m²						UPR FLR - TERRACE
	RESI	A109	2 BED	TERRACE	44.8m²	5.3m²	50.1m²						UPR FLR - TERRACE
				SUB TOTAL	430.4m²	52.4m²	482.8m²	27.3m²	457.7m²	1	0	1	
				BUILDING TOTALS	918.9m²	437.7m²	1356.6m²	58.4m²	977.3m²	10	0	10	

studio 5, 505 balmain road, lilyfield nsw 2040
e - enquiries@bensonmccormack.com
abn : 76 129 130 285

BUILDING B

LEVEL	USE	UNIT NUMBER	NUMBER OF BEDS	UNIT TYPE	UNIT INT AREA m²	EXT AREA m² EXCL. GARDENS	TOTAL UNIT AREA m²	COMMON AREAS	FLOOR GFA m²	SOLAR ACCESS REQ. 70%	NIL SOLAR REQ. MAX 15%	CROSS FLOW REQ. 60%	COMMENTS
LEVEL 1 (GROUND)	RESI	B101	2 BED	CORNER	80.5m²	45.8m²	126.3m²			1	0	1	
	RESI	B102	1 BED	DUAL ASPECT	52.5m²	13.8m²	66.3m²			0	0	1	
				SUB TOTAL	133.0m²	59.6m²	192.6m²	9.6m²	142.6m²	1	0	2	
LEVEL 2	RESI	B201	2 BED	CORNER	82.2m²	12.7m²	94.9m²			1	0	1	
	RESI	B202	2 BED	SINGLE ASPECT	80.4m²	11.8m²	92.2m²			1	0	0	
	RESI	B203	1 BED+	CORNER	58.5m²	13.0m²	71.5m²			1	0	1	
	RESI	B204	2 BED	CORNER	83.2m²	11.7m²	94.9m²			1	0	1	
	RESI	B205	1 BED	SINGLE ASPECT	52.1m²	9.7m²	61.8m²			0	1	0	
				SUB TOTAL	356.4m²	58.9m²	415.3m²	44.1m²	400.5m²	4	1	3	
LEVEL 3	RESI	B301	2 BED	CORNER	82.2m²	12.7m²	94.9m²			1	0	1	
	RESI	B302	2 BED	SINGLE ASPECT	80.4m²	11.8m²	92.2m²			1	0	0	
	RESI	B303	1 BED+	CORNER	58.5m²	13.0m²	71.5m²			1	0	1	
	RESI	B304	2 BED	CORNER	83.2m²	11.7m²	94.9m²			1	0	1	
	RESI	B305	1 BED	SINGLE ASPECT	52.1m²	9.7m²	61.8m²			0	1	0	
				SUB TOTAL	356.4m²	58.9m²	415.3m²	44.5m²	400.9m²	4	1	3	
LEVEL 4	RESI	B401	2 BED	CORNER	82.2m²	12.7m²	94.9m²			1	0	1	
	RESI	B402	2 BED	SINGLE ASPECT	80.4m²	11.8m²	92.2m²			1	0	0	
	RESI	B403	1 BED+	CORNER	58.5m²	13.0m²	71.5m²			1	0	1	
	RESI	B404	2 BED	CORNER	83.2m²	11.7m²	94.9m²			1	0	1	
	RESI	B405	1 BED	SINGLE ASPECT	52.1m²	9.7m²	61.8m²			0	1	0	
				SUB TOTAL	356.4m²	58.9m²	415.3m²	44.5m²	400.9m²	4	1	3	
LEVEL 5	RESI	B501	2 BED	CORNER	82.2m²	12.7m²	94.9m²			1	0	1	
	RESI	B502	2 BED	SINGLE ASPECT	80.4m²	11.8m²	92.2m²			1	0	0	
	RESI	B503	1 BED+	CORNER	58.5m²	13.0m²	71.5m²			1	0	1	
	RESI	B504	2 BED	CORNER	83.2m²	11.7m²	94.9m²			1	0	1	
	RESI	B505	1 BED	SINGLE ASPECT	52.1m²	9.7m²	61.8m²			0	1	0	
				SUB TOTAL	356.4m²	58.9m²	415.3m²	44.4m²	400.8m²	4	1	3	
LEVEL 6	RESI	B601	2 BED	CORNER	82.2m²	16.0m²	98.2m²			1	0	1	
	RESI	B602	2 BED	SINGLE ASPECT	80.4m²	14.1m²	94.5m²			1	0	1	
	RESI	B603	3 BED	CORNER	102.2m²	29.8m²	132.0m²			1	0	1	
	RESI	B604	2 BED	SINGLE ASPECT	52.1m²	9.1m²	61.2m²			0	0	1	
				SUB TOTAL	316.9m²	69.0m²	385.9m²	38.3m²	355.2m²	3	0	4	
				BUILDING TOTALS	1875.5m²	364.2m²	2239.7m²	225.4m²	2100.9m²	20	4	18	

BUILDING C

LEVEL	USE	UNIT NUMBER	NUMBER OF BEDS	UNIT TYPE	UNIT INT AREA m²	EXT AREA m² EXCL. GARDENS	TOTAL UNIT AREA m²	COMMON AREAS	FLOOR GFA m²	SOLAR ACCESS REQ. 70%	NIL SOLAR REQ. MAX 15%	CROSS FLOW REQ. 60%	COMMENTS
LEVEL 1 (GROUND)	RESI	C101	2 BED	CORNER	82.4m²	26.1m²	108.5m²			0	0	1	
	RESI	C102	2 BED	CORNER	82.1m²	19.2m²	101.3m²			1	0	1	
	RESI	C103	1 BED	SINGLE ASPECT	52.0m²	19.6m²	71.6m²			1	0	0	ADAPTABLE
	RESI	C104	2 BED	CORNER	83.0m²	17.3m²	100.3m²			1	0	1	
	RESI	C105	2 BED	CORNER	82.2m²	30.2m²	112.4m²			0	1	1	LIVEABLE
				SUB TOTAL	381.7m²	112.4m²	494.1m²	45.8m²	427.5m²	3	1	4	
LEVEL 2	RESI	C201	2 BED	CORNER	82.4m²	16.8m²	99.2m²			0	0	1	
	RESI	C202	2 BED	CORNER	82.1m²	15.5m²	97.6m²			1	0	1	
	RESI	C203	1 BED	SINGLE ASPECT	52.0m²	16.9m²	68.9m²			1	0	0	ADAPTABLE
	RESI	C204	2 BED	CORNER	83.0m²	10.9m²	93.9m²			1	0	1	
	RESI	C205	2 BED	CORNER	82.2m²	19.9m²	102.1m²			0	1	1	LIVEABLE
				SUB TOTAL	381.7m²	80.0m²	461.7m²	38.1m²	417.6m²	3	1	4	
LEVEL 3	RESI	C301	2 BED	CORNER	82.4m²	16.8m²	99.2m²			0	0	1	
	RESI	C302	2 BED	CORNER	82.1m²	15.5m²	97.6m²			1	0	1	
	RESI	C303	1 BED	SINGLE ASPECT	52.0m²	16.9m²	68.9m²			1	0	0	ADAPTABLE
	RESI	C304	2 BED	CORNER	83.0m²	10.9m²	93.9m²			1	0	1	
	RESI	C305	2 BED	CORNER	82.2m²	19.9m²	102.1m²			0	1	1	LIVEABLE
				SUB TOTAL	381.7m²	80.0m²	461.7m²	36.0m²	417.7m²	3	1	4	
LEVEL 4	RESI	C401	2 BED	CORNER	82.4m²	16.8m²	99.2m²			0	0	1	
	RESI	C402	2 BED	CORNER	82.1m²	15.5m²	97.6m²			1	0	1	
	RESI	C403	1 BED	SINGLE ASPECT	52.0m²	16.9m²	68.9m²			1	0	0	ADAPTABLE
	RESI	C404	2 BED	CORNER	83.0m²	10.9m²	93.9m²			1	0	1	
	RESI	C405	2 BED	CORNER	82.2m²	19.9m²	102.1m²			0	0	1	LIVEABLE
				SUB TOTAL	381.7m²	80.0m²	461.7m²	37.3m²	419.0m²	3	0	4	
LEVEL 5	RESI	C501	2 BED	CORNER	82.4m²	16.8m²	99.2m²			0	0	1	
	RESI	C502	2 BED	CORNER	82.1m²	15.5m²	97.6m²			1	0	1	
	RESI	C503	1 BED	SINGLE ASPECT	52.0m²	16.9m²	68.9m²			1	0	0	ADAPTABLE
	RESI	C504	2 BED	CORNER	83.0m²	10.9m²	93.9m²			1	0	1	
	RESI	C505	2 BED	CORNER	82.2m²	19.9m²	102.1m²			0	0	1	LIVEABLE
				SUB TOTAL	381.7m²	80.0m²	461.7m²	36.8m²	418.5m²	3	0	4	
LEVEL 6	RESI	C601	2 BED	CORNER	82.4m²	17.7m²	100.1m²			1	0	1	
	RESI	C602	2 BED	CORNER	82.1m²	16.1m²	98.2m²			1	0	1	
	RESI	C603	1 BED	SINGLE ASPECT	52.0m²	19.1m²	71.1m²			1	0	1	ADAPTABLE
	RESI	C604	2 BED	CORNER	83.0m²	10.1m²	93.1m²			1	0	1	
	RESI	C605	2 BED	CORNER	82.2m²	20.8m²	103.0m²			1	0	1	LIVEABLE
				SUB TOTAL	381.7m²	83.8m²	465.5m²	36.5m²	418.2m²	5	0	5	
				BUILDING TOTALS	2290.2m²	516.2m²	2806.4m²	228.5m²	2518.7m²	20	3	25	

BUILDING D

LEVEL	USE	UNIT NUMBER	NUMBER OF BEDS	UNIT TYPE	UNIT INT AREA m²	EXT AREA m² EXCL. GARDENS	TOTAL UNIT AREA m²	COMMON AREAS	FLOOR GFA m²	SOLAR ACCESS REQ. 70%	NIL SOLAR REQ. MAX 15%	CROSS FLOW REQ. 60%	COMMENTS
LEVEL 1 (GROUND)	RESI	D101	2 BED	CORNER	82.2m²	30.2m²	112.4m²			0	0	1	LIVEABLE
	RESI	D102	2 BED	CORNER	83.0m²	15.3m²	98.3m²			1	0	1	
	RESI	D103	1 BED	SINGLE ASPECT	52.0m²	16.8m²	68.8m²			1	0	0	ADAPTABLE
	RESI	D104	1 BED	SINGLE ASPECT	52.0m²	17.0m²	69.0m²			1	0	0	ADAPTABLE
	RESI	D105	2 BED	CORNER	83.0m²	11.2m²	94.2m²			1	0	1	
	RESI	D106	2 BED	CORNER	82.2m²	30.2m²	112.4m²			0	0	1	LIVEABLE
				SUB TOTAL	434.4m²	120.7m²	555.1m²	59.7m²	494.1m²	4	0	4	
LEVEL 2	RESI	D201	2 BED	CORNER	82.3m²	19.8m²	102.2m²			0	0	1	LIVEABLE
	RESI	D202	2 BED	CORNER	83.0m²	11.1m²	94.1m²			1	0	1	
	RESI	D203	1 BED	SINGLE ASPECT	52.0m²	16.6m²	68.6m²			1	0	0	ADAPTABLE
	RESI	D204	1 BED	SINGLE ASPECT	52.0m²	16.6m²	68.6m²			1	0	0	ADAPTABLE
	RESI	D205	2 BED	CORNER	83.0m²	11.1m²	94.1m²			1	0	1	
	RESI	D206	2 BED	CORNER	82.3m²	19.9m²	102.2m²			0	0	1	LIVEABLE
				SUB TOTAL	434.6m²	95.2m²	529.8m²	49.8m²	484.4m²	4	0	4	
LEVEL 3	RESI	D301	2 BED	CORNER	82.3m²	19.9m²	102.2m²			0	0	1	LIVEABLE
	RESI	D302	2 BED	CORNER	83.0m²	11.1m²	94.1m²			1	0	1	
	RESI	D303	1 BED	SINGLE ASPECT	52.0m²	16.6m²	68.6m²			1	0	0	ADAPTABLE
	RESI	D304	1 BED	SINGLE ASPECT	52.0m²	16.6m²	68.6m²			1	0	0	ADAPTABLE
	RESI	D305	2 BED	CORNER	83.0m²	11.1m²	94.1m²			1	0	1	
	RESI	D306	2 BED	CORNER	82.3m²	19.9m²	102.2m²			0	0	1	LIVEABLE
				SUB TOTAL	434.6m²	95.2m²	529.8m²	49.8m²	484.4m²	4	0	4	
LEVEL 4	RESI	D401	2 BED	CORNER	82.3m²	19.9m²	102.2m²			0	0	1	LIVEABLE
	RESI	D402	2 BED	CORNER	83.0m²	11.1m²	94.1m²			1	0	1	
	RESI	D403	1 BED	SINGLE ASPECT	52.0m²	16.6m²	68.6m²			1	0	0	ADAPTABLE
	RESI	D404	1 BED	SINGLE ASPECT	52.0m²	16.6m²	68.6m²			1	0	0	ADAPTABLE
	RESI	D405	2 BED	CORNER	83.0m²	11.1m²	94.1m²			1	0	1	
	RESI	D406	2 BED	CORNER	82.3m²	19.9m²	102.2m²			0	0	1	LIVEABLE
				SUB TOTAL	434.6m²	95.2m²	529.8m²	49.6m²	484.2m²	4	0	4	
LEVEL 5	RESI	D501	2 BED	CORNER	82.3m²	19.9m²	102.2m²			0	0	1	LIVEABLE
	RESI	D502	2 BED	CORNER	83.0m²	11.1m²	94.1m²			1	0	1	
	RESI	D503	1 BED	SINGLE ASPECT	52.0m²	16.6m²	68.6m²			1	0	0	ADAPTABLE
	RESI	D504	1 BED	SINGLE ASPECT	52.0m²	16.6m²	68.6m²			1	0	0	ADAPTABLE
	RESI	D505	2 BED	CORNER	83.0m²	11.1m²	94.1m²			1	0	1	
	RESI	D506	2 BED	CORNER	82.3m²	19.9m²	102.2m²			0	0	1	LIVEABLE
				SUB TOTAL	434.6m²	95.2m²	529.8m²	50.1m²	484.7m²	4	0	4	
LEVEL 6	RESI	D601	2 BED	CORNER	83.5m²	20.8m²	104.3m²			1	0	1	LIVEABLE
	RESI	D602	2 BED	CORNER	83.8m²	10.1m²	93.9m²			1	0	1	
	RESI	D603	1 BED	SINGLE ASPECT	53.5m²	18.3m²	71.8m²			1	0	1	ADAPTABLE
	RESI	D604	1 BED	SINGLE ASPECT	53.5m²	18.3m²	71.8m²			1	0	1	ADAPTABLE
	RESI	D605	2 BED	CORNER	83.8m²	10.1m²	93.9m²			1	0	1	
	RESI	D606	2 BED	CORNER	83.5m²	20.8m²	104.3m²			1	0	1	LIVEABLE
				SUB TOTAL	441.6m²	98.4m²	540.0m²	42.9m²	484.5m²	6	0	6	
				BUILDING TOTALS	2614.4m²	599.9m²	3214.3m²	301.9m²	2916.3m²	26	0	26	
				DEVELOPMENT TOTALS	7699.0m²	1918.0m²	9617.0m²	814.2m²	8513.2m²	76	7	79	

BASEMENT
B2 3259m²
B1 2196m²

DEVELOPMENT EFFICIENCY 90%

PROPOSED FSR (X:1) 1.80 | 74.5% | 6.9% | 77.5%

DEVELOPMENT SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE OF MIX
STUDIO	0	0.0%
1 BED	29	28.4%
2 BED	72	70.6%
3 BED	1	1.0%
UNITL TOTAL	102	

	ALL UNITS	PARKING RATE	STANDARD PARKING SPACES REQUIRED	ADAPTABLE UNITS	PARKING RATE	MOBILITY PARKING SPACES REQUIRED
	0	1	0	0	1.0	0.0
	29	1	29	5	1.0	5.0
	72	1.5	108	15	1.0	15.0
	1	2	2	0	1.0	0.0
	102			20		
	VISITOR	0.25	25.5	VISITOR	0	0.0
	TOTAL STANDARD SPACES		164.5	TOTAL MOBILITY SPACES		20.0
	RETAIL	1 / 40m²	0			
		TOTAL CARS	164.5			
	MOTORCYCLE		0			
	BICYCLE		16			

PARKING PROVIDED		PARKING NUMBERS
RESI. PARKING		116
ACCESSIBLE		20
VISITOR		25
CAR WASH	5	
TOTAL PROVIDED		161
MOTORCYCLE		2
BICYCLE		18

NOTES:

All areas are approximate only and subject to final survey
This schedule should be read in conjunction with **DRAWINGS ISSUED**

Our Ref : 12030-2

27 October 2016

GEOMETRA Consulting.

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Geometra Consulting Pty Ltd
ABN 69 074 616 087

Hone Constructions Pty Ltd &
Marke Pty Ltd
PO Box 162
DULWICH HILL NSW 2203

Attention: Jabbour Jabbour / Donny Kayrouz

RE: EASEMENT TO DRAIN WATER (DP 633072)
PROPERTY: 29-41 THE GRAND PARADE & 48 VERMONT STREET, SUTHERLAND

The subject site comprises of the following properties

No.29 The Grand Parade – Lot 234 in DP 633072- CT 234/633072
No.31 The Grand Parade – Lot 24 in DP 612132 – CT 24/612132
No.33 The Grand Parade – Lot 1 in DP 560388- CT 1/560388
No.35 The Grand Parade – Lot 1 in DP 365160 – CT 1/365160
No.37 The Grand Parade – Lot 2 in DP 365160 – CT 2/365160
No.39 The Grand Parade – Lot 1 in DP 105110 – CT 1/105110
No. 41 The Grand Parade – Strata Lot 2 in SP 86262 – 2/SP 86262
No.41a The Grand Parade – Strata Lot 1 in SP 86262 – 1/SP 86262
No.48 Vermont Street – Lot B in DP 369027 – CT B/369027

Torrens Folio Identifier 234/633072 (No.29 The Grand Parade) indicates that an **Easement to Drain Water, 1 wide**, created by DP 633072 in favour of this property only and affects the rear adjoining property (Lot 233 in DP 633072 now SP 32764).

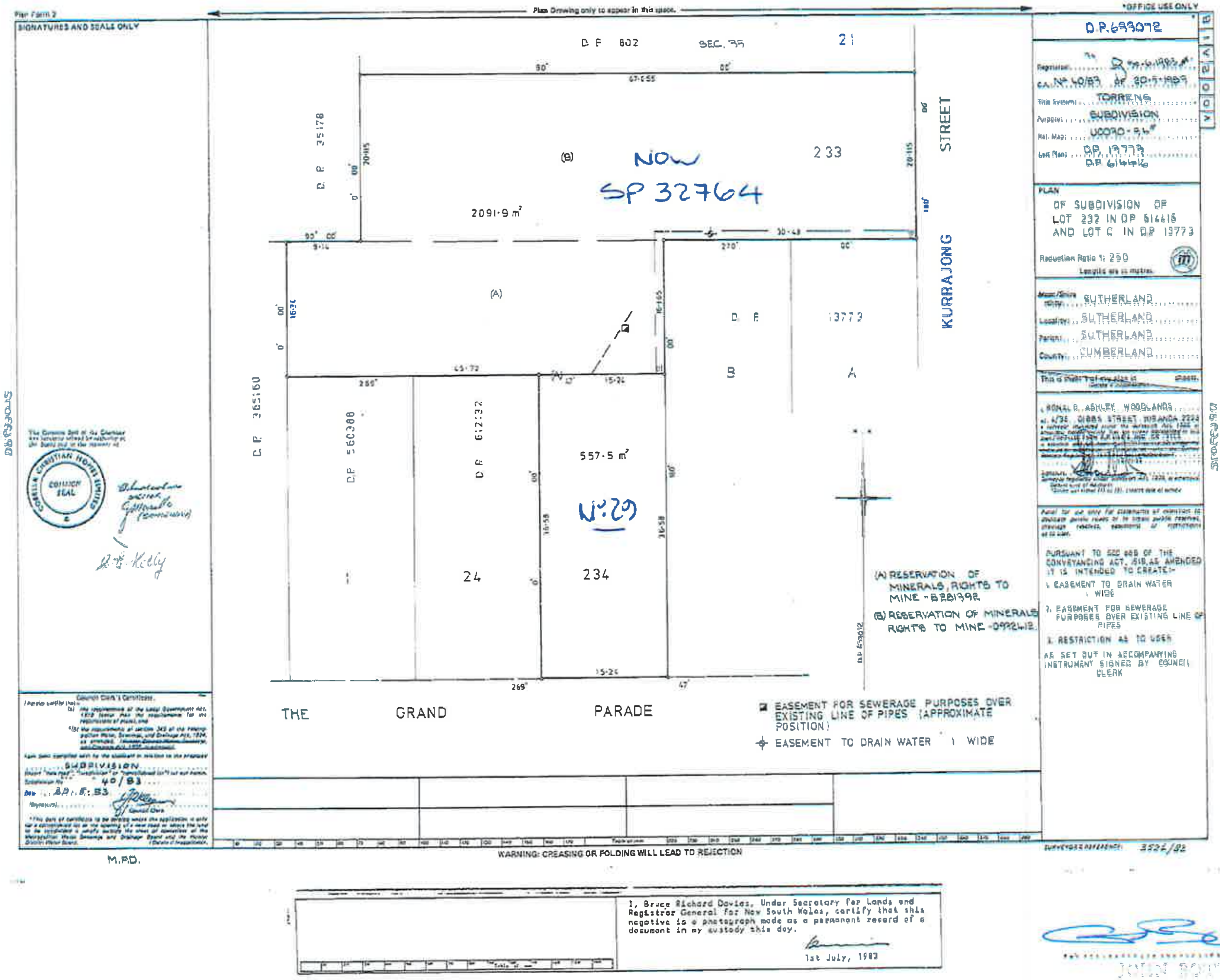
A copy of DP 633072 and the accompanying Section 88b document accompanies this letter.

Should you have any further queries on this matter please do not hesitate to contact this office.

Yours faithfully

John Bottaro
Surveyor Registered under the
Surveying & Spatial Information Act 2002

LAND SURVEYORS - DEVELOPMENT CONSULTANTS


*OFFICE USE ONLY
D.P.693072
Plan Form 2
SIGNATURES AND SEALS ONLY
Plan Drawing only to appear in this space.
C.A. No 40/83 of 30-5-1989
TORRENS
SUBDIVISION
U0030-54
D.P. 13773
D.P. 616616
PLAN
OF SUBDIVISION OF
LOT 232 IN DP 616616
AND LOT C IN DP 13773
Reduction Ratio 1: 250
Lengths are in metres.
SUTHERLAND
SUTHERLAND
SUTHERLAND
CUMBERLAND
RONALD ASHLEY WOODLANDS
PURSUANT TO SEC 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED IT IS INTENDED TO CREATE:-
1. EASEMENT TO DRAIN WATER 1 WIDE
2. EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES
3. RESTRICTION AS TO USER
AS SET OUT IN ACCOMPANYING INSTRUMENT SIGNED BY COUNCIL CLERK
D.P. 802
SEC. 35
21
233
NOW
SP 32764
2091·9 m²
(B)
(A)
STREET
KURRAJONG
D.P. 13773
B
A
D.P. 35178
D.P. 365160
D.P. 560308
D.P. 612132
557·5 m²
No 29
24
234
D.P. 653012
(A) RESERVATION OF MINERALS, RIGHTS TO MINE - B281392
(B) RESERVATION OF MINERALS RIGHTS TO MINE - D992412
THE GRAND PARADE
EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)
EASEMENT TO DRAIN WATER 1 WIDE
COMMON SEAL
CORELLA CHRISTIAN HOMES LIMITED
SUBDIVISION
40/83
M.P.D.
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
SURVEYOR'S REFERENCE: 3524/82
I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.
1st July, 1983

INSTRUMENT SETTING OUT TERMS OF EASEMENT AND RESTRICTIONS AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

SHEET 1 OF 3 SHEETS

PART 1

Plan DP 633072

Subdivision of Lot 232 in D.P. 614416 and Lot C in D.P. 13773 covered by the Council Clerk's Certificate No. 40/83.........of ...20:5:83....

Full name and address of proprietor of the land

Lot C - D.P. 13773: Constance Eveline Kelly of 22 Grande Parade, Sutherland
Lot 232 - D.P. 614416: Corella Christian Homes Limited, 365 Kingsway, Caringbah

1. Identity of easement firstly referred to in abovementioned plan

Easement to Drain Water 1.0 wide

Schedule of lots etc. affected

Lots burdened	Lots benefited
233	234

2. Identity of easement or restriction secondly referred to in above-mentioned plan

Easement for sewerage purposes over existing line of pipes

Schedule of lots, etc. affected

Lots burdened	Lots, name of road, or Authority benefitted
233	234

3. Identity of easement or restriction thirdly referred to in above-mentioned plan

Restriction as to User

Lots burdened	Lots, name of road, or Authority benefitted
233	234

This is Sheet 1 of a 3 Sheet Instrument
Sutherland Shire Council

Deputy Shire Clerk

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

SHEET 2 OF 3 SHEETS

Plan DP 633072

Subdivision of Lot 232 in D.P. 614416 and Lot C in D.P. 13773 covered by Council Clerk's Certificate No....40/83... of .20:5:83...

PART 2

Terms of Easement Secondly referred to in the abovementioned Plan

Full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by him, from time to time and at all times by means of pipes to drain sewage and other waste material and fluid in any quantities across and through the land herein indicated as the servient tenement, together with the right to use, for the purposes of the easement, any line of pipes already laid within the servient tenement for the purpose of draining sewage or any pipe or pipes in replacement or in substitution therefor and together with the right for the grantee and every person authorised by him, with any tools, implements, or machinery, necessary for the purpose, to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such pipe line or any part thereof and for any of the aforesaid purposes to open the soil of the servient tenement to such extent as may be necessary provided that the grantee and the persons authorised by him will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore that surface as nearly as practicable to its original condition and this easement shall not be released varied or modified without the consent of the Metropolitan Water Sewerage and Drainage Board.

This is Sheet 2 of a 3 Sheet Instrument
Sutherland Shire Council

Deputy Shire Clerk

C. E. Kelly (Director) (Secretary)

JOHN BOTTARO
REGISTERED SURVEYOR

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

1st July, 1983

FRAME 1

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

Sheet 3 of 3 Sheets

Plan DP 633072

Subdivision of Lot 232 in D.P. 614616 and Lot C in D.P. 13773 covered by Council Clerk's Certificate No. 48/83....... of ..20.5.83....

Terms of restrictions as to user referred to in the abovementioned plan

No building or other structure shall be erected constructed or placed on the land shown as easement for sewerage purposes over existing line of pipes without the prior consent in writing of the Metropolitan Water Sewerage and Drainage Board first had and obtained nor otherwise than in strict compliance with such conditions as the said Board may impose and this restriction shall not be released varied or modified without the consent of the said Board.

SIGNED in my presence by CONSTANCE EVELINE KELLY who is personally known to me

........C. E. Kelly..........

....
Witness

THE COMMON SEAL of CHRISTIAN HOMES LIMITED was hereunto affixed by authority of the Board of Directors in the presence of

(Secretary)

(Director)

....
Deputy Shire/Town Clerk

This is Sheet 3 of a 3 Sheet Instrument
Sutherland Shire Council

....
Shire Clerk

INSTRUMENT SETTING OUT INTERESTS CREATED PURSUANT TO SECTION 88B, CONVEYANCING ACT, 1919, LODGED WITH DP 633072

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

1st July, 1983

....
JOHN BOTTARO
REGISTERED SURVEYOR