

MEMORANDUM



TO: Sydney North Planning Panel
FROM: David Hoy, Team Leader (Assessments)
DATE: 19 April 2018
RE: 2017SNH085 - 101-111 Willoughby Road, CROWS NEST (DA327/15/8)
Erratum

I refer to the above Section 4.55 application to modify Consent No. 327/15 for the construction of a 4-6 storey mixed use building, in respect of the number, mix and configuration of apartments, and construction of new awnings and façade changes.

BACKGROUND

On 9 April 2018, Sydney North Planning Panel determined the application for approval “as described in Schedule 1” of the Determination & Statement of Reasons notice. Schedule 1 Item 10 *Draft Conditions* are those “Attached to the Council Assessment Report”.

It has come to Council’s attention that the plans referenced in the Assessment Report are erroneous and outdated, being in fact from a previous Section 4.55 determination (DA327/15/5). It is however advised that the drawings included in Attachment A of the Assessment Report are extracted from the most up to date set of drawings (**Attachment**).

The consent has not yet been issued by Council. Permission is sought from the Panel to rectify the error in relation to the approved drawings.

RECOMMENDATION

THAT Sydney North Planning Panel resolve to approve Condition A4 as detailed below, in place of the drawing references in the Council Assessment Report, in relation to 2017SNH085 - 101-111 Willoughby Road, CROWS NEST (DA327/15/8).

Development in Accordance with Plans (S4.55 Amendments)

A4. The development being carried out in accordance with plans identified in Condition A1 of the consent and endorsed with Council’s approval stamp, except as modified by the modifications shown on:

Plan No.	Issue	Title	Drawn by	Received
3844 DA003	E	Site Plan	Nettleton Tribe	20/2/18
3844 DA015	E	Upper Ground Plan	Nettleton Tribe	21/11/17
3844 DA016	H	Level 1 Plan	Nettleton Tribe	21/11/17
3844 DA017	I	Level 2 Plan	Nettleton Tribe	21/11/17
3844 DA018	I	Level 3 Plan	Nettleton Tribe	20/2/18
3844 DA019	F	Level 4 Plan	Nettleton Tribe	20/2/18
3844 DA020	E	Roof Plan	Nettleton Tribe	20/2/18
3844 DA021	G	North & South Elevations	Nettleton Tribe	20/2/18
3844 DA022	G	East & West Elevations	Nettleton Tribe	20/2/18
3844 DA031	E	Section A & B	Nettleton Tribe	20/2/18

Plan No.	Issue	Title	Drawn by	Received
3844_DA032	E	Section C & D	Nettleton Tribe	20/2/18
3844_DA033	E	Section E	Nettleton Tribe	20/2/18
3844_DA034	B	Cross Ventilation Sections	Nettleton Tribe	21/11/17
3844_DA041	G	External Finishes Schedule 01	Nettleton Tribe	20/2/18
3844_DA042	G	External Finishes Schedule 02	Nettleton Tribe	20/2/18
3844_DA061	D	Unit Type Plans 01	Nettleton Tribe	20/2/18
3844_DA062	E	Unit Type Plans 02	Nettleton Tribe	20/2/18
3844_DA063	D	Unit Type Plans 03	Nettleton Tribe	20/2/18

except as amended by the following conditions and this consent.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)


David Hoy
TEAM LEADER (ASSESSMENTS)

Attachments:

1. Drawings



Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01 09 15
B	AMENDED FOR DA APPLICATION	03 02 16
C	ISSUE FOR SECTION 98	01 02 17
D	AMENDED FOR SECTION 98, TERRACE STAIRS AND A/C. W/C ADDED	16 05 17
E	AMENDED FOR SECTION 98 - SUBSTANTIATION SATISFACTORY UNDERGROUND MAIN SWITCH ROOM RELOCATED, ROOF OVERHANGS CREATED TO LEVEL 1 BUILDING 1 TERRACE, ROOF MODIFIED ON BUILDING 2 AS A RESULT OF LAYOUT CHANGES, AWNING ADDED IN FRONT OF BUILDING 2 LIFT OPENING AT ROOF TERRACE	02 11 17

Title	SITE PLAN
Scale	1 : 400 @ A3 1 : 200 @ A1
Date	02.11.17
Number	3844_DA003
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Client

PAYCE

Project

PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.15
B	AMENDED FOR DA APPLICATION	03.02.16
C	AMENDED FOR DA APPLICATION - HOUSEHOLD WASTE ZONE INDICATED WITHIN RESIDENTIAL GARBAGE ROOM - B4 STORAGE AREA INCREASED FOR MARSHALLETT UNITS	15.03.16
D	ISSUE FOR SECTION 96	01.02.17
E	AMENDED FOR SECTION 96 - UNIT LAYOUTS & M&M MODIFIED, NUMBER OF UNITS REDUCED, SUSTAINATION LAYOUT MODIFIED & MAIN SWITCH ROOMS RELOCATED	02.11.17

Title
Scale
Date
Number

UPPER GROUND LEVEL PLAN
1 : 400 @ A3 1 : 200 @ A1
02.11.17
3844_DA015

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LEGEND

- 2hr SOLAR ACCESS
- CROSS VENTILATION

DEVELOPMENT APPLICATION

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PAYCE

Project
PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.13
B	AMENDED FOR DA APPLICATION	03.02.16
C	AMENDED FOR DA APPLICATION BUILDING 1 GARAGE ROOM	15.03.16
D	DATE INCREASED	23.05.16
E	SECTIONS THROUGH UNIT TYPE 32 ADDED	26.05.16
F	ISSUE FOR SECTION 96	01.02.17
G	ISSUE FOR SECTION 96 - UNIT LAYOUTS & AIR MODIFIED	27.02.17
H	AMENDED FOR SECTION 96 - UNIT LAYOUTS & AIR MODIFIED	02.11.17

Title
Scale
Date
Number

LEVEL 1 PLAN
1 : 400 @ A3 1 : 200 @ A1
02.11.17
3844_DA016
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* 2hr SOLAR ACCESS
CV CROSS VENTILATION

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Issue	Description	Date
B	AMENDED FOR DA APPLICATION	03.02.16
C	AMENDED FOR DA APPLICATION: BUILDING 1 GARBAGE ROOM SIZE INCREASED	15.03.16
D	UNIT TYPES AMENDED	23.05.16
E	SECTIONS THROUGH UNIT TYPE 32 ADDED	26.05.16
F	BASE FOR SECTION 9A	01.02.17
G	AMENDED FOR SECTION 9A	27.02.17
H	AMENDED FOR SECTION 9A, TERRACE STAIRS AND ACC. WC ADDED	16.05.17
I	AMENDED FOR SECTION 9A - UNIT LAYOUTS & NIKAMODIFIED. NUMBER OF UNITS REDUCED	02.11.17

Title
Scale
Date
Number

LEVEL 2 PLAN
1 : 400 @ A3 1 : 200 @ A1
02.11.17
3844_DA017

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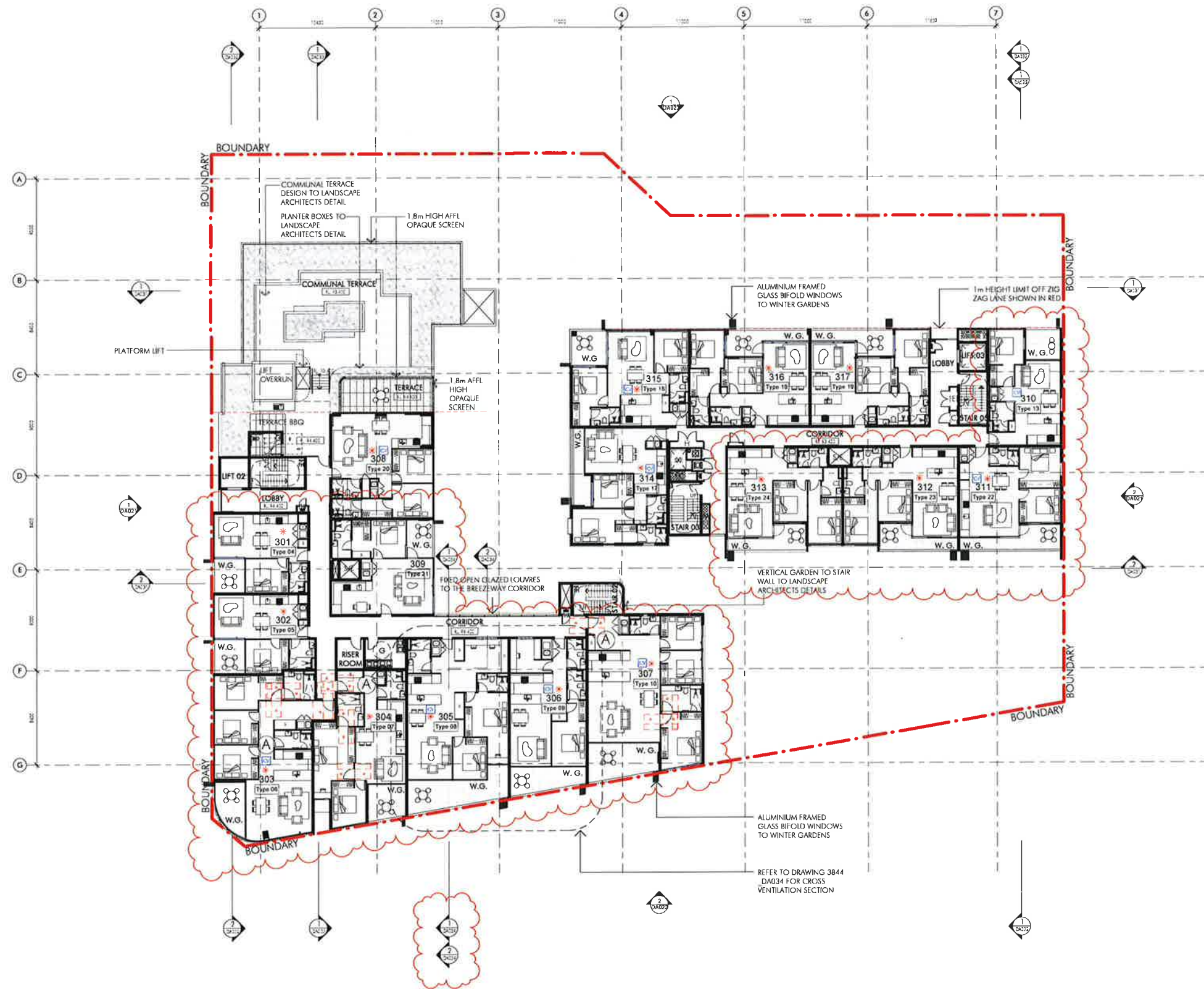
LEGEND

- * 2hr SOLAR ACCESS
- CV CROSS VENTILATION

DEVELOPMENT APPLICATION



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Issue	Description	Date
B	AMENDED FOR DA APPLICATION	03.02.16
C	AMENDED FOR DA APPLICATION: BUILDING 1 GARAGE ROOM SIZE INCREASED	15.03.16
D	UNIT TYPES AMENDED	23.05.16
E	SECTIONS THROUGH UNIT TYPE 32 ADDED	26.05.16
F	ISSUE FOR SECTION 9A	01.02.17
G	AMENDED FOR SECTION 9A	27.02.17
H	AMENDED FOR SECTION 9A: TERRACE STAIRS AND ACC. WC ADDED	16.05.17
I	AMENDED FOR SECTION 9A - UNIT LAYOUTS & AIR MODIFIED. NUMBER OF UNITS REDUCED.	02.11.17

Title
Scale
Date
Number

LEVEL 3 PLAN
1 : 400 @ A3 1 : 200 @ A1
02.11.17
3844_DA018

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Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.15
B	AMENDED FOR DA APPLICATION	02.02.16
C	AMENDED FOR DA APPLICATION: BUILDING 1 GARAGE ROOM DATE INCREASED	15.03.16
D	UNIT TYPES AMENDED	23.05.16
E	ISSUE FOR SECTION 98	01.02.17
F	AMENDED FOR SECTION 98 - UNIT LAYOUTS & N/R MODIFIED. NUMBER OF UNITS REDUCED. ROOF MODIFIED ON BUILDING 2 AS A RESULT OF LAYOUT CHANGES	02.11.17

Title
Scale
Date
Number

LEVEL 4 PLAN
1 : 400 @ A3 1 : 200 @ A1
02.11.17
3844_DA019

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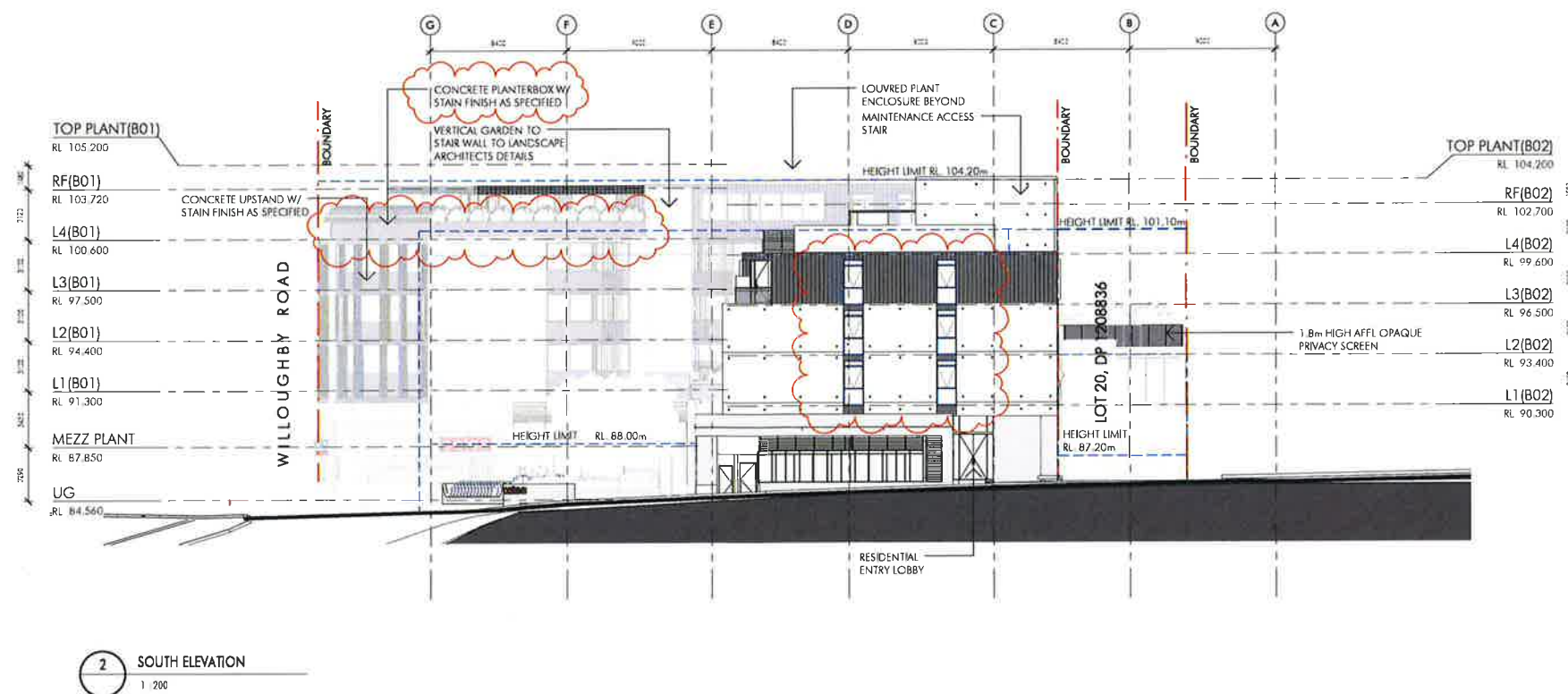
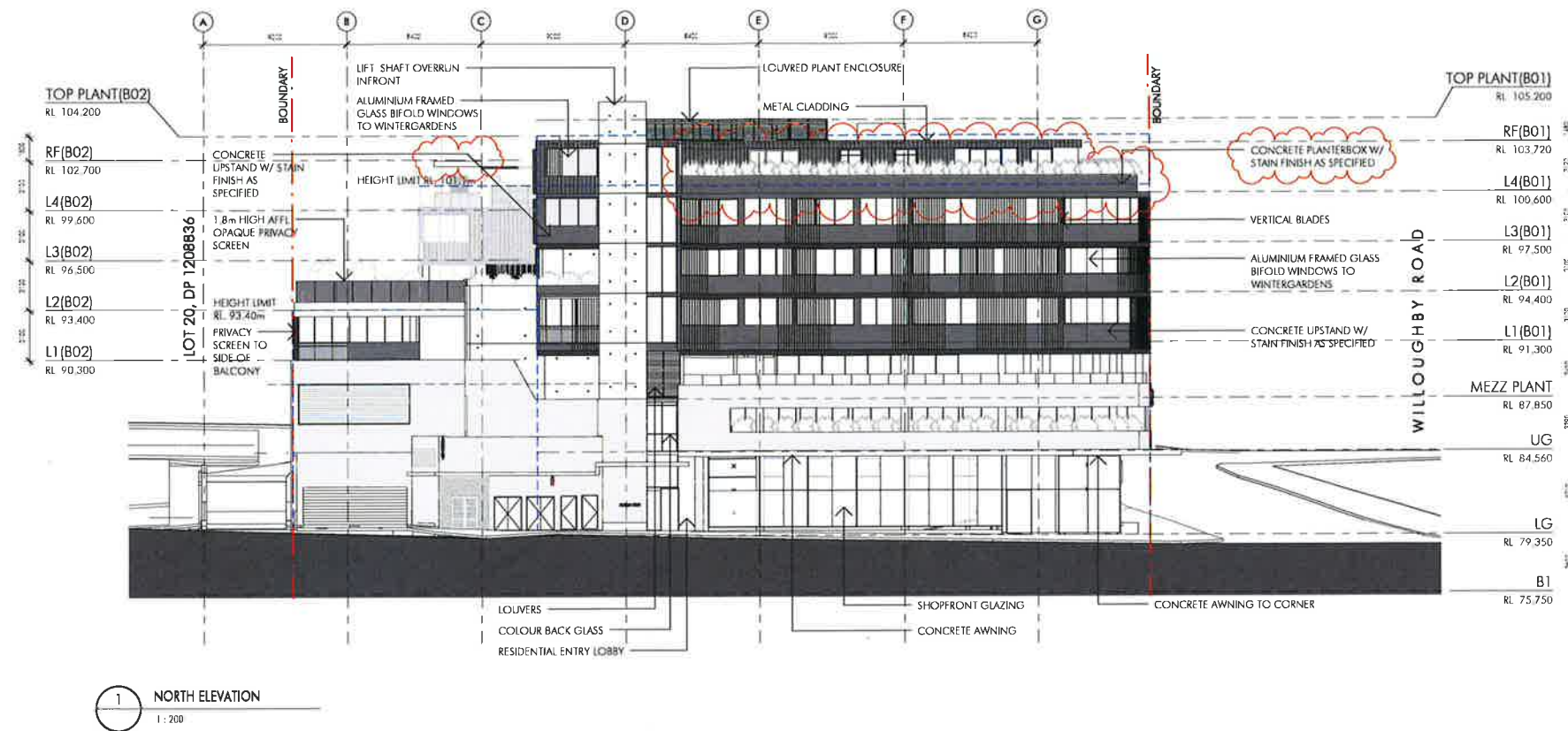
PAYCE

PROPOSED MIXED-USE DEVELOPMENT
 101-111 Willoughby Road
 Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.15
B	AMENDED FOR DA APPLICATION	03.02.16
C	ISSUE FOR SECTION 96	01.02.17
D	AMENDED FOR SECTION 96 - TERRACE STAIRS AND ACC. WC	16.03.17
E	AMENDED FOR SECTION 96 - ROOF MODIFIED ON BUILDING 2 AS A RESULT OF LAYOUT CHANGES. ROOF OVERHANG CREATED TO LEVEL 4 BUILDING 1 TERRACE. AWNING ADDED IN FRONT OF BUILDING 2 LEFT OPENING AT ROOF TERRACE	02.11.17

DEVELOPMENT APPLICATION





DEVELOPMENT APPLICATION

NORTH & SOUTH ELEVATIONS

1:400 @ A3 1:200 @ A1

02.11.17

3844_DA021

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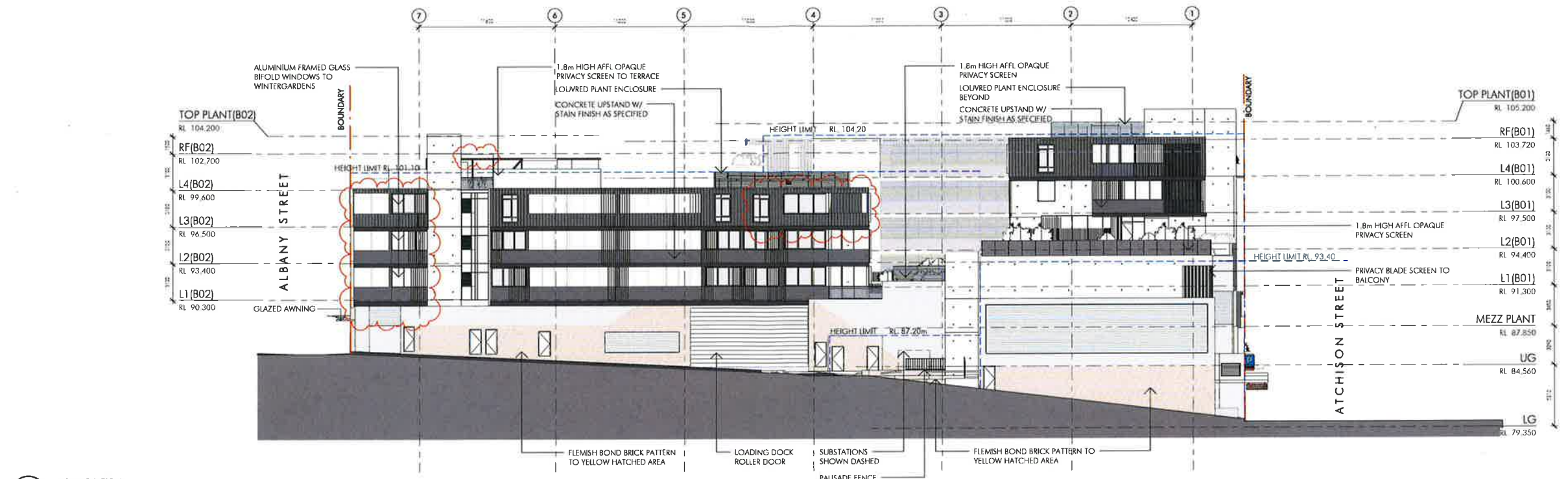
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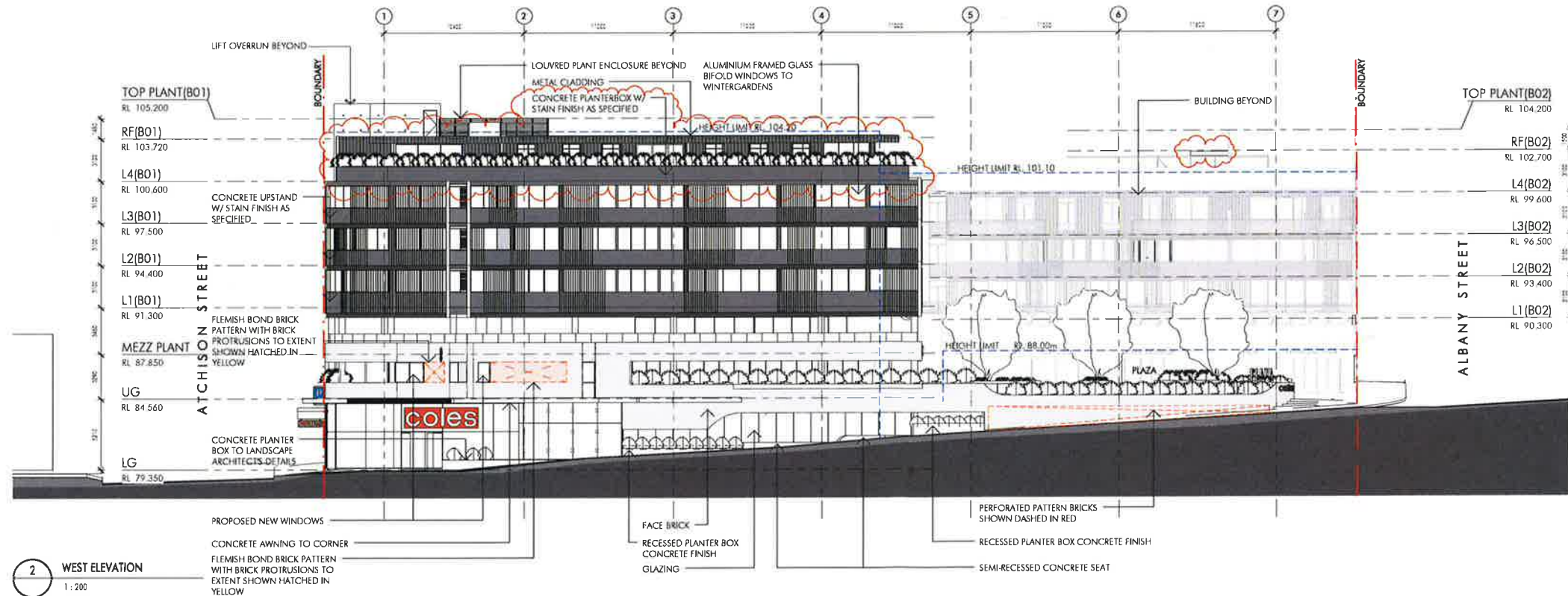
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Project
PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.15
B	AMENDED FOR DA APPLICATION	03.02.16
C	ELEVATIONS AMENDED SLIGHTLY	23.05.16
D	ISSUE FOR SECTION 96	01.02.17
E	AMENDED FOR SECTION 96	27.02.17
F	AMENDED FOR SECTION 96 VERTICAL SCREENS & ACC. WC ADDED	14.05.17
G	AMENDED FOR SECTION 96 - ROOF OVERHANG CREATED TO LEVEL 4 BUILDING 1 TERRACE WINDOWS MODIFIED AS A RESULT OF LAYOUT CHANGES	02.11.17



1 EAST ELEVATION
1:200



2 WEST ELEVATION
1:200

DEVELOPMENT APPLICATION

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Project
PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01 09 15
B	AMENDED FOR DA APPLICATION	03 02 16
C	ELEVATIONS AMENDED SLIGHTLY	23 05 16
D	ISSUE FOR SECTION 96	01 09 17
E	AMENDED FOR SECTION 96	27 02 17
F	AMENDED FOR SECTION 96. VERTICAL SCREENS & ACC. WC ADDED	16 05 17
G	AMENDED FOR SECTION 96 - ROOF OVERHANGS CREATED TO LEVEL 4 BUILDING 1 TERRACE WINDOWS MODIFIED AS A RESULT OF LAYOUT CHANGES	03 11 17

East & West Elevations

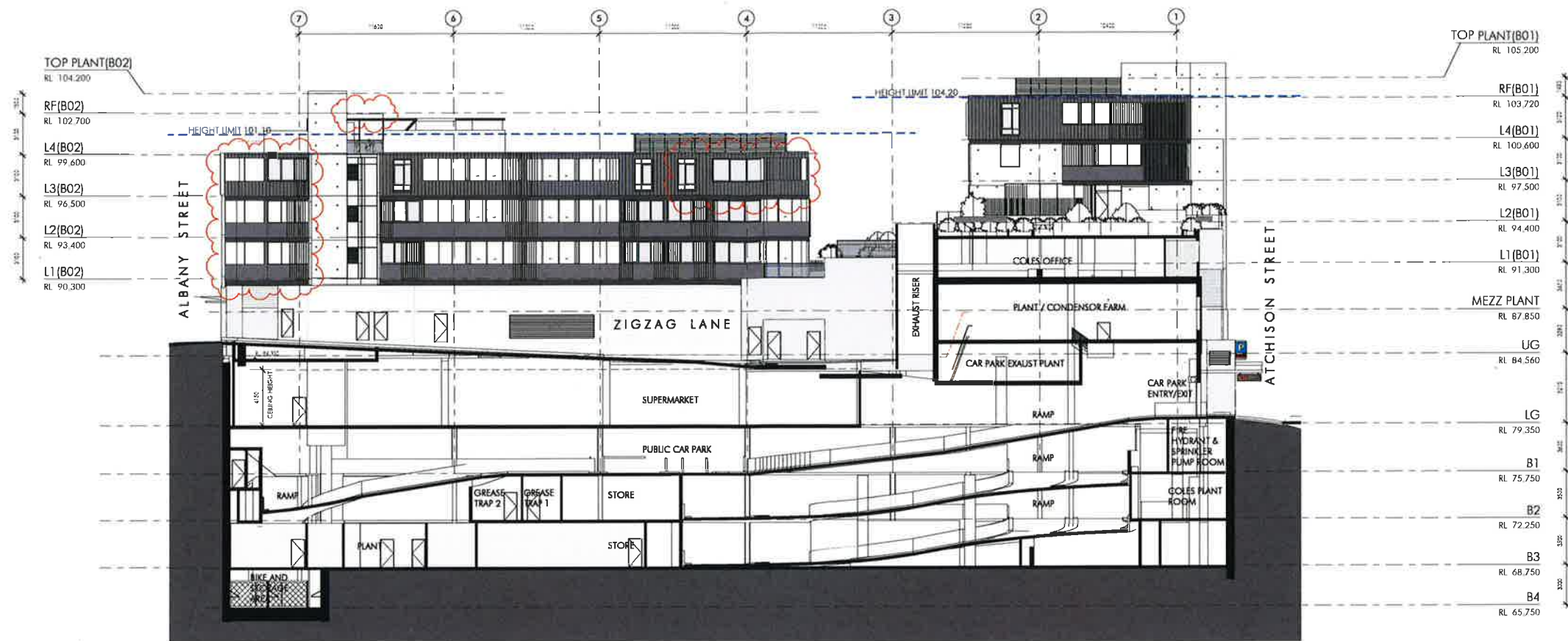
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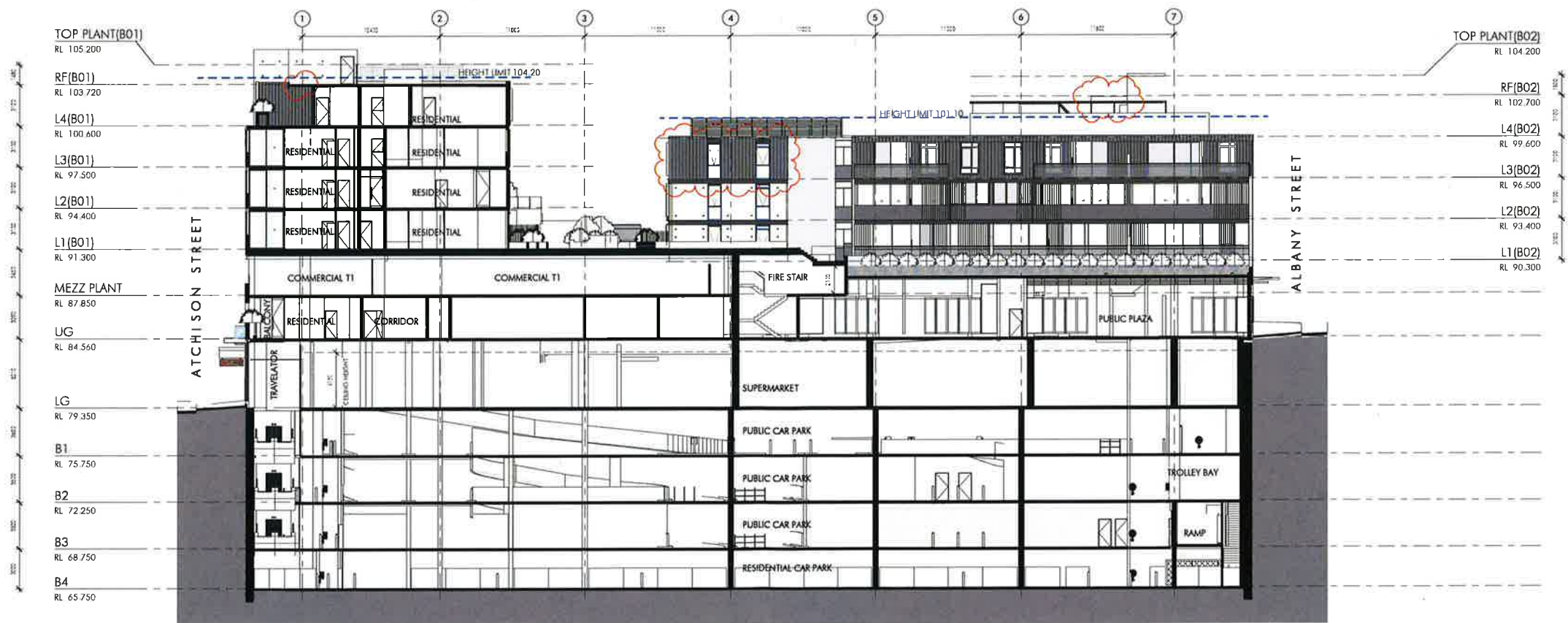
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1 SECTION A
1:200



2 SECTION B
1:200

DEVELOPMENT APPLICATION

SECTION A & B

1:400 @ A3 1:200 @ A1

3844_DA031



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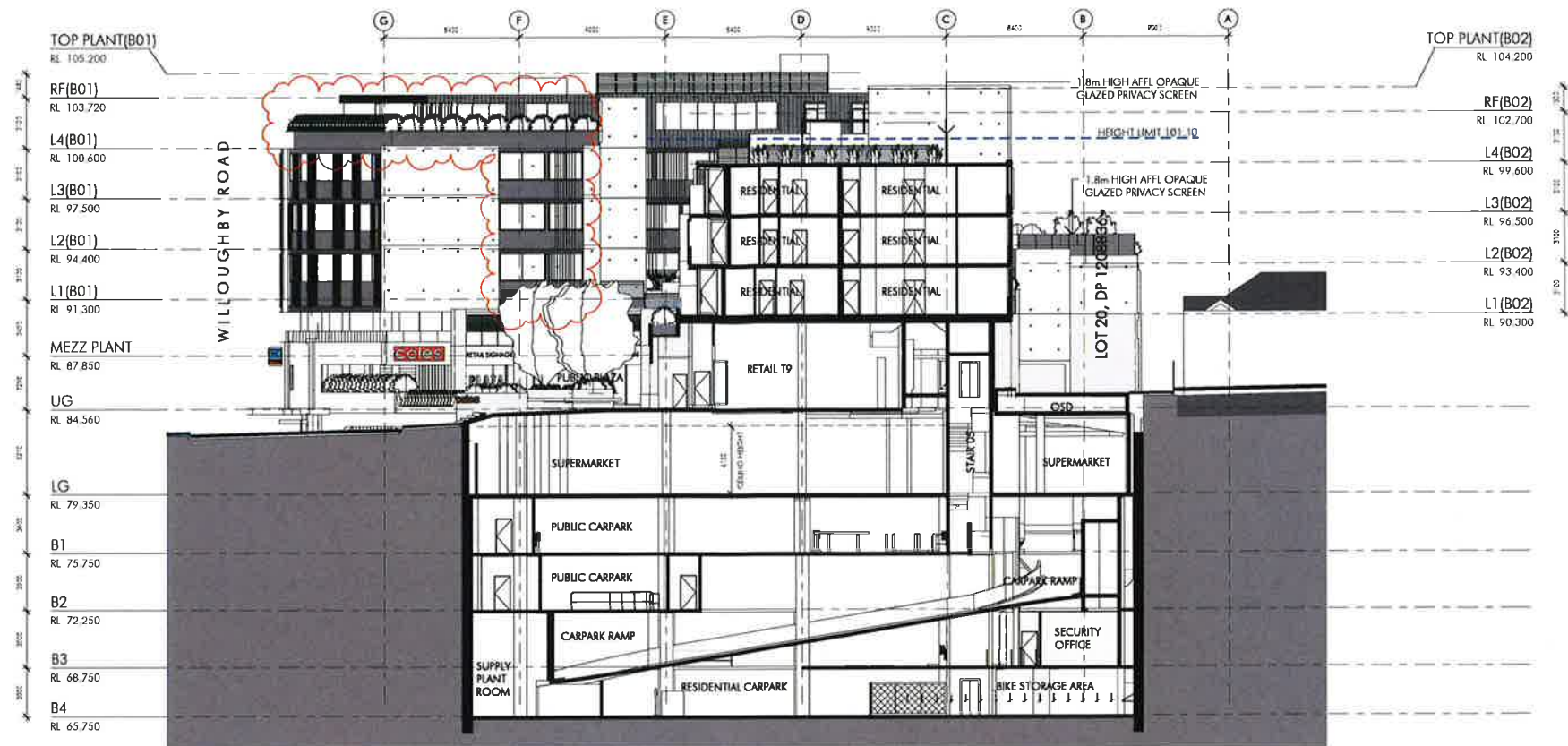
Issue	Description	Date	Title
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.13	
B	AMENDED FOR DA APPLICATION	03.02.16	
C	ISSUE FOR SECTION 96	01.02.17	
D	AMENDED FOR SECTION 96 - VERTICAL SCREENS & ACC. WC ADDED	16.05.17	
E	AMENDED FOR SECTION 96 - ROOF OVERHANG CREATED TO LEVEL 4 BUILDING 1 TERRACE WINDOWS MODIFIED AS A RESULT OF LAYOUT CHANGES	02.11.17	

Scale
Date
Number

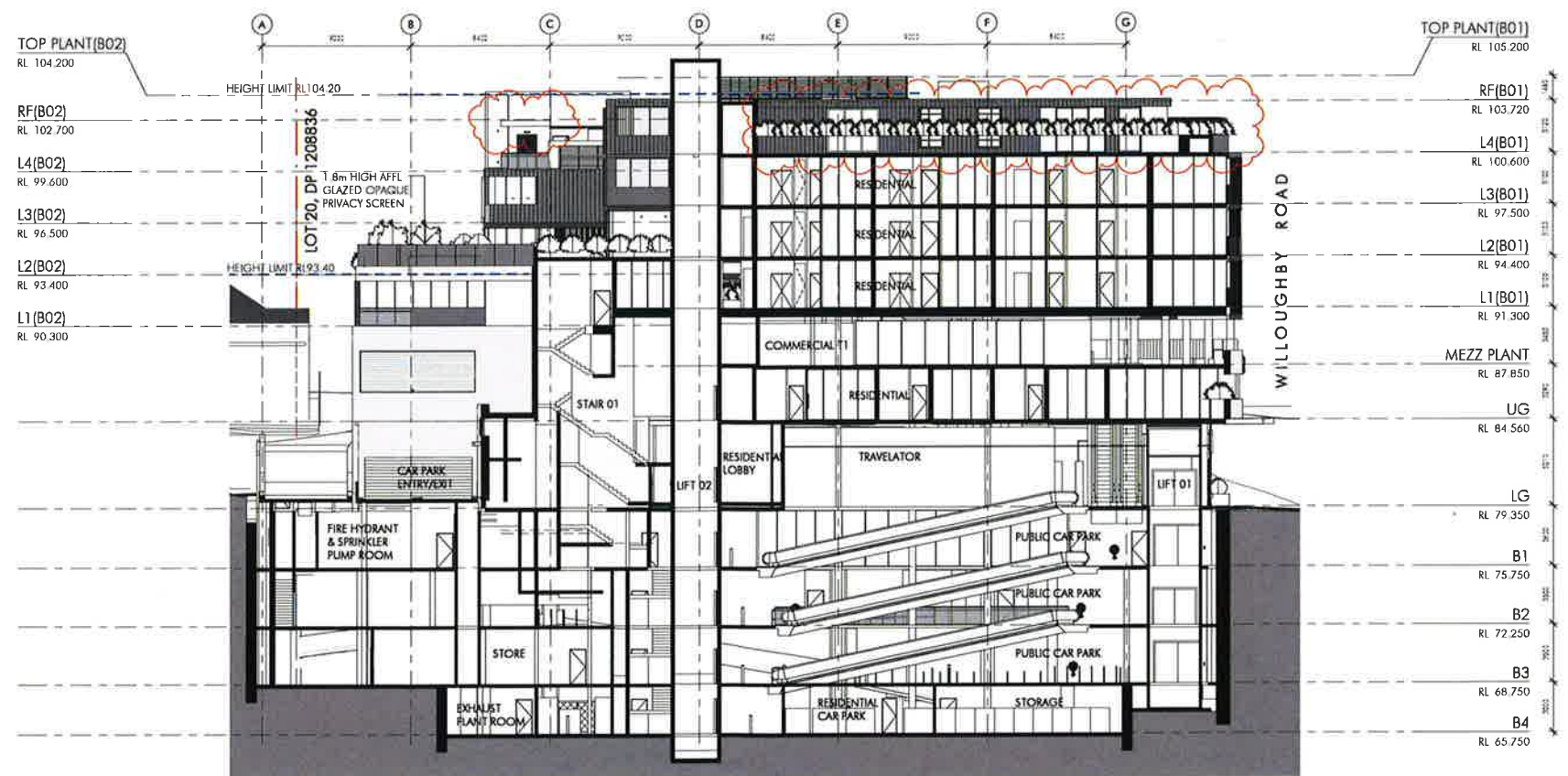
Project
PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

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1 SECTION C
1:200



2 SECTION D
1:200

DEVELOPMENT APPLICATION

SECTION C & D

1:400 @ A3 1:200 @ A1

02.11.17

3844_DA032

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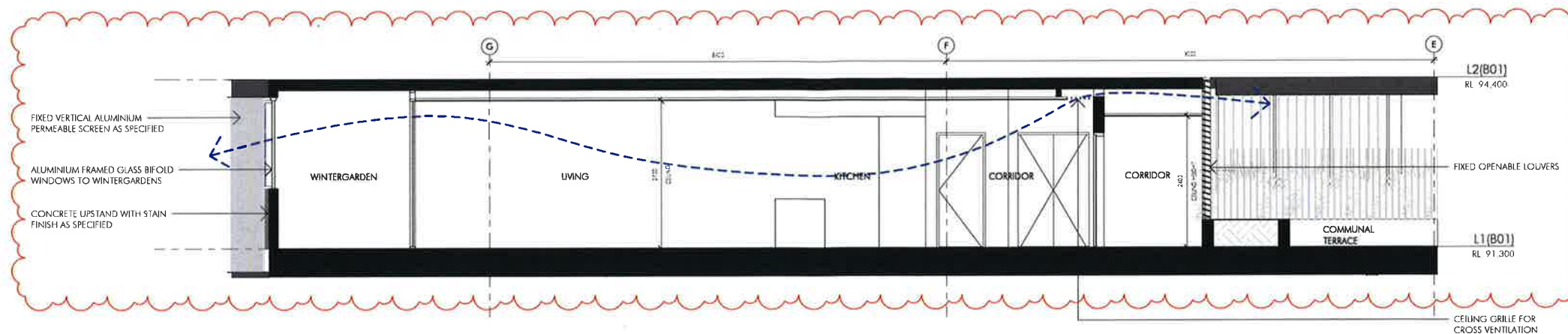
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Project
PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

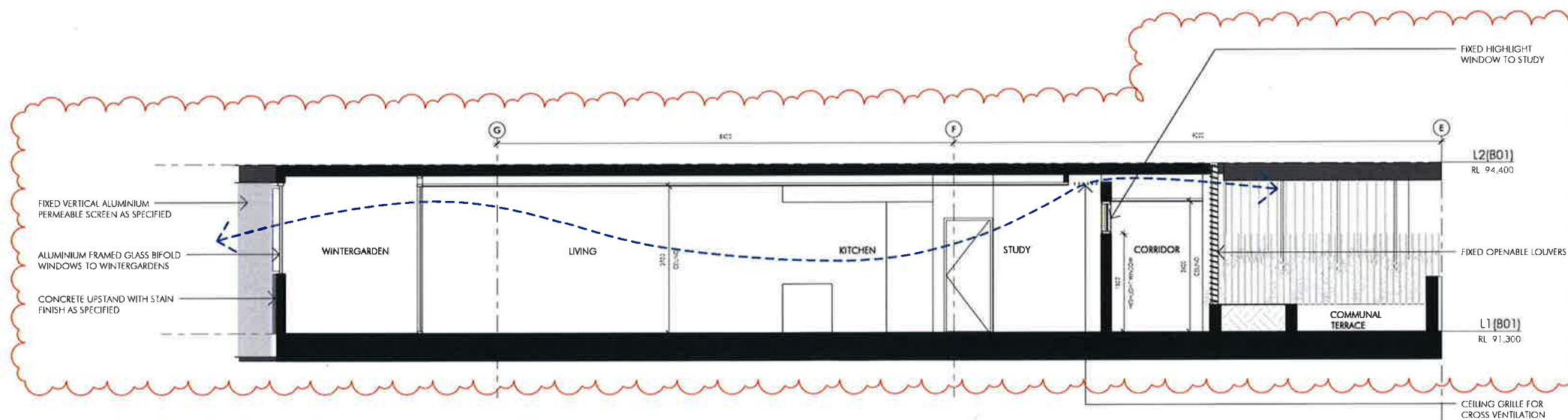
Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.16
B	AMENDED FOR DA APPLICATION	03.02.16
C	ISSUE FOR SECTION 96	01.02.17
D	AMENDED FOR SECTION 96, VERTICAL SCREENS & ACC. WC	16.05.17
E	AMENDED FOR SECTION 96 - ROOF OVERHANG CREATED TO LEVEL 4 BUILDING 1 TERRACE WINDOWS MODIFIED AS A RESULT OF LAYOUT CHANGES	02.11.17

Title
Scale
Date
Number





1 Unit Type 08 - Cross Ventilation Section 1
1:50 UNIT 205, UNIT 305, UNIT 405
(SIMILAR FOR UNIT 206, UNIT 306, UNIT 406)



2 Unit Type 08 - Cross Ventilation Section 2
1:50 UNIT 205, UNIT 305, UNIT 405
(SIMILAR FOR UNIT 206, UNIT 306, UNIT 406)

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10/11/2017 1:52:22 PM
User: 3844 CF-R 16-DA 596131 Borana not

Client

PAYCE

Project

PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	25.05.16
B	AMENDED FOR SECTION 96 - UNIT LAYOUTS & MK MODIFIED. NUMBER OF UNITS REQUIRED	02.11.17

Title

Scale

Date

Number

CROSS VENTILATION SECTIONS

1:100 @ A3 1:50 @ A1

02.11.17

3844_DA034

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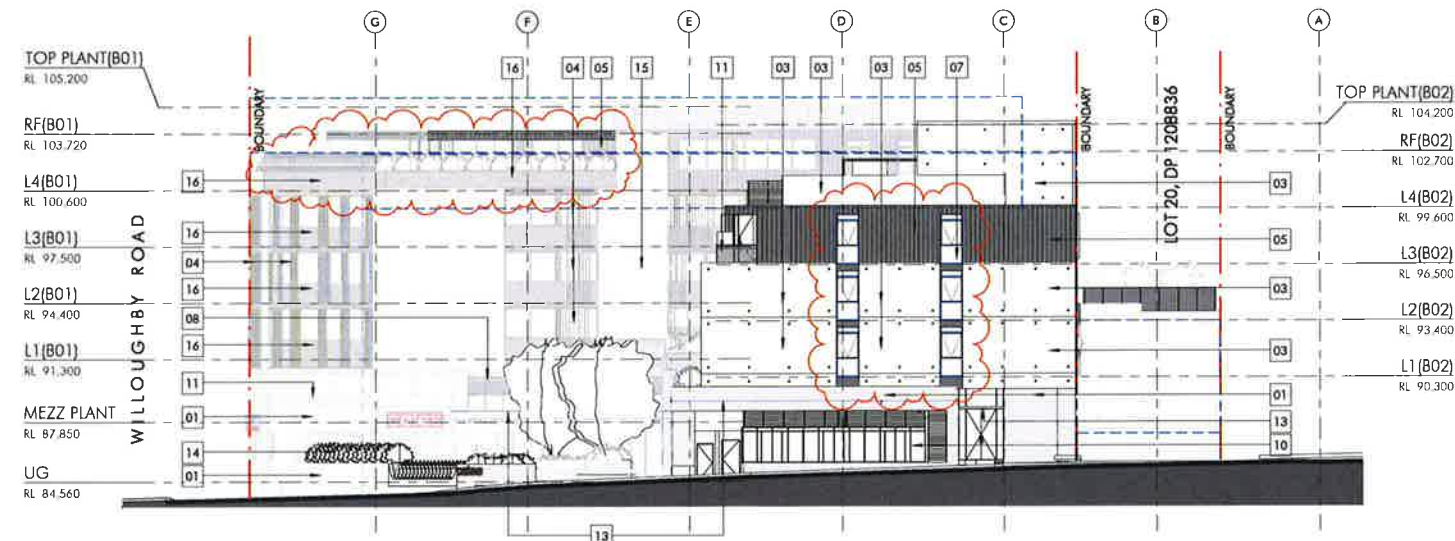
DEVELOPMENT APPLICATION



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1 NORTH ELEVATION
1:200



2 SOUTH ELEVATION
1:200

LEGEND:

No. 01 BRICK BOWRAL CHILLINGHAM WITH BLACK MORTAR BASE	No. 02 BRICK - PERFORATED BOWRAL CHILLINGHAM WITH BLACK MORTAR BASE PERFORATED PATTERN	No. 02A BRICK-FLEMISH BOND BOWRAL CHILLINGHAM WITH BLACK MORTAR BASE FLEMISH BOND PATTERN, WITH ALT BRICK ROTATED 90 DEG. & BRICK PROTRUSIONS	No. 03 CONCRETE PRECAST CONCRETE FINISH	No. 04 METAL SCREEN FLAT BAR FIXED METAL SCREEN - BLACK POWDERCOAT	No. 05 METAL CLADDING WALL CLADDING MONUMENT	No. 06 METAL CLADDING ALUMINIUM FASCIA TO SLAB EDGE - BLACK POWDERCOAT	No. 07 GLAZING 01 RESIDENTIAL GLAZING 01 ALUMINIUM FRAMED WINDOWS/DOORS - BLACK POWDERCOAT FINISH	No. 08 GLAZING 02 RESIDENTIAL/COMMERCIAL GLAZING 02 ALUMINIUM FRAMED WINDOWS & OPERABLE LOUVER - BLACK POWDERCOAT FINISH	No. 09 GLAZING 03 SHOPFRONT GLAZING CLEAR GLASS NATURAL ANODISED	No. 10 GLAZING 04 RETAIL GLAZING ALUMINIUM FRAMED WINDOWS/DOORS WITH BLACK POWDERCOAT FINISH	No. 11 GLAZED BALUSTRADE OPAQUE GLASS BALUSTRADE TO BALCONIES	No. 12 AWNING 01 AWNING	No. 13 AWNING 02 GLAZED AWNING	No. 14 PLANTERS PLANTING TO BS VISIBLE OVER BUILDING EDGE	No. 15 GREEN WALL TO LANDSCAPE ARC DETAILS	No. 16 CONCRETE UPSTAND NAWKAW STAIN BLACK
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DEVELOPMENT APPLICATION

Project
PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01 09 15
B	AMENDED FOR DA APPLICATION	03 02 16
C	ELEVATIONS AMENDED SLIGHTLY	23 05 16
D	ISSUE FOR SECTION 96	01 02 17
E	AMENDED FOR SECTION 96	27 02 17
F	AMENDED FOR SECTION 96, VERTICAL SCREENS & ACC. WC ADDED	16 05 17
G	AMENDED FOR SECTION 96 - ROOF OVERHANG CREATED TO LEVEL 4 BUILDING 1 TERRACE WINDOWS MODIFIED AS A RESULT OF LANDSCAPE CHANGES	02 11 17

Title **EXTERNAL FINISHES SCHEDULE 01**
Scale *As indicated @ A1*
Date **02.11.17**
Number **3844_DA041**

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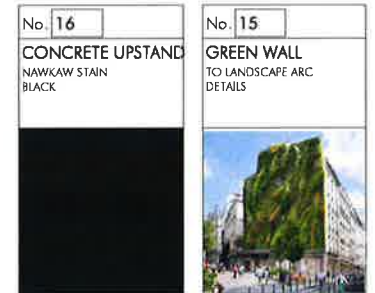
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LEGEND:

No. 01 BRICK BOWRAL CHILLINGHAM WITH BLACK MORTAR BASE	No. 02 BRICK - PERFORATED BOWRAL CHILLINGHAM WITH BLACK MORTAR BASE PERFORATED PATTERN	No. 02A BRICK-FLEMISH BOND BOWRAL CHILLINGHAM WITH BLACK MORTAR BASE FLEMISH BOND PATTERN, WITH ALT BRICK ROTATED 90 DEG. & BRICK PROTRUSIONS	No. 03 CONCRETE PRECAST CONCRETE FINISH	No. 04 METAL SCREEN FLAT BAR FIXED METAL SCREEN - BLACK POWDERCOAT	No. 05 METAL CLADDING WALL CLADDING MONUMENT	No. 06 METAL CLADDING ALUMINIUM FASCIA TO SLAB EDGE - BLACK POWDERCOAT	No. 07 GLAZING 01 RESIDENTIAL GLAZING 01 ALUMINIUM FRAMED WINDOWS/DOORS - BLACK POWDERCOAT FINISH	No. 08 GLAZING 02 RESIDENTIAL/COMMERCIAL GLAZING 02 ALUMINIUM FRAMED WINDOWS & OPERABLE LOUVER - BLACK POWDERCOAT FINISH	No. 09 GLAZING 03 SHOPFRONT GLAZING CLEAR GLASS NATURAL ANODISED	No. 10 GLAZING 04 RETAIL GLAZING ALUMINIUM FRAMED WINDOWS/DOORS WITH BLACK POWDERCOAT FINISH	No. 11 GLAZED BALUSTRADE OPAQUE GLASS BALUSTRADE TO BALCONIES	No. 12 AWNING 01 AWNING	No. 13 AWNING 02 GLAZED AWNING	No. 14 PLANTERS PLANTING TO BS VISIBLE OVER BUILDING EDGE
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DEVELOPMENT APPLICATION

PAYCE

Project
PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.19
B	AMENDED FOR DA APPLICATION	09.02.18
C	ELEVATIONS AMENDED SLIGHTLY	23.05.16
D	ISSUE FOR SECTION 96	01.02.17
E	AMENDED FOR SECTION 96	27.02.17
F	AMENDED FOR SECTION 96, VERTICAL SCREENS & ACC. W.C. ADDED	16.05.17
G	AMENDED FOR SECTION 96 - ROOF OVERHANG CREATED TO LEVEL 4 BUILDING 1 TERRACE WINDOWS MODIFIED AS A RESULT OF LAYOUT CHANGES	02.11.17

Title
EXTERNAL FINISHES SCHEDULE 02
Scale
As indicated @ A1
Date
02.11.17
Number
3844_DA042

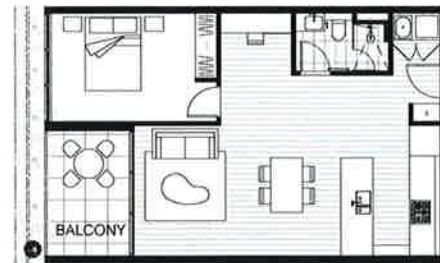
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1 Type 01 - 1 Bed (Upper Ground Level)
1:100 UNIT 101



2 Type 02 - 1 Bed + Study (Upper Ground Level)
1:100 UNIT 102, UNIT 103



3 Type 03 - 3 Bed (Upper Ground Level)
1:100 UNIT 104



4 Type 04 - 1 Bed (Typical Levels)
1:100 UNIT 201, UNIT 301, UNIT 401



5 Type 05 - 1 Bed (Typical Levels)
1:100 UNIT 202, UNIT 302, UNIT 402



6 Type 06 - 3 Bed Pre Adaptation (Typical Levels)
1:100 UNIT 203, UNIT 303, UNIT 403



7 Type 06 - 3 Bed Post Adaptation (Typical Levels)
1:100 UNIT 203, UNIT 303, UNIT 403



8 Type 07 - 2 Bed Pre Adaptation (Typical Levels)
1:100 UNIT 204, UNIT 304, UNIT 404



9 Type 07 - 2 Bed Post Adaptation (Typical Levels)
1:100 UNIT 204, UNIT 304, UNIT 404



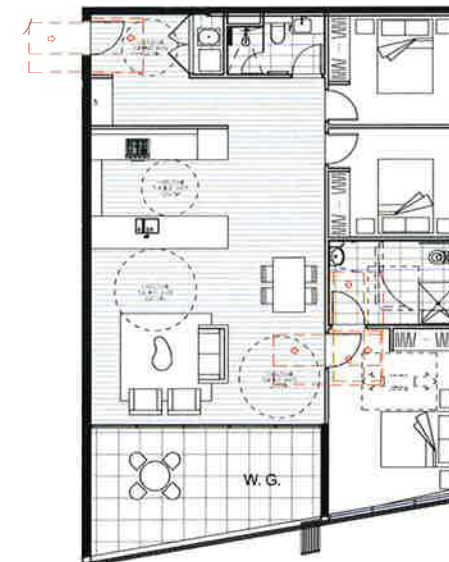
10 Type 08 - 2 Bed + Study (Typical Levels)
1:100 UNIT 205, UNIT 305, UNIT 405



11 Type 09 - 1 Bed + Study (Typical Levels)
1:100 UNIT 206, UNIT 306, UNIT 406



12 Type 10 - 3 Bed Pre Adaptation (Typical Levels)
1:100 UNIT 207, UNIT 307, UNIT 407



13 Type 10 - 3 Bed Post Adaptation (Typical Levels)
1:100 UNIT 207, UNIT 307, UNIT 407

UNIT AREAS, WINTERGARDEN
AREAS & BALCONY AREAS TO
BE CHECKED AGAINST
CONSTRUCTION DRAWINGS

DEVELOPMENT APPLICATION

PAYCE

Project
PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.15
B	UNIT TYPES AMENDED, UNIT TYPES DELETED	23.05.16
C	ISSUE FOR SECTION 96	01.02.17
D	AMENDED FOR SECTION 96 - UNIT LAYOUTS & MK MODIFIED, NUMBER OF UNITS REDUCED, SUBSTATION LAYOUT MODIFIED & MAIN SWITCH ROOM RELOCATED.	02.11.17

Title
Scale
Date
Number

UNIT TYPE PLANS 01

As indicated (i) A1

02.11.17

3844_DA061

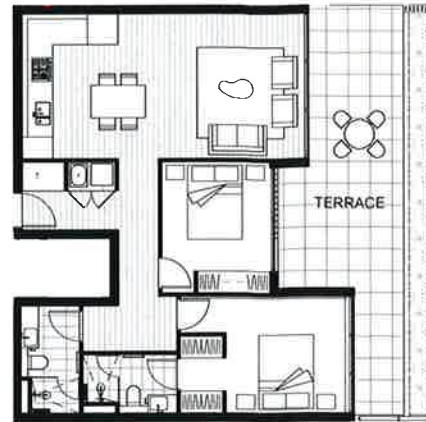
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1 Type 11 - 2 Bed (Level 1)
1:100 UNIT 208



2 Type 12 - 2 Bed (Level 1)
1:100 UNIT 209



3 Type 13 - 1 Bed (Typical Levels)
1:100 UNIT 210, UNIT 310, UNIT 410



4 Type 14 - 2 Bed (Level 1)
1:100 UNIT 211



5 Type 15 - 2 Bed (Level 1)
1:100 UNIT 212



7 Type 16 - 2 Bed (Level 1)
1:100 UNIT 213



8 Type 17 - 2 Bed (Typical Levels)
1:100 UNIT 214, UNIT 314, UNIT 414



9 Type 18 - 2 Bed (Typical Levels)
1:100 UNIT 215, UNIT 315, UNIT 415



10 Type 19 - 2 Bed (Typical Levels)
1:100 UNIT 216, UNIT 316, UNIT 416
UNIT 217, UNIT 317, UNIT 417



11 Type 20 - 2 Bed (Level 2)
1:100 UNIT 308



6 Type 21 - 1 Bed (Level 2)
1:100 UNIT 309



20 Type 22 - 2 Bed (Levels 3)
1:100 UNIT 411

UNIT AREAS, WINTERGARDEN
AREAS & BALCONY AREAS TO
BE CHECKED AGAINST
CONSTRUCTION DRAWINGS

DEVELOPMENT APPLICATION

PAYCE

Project
PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.15
B	AMENDED FOR DA APPLICATION	03.02.16
C	UNIT TYPES AMENDED, UNIT TYPES DELETED	23.05.16
D	ISSUE FOR SECTION 94	01.02.17
E	AMENDED FOR SECTION 94 - UNIT LAYOUTS & MIB MODIFIED NUMBER OF UNITS REDUCED, SUBSTATION LAYOUT MODIFIED & MAIN SWITCH ROOM RELOCATED	02.11.17

Title
Scale
Date
Number

UNIT TYPE PLANS 02
As indicated @ A1
02.11.17
3844_DA062

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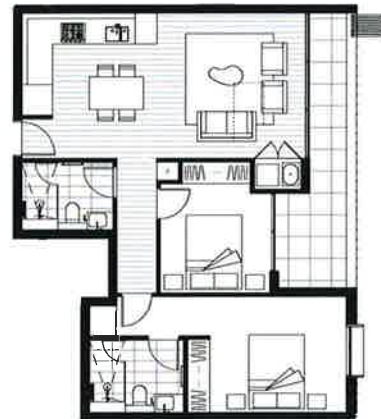
1 Type 23 - 2 Bed (Levels 2-3)
1:100 UNIT 312, UNIT 412



2 Type 24 - 2 Bed (Levels 2-3)
1:100 UNIT 313, UNIT 413



5 Type 25 - 2 Bed (Level 5)
1:100 UNIT 501



4 Type 26 - 2 Bed (Level 4)
1:100 UNIT 502



6 Type 27 - 3 Bed (Level 4)
1:100 UNIT 503



7 Type 28 - 3 Bed (Level 4)
1:100 UNIT 504



8 Type 29 - 3 Bed (Level 4)
1:100 UNIT 505

UNIT 407 = 45.87m²

UNIT AREAS, WINTERGARDEN
AREAS & BALCONY AREAS TO
BE CHECKED AGAINST
CONSTRUCTION DRAWINGS

DEVELOPMENT APPLICATION

PAYCE

Project
PROPOSED MIXED-USE DEVELOPMENT
101-111 Willoughby Road
Crows Nest

Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01.09.15
B	UNIT TYPES AMENDED, UNIT TYPES DELETED	23.05.16
C	ISSUE FOR SECTION 96	01.02.17
D	AMENDED FOR SECTION 96 - UNIT LAYOUTS & MK MODIFIED, NUMBER OF UNITS REDUCED, SUBSTATION LAYOUT MODIFIED & MAIN SWITCH ROOM RELOCATED	02.11.17

Title
Scale
Date
Number

UNIT TYPE PLANS 03

As indicated @ A1

02.11.17

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