

2017SSH011 - 16 Pinnacle Street Miranda

MA17/0087 (DA15/1254)

ASSESSMENT REPORT APPENDICES

Appendix A Architectural Plans

S96 APPLICATION FOR ADDITIONAL 3 UNITS

16-20 & 40-44 PINNACLE STREET, MIRANDA

LOT 30 DP 11987 | LOT 29 11987 | LOT 28 DP 11987 | LOT 8 DP 31029 | LOT 9 DP 31029 | LOT 10 DP 31029



01 Location Plan
<https://www.google.com.au/maps>

GFA:
- Previous Approved GFA = 6995m² or 2:1
This Section 96 Proposes GFA = 7288m² or 2.08:1

Common Open Space
- Previous Approved COS = 1671m² (48% of site)
This Section 96 Proposes = 1039m² (10% under previous approved)

Notes for Planner this Section 96 is for and additional 3 units			
1	2 BED	72 m ²	Level 4
1	3 BED	78 m ²	Level 4
1	3 BED + STUDY	107 m ²	Level 6
Grand total of 3			

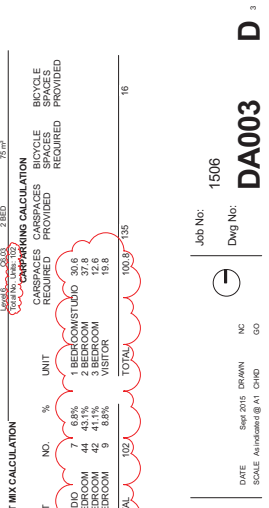
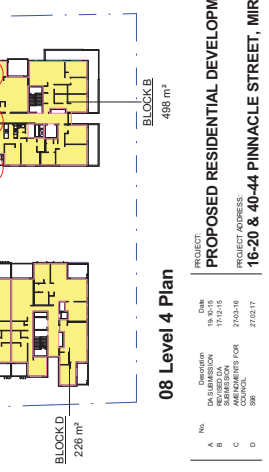
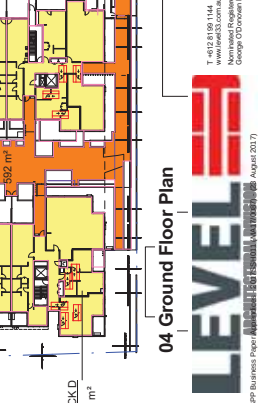
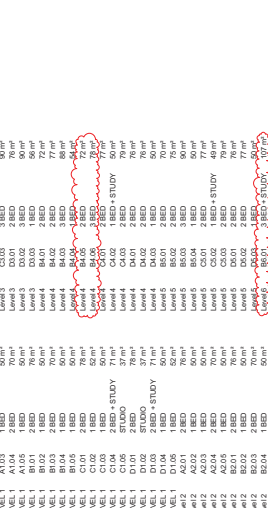
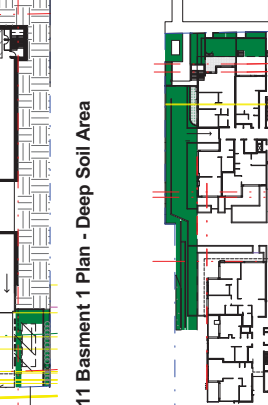
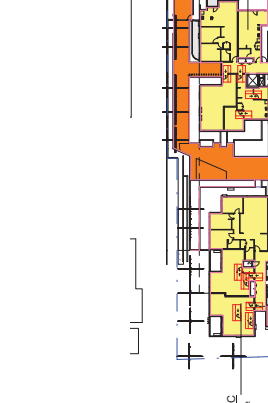
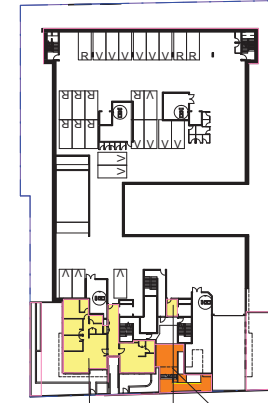
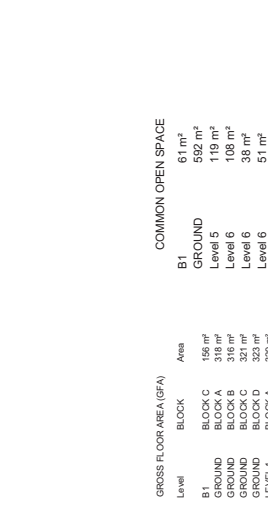
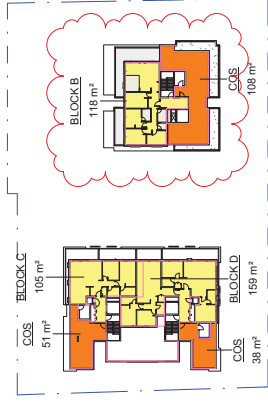
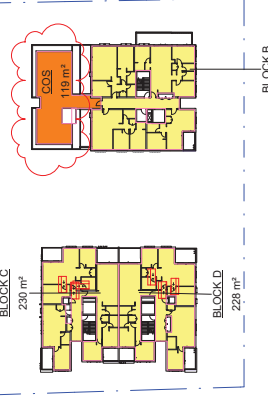
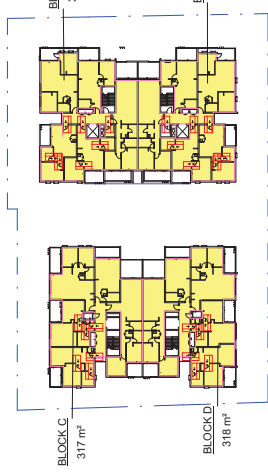
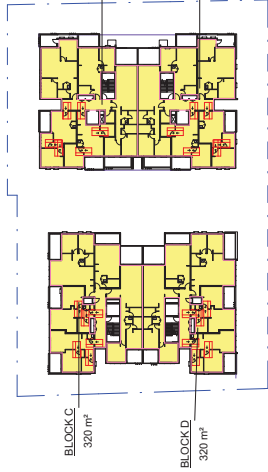
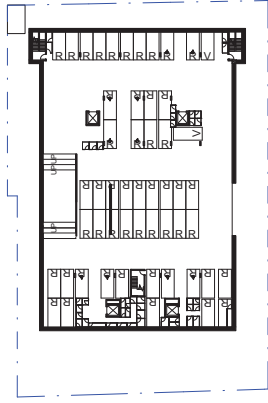
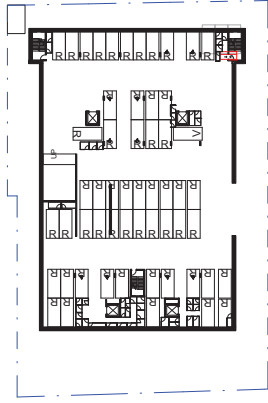
SCHEDULE OF DRAWINGS

Sheet Number	Sheet Name
DA909	COVER SHEET
DA903	CALCULATION SHEET
DA106	LEVEL 4 PLAN
DA107	LEVEL 5 PLAN
DA108	LEVEL 6 PLAN
DA201	NORTH ELEVATION
DA202	EAST ELEVATION
DA203	WEST ELEVATION
DA204	SOUTH ELEVATION COURTYARD
DA306	SECTION 1
DA307	SECTION 2
DA301	SECTION 3
DA900	SCHEDULE OF MATERIALS & FINISHES - NORTHERN ELEVATION
DA902	SCHEDULE OF MATERIALS & FINISHES - EASTERN ELEVATION
DA903	SCHEDULE OF MATERIALS & FINISHES - WESTERN ELEVATION

Client 42-44 Pinnacle Street Miranda Pty Ltd, 30A Eva Street, Riverwood NSW 2210	Architect Level 33 Pty Ltd 30A Eva Street, Riverwood NSW 2210 P +61 2 8199 1144 E info@level33.com.au	Council Sutherland Shire Council 420 Eton Street, Sutherland 2232 P 9710 0333 F 9710 0265	Consultants	Surveyor John K. Wicks and Associates Suite 71/4 French Avenue, Bankstown NSW 2200 P 9708 0177 F 9708 0255 E info@sydneyurveyors.com.au	Traffic Transport and Traffic Planning Associates Suite 502, Level 5 282 Victoria Avenue, Chelwood 2087 P 9411 5660 F 9904 6622 E ttpai@tpai.com.au	Hydraulic / Stormwater Eze Hydraulic Engineers Pty Ltd Unit 14/92 Liverpool Road, Burwood Heights P 9745 1403 E info@ezeeng.com.au	Basix Damian O'Toole Town Planning Pty Ltd Suite 9, Lvl6 35 Buckingham Street, Surry Hills 2010 P 9590 0464 F 9590 0463 E info@townplanning.net.au	Photomontage / Perspective Anima Level 2, Studio 19, 285a Crown Street, Surry Hills, NSW 2010 P 0416 103 508 E info@anima.com.au	Planner Planning Integrity Pty Ltd Suite 1, 16-22 Wilford Avenue, Marrickville 2204 P 9531 2555 F 9531 2599 E mail@planningintegrity.com.au	Landscape Architect Canvas Landscape Architects 37 Spurwood Road, Turramurra 2074 P 0401 352 334 E info@canvaslandscape.com.au	Geotechnical Report / Contamination Report Geotechnical Engineering Pty Ltd 17/1A Coulson Street, Erskineville 2043 P 9516 0722 F 9516 0741 E service@eaustralia.com.au	Access and Adaptable Housing Report Ergon Consulting Pty Ltd 38A Chapel Street, Marrickville 2204 P 9557 0007 E sydney@ergonconsulting.com.au	BCA Compliance Statement Design Confidence Pty Ltd 35 Buckingham Street, Surry Hills 2010 P 8399 3707 E sydney@designconfidence.com.au	Arborist Report Redgum Horticultural Pty Ltd PO Box 107, Pouse Hill NSW 2155 P 8824 8314 F 8872 2583 E info@arborreport.com.au	Acoustic Report Acoustic Noise & Vibration Solutions Pty Ltd Suite 602, 602/1200 Newell Street, North Sydney 1585 P 9793 1393 F 9709 3113 E admin@anacivil.com	Cost Planner Nipper & Associates Level 11, 309 Kent Street, Sydney NSW 2000 P 9299 0899 F 9299 9525 E sydney@nipperblakeley.com.au
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CONSULTANTS SCHEDULE OF DRAWINGS

CONCEPT LANDSCAPE PLAN	DA101
LEVEL 4 FLOOR PLAN	DA102
LEVEL 5 FLOOR PLAN	DA103
LEVEL 6 FLOOR PLAN	DA104
CONCEPT STORMWATER MANAGEMENT PLAN	D101
COVER SHEET & CALCULATIONS	D102
STORMWATER MANAGEMENT PLAN	D103
BASEMENT 1 & 2 - CHANGE DESIGN	D4
BASEMENT 1 & 2 - CHANGE DESIGN	D4
BASEMENT 1 & 2 - CHANGE DESIGN	D4
BASEMENT 1 & 2 - CHANGE DESIGN	D4
BASEMENT 1 & 2 - CHANGE DESIGN	D4
CONCEPT SOIL & WATER MANAGEMENT	E1
COVER SHEET / INSTRUCTIONS	E1
SOIL & WATER MANAGEMENT DETAILS	E1
SURVEY	NA101
NA102	SURVEY PLAN



COMMON OPEN SPACE

B1	61 m²
GROUND	592 m²
Level 5	119 m²
Level 6	108 m²
Level 6	38 m²
Level 6	51 m²
Grand total: 6	969 m²

GROSS FLOOR AREA (GFA)

Level	Block	Area
B1	BLOCK C	156 m²
GROUND	BLOCK A	319 m²
GROUND	BLOCK B	321 m²
GROUND	BLOCK C	323 m²
LEVEL 1	BLOCK A	329 m²
LEVEL 1	BLOCK B	330 m²
LEVEL 1	BLOCK C	320 m²
LEVEL 2	BLOCK A	328 m²
LEVEL 2	BLOCK B	324 m²
LEVEL 2	BLOCK C	317 m²
LEVEL 3	BLOCK A	323 m²
LEVEL 3	BLOCK B	323 m²
LEVEL 3	BLOCK C	246 m²
LEVEL 4	BLOCK A	329 m²
LEVEL 4	BLOCK B	330 m²
LEVEL 4	BLOCK C	320 m²
LEVEL 5	BLOCK A	321 m²
LEVEL 5	BLOCK B	321 m²
LEVEL 5	BLOCK C	115 m²
LEVEL 6	BLOCK A	118 m²
LEVEL 6	BLOCK B	118 m²
LEVEL 6	BLOCK C	51 m²
LEVEL 6	BLOCK D	38 m²
Grand total: 26		7268 m²

SITE CALCULATION

Site Area: 3495.25 m²
Site Coverage: 1650.00 m² (47%)
FAR: 2.061
GFA: 7268 m²

LANDSCAPE CALCULATION

TOTAL Deep Soil Landscape Area: 1048.5m² (30%)

10 Level 6 Plan

11 Basement 1 Plan - Deep Soil Area

12 Ground Floor Plan - Deep Soil Area

06 Level 2 Plan

07 Level 3 Plan

08 Level 4 Plan

04 Ground Floor Plan



PREVIOUSLY APPROVED LANDSCAPE AREA

S96: ADDITIONAL 2 UNITS

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
16-20 & 40-44 PINNACLE STREET, MIRANDA

No.	Description	Date
A	DRAWING	19-09-15
B	REVISION	20-09-15
C	REVISION	20-09-15
D	REVISION	20-09-15

NOTES:
1. ALL UNITS MUST BE PROVIDED WITH A CLOSET AND A BATHROOM. UNITS MUST BE PROVIDED WITH A CLOSET AND A BATHROOM. UNITS MUST BE PROVIDED WITH A CLOSET AND A BATHROOM.



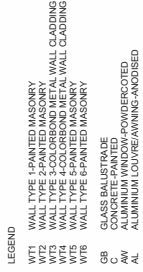






LEGEND

- WT1 WALL TYPE 1-PANED MASONRY
- WT2 WALL TYPE 2-PANED MASONRY
- WT3 WALL TYPE 3-PANED MASONRY
- WT4 WALL TYPE 4-COLORBOND METAL WALL CLADDING
- WT5 WALL TYPE 5-PANED MASONRY
- WT6 WALL TYPE 6-PANED MASONRY
- GB GLASS BALUSTRADE
- C CONCRETE-PAINTED
- AW ALUMINIUM WINDOW-POWDERCOATED
- AL ALUMINIUM LOUVER/RAIN-ARCUSED

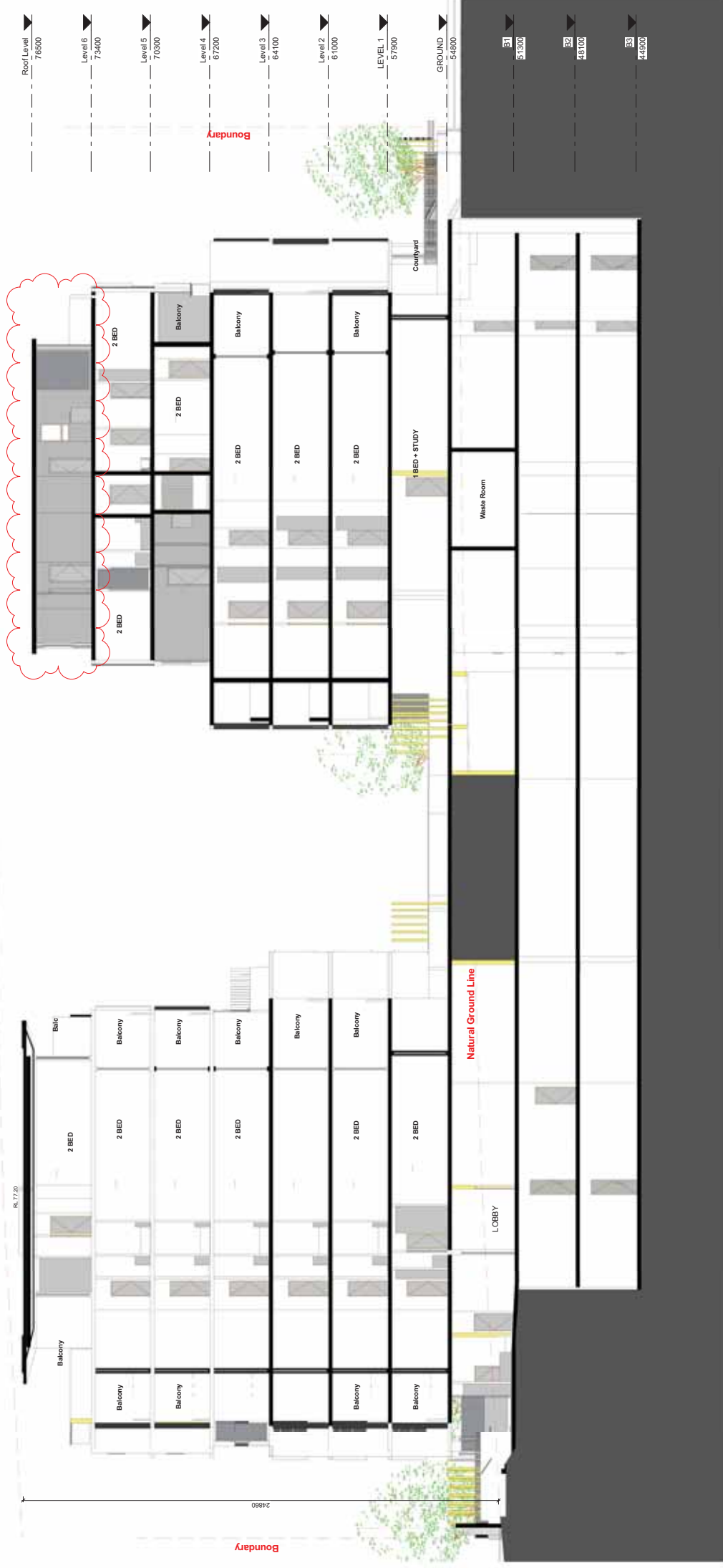


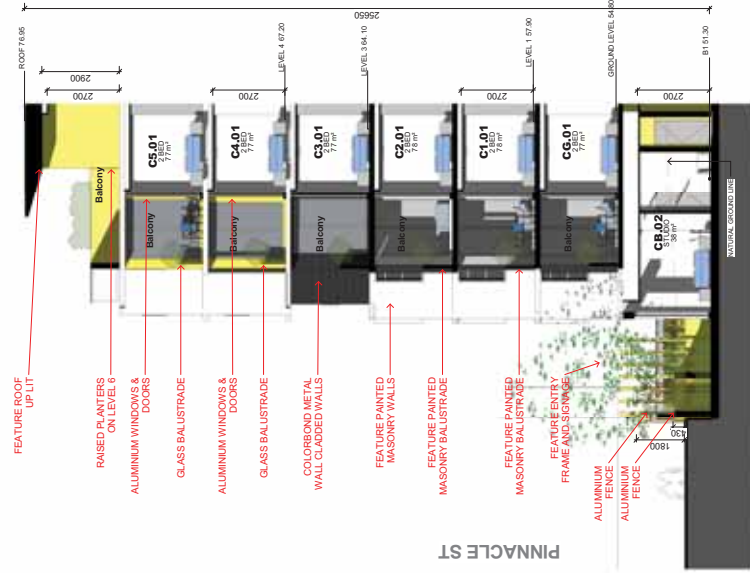
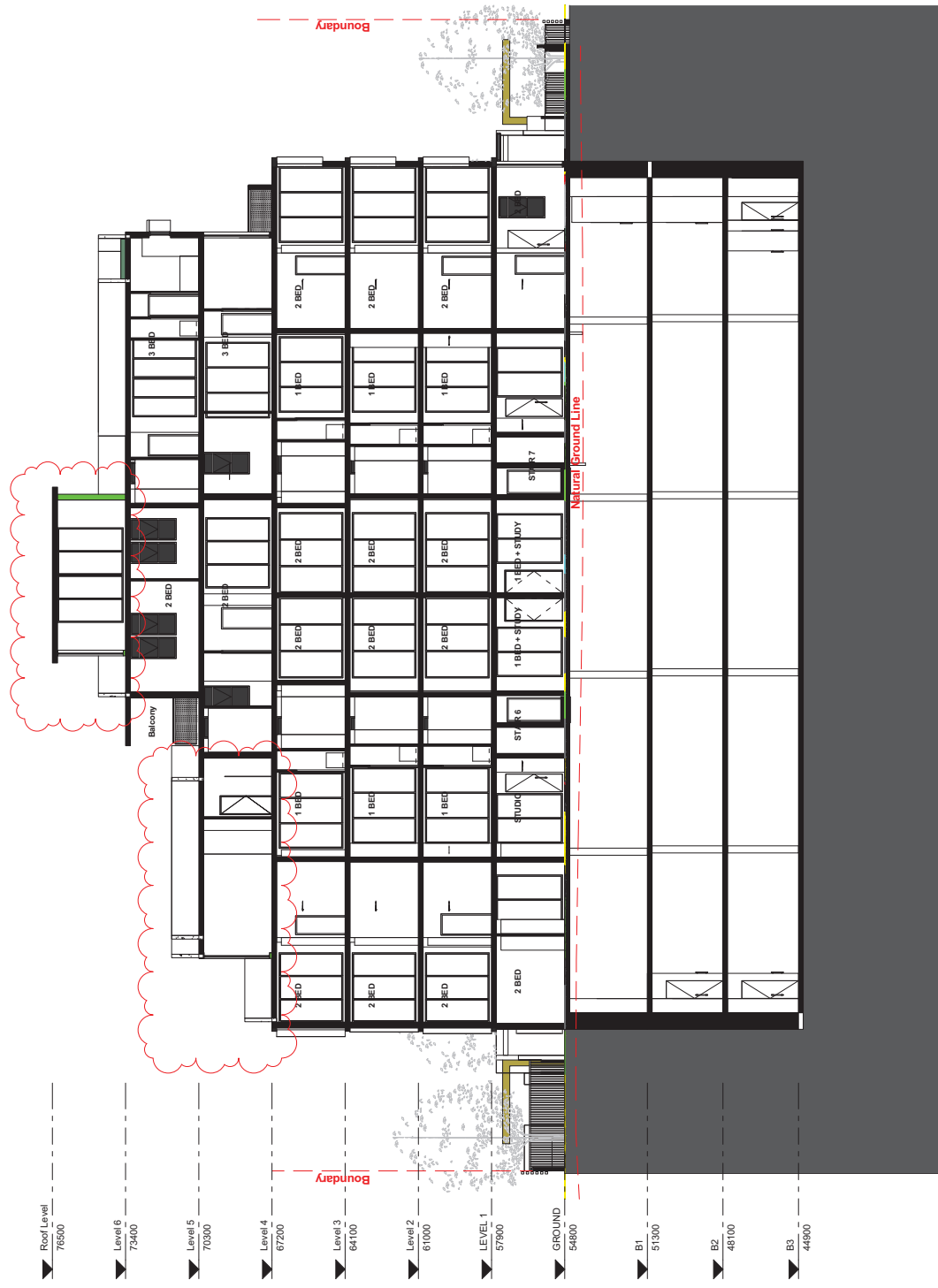


- LEGEND
- WT1 WALL TYPE 1 PAINTED MASONRY
 - WT2 WALL TYPE 2 PAINTED MASONRY
 - WT3 WALL TYPE 3 COLORBOND METAL WALL CLADDING
 - WT4 WALL TYPE 4 COLORBOND METAL WALL CLADDING
 - WT5 WALL TYPE 5 PAINTED MASONRY
 - WT6 WALL TYPE 6 PAINTED MASONRY
 - GB GLASS BALUSTRADE
 - GB CONCRETE WITH PAINTED COLOURED FINISH
 - GW ALUMINUM LOUVERAWING AND/ORISED
 - AL



- LEGEND
- WT1 WALL TYPE 1 PAINTED MASONRY
 - WT2 WALL TYPE 2 PAINTED MASONRY
 - WT3 WALL TYPE 3 COLORBOND METAL WALL CLADDING
 - WT4 WALL TYPE 4 COLORBOND METAL WALL CLADDING
 - WT5 WALL TYPE 5 PAINTED MASONRY
 - WT6 WALL TYPE 6 PAINTED MASONRY
 - GB GLASS BALUSTRADE
 - CONCRETE PAINTED
 - ALUMINIUM WINDOW-POWDERCOATED
 - AL ALUMINIUM COLOUR FINISHES ADVISED





LEGEND

WT1	WALL TYPE 1-PAINTED MASONRY
WT2	WALL TYPE 2-PAINTED MASONRY
WT3	WALL TYPE 3-COLORBOND METAL WALL CLADDING
WT4	WALL TYPE 4-COLORBOND METAL WALL CLADDING
WT5	WALL TYPE 5-PAINTED MASONRY
WT6	WALL TYPE 6-PAINTED MASONRY

GB GLASS BALUSTRADE
C CONCRETE-PAINTED
AW ALUMINIUM WINDOW-POWDER-COATED
AL ALUMINIUM LOUVRE/AWNING-ANODISED

0 1 2 5m

DATE Approver DRAWN GO
SCALE: As indicated (ft) A1 CHKD GO

SECTION
DWG:

PROJECT: **PROPOSED RESIDENTIAL DEVELOPMENT**
PROJECT ADDRESS: **16-20 & 40-44 PINNACLE STREET, MIRANDA**

No.	Description	Date
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B	596	27.02.17

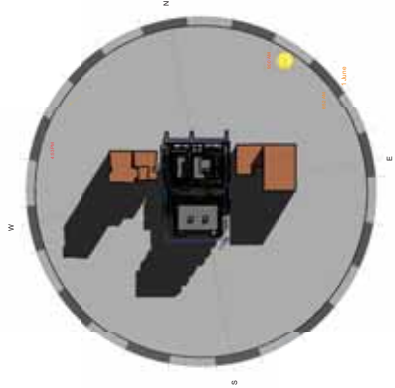
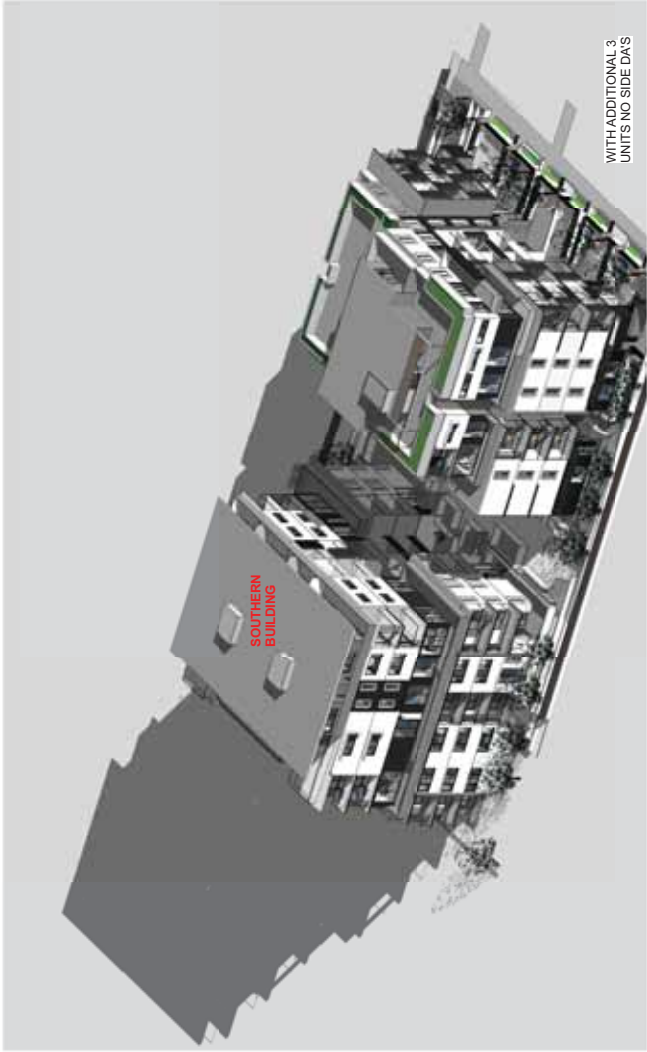
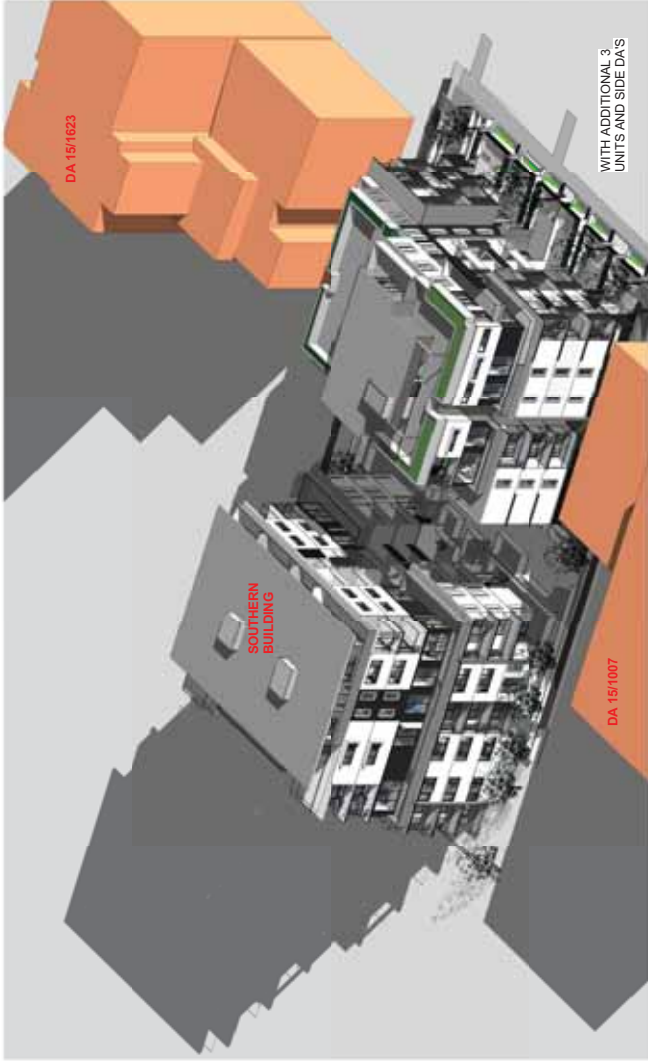
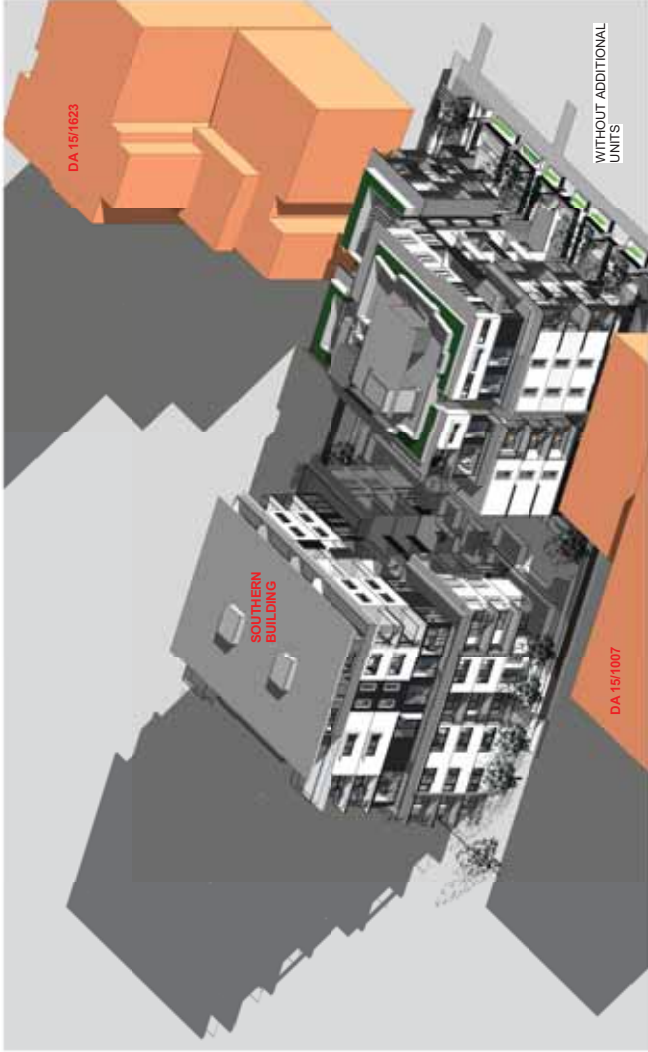
LEVEL

T +612 8190 1144
www.level33.com.au

Notified Registered Architect
George O'Donovan NSW 0103

SSP Business Paper Approved - 1515-24001-VAS PROOF © August 2017

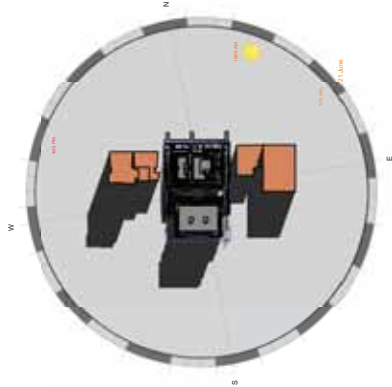
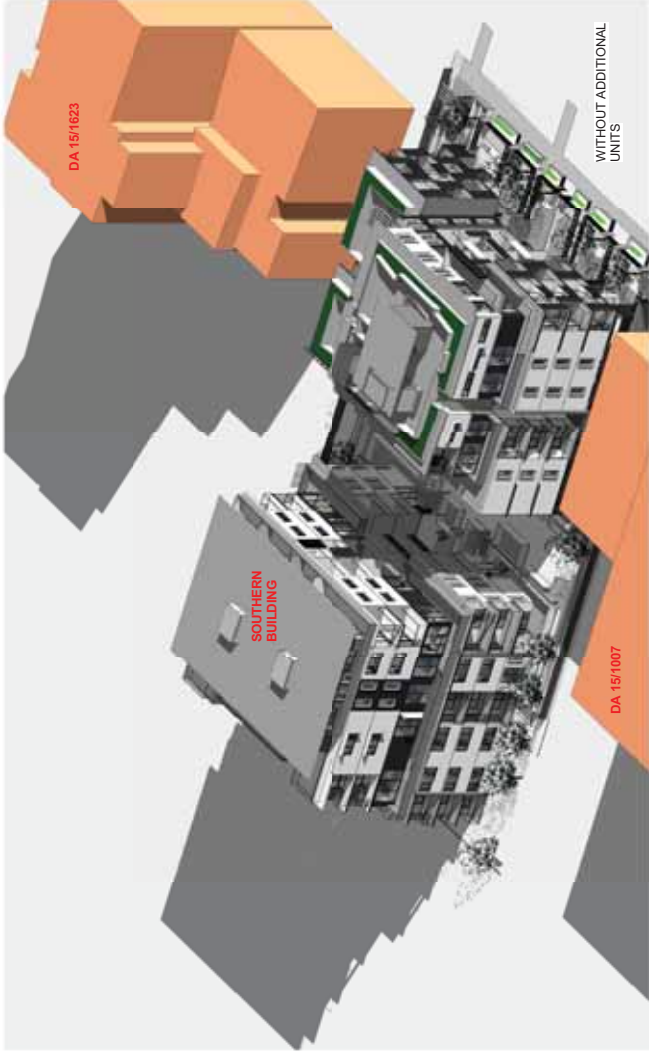




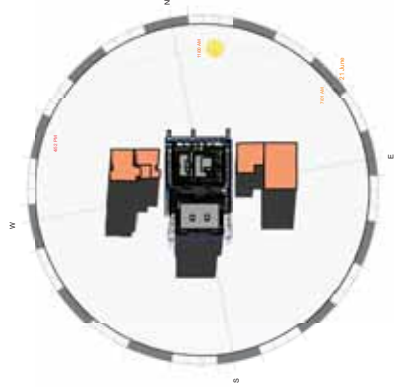
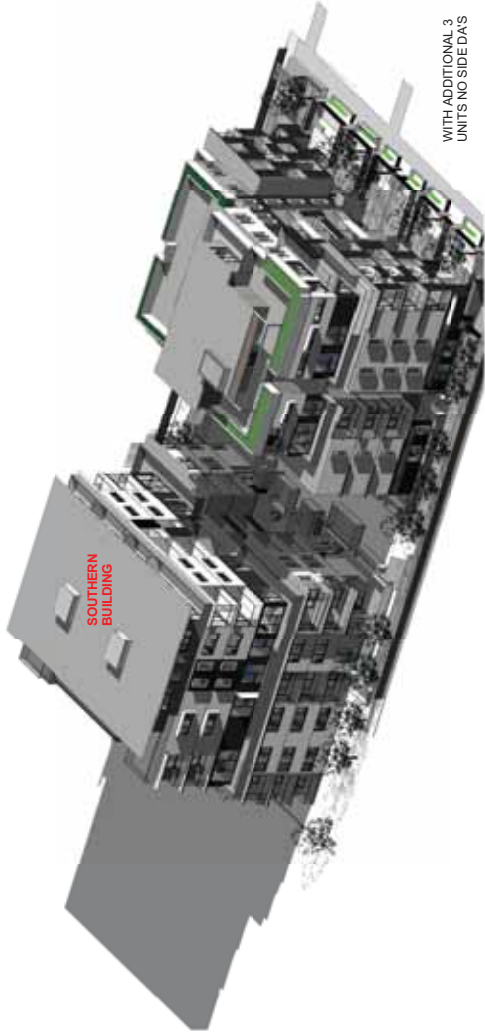
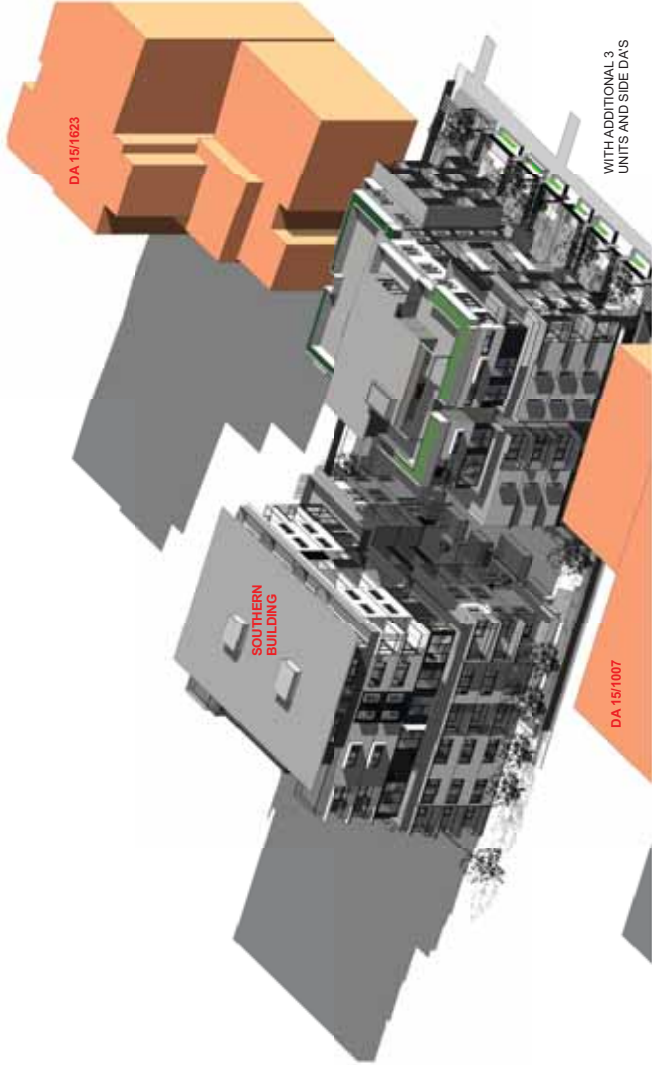
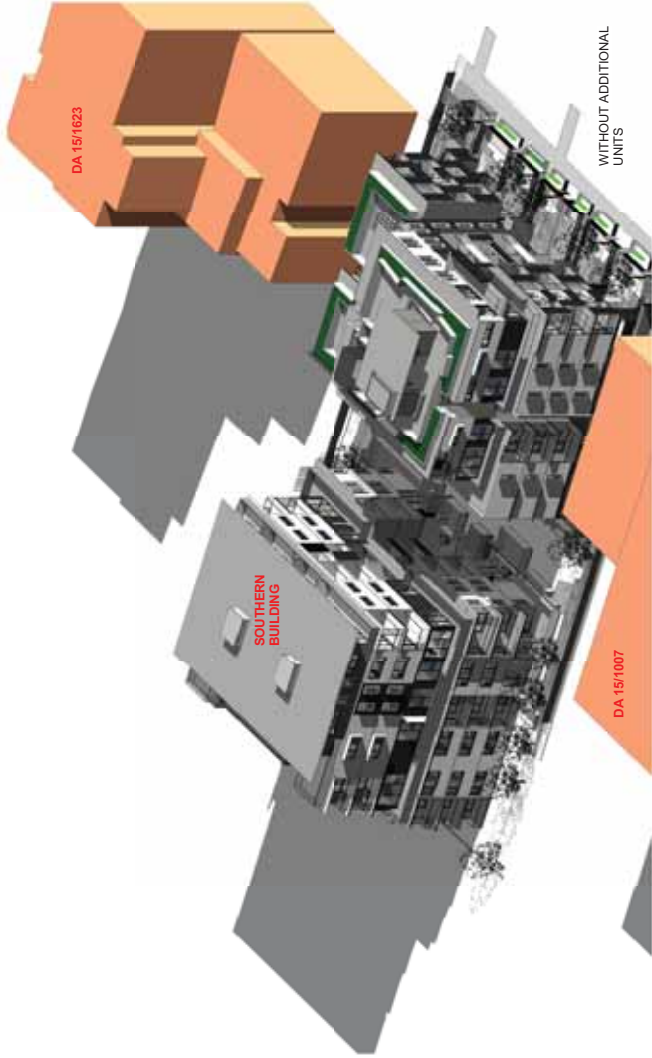
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13:00:00	32.5°	359.29°	
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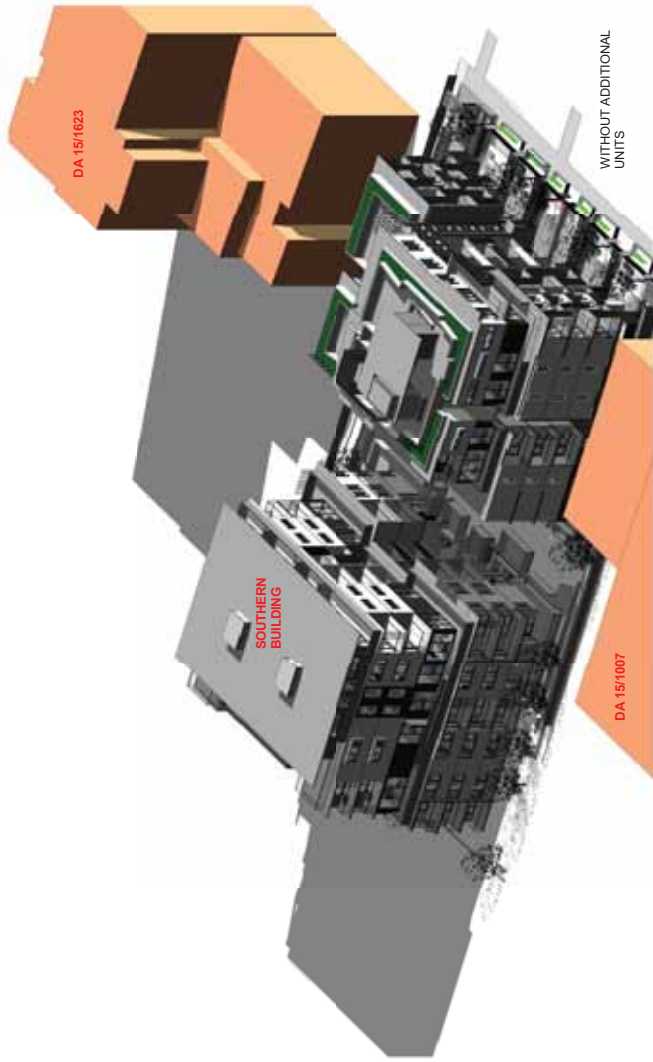


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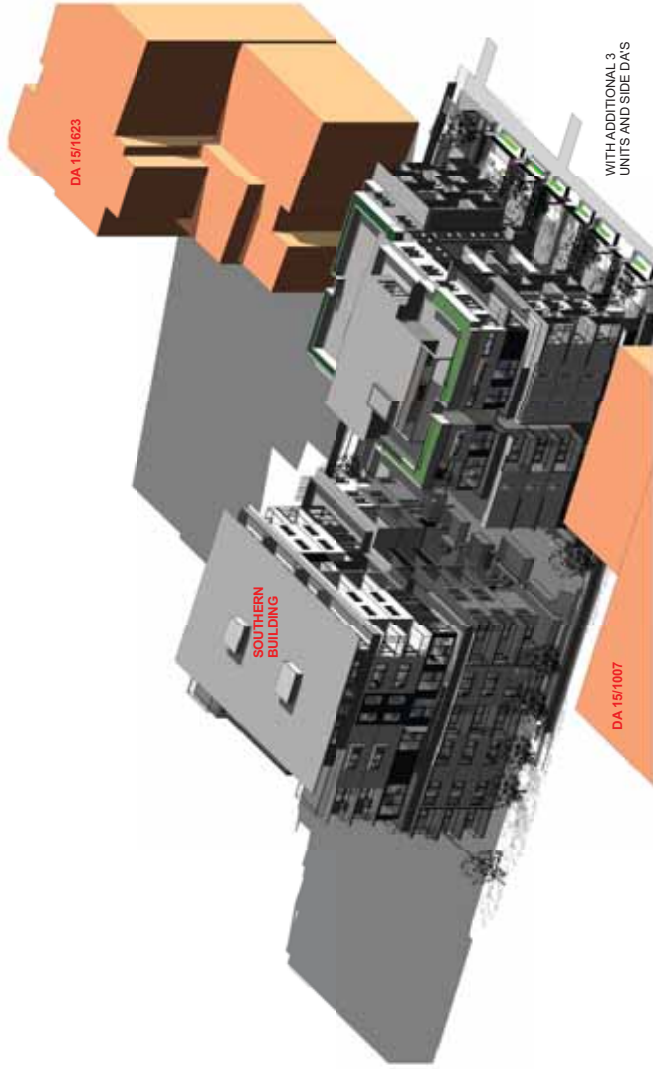


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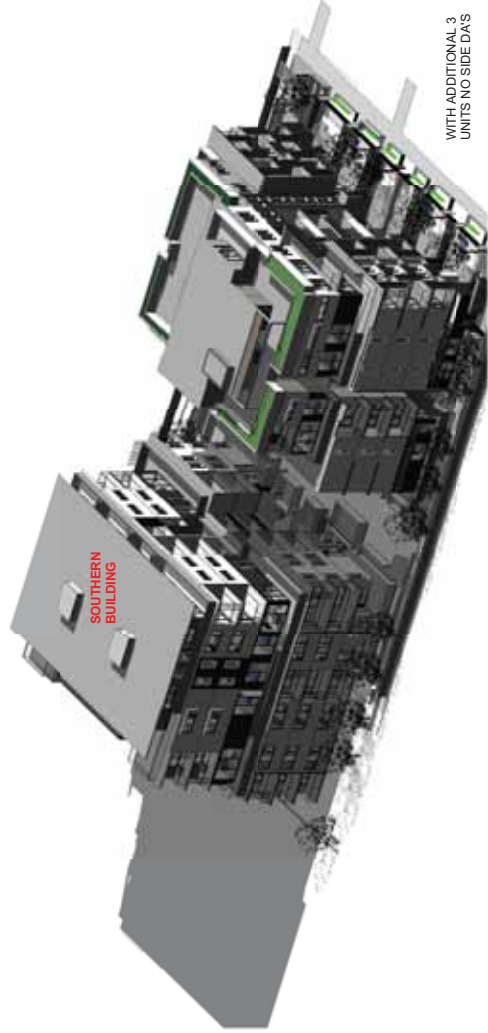
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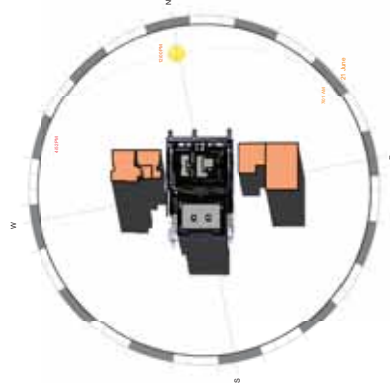
WITHOUT ADDITIONAL
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WITH ADDITIONAL 3
UNITS AND SIDE DA'S



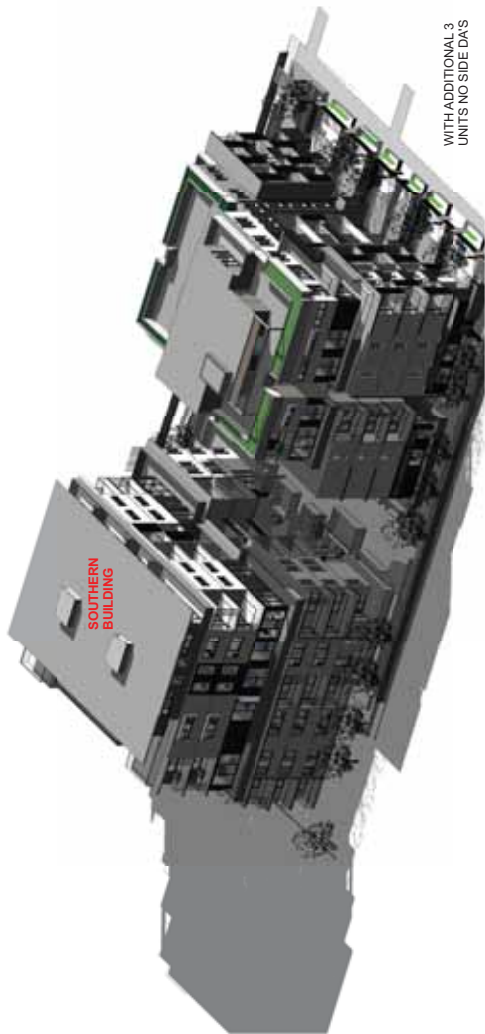
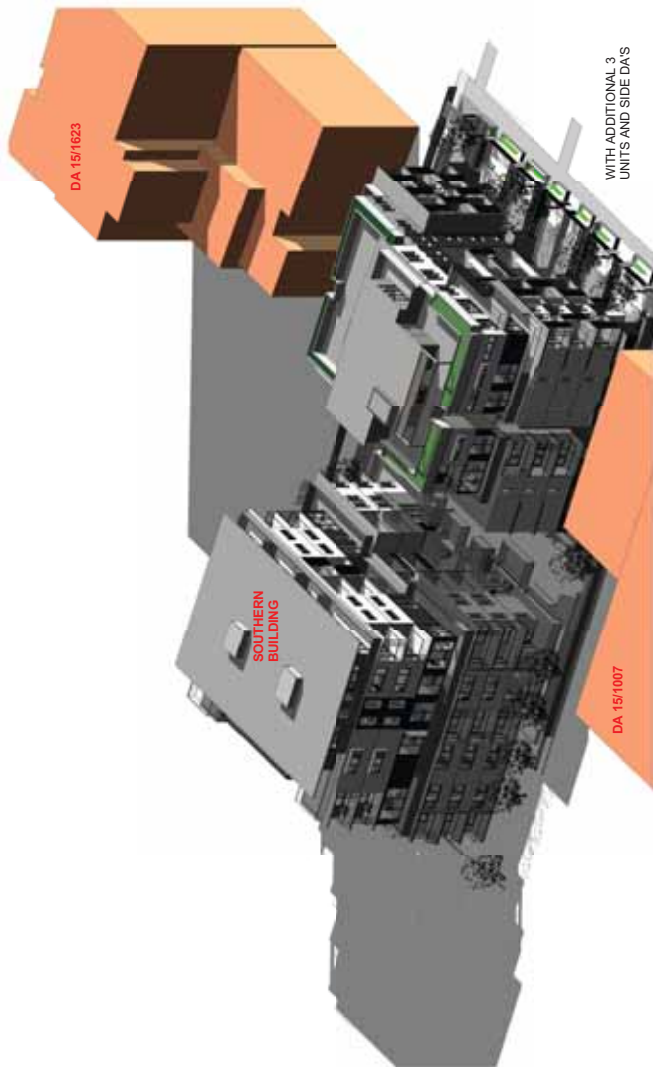
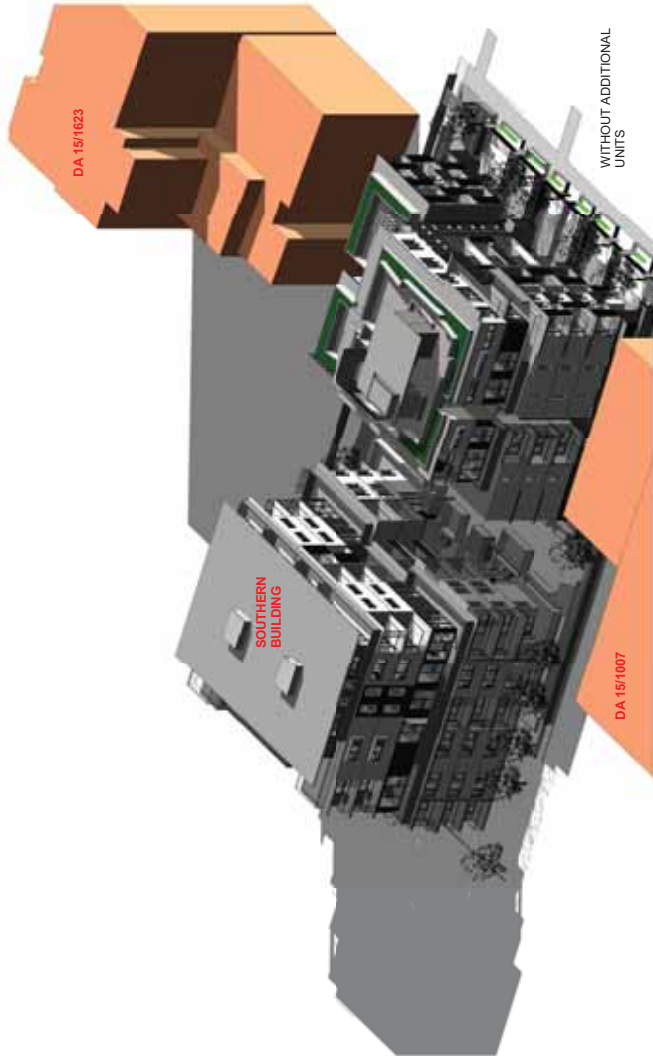
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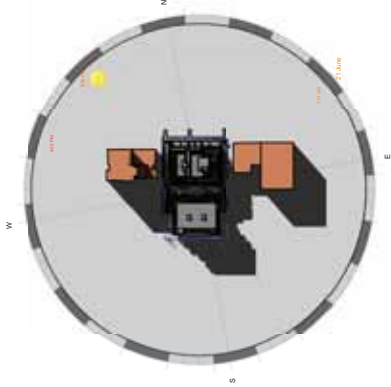
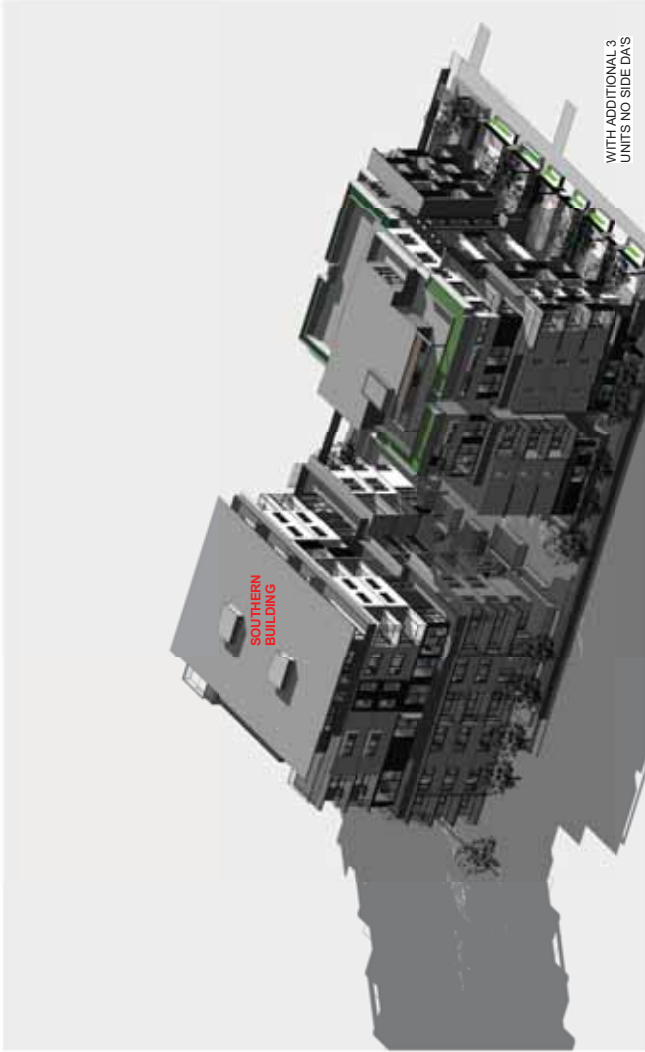
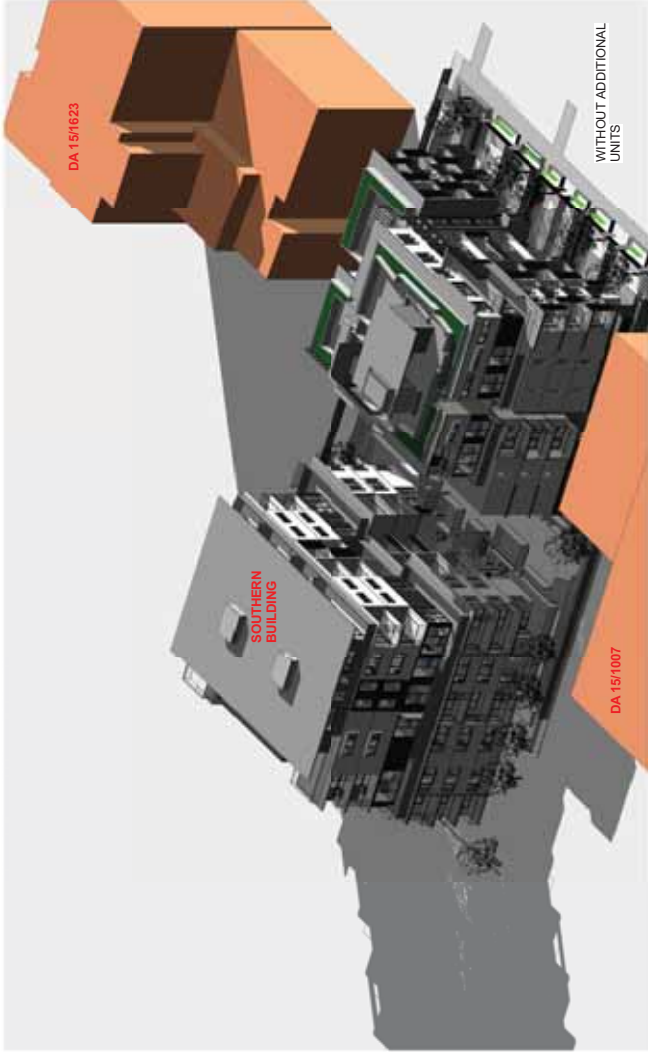
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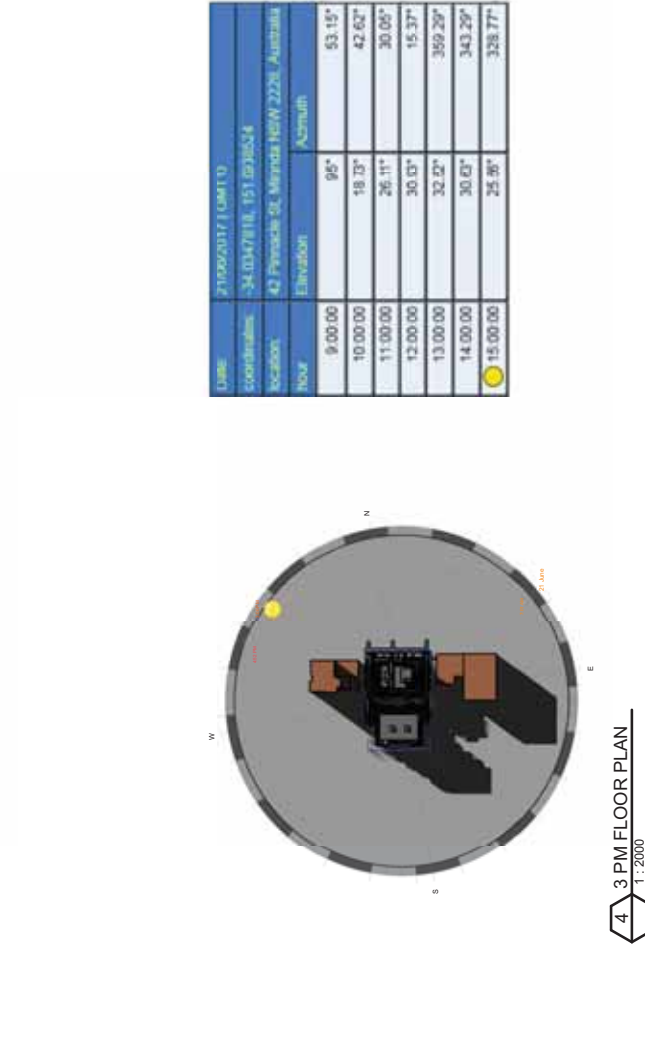
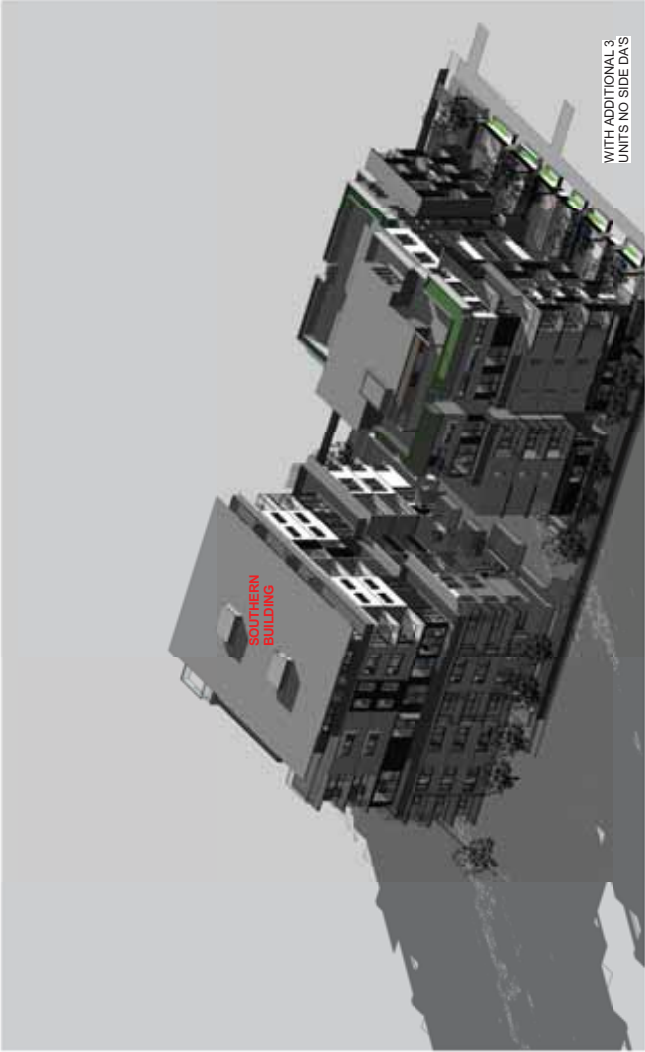
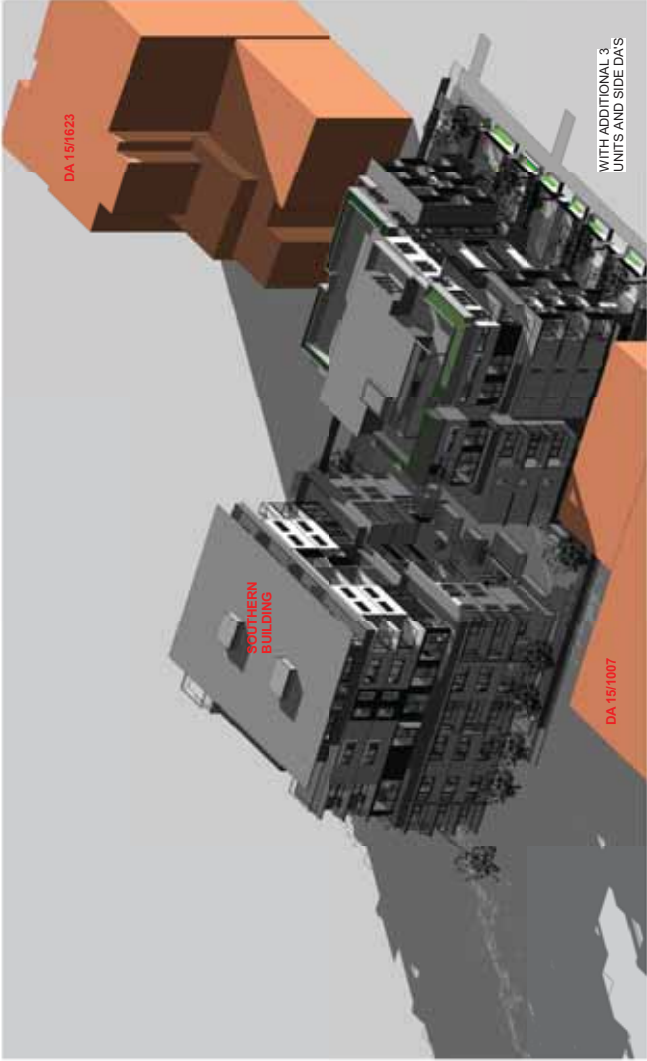
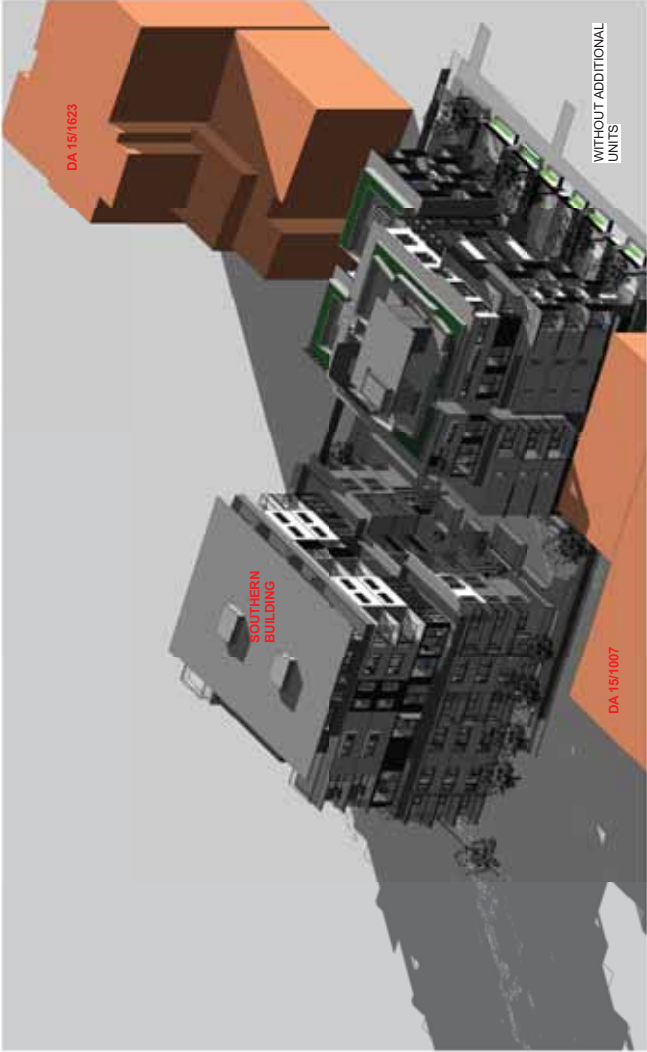
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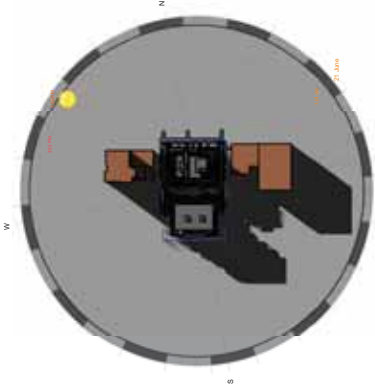
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4 3 PM FLOOR PLAN
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- Proposed small tree planting
(refer to proposed plant schedule)
- Proposed shrub planting
(refer to proposed plant schedule)
- Proposed groundcover planting
(refer to proposed plant schedule)
- Proposed accent planting
(refer to indicative plant schedule)

-
- Proposed **l**aying to Architect's details
- Proposed timber deck
- Proposed on-structure planter
- Proposed timber seat

- | | |
|---|--|
|  | Proposed feature tile/conc paver banding |
|  | Proposed cast-in-situ conc. bench |
|  | Proposed water feature pot |
|  | Proposed pebble seat |



16-208

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CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT
THREES				
BRAD DIF	<i>Bradyrhododendron dauricum</i>	Red Dogwood Red Tree	60"	60"
BRAD DIF	<i>Bradyrhododendron dauricum</i>	Red Dogwood Red Tree	75"	80"
SCREENS & BARRIER TREES				
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	60"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	75"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	90"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	105"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	120"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	135"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	150"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	165"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	180"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	195"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	210"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	225"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	240"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	255"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	270"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	285"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	300"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	315"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	330"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	345"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	360"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	375"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	390"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	405"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	420"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	435"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	450"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	465"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	480"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	495"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	510"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	525"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	540"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	555"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	570"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	585"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	600"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	615"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	630"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	645"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	660"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	675"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	690"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	705"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	720"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	735"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	750"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	765"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	780"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	795"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	810"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	825"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	840"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	855"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	870"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	885"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	900"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	915"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	930"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	945"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	960"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	975"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	990"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	1005"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	1020"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	1035"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	1050"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	1065"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	1080"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	1095"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	1110"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash	1125"	15'
ASH GAL	<i>Fraxinus viridis</i>	Green Ash		

MAINTENANCE PROGRAM

MULCH Mulch will need be topped up periodically to maintain a min. depth of 75mm. Mulch should be kept at least 50mm away from plant stems to reduce the risk of collar rot.

WEEDS
Weeds in mulched beds will need to be controlled by hand pulling or by the use of non residual herbicides. When using herbicides be very careful to avoid spray drifting onto valuable plants, the smallest contact with the chemicals can cause

PLANT MAINTENANCE
Deep watering once or twice a week is more beneficial to plants than frequent light watering. Frequent watering will produce shallow roots and make the plant less stable and susceptible to drought. Maintain moisture to the bottom of the rootball for the first 3 months to help safeguard plants remove burlap immediately after planting. Where plants are susceptible to damage by vehicles to pedestrians, maintain protective fences until plants are well established. Replace dead plants promptly, until such time as alternative maintenance procedures are in place.

[illegible]

Provide a full automatic firewater system with a down ground disposal system to all production elements on an open space. Connect to the drainwater tanks, with a backup connection to the main water supply, in accordance with current SWS requirements. The contractor shall be responsible for securing all necessary inspections and approvals from the relevant authorities.

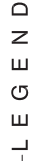
All types of work items and materials used shall conform to the Australian Standards for that work, including all Sydney Water requirements.

The coordination of the irrigation system shall be included with other services throughout the site. Provide heads and risers to all irrigation points, with a minimum of 100mm diameter, and a maximum of 150mm. Provide a 5-6/2 Suction automatic control in a waterproof, precast box to the location to be advised.

Stack an automatic watering system using "MORO BRIGATION SYSTEM" or similar approved, with micro-sprinkler heads and low capacity, rotar codeded polyethylene irrigation, barbed fittings, bonds, pumps, ends and other accessories, all to be installed in accordance with the relevant standards of the watering system and obtain approval from the superintendent before placing orders for replacement of supply.

A schematic plan of the proposed irrigation system is to be prepared by the contractor showing: solenoid, pipe diameters, risers, valves and body assemblies including sprayhead angle, for review by the superintendent prior to installation.

scale: 1:200 @a1	revision	date
dwg no.: S96-L102	A	22/02/17
Client: 42-44 Pinnacle Street Miranda Pty Ltd	s96 submission	



LEGEND

- | | | | |
|---|---|--|--|
|  <p>Proposed small tree planting
(refer to proposed plant schedule)</p> |  <p>Proposed tile paving to Architect's details</p> |  <p>Proposed feature tile/conc. paver banding</p> |  <p>Proposed feature sandstone boulders</p> |
|  <p>Proposed shrub planting
(refer to proposed plant schedule)</p> |  <p>Proposed timber deck</p> |  <p>Proposed cast-in-situ conc. bench</p> |  <p>Proposed timber-steel pergola</p> |
|  <p>Proposed groundcover planting
(refer to proposed plant schedule)</p> |  <p>Proposed on-structure planter</p> |  <p>Proposed water feature pit</p> |  <p>Design levels</p> |
|  <p>Proposed accent planting
(refer to indicative plant schedule)</p> |  <p>Proposed timber seat</p> |  <p>Proposed pebble seat</p> |  <p>Site boundary</p> |

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