

Our ref: 11014-ltr-008
Date: 8th December 2017

City Plan Services
Suite 2, 14 Watt St.,
Newcastle NSW 2300

Email: amandaw@cityplan.com.au

ATTENTION: Amanda Wetzel

Dear Amanda,

RE: Birdwood Park RSL LifeCare Development
No.510 King Street., Newcastle West 2300
DA 2016/00654
SUMMARY of SECT.96 REVISIONS

Please find following below, a summary of the key 'major' & 'minor' revisions, forming the Section 96 submission, to the approved DA.

SUMMARY OF 'MAJOR' REVISIONS

1. Ground Floor Level Retail Alfresco Enclosure
2. Level 3 (R.A.C.F.) Front Balcony Addition
3. Level 13 Revision of 2x3-Bed I.L.U.'s to 4x2-Bed I.L.U.'s
4. Level 13 Community Centre Solarium Addition
5. Level 13 I.L.U. Balcony Roof Additions

*note:- these 'major' items are signified on the drawings via 'red' coloured revision clouds & labels.

SUMMARY OF 'MINOR' REVISIONS

6. Ground Floor Level Retail Kitchen Revisions
7. Ground Floor Level Car Parking Revisions (as per DA conditions)
8. Ground Floor Level Bike Store Revisions
9. Level 1 Car Parking Revisions
10. Level 1 Awning Roof Extension partly over Laneway
11. Level 1 Awning Roof Height Increase over Driveway
12. Level 2 (R.A.C.F.) Landscaping Revisions
13. Level 2 Flag Mast Additions
14. Level 4-12 (I.L.U.) Recessed Corridor Alcove Enclosure (corridor extended)
15. Level 4 (I.L.U.) Landscaping Revisions
16. Level 5-13 (I.L.U.) Balcony Screening & Balustrading Revisions
17. Level 13 I.L.U. Balcony Roof Additions
18. Level 14 Plant Deck Size/Footprint Revisions
19. Level 14 Plant Deck Perimeter Screen Wall Height Reduction
20. Level 14 Plant Deck Roof Addition
21. Minor Boundary Setback Revisions (all levels)
22. Height Revisions
23. Material Palette

*note:- these 'minor' items are signified on the drawings via 'blue' coloured revision clouds & labels.

architecture



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Please find following below, a summary of the proposed 'Section 96' revisions, with reference to the 'revision labels' as shown on the associated DA drawings [rev. C].

*note:- other minor internal layout revisions have also occurred during the design development phase, which generally aren't considered to be significant enough to mention in the Sect.96 summary below (e.g. internal planning revisions for operational considerations, particularly the RACF plans/levels).

SUMMARY OF DRAWING REVISION LABELS

GROUND LEVEL (Retail & Carpark)

- **1** – Alfresco area enclosed as part of internal Retail Space; & Porch, steps, & column alignment revised, & an easement for 'Right of Public Access' shown as per DA Cond. # 89;
- **2** – Retail Space & Kitchen layouts revised, & Manager's Office added;
- **3** – Bike Store revised to Store only;
- **4** – Public amenity layouts revised;
- **5** – no. of car spaces in total revised from 42 to 41;
- **6** – parking spaces/bays revised (3 additional 'accessible' spaces, as per DA Condition #6);
- **7** – minor boundary setback revision (*note:- due to minor survey discrepancy [i.e. boundary angle twist] & resultant building siting adjustment to suit; & design development of facade construction techniques):-
 - from 4.475m to 4.31m (eastern laneway columns);

LEVEL 1 (Carpark)

- **7** – laneway awning roof extended towards eastern side boundary (1.16m closer) & minor boundary setback revisions (*note):-
 - from 6.525m to 6.325m at NE corner to east;
 - awning roof from 3.425m to 2.275m to east;
- **8** – no. of car spaces in total revised from 52 to 57;
- **9** – parking spaces/bays revised (5 additional spaces);

LEVEL 2 (RACF & Terrace)

- **7** – minor boundary setback revisions (*note):-
 - at NE corner :-
 - § from 6.525m to 6.325m to east from terrace;
 - § from 4.275m to 4.075m to east from beds; &
 - § from 4.885m to 4.79m to north;
 - at SE corner:-
 - § from 4.275m to 4.1m to east;
 - at SW corner:-
 - § from 4.735m to 4.715m to west;
 - at NW corner:-
 - § from 4.735m to 4.865m to west; &
 - § from 2.835m to 2.785m to north; &
 - at eastern 'viewing alcove:-
 - § 'from 2.25m to 2.09m to east;
- **10** – dashed outline shown of proposed new street facing balcony on Level 3 RACF over (grey outline shows level 1 awning roof below);
- **11** – external terrace landscaping planters revised/simplified/rationalised;

LEVEL 3 (RACF)

- 7 – minor boundary setback revisions (*note):-
 - at NE corner :-
 - § from 4.275m to 4.075m to east; &
 - § from 4.885m to 4.79m to north;
 - at SE corner:-
 - § from 4.275m to 4.1m to east;
 - at SW corner :-
 - § from 4.735m to 4.715m to west;
 - at NW corner:-
 - § from 4.735m to 4.865m to west; &
 - § from 2.835m to 2.785m to north; &
 - at eastern 'viewing alcove:-
 - § 'from 2.25m to 2.09m to east;
- 10 – proposed new street facing balcony on Level 3 RACF overhanging the front boundary alignment, but setback further from street than level 1 awning roof below;
- 12 – void between RACF Level 3 & 2 below added;
- 13 – rear cantilevered awning roofs over level below removed;

LEVEL 4 (ILU & Terrace)

- 7 – minor boundary setback revisions (*note):-
 - at NE corner:-
 - § from 6.525m to 6.320m for ILU facade to east;
 - § from 4.275m to 4.075m for terrace to east; &
 - § from 4.885m to 4.79m for terrace to north;
 - at SE corner :-
 - § from 4.275m to 4.1m for terrace to east; &
 - § from 6.525m to 6.345m for ILU facade to east;
 - at SW corner:-
 - § from 4.735m to 4.715m for terrace to west; &
 - § 7.535m to 7.510m for ILU facade to west;
 - at NW corner:-
 - § from 4.735m to 4.865m for terrace to west; &
 - § 2.835m to 2.785m for terrace to north;
- 13 – rear cantilevered awning roofs over level below removed;
- 14 – external terrace landscaping planters revised/simplified/rationalised (to also allow for over-flow drainage spitters through the perimeter walls);
- 15 – external alcove space at ends of public corridors enclosed & public corridors extended into;
- 16 – internal core layout of Lifts, Lobbies, Bin Room, service riser shafts revised;

LEVEL 5-12 (ILU)

- 7 – minor boundary setback revisions (*note):-
 - at NE corner:-
 - § from 6.525m to 6.30m for ILU facade to east;
 - § from 5.175m to 5.14m for balcony to east;
 - § from 17.635m to 17.605m for balcony to north; &
 - § from 21.295m to 21.125m for ILU facade to north;
 - at SE corner:-
 - § from 5.175m to 5.155m for balcony to east;
 - § from 6.525m to 6.345m for ILU facade to east;
 - § from 4.35m to 4.325m for ILU facade to south; &
 - § from 1.35m to 1.385m for balcony to south;
 - at SW corner:-
 - § from 6.185m to 6.32m for balcony to west;

- § from 7.535m to 7.510m for ILU facade to west;
- § from 4.35m to 4.32m for ILU facade to south; &
- § from 1.35m to 1.38m for balcony to south;
- o at NW corner:-
 - § from 6.185m to 6.47m; from 7.535m to 7.66m; from 10.830m to 10.845m; & from 14.01m to 13.94m;
- 15 – external alcove space at ends of public corridors enclosed & public corridors extended into;
- 16 – internal core layout of Lifts, Lobbies, Bin Room, service riser shafts revised;
- 17 – revised balcony screening & balustrade treatment (simplified based on solar control & privacy considerations; NE & NW obscure louvers removed to allow solar access considering adequate separation distances for privacy to adjoining Latec House);

LEVEL 13 (Penthouses & Community Centre)

- 7 – minor boundary setback revisions (*note):-
 - o at NE corner:-
 - § from 11.725m to 11.605m for C/Ctr facade to east;
 - § from 5.175m to 5.14m for terrace to east; &
 - § from 17.635m to 17.605m for terrace to north;
 - o at SE corner :-
 - § from 11.725m to 11.815m for C/Ctr facade to east;
 - § from 5.175m to 5.155m for terrace to south;
 - § from 5.93m to 5.905m for C/Ctr facade to south; &
 - § from 1.35m to 1.385m for terrace to south;
 - o at SW corner:-
 - § from 6.185m to 6.32m for balcony to west;
 - § from 7.785m to 7.510m for facade to west;
 - § from 7.845m to 4.32m for facade to south; &
 - § from 1.35m to 1.38m for balcony to south;
 - o at NW corner:-
 - § from 6.185m to 6.47m for balcony to west;
 - § from 7.785m to 7.66m for facade to west;
 - § from 10.830m to 10.845m for balcony to north; &
 - § from 17.5m to 13.94m for facade to north;
- 16 – internal core layout of Lifts, Lobbies, Bin Room, service riser shafts revised;
- 17 – revised balcony screening & balustrade treatment (no screening previously proposed; considered necessary & essential for solar control & privacy separation);
- 18 – no. of ILU's revised from 2 x 3-bed. to 4 x 2-bed. (i.e. from 6 beds to 8 beds), & hydraulic plant relocated to level above (**note:- no change to perimeter footprints of terraces/balconies, or main roof-line over; & end ILU's to match end units on levels below);
- 19 – 'Solarium' addition to Community Centre over external terrace area (located under approved main roof-line);
- 20 – internal layout revisions to Community Centre amenities, Kitchen, & Store;

LEVEL 14 (Roof Plant Deck)

- 7 – minor boundary setback revisions (*note):-
 - o at SE corner :-
 - § from 8.65m to 8.55m; & from 2.75m to 2.695m;
 - o at SW corner:-
 - § from 5.935m to 6.27m; & from 2.75m to 2.695m/1.38m;
 - o at NW corner:-
 - § from 13.295m to 10.845m; & from 13.02m to 13.01m;
- 19 – 'Solarium' addition to Community Centre over external terrace area below;
- 21 – Plant Deck footprint revised as follows to suit developed services design & relocation of level 13 plant;
 - o southern edge reduced 0.58m further back from street boundary;

- eastern edge extended 1.15m further towards east boundary;
- northern edge extended 2.27m further towards north boundary;
- western edge extended 0.15m further towards west boundary;
- & perimeter screens wall heights reduced from 3.2m to 2.4m high;
- & flat roof added over part of deck area to provide cover to equipment;
- **22** – flat roofs added to new level 13 ILU balconies below for weather protection;

SOUTH-WEST ELEVATION

- **1** – Alfresco area enclosed as part of internal Retail Space; & Porch, steps, & column alignment revised;
- **10** – proposed new street facing balcony on Level 3 RACF overhanging the front boundary alignment;
- **17** – revised balcony screening & balustrade treatment;
- **19** – ‘Solarium’ addition to Community Centre over external terrace area (*separate flat roof located under approved main roof-line);
- **21** – Plant Deck perimeter screens wall heights reduced from 3.2m to 2.4m high; & flat roof added over part of deck area to provide cover to equipment;
- **22** – flat roofs added to new level 13 ILU balconies below for weather protection;
- **23** – minor modifications to the design intent of proposed facade signage;
- **24** – facade/wall-mounted tilted flag-masts (approx. 1.0m x 1.6m flag size; x approx. 12 flags) added to perimeter of level 2’s southern & eastern facades (to symbolise the nations forming part of the ‘allied forces’ in the World Wars);
- **25** – raised section added to level 1’s street awning roof to assist in identifying the vehicular entrance into the facility & to conceal location of mechanical plant within (height to match raised awning roof section at SE corner’s main entrance);
- **26** – minor modification to main roof’s overall maximum height (i.e. raised 0.385m in part [from RL 49.298 to RL 49.683] due to design development of roof construction techniques & detailing).
 - *note:- main roof edge detailing (i.e. with protruding thin edge) remains as the same approved RL, with the main roof structure located 0.3-0.5m behind the thin edge, generally concealed in perspective views at street level;
- **27** – flat roof added over small part of Plant Deck area to provide cover to equipment;
 - *note:- overall maximum height raised 0.15m [from RL 50.420 to RL 50.560] for new plant roof (new flat roof 0.1m higher than previous perimeter screen walls, & setback significantly further than screen walls, & therefore generally not visible from street level);
- **28** – ‘floating’ podium facade cladding (i.e. levels 2 & 3; RACF) revised from terra-cotta coloured ‘Terra-Cade’ type to mid-brown coloured face brickwork;
- **29** – ‘tower’ facade solid infill cladding (i.e. levels 4-13; ILU’s) revised from aluminium composite panel type to colour-back glazing panels;
- **30** – ‘tower’ balcony balustrade materials (i.e. levels 4-13; ILU’s) revised from aluminium composite panel type to colour-back glazing panels;
- **31** – minor modification to podium level (i.e. level 4) overall maximum perimeter facade/balustrade height (i.e. raised 0.15m [from RL 18.120 to RL 18.270] due to design development of terrace balustrading detailing & safety considerations).

SOUTH-EAST ELEVATION

- **1** – Alfresco area enclosed as part of internal Retail Space;
- **10** – proposed new street facing balcony on Level 3 RACF overhanging the front boundary alignment;
- **15** – external alcove space at ends of public corridors enclosed & public corridors extended into;
- **17** – revised balcony screening & balustrade treatment;
- **23** – minor modifications to proposed facade signage;
- **24** – flag-masts added to perimeter of level 2’s southern & eastern facades;
- **26** – main roof’s overall maximum height raised 0.385m in part;
- **27** – overall maximum height raised 0.15m for new plant roof;
- **28** – ‘floating’ podium facade cladding revised to face brickwork;

- 31 – minor modification to podium level overall maximum perimeter facade/balustrade height (i.e. raised 0.15m);

NORTH-EAST ELEVATION

- 10 – proposed new street facing balcony on Level 3 RACF overhanging the front boundary alignment;
- 15 – external alcove space at ends of public corridors enclosed & public corridors extended into;
- 17 – revised balcony screening & balustrade treatment;
- 21 – Plant Deck perimeter screens wall heights reduced from 3.2m to 2.4m high;
- 22 – flat roofs added to new level 13 ILU balconies below for weather protection;
- 24 – flag-masts added to perimeter of level 2's southern & eastern facades;
- 27 – overall maximum height raised 0.15m for new plant roof;
- 28 – 'floating' podium facade cladding revised to face brickwork;
- 31 – minor modification to podium level overall maximum perimeter facade/balustrade height (i.e. raised 0.15m);

NORTH-WEST ELEVATION

- 17 – revised balcony screening & balustrade treatment;
- 19 – 'Solarium' addition to Community Centre over external terrace area (*separate flat roof located under approved main roof-line);
- 21 – Plant Deck perimeter screens wall heights reduced from 3.2m to 2.4m high; 22 – flat roofs added to new level 13 ILU balconies below for weather protection;
- 24 – flag-masts added to perimeter of level 2's southern & eastern facades;
- 26 – main roof's lower section overall maximum height raised 0.165m in part;
- 27 – overall maximum height raised 0.15m for new plant roof;
- 28 – 'floating' podium facade cladding revised to face brickwork;
- 31 – minor modification to podium level overall maximum perimeter facade/balustrade height (i.e. raised 0.15m);

SECTION 1

- 10 – proposed new street facing balcony on Level 3 RACF overhanging the front boundary alignment;
- 17 – revised balcony screening & balustrade treatment;
- 21 – Plant Deck perimeter screens wall heights reduced from 3.2m to 2.4m high;
- 22 – flat roofs added to new level 13 ILU balconies below for weather protection;
- 24 – flag-masts added to perimeter of level 2's southern & eastern facades;
- 27 – overall maximum height raised 0.15m for new plant roof;
- 28 – 'floating' podium facade cladding revised to face brickwork;
- 29 – 'tower' facade cladding to colour-back glazing panels.

Following is a summary of the revisions to the GFA's for the proposal.

| SUMMARY OF AREA COMPARISONS | | |
|-----------------------------|--|--|
| | APPROVED DA AREAS | PROPOSED SECT.96 AREAS |
| Ground Floor Level | 318.2m ² | 383.9m ² |
| Level 1 | 0m ² | 0m ² |
| Level 2 (R.A.C.F.) | 1,660.4m ² | 1,659.6m ² |
| Level 3 (R.A.C.F.) | 1,629.7m ² | 1,604.9m ² |
| Levels 4-12 (ILU's) | 939.4m ² each x 9 = 8,454.6m ² | 965.5m ² each x 9 = 8,689.5m ² |
| Level 13 (ILU's & C/Ctr.) | 615.1m ² | 833.7m ² |
| Total GFA | 12,678.0m ² | 13,171.6m ² |
| Site Area | 2,634.8m ² | 2,634.8m ² |
| Floor/Space Ratio | 4.8 : 1 | 4.999 : 1 |

Yours faithfully,
EJE ARCHITECTURE



Phil Hendre
M.Arch. (Hons).

APPENDIX 1 – GROUND LEVEL FLOOR PLAN COMPARISONS

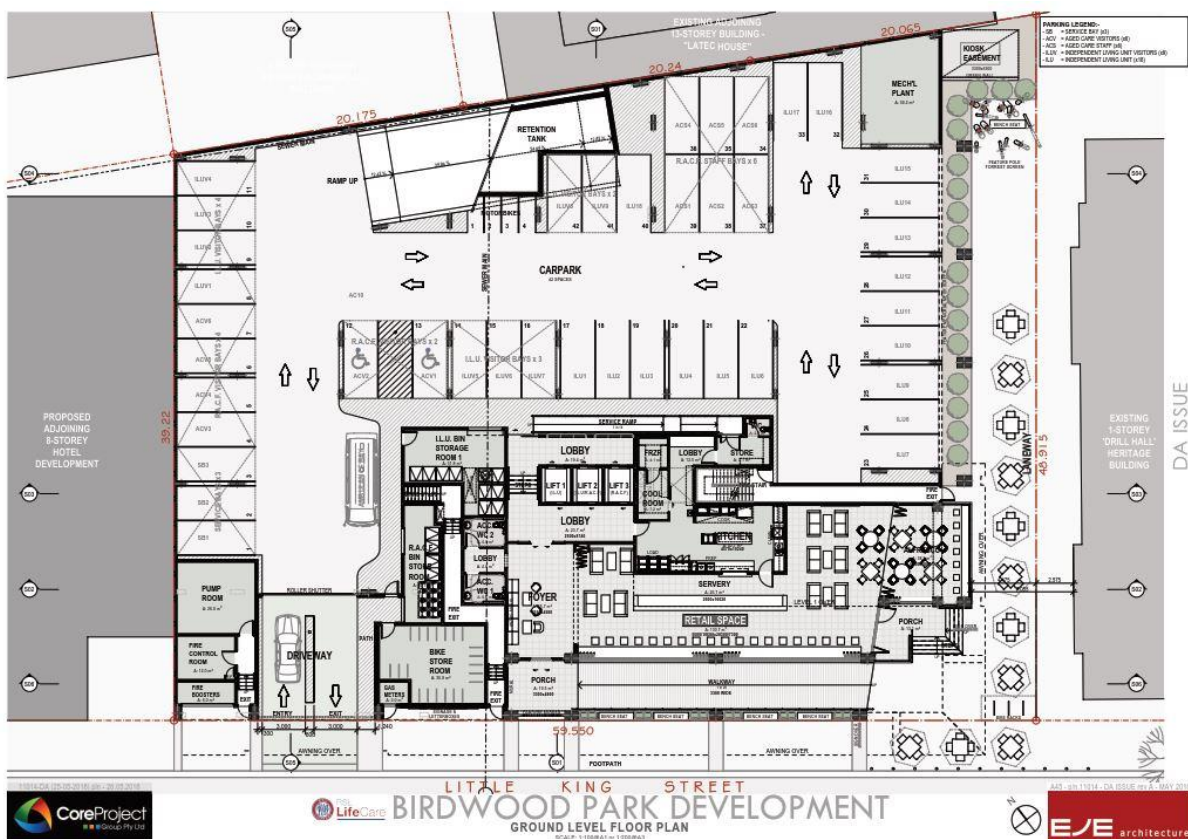


Figure 1 - Approved DA Plan

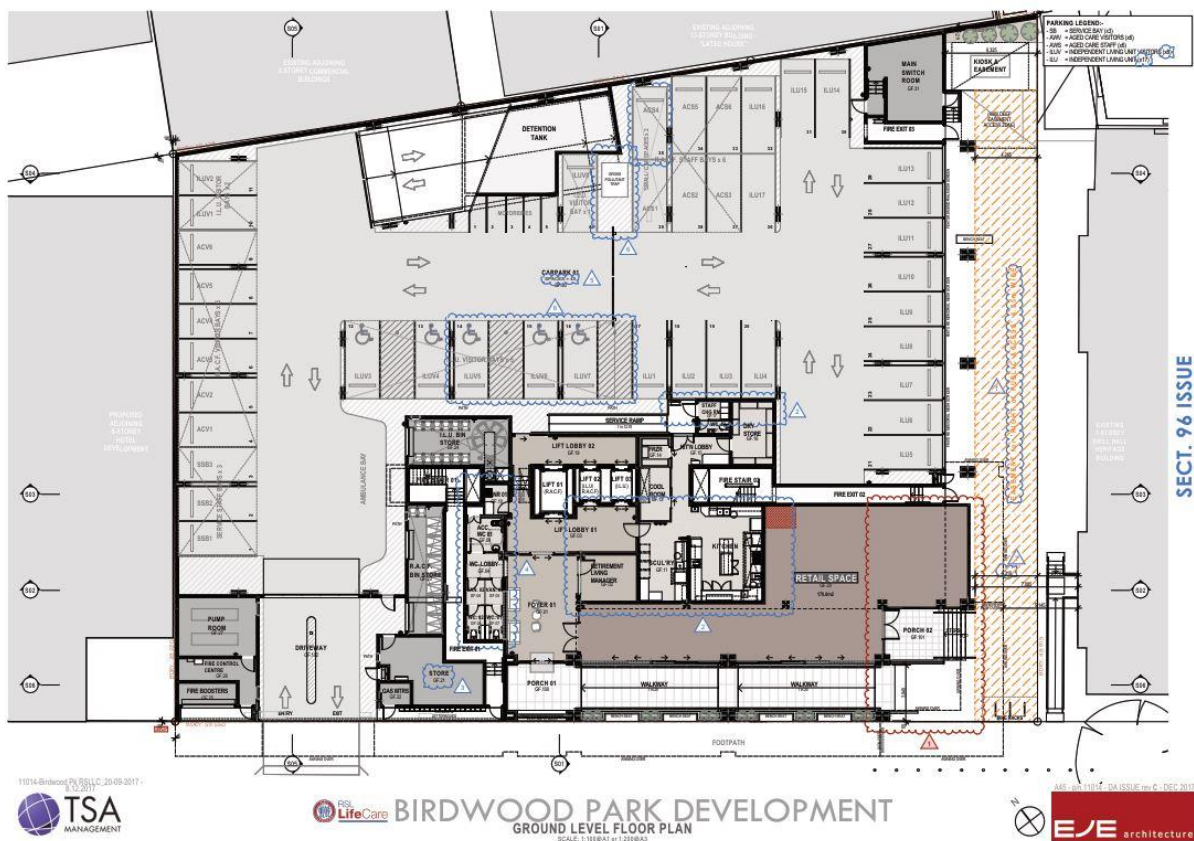


Figure 2 – Proposed Sect.96 Plan

APPENDIX 2 –LEVEL 1 FLOOR PLAN COMPARISONS



Figure 3 - Approved DA Plan

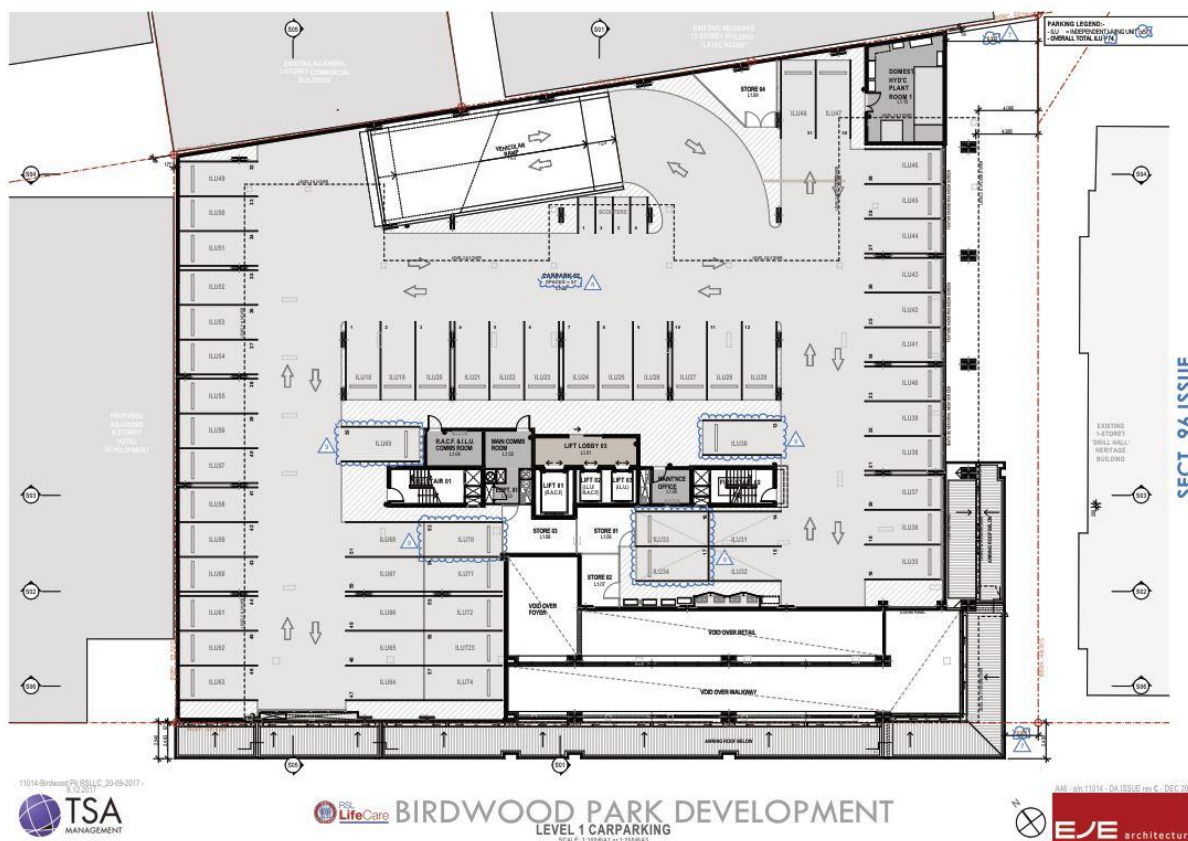
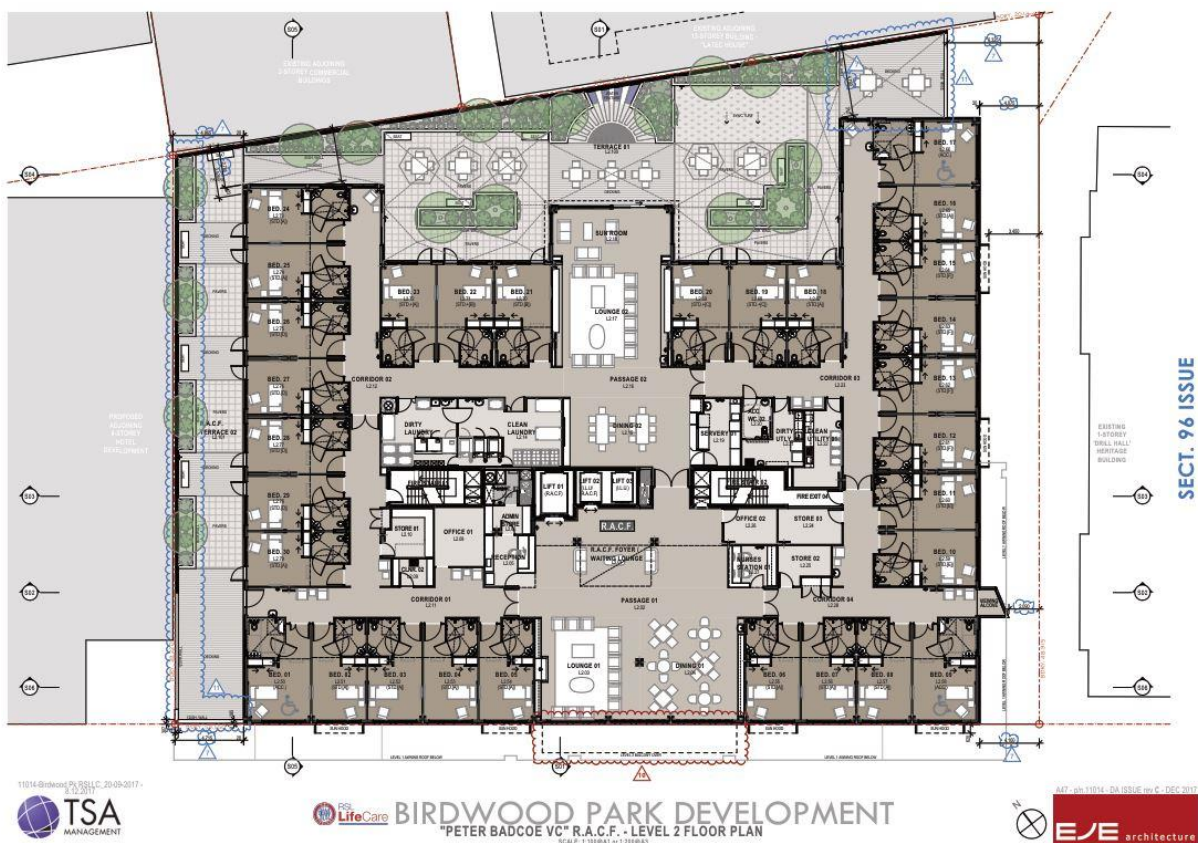
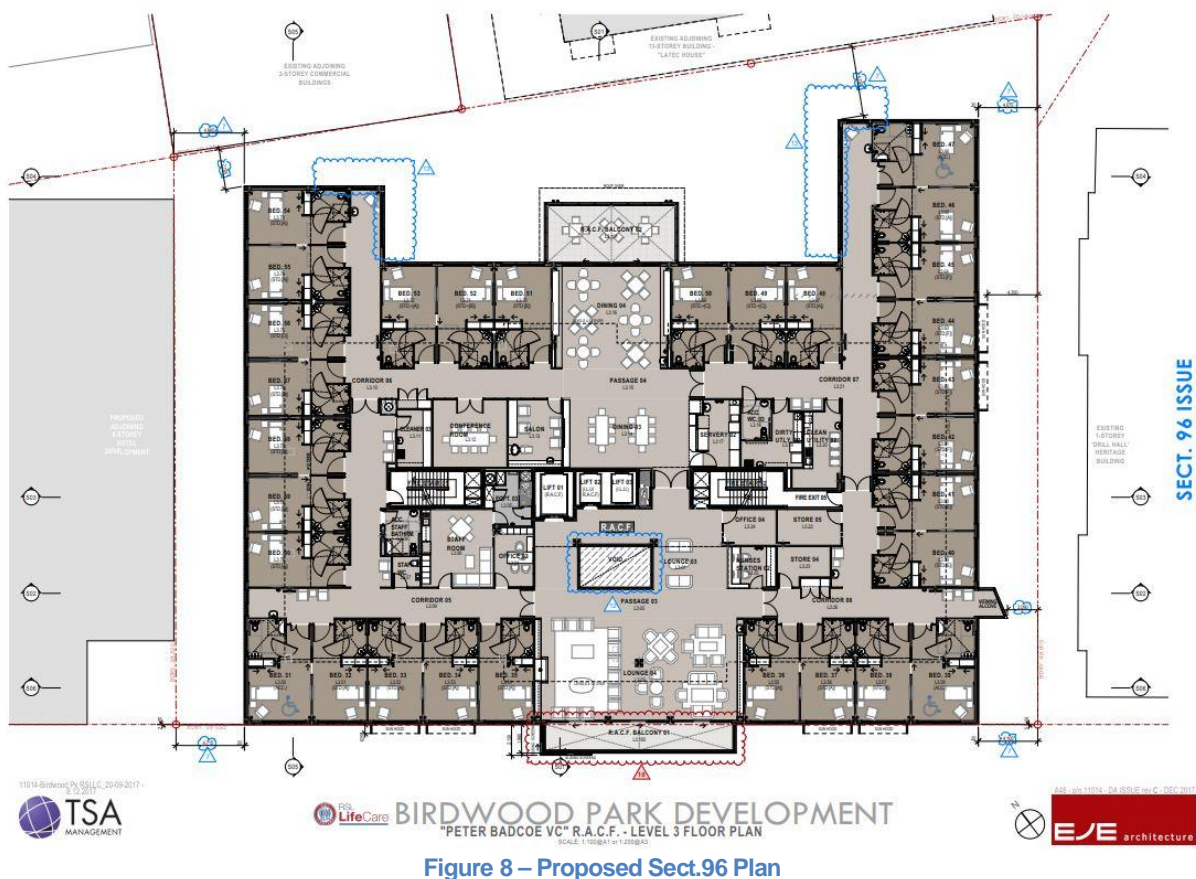
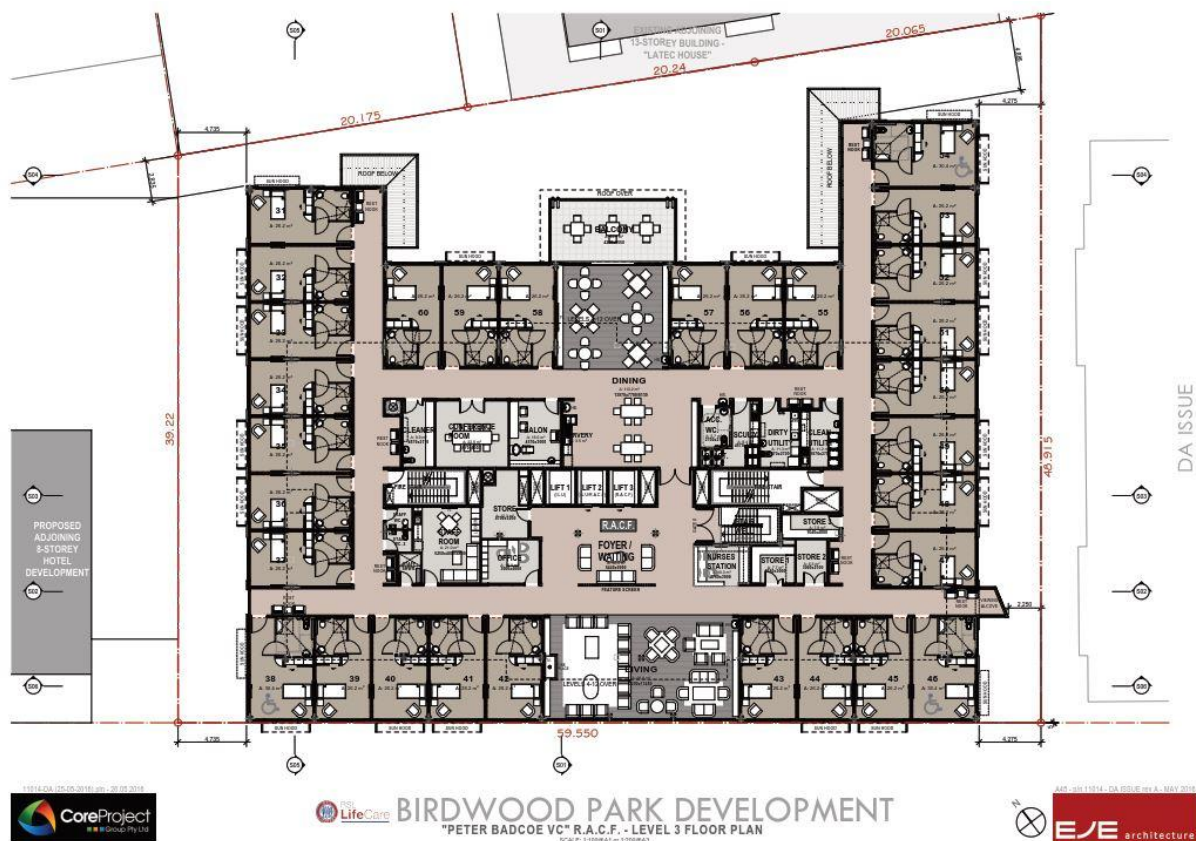


Figure 4 – Proposed Sect.96 Plan

APPENDIX 3 – LEVEL 2 FLOOR PLAN COMPARISONS



APPENDIX 4 – LEVEL 3 FLOOR PLAN COMPARISONS



APPENDIX 5 – LEVEL 4 FLOOR PLAN COMPARISONS

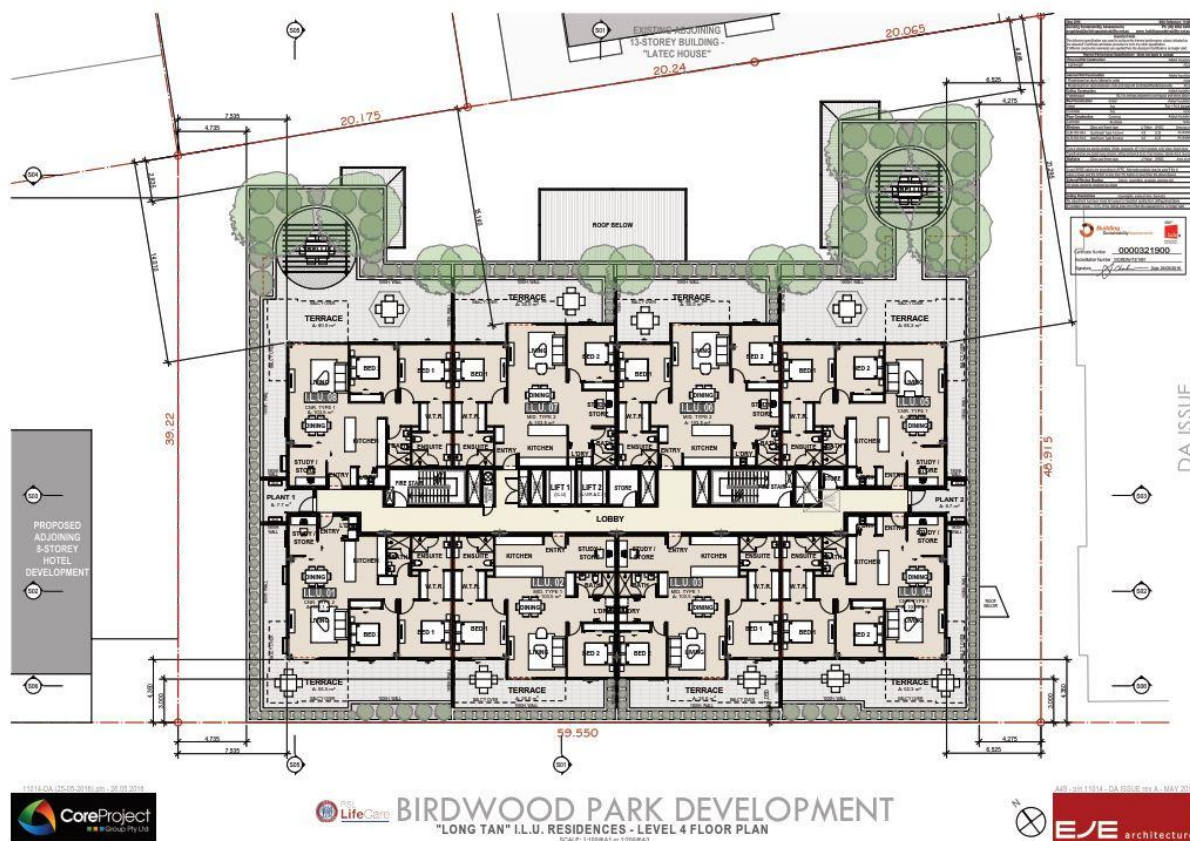


Figure 9 - Approved DA Plan

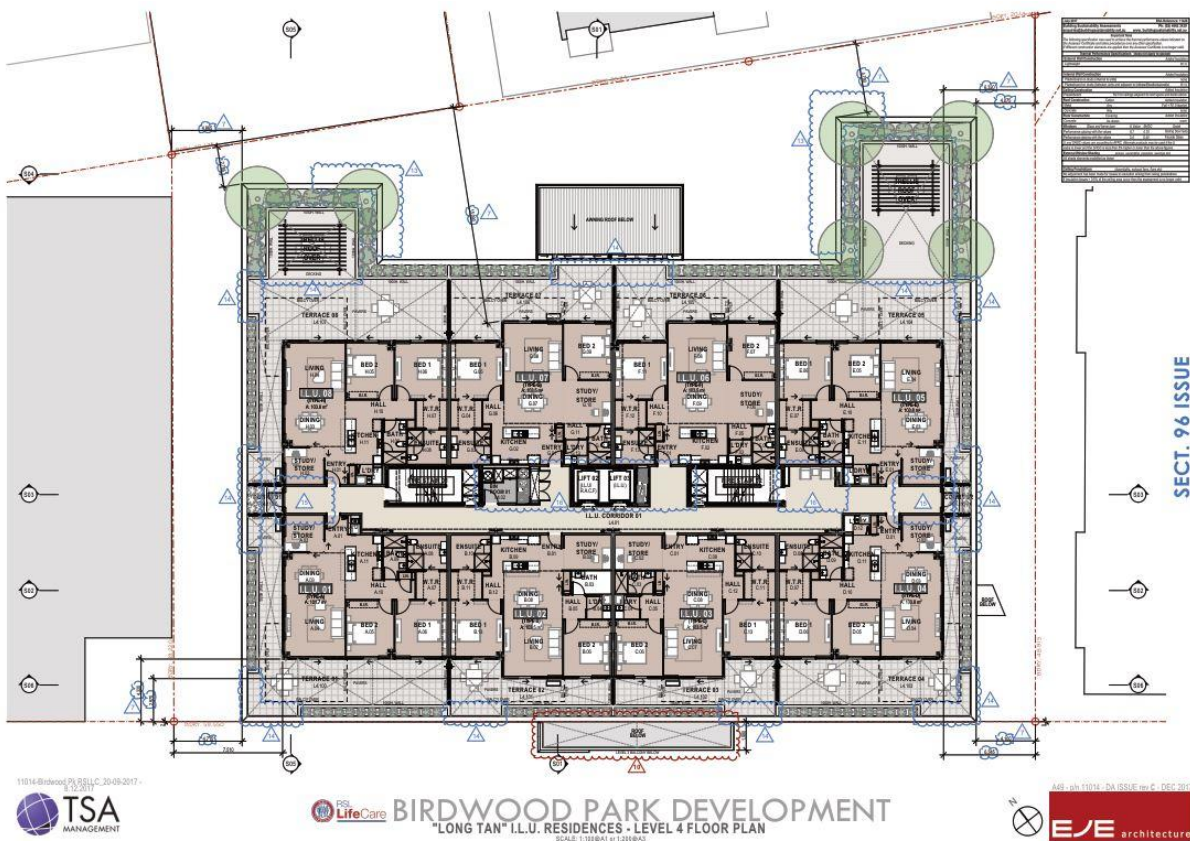


Figure 10 – Proposed Sect.96 Plan

APPENDIX 6 – LEVEL 5 FLOOR PLAN COMPARISONS



Figure 11 - Approved DA Plan

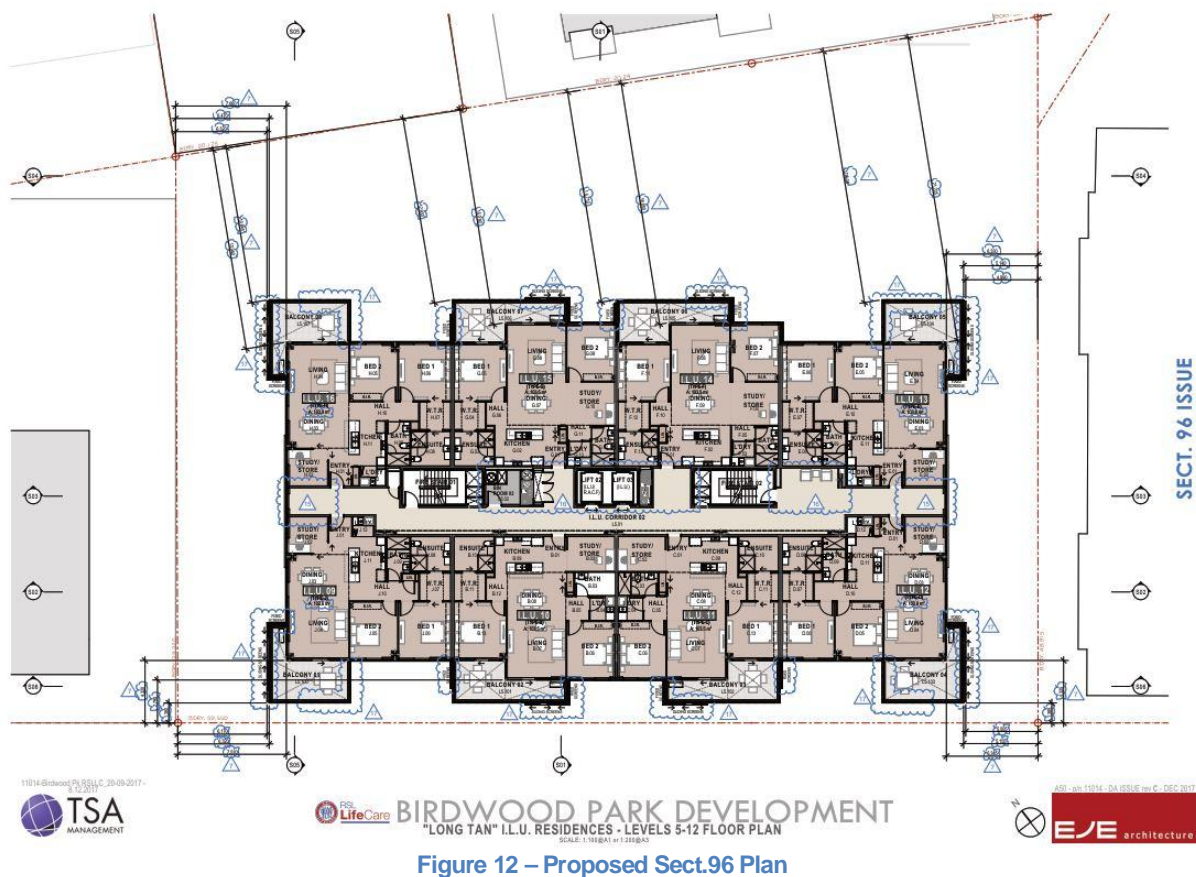
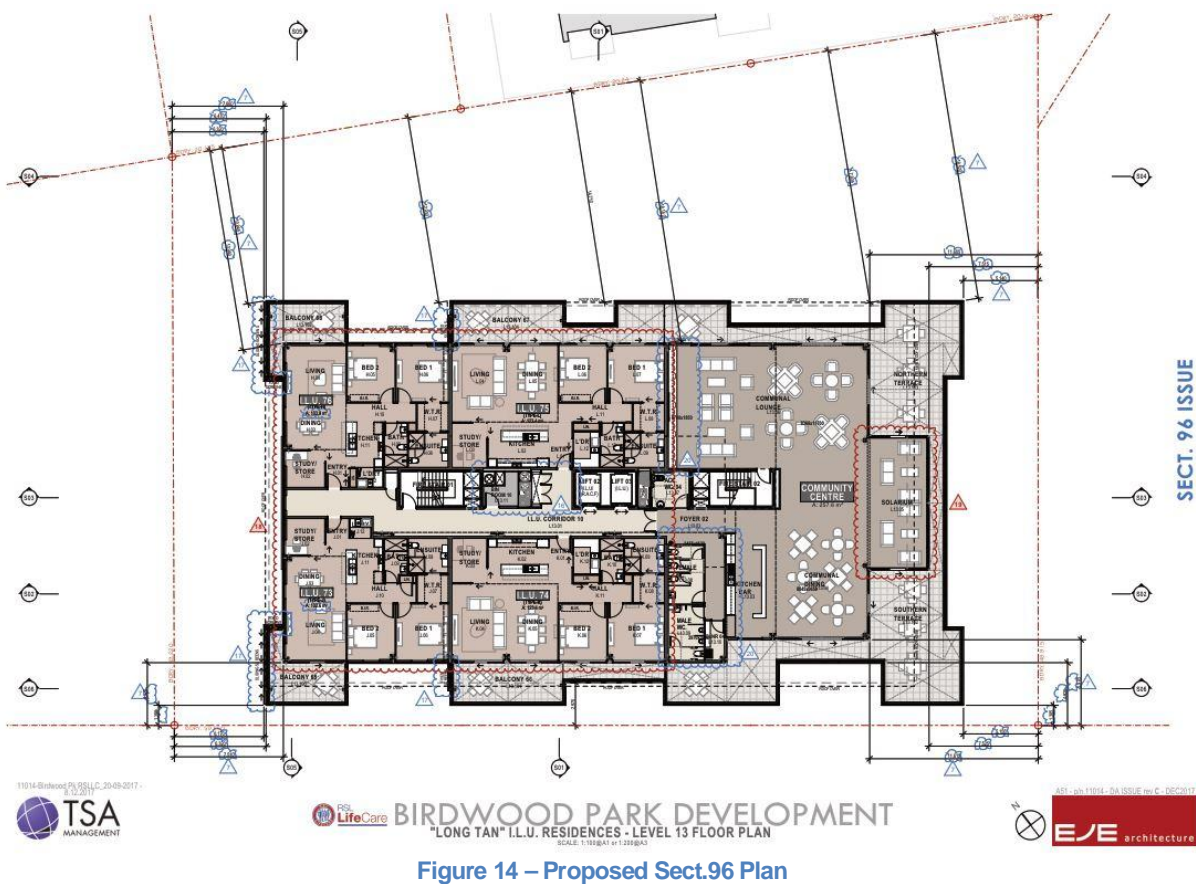
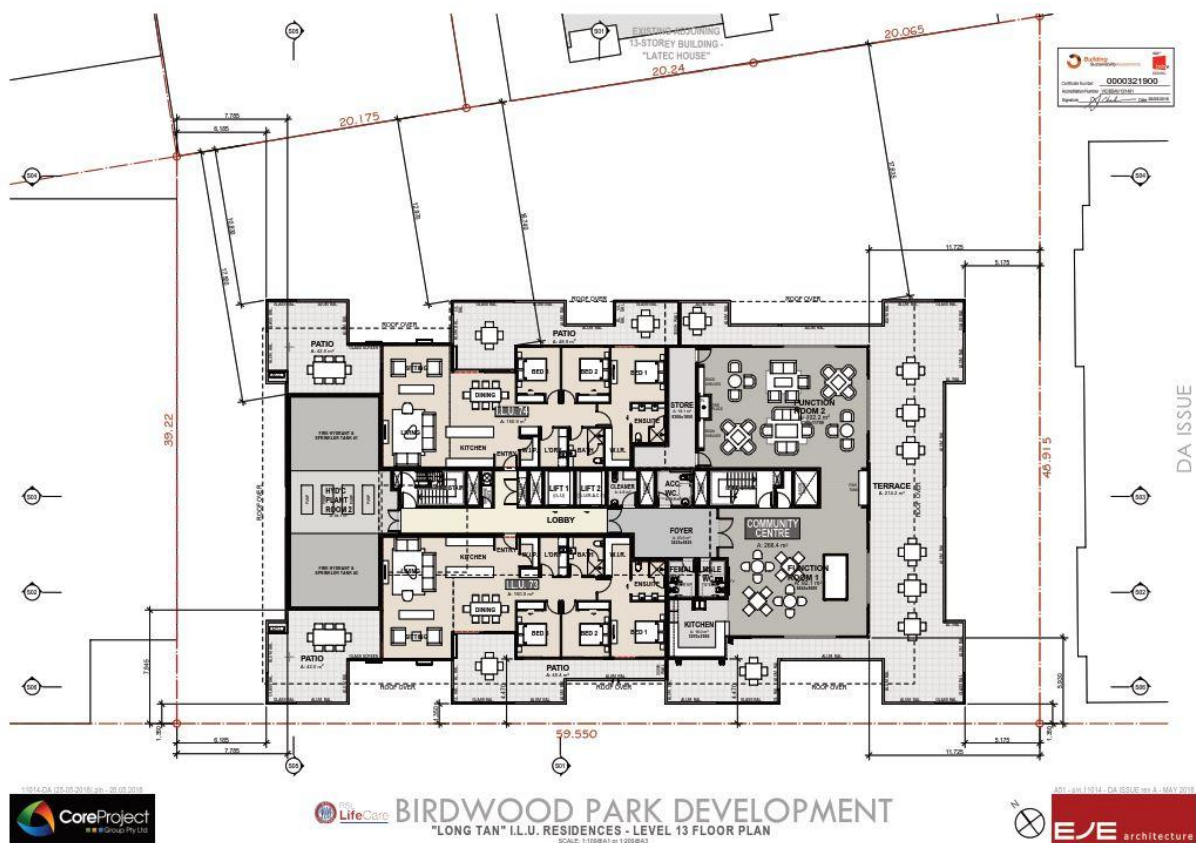
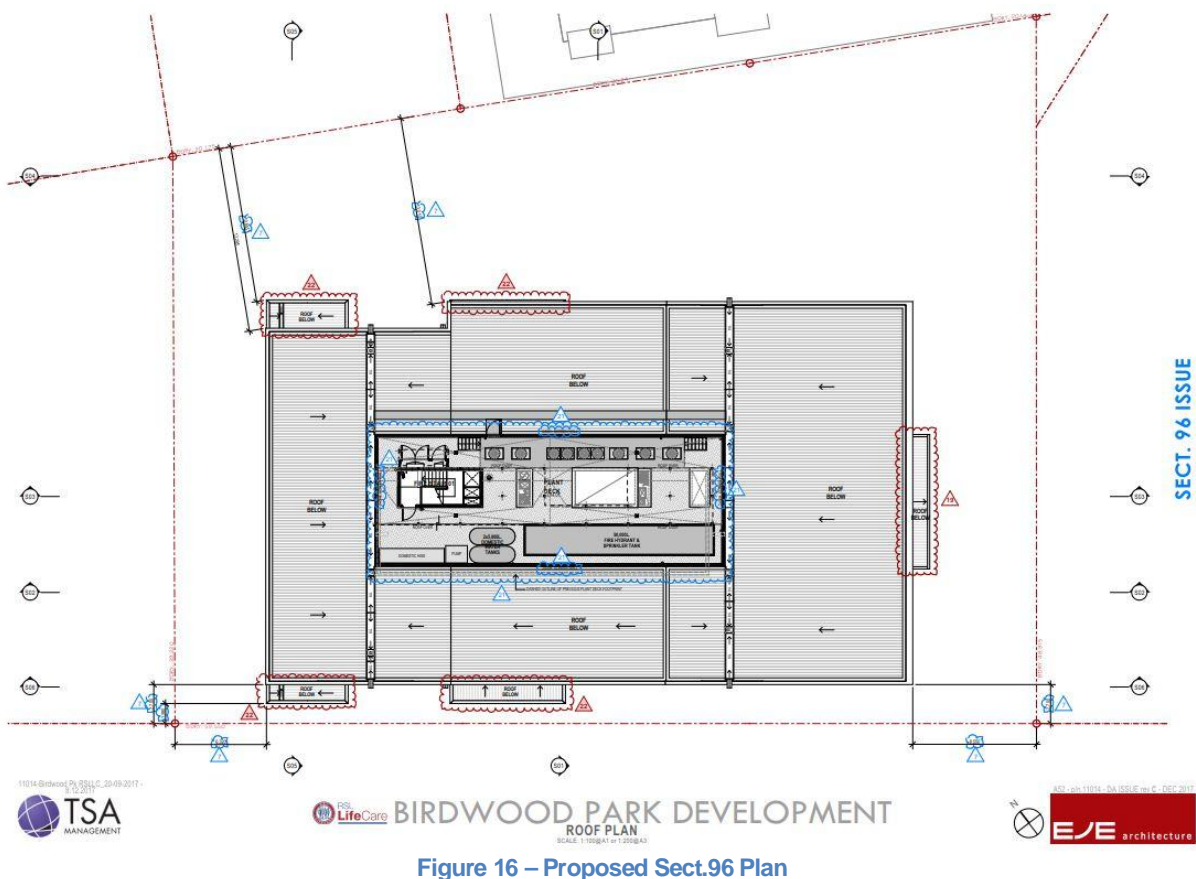
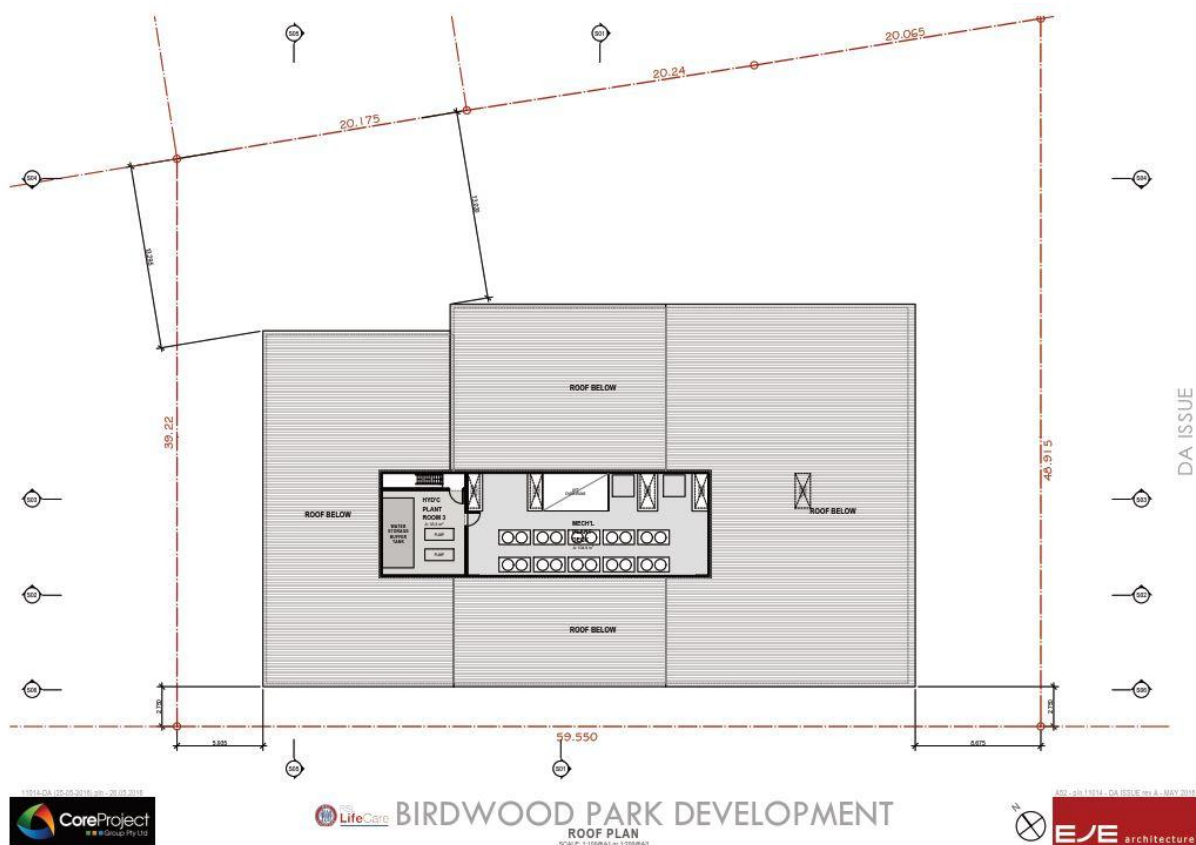


Figure 12 – Proposed Sect.96 Plan

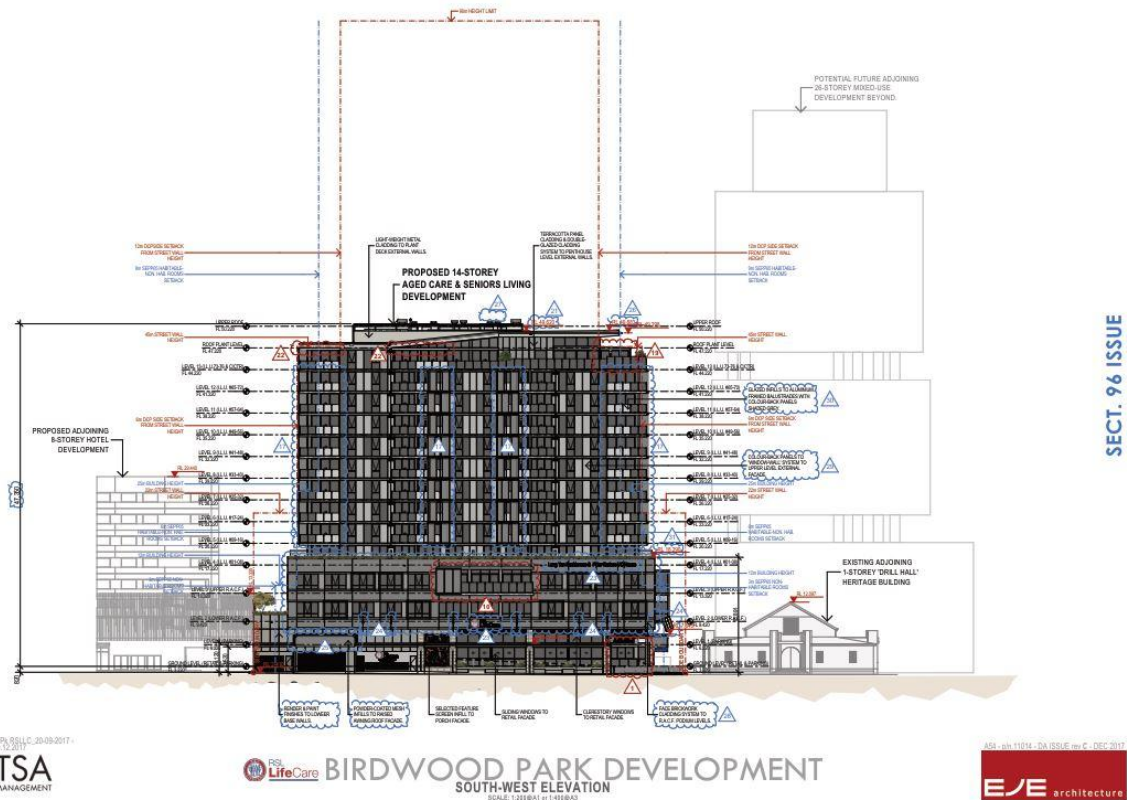
APPENDIX 7 – LEVEL 13 FLOOR PLAN COMPARISONS



APPENDIX 8 – LEVEL 14 FLOOR PLAN COMPARISONS



APPENDIX 9 – SW ELEVATION COMPARISONS



APPENDIX 10 – SE ELEVATION COMPARISONS



APPENDIX 11 – 3D VIEW COMPARISONS



Figure 21 - Approved DA Image



Figure 22 – Proposed Sect.96 Image

APPENDIX 12 – 3D VIEW COMPARISONS



Figure 23 - Approved DA Image



Figure 24 – Proposed Sect.96 Image

APPENDIX 13 – 3D VIEW COMPARISONS



Figure 25 - Approved DA Image



Figure 26 – Proposed Sect.96 Image

APPENDIX 14 – 3D VIEW COMPARISONS



Figure 27 - Approved DA Image



Figure 28 – Proposed Sect.96 Image

APPENDIX 15 – 3D VIEW COMPARISONS



Figure 29 - Approved DA Image



Figure 30 – Proposed Sect.96 Image

APPENDIX 16 – 3D VIEW COMPARISONS



Figure 31 - Approved DA Image



Figure 32 – Proposed Sect.96 Image

APPENDIX 17 – 3D VIEW COMPARISONS



Figure 33 - Approved DA Image



Figure 34 – Proposed Sect.96 Image

APPENDIX 18 – 3D VIEW COMPARISONS



Figure 35 - Approved DA Image



Figure 36 – Proposed Sect.96 Image

APPENDIX 19 – 3D VIEW COMPARISONS



Figure 37 - Approved DA Image



Figure 38 – Proposed Sect.96 Image

APPENDIX 20 – 3D VIEW COMPARISONS



Figure 39 - Approved DA Image



Figure 40 – Proposed Sect.96 Image

APPENDIX 21 – 3D VIEW COMPARISONS



Figure 41 - Approved DA Image



Figure 42 – Proposed Sect.96 Image

APPENDIX 22 – 3D VIEW COMPARISONS



Figure 43 - Approved DA Image



Figure 44 – Proposed Sect.96 Image

APPENDIX 23 – 3D VIEW COMPARISONS



Figure 45 - Approved DA Image



Figure 46 – Proposed Sect.96 Image

APPENDIX 25 – 3D VIEW COMPARISONS



Figure 47 - Approved DA Image



Figure 48 – Proposed Sect.96 Image

APPENDIX 26 – 3D VIEW COMPARISONS



Figure 49 - Approved DA Image



Figure 50 – Proposed Sect.96 Image