

1. Introduction

Clause 4.6 of Botany Bay Local Environmental Plan 2013 (LEP) provides the framework for consideration of proposed variations to development standards.

This Clause 4.6 variation request forms part of the Statement of Environmental Effects supporting documentation for a proposed residential flat building.

The details of the proposal are included in section 4 of the Statement of Environmental Effects report prepared by Meriton and reflected on the proposed submitted plans by DKO.

2. Proposed Variation

The proposal seeks variation to Clause 4.4(2) of the LEP, which states:

The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

The Floor Space Ratio Map nominates a maximum Floor Space Ratio (FSR) of 3.2:1 for the site. FSR is defined in the LEP as follows:

The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

Gross Floor Area is defined in the LEP as follows:

means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and*
 - (b) habitable rooms in a basement or an attic, and*
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,*
- but excludes:*
- (d) any area for common vertical circulation, such as lifts and stairs, and*
 - (e) any basement:*
 - (i) storage, and*
 - (ii) vehicular access, loading areas, garbage and services, and*
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and*
 - (h) any space used for the loading or unloading of goods (including access to it), and*
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and*
 - (j) voids above a floor at the level of a storey or storey above.*

3. Extent Of Variation

Existing Approval

The existing DA 15/088 that applies to the site was approved by the Joint Regional Planning Panel, on 19/10/2016, with the following:

- Gross Floor Area: 9,311 sqm
- Floor Space Ratio: 3.86:1

These figures are referenced in pages 7-8 of the *Supplementary Report to the Joint Regional Planning Panel*.

Subject Proposal

The table below provides a summary of the Floor Space Ratio and Gross Floor Area of the subject new proposed development.

Proposed GFA of buildings	8,992 sqm
Proposed GFA of excess car parking	Nil / Not applicable
Proposed GFA total	8,992 sqm
Proposed FSR total	3.866:1

The subject site has a land area of 2,326 sqm. At the maximum allowable floor space ratio of 3.2:1, the maximum allowable gross floor area is 7,443 sqm. Therefore, the extent of the proposed variation is 1,549 sqm.

4. Matters For Consideration

A. Is the requirement a development standard?

The variation sought relates to the FSR of the proposal. The FSR control is a development standard, as it provides a numerical restriction to a particular aspect of the development, rather than a prohibition.

B. Is the development standard excluded from the operation of this clause?

Clause 4.6(8) outlines the exclusions of the operation of Clause 4.6, which are:

- Complying Development;
- Statement Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- Clause 4.3(2A) – Height controls for certain sites on land in Zone R3 Medium Density Residential or Zone R4 High Density Residential.
- Clause 4.4B(3) – Exceptions to floor space ratio in Zone R3 and Zone R4.
- Clause 5.4 - Controls relating to miscellaneous permissible uses.

As the proposal does not relate to any of these types of developments, the variation to the Clause 4.4(2) FSR control sought is not excluded from the operation of Clause 4.6.

C. What is the underlying objective or purpose of the standard?

The following states each of the objectives of the FSR control in clause 4.4, and is followed by a discussion on how the proposal is consistent with the objective.

(a) to establish standards for the maximum development density and intensity of land use.

Recent approvals have contributed to a standard of development density in the area. The proposal seeks approval for a development that has the same gross floor area as the existing approved development on the site. In addition, there are various other examples of previously approved developments in the Mascot Station area that exceed the 3.2:1 FSR control. These are shown in the table below.

Site	Approved FSR
39 Kent Road, Mascot	4.26:1
214 Coward Street, Mascot	4.24:1
208-210 Coward Street, Mascot	4.00:1
246 Coward Street, Mascot	3.88:1
8 Bourke Road & 37 Church Avenue	3.82:1
2-4 Haran Street, Mascot	3.79:1
7-9 Kent Road, Mascot	3.78:1
7 Bourke Street & 30-32 John Street, Mascot	3.75:1
19-33 Kent Road, Mascot	3.72:1
230 Coward Street, Mascot (25 John Street)	3.60:1
671-683 Gardeners Road	3.43:1

The table above demonstrates that the development standard has been previously exceeded in various instances, which contributes to a standard of density in the area of the same scale as that proposed. Historically, it is clearly evident that the Council has abandoned its floor space ratio control in the Mascot Town Centre and the proposed floor space ratio is well within the range of past approvals outlined above.

(b) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality.

The proposal has been designed in response to the scale and siting of recent and emerging development in the immediate vicinity. The recent development on the northern side of Haran Street has 13-storeys and the recent development on the adjoining site to the west has 9-storeys – refer **Figure 1**. Both these buildings have more storeys (and non-compliant street setbacks – discuss later in this report) than was anticipated by the DCP and, therefore, the proposal has been designed to relate to the scale of these recent buildings to ensure consistency of scale in the area. This is discussed in further detail in section 5 of this document.

The proposed building will have a visual dynamic that reduces bulk and scale. This has been created by providing highly articulated streetscape elevations that include building breaks and indentations. There is also a clearly evident podium element below the tower to break up the building form. **Figure 2**, below, shows a comparison between the DCP anticipated building footprint and the proposed building footprint. It is clearly evident that the proposal will provide more playful elevations and allow lines of sight through the site. This is considered to provide a significant public benefit by way of an enhanced streetscape and public domain interface.

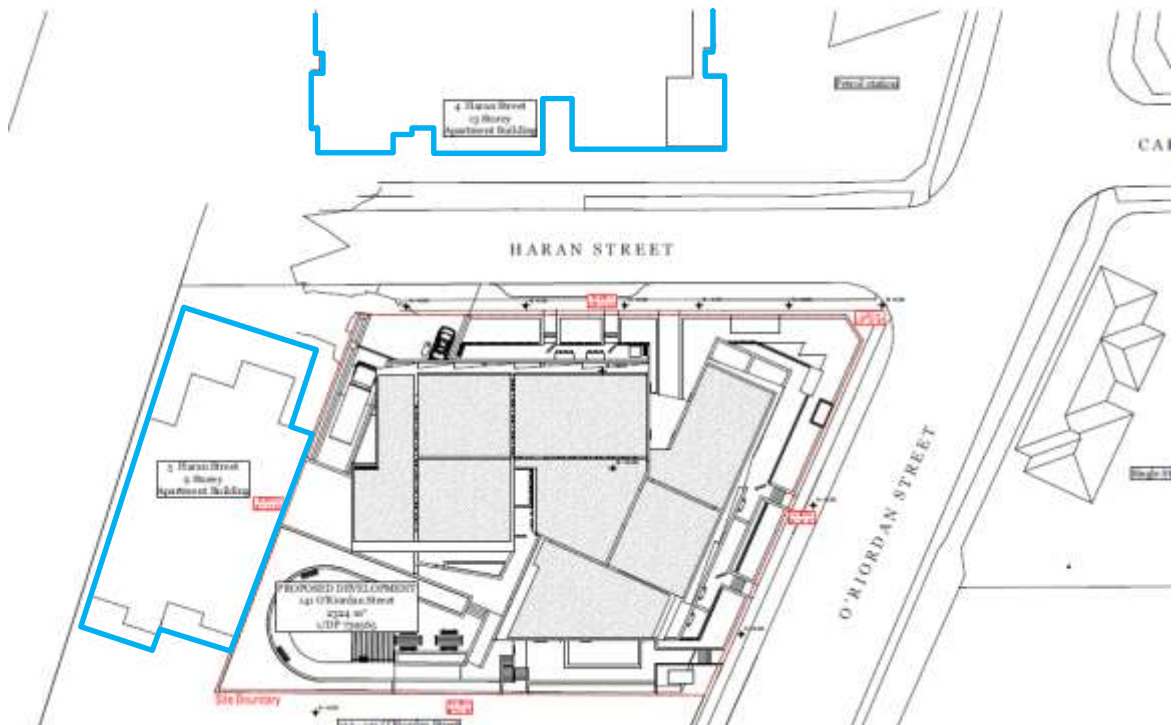


Figure 1: Site analysis showing the locations of other recently completed buildings (denoted with blue border) that exceed the DCP heights

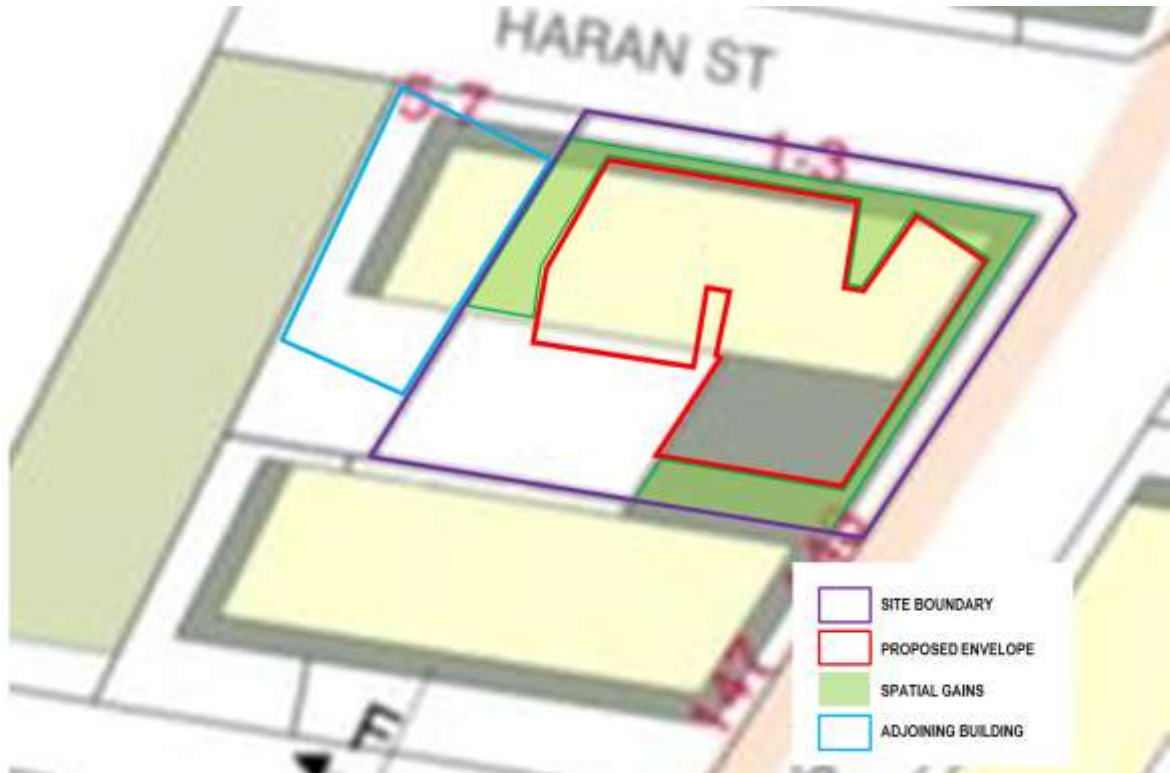


Figure 2: Comparison of DCP footprints and proposed and existing footprints

- (c) to maintain an appropriate visual relationship between new development and the existing character of areas or locations that are not undergoing, and are not likely to undergo, a substantial transformation.

The site is located within a precinct undergoing transition from a predominantly industrial area, to a mixed-use area. There are a number of developments proposed or under construction surrounding the site, in addition to some recently completed developments. As stated above, there are buildings in the immediate vicinity that have a greater number of floors than was anticipated by the DCP – refer **Figure 1**. To ensure consistency of scale and relationship to the public domain it is has been proposed to design a development that relates to these buildings.

- (d) to ensure that buildings do not adversely affect the streetscape, skyline or landscape when viewed from adjoining roads and other public places such as parks, and community facilities.

The subject site is located on a very busy part of O’Riordan Street that is becoming increasingly characterised by high density development. Recent developments in the area are setting the standard for this level of density. The proposal has been designed to relate to this scale and ensure consistency of the streetscape. There are no community gathering spaces around the site from which the development and its immediate streetscape can be viewed. The development is most prominently part of a highly trafficked and thoroughfare with high density buildings. This ‘opens up’ beyond the site – about 150 metres to the south - adjacent to Lionel Bowen Park. However, the subject site cannot be seen from that public space. **Figure 3** illustrates these points.

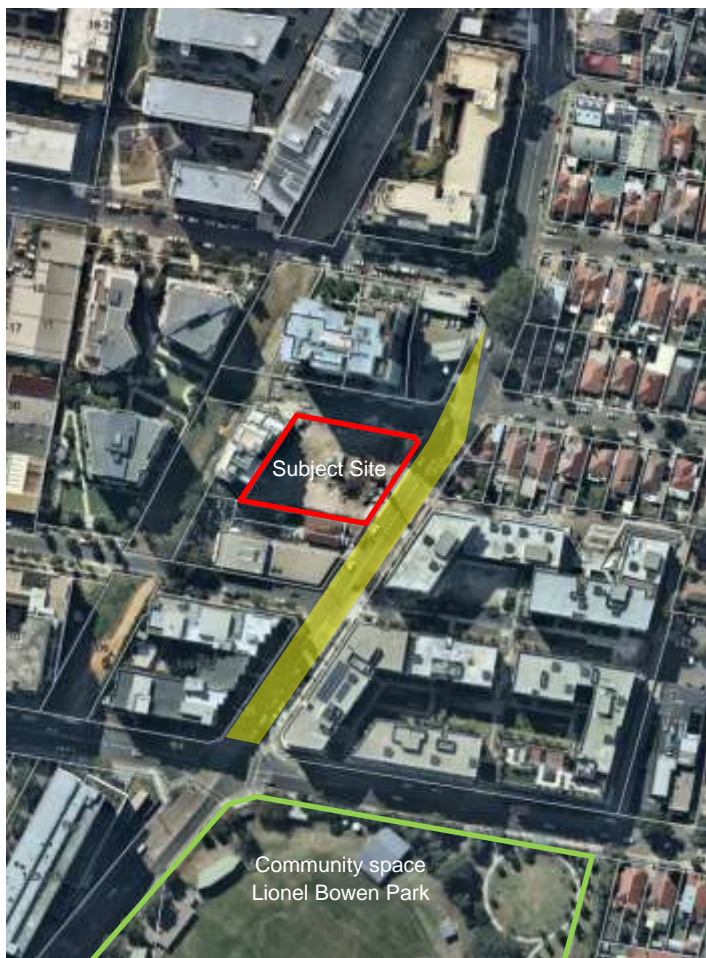


Figure 3: Subject site (red border) and its position on an increasingly densely urban and busy trafficked streetscape (shaded yellow). The image also shows that the site is not within view from Lionel Bowen Park.

- (e) to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain.

The proposal has been designed with setbacks that are fully compliant with the DCP. More generous setbacks are proposed at Ground Floor Level to Level 3 to allow for more generous and substantial landscape – refer **Figure 4**. This will provide a streetscape setting and public domain interface that is superior to that anticipated by the DCP. These generous setbacks will be further complemented by the articulated facades and building breaks.

The building breaks and more generous setbacks will also offer greater daylight and solar access to any future development on the site to the south. In this respect, drawings DA 403; 404; 405; and 406 have been prepared and accompany the application to council which show that a future development on the site to the south will achieve 2 or more hours of solar access for 72% of apartments (refer to **Annexure 1** to this report). A further 5% of apartments will receive up to 2 hours solar access. This high level of solar access is a direct result of the built form that allows for greater solar penetration through the subject site.

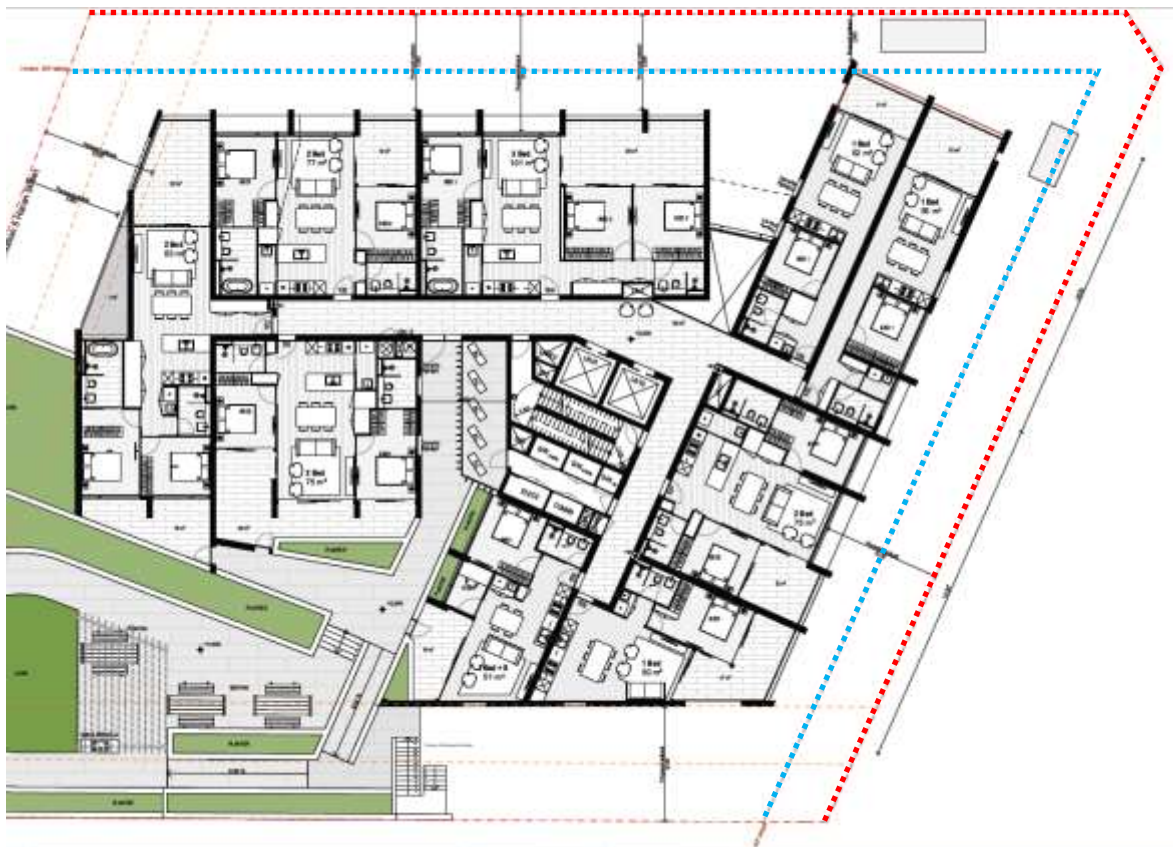


Figure 4: Extract of proposed development showing setbacks more generous than the DCP required setback (blue dotted line). Red line denotes site boundary.

- (f) to provide an appropriate correlation between the size of a site and the extent of any development on that site.

The design of the proposal is a response to the surrounding built form. The scale of the proposal will relate to the neighbouring buildings. The proposed setbacks (which are more generous than the DCP requires), façade variation and breaks in the building will give the development a less bulky appearance. This will ensure that the development draws a correlation with the size of the site it occupies. This is discussed in further detail in section 5 of this document.

- (g) to facilitate development that contributes to the economic growth of Botany Bay.

The proposed development will create numerous construction jobs and ongoing employment for the maintenance and servicing of the building and the needs of its occupants.

D. Is compliance with the development standard is unreasonable or unnecessary in the circumstances of the case?

In *Wehbe v Pittwater Council* (2007) NSWLEC 827 Preston CJ set-out the five ways of establishing that compliance with a development standard is unreasonable or unnecessary in support of justifying a variation. These are:

- 1) *Establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development are achieved notwithstanding noncompliance with the standard.*
- 2) *Establish that the underlying objective or purpose is not relevant to the development with the consequences that compliance is unnecessary.*
- 3) *Establish that the underlying objective or purpose would be defeated or thwarted if compliance was required that the consequences that compliance is unreasonable.*
- 4) *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 unreasonable and unnecessary.*
- 5) *Establish that 'the zoning of particular land' was 'unreasonable or unnecessary' so that 'a development standard for that zoning was also unreasonable or unnecessary as it was applied to that land' and that compliance with the standard in that case would also be unreasonable and unnecessary.*

In applying the test in *Wehbe v Pittwater Council*, only one of the ways of establishing the development standard is unreasonable and unnecessary needs to be demonstrated. As outlined in section 4C above, the proposed development is able to achieve the objectives of the floor space ratio development standard, even though the development results in a non-compliance with the numerical standard. On this basis, the development is able to demonstrate that the development is unreasonable and unnecessary in accordance with the first way Preston CJ outlines in *Wehbe v Pittwater Council*.

In the recent decision of *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90 Pain J upheld the decision of Pearson C which indicated that a variation must be justified on sufficient environmental planning grounds particular to the circumstances of the proposed development and development site rather than grounds that would apply to a similar development on the site or a development in the vicinity.

However, in a the more recent case of *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7 Preston CJ stated that the consent authority did not have to be satisfied directly that compliance with each development standard was unreasonable and unnecessary in the circumstances of the case, but only indirectly by being satisfied that the appellant's written request adequately addressed the matter in Clause 4.6(3)(a) that compliance with each development standard was unreasonable and unnecessary. This decision indicates a move away from the more prescriptive approach to consideration of Clause 4.6 variation requests taken in *Four2Five v Ashfield Council*.

Applying Preston's CJ decision in *Randwick City Council v Micaul*, the proposed development is able to demonstrate that strict compliance with the numerical FSR development standard is unnecessary in the particular circumstances of the proposal, as the development is able to:

- Meet the objectives of the development standard as outlined in section 4C of this report;
- Meet other built form development standards, as demonstrated in the Statement of Environmental Effects;
- Satisfactorily address all relevant planning considerations as detailed in section 4E of this report; and
- There are various other examples of previously approved developments in the Mascot Station area that exceed the 3.2:1 FSR control, as stated in section 4C of this report.

E. Are there sufficient environmental planning grounds to justify contravening the development standard?

The variation to the FSR development standard is considered well founded and reasonable for the following reasons:

- The proposed development is consistent with the underlying objectives and purpose of the development standard, as demonstrated in section 4C of this report;
- The proposed development fully complies with – and indeed exceeds - the setback requirements of the DCP and contains articulation within the nominated articulation zone as demonstrated in section 4C of this report;
- The proposed non-compliance relates to the LEP 2013 provisions for FSR will not have any adverse impact on the bulk and scale of the development when viewed from surrounding properties, as shown in **Figures 5 to 7**; and
- Despite the non-compliance with the FSR control, the proposal is consistent with the scale of development anticipated, approved and constructed in the locality, as shown in **Figures 5 to 7**.



Figure 5: Proposed O'Riordan Street streetscape, showing possible envelope to south (left) and existing buildings to the north (right)



Figure 6: Proposed Haran Street streetscape, showing building of 200 Coward Street in the distance (left) and existing building at 5 Haran Street (right)



Figure 7: Montage showing how the proposal will appear when viewed looking towards the northern façade of the building

F. Will the proposed development be in the public interest because it is consistent with the objectives of the particular standard and objectives for development within the zone in which the development is proposed to be carried out?

As outlined throughout the SEE and this Clause 4.6 Variation Statement, the proposal is consistent with the objectives of the FSR development standard and objectives of the B4 zone. This demonstrates that the proposal is in the public interest.

The existing development consent that applies to the site allows for construction of a residential flat building that achieves 2-hour midwinter solar access to only 43% of apartments. Through more thoughtful and successful design, the proposed development by DKO manages to achieve ADG solar access to 55% of apartments. This is a substantial improvement to resident amenity and will result in a superior built form on the site. Refer to section 5 of this report for discussion on this topic.

The public interest is favourably served when a superior development is proposed to replace a previously approved one with lesser amenity.

G. Whether contravention of the development standard raises any matter of significance for State or regional environmental planning.

The proposed variation to the FSR development standard does not conflict with any matters of State or regional environmental planning significance, nor does it conflict with any State Planning Policies or Ministerial Directions. The significance of the non-compliance is acceptable in the context of the overall development of the Mascot area and the broader Bayside Council area.

H. The public benefit of maintaining the development standard.

The proposal has been designed with generous setbacks, and will provide a streetscape setting and public domain interface that is superior to that anticipated by the DCP. These generous setbacks will be further complemented by the articulated facades and building breaks. This will result in a building that offers a greater public benefit in the form of enhanced streetscape.

The proposal is consistent with key objectives of *A Metropolis of Three Cities - The Greater Sydney Region Plan*, which is the first to be prepared concurrently with *Future Transport 2056* and the *State Infrastructure Strategy*, aligning land use, transport and infrastructure planning to reshape Greater Sydney as three unique but connected cities.

The Region Plan housing opportunity is consistent with the subject site:

Opportunities for urban renewal need to be considered by location and by capacity of existing and proposed infrastructure. In older more established parts of Greater Sydney, urban renewal opportunities may exist around regional transport and strategic centres where links for walking and cycling promote a healthy lifestyle and contribute to liveability.

The proposal also will assist in reaching the target of 46,550 dwelling for the Plans' Eastern City District (where the site is located) by 2021.

It is considered that due to the absence of any demonstrable adverse impacts arising from the proposed development, adherence to the subject development standards would hinder the attainment of the objectives of the Act. Further, the proposed development is consistent with the objectives of the development standard. Therefore, such adherence would not be in the public interest in this instance.

5. Objects of the Act

Clause 1.3 of the Environmental Planning and Assessment Act, 1979, (the Act) contains the Objects of the Act. The clause states as follows:

The objects of this Act are as follows:

- a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- c) to promote the orderly and economic use and development of land,*
- d) to promote the delivery and maintenance of affordable housing,*
- e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- g) to promote good design and amenity of the built environment,**
- h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- j) to provide increased opportunity for community participation in environmental planning and assessment.*

Object (g) is of particular relevance to the proposed variation, shown in bold above. The following paragraphs consider the proposed development and its consistency with that Object.

A considerable amount of work has been done on the design of the proposed building to ensure it not only responds to its surroundings, but also offers a superior design outcome on the site.

Solar Access

The site is constrained in that its solar access is restricted by existing developments - to the north (2-4 Haran Street); and west (5 Haran Street) – and the angle of its O'Riordan Street frontage - which means that the eastern façade of the proposed building receives only 15 minutes of solar access at midwinter.

No.2-4 Haran Street blocks solar access to northern facade of the proposed building below Level 7 from 10am - 2pm in midwinter. It should be noted that the building on 2-4 Haran Street has a 3 metre setback that is inconsistent with the DCP. No.5 Haran Street has a zero lot setback to its western boundary (shared with the subject site) and blocks solar access to western façade of the proposed development from 1-3pm in midwinter. It should be noted that the setback to the building on 5 Haran Street is also inconsistent with the DCP. Drawing No. DA 409 has been included with the submitted drawing set that illustrates these constraints, and an extract is provided at **Figure 8** below.

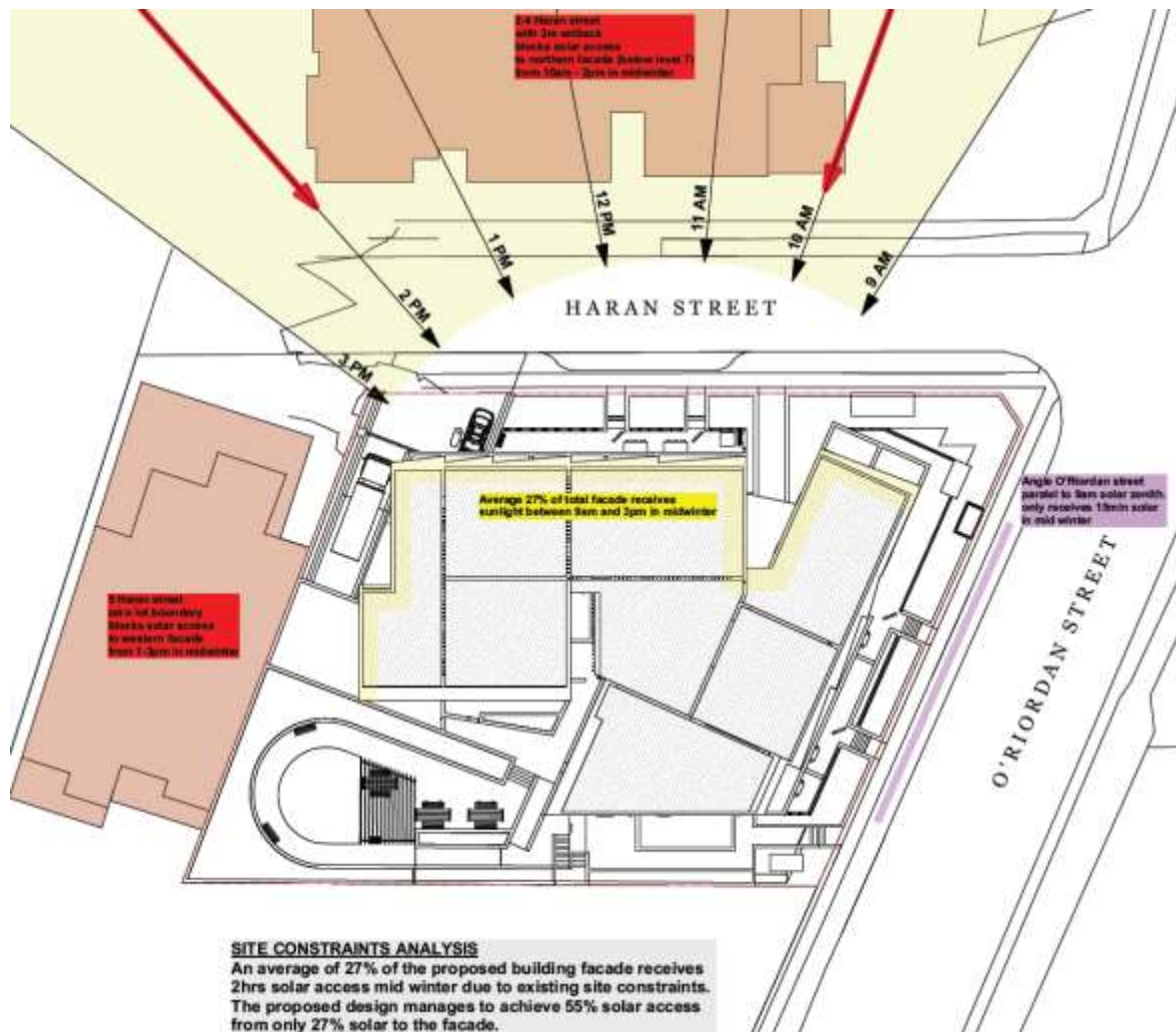
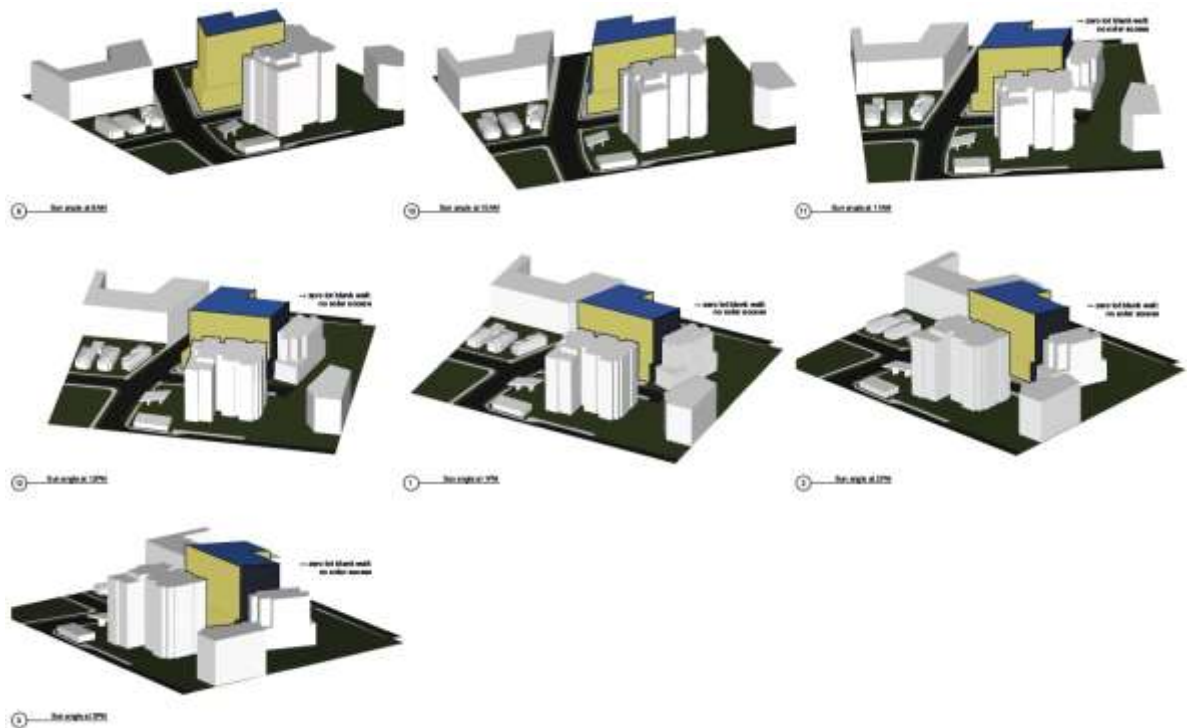


Figure 8: Extract from Drawing No. DA 409 showing constraints to solar access to the subject site

The result of these existing site constraints means that only an average of 27% of the façade on the subject site has the potential for receiving 2 hours of solar access at midwinter. In spite of these constraints, the proposed design manages to achieve 2 hours of midwinter solar access to 55% of apartments (which compares very favourably to 43% under the approved development on the site). This is achieved by maximising the number of units - and the area of façade - facing north and west.

To further demonstrate the success of the solar access achievement on the site with the proposed design, DKO Architects have prepared diagrams that compare solar coverage to the facades for a DCP compliant scheme (Drawing No. DA 407 – extract at **Figure 9**) and the proposed scheme (Drawing No. DA 408 – extract at **Figure 10**). On average, the facades of a DCP compliant scheme will have 20% solar coverage, and the facades of the proposed scheme will have 27% solar coverage.

The above demonstrates that any development on the subject site will be somewhat challenged where compliance with the ADG is concerned. The construction of previously approved buildings – with setback and height non-compliances – to the north and west means that additional shadow (unanticipated by the DCP) is cast over the subject site and makes compliance challenging. Due consideration needs to be given to this fact, and merit should be given to the architects for managing to design a building that yields a 12% increase in the number of ADG solar access complaint units that can be built on the site.

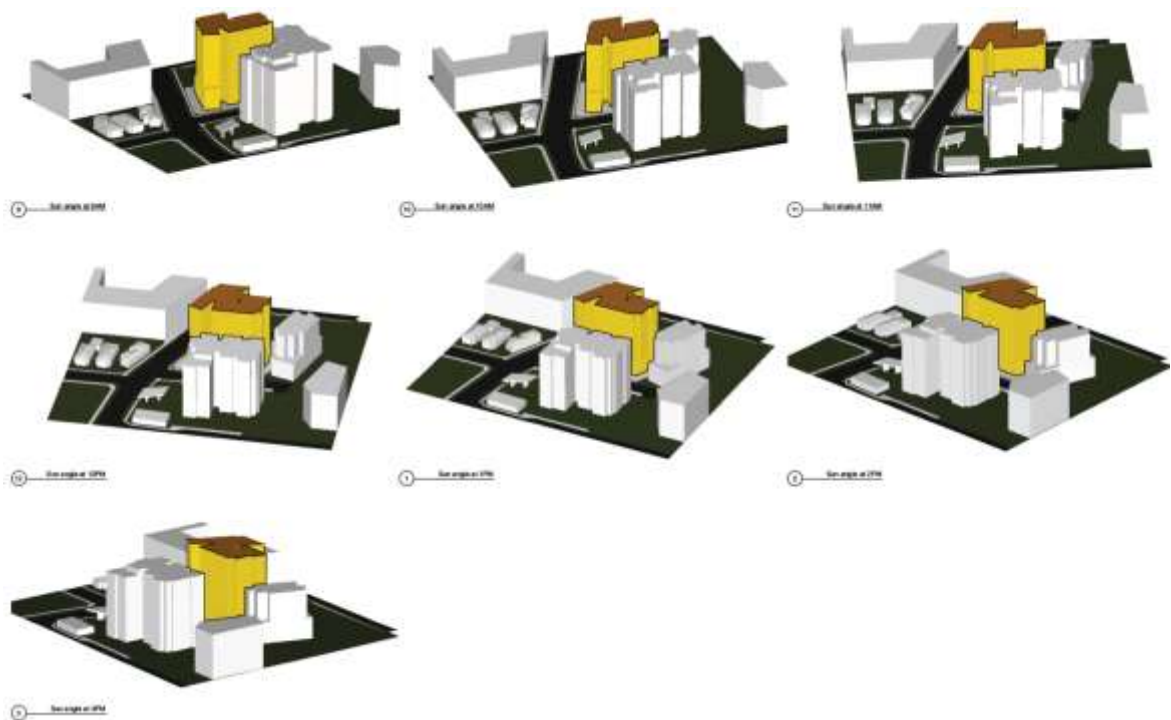


DCP envelope receiving solar at the 22th of June

Total facade area of DCP envelope: 7300 m²

● at 9 AM	3285 m ² facade receives sunlight	= 43%	Proposed envelope = 45%
● at 10 AM	1240 m ² facade receives sunlight	= 17%	Proposed envelope = 18%
● at 11 AM	1100 m ² facade receives sunlight	= 15%	Proposed envelope = 17%
● at 12 PM	800 m ² facade receives sunlight	= 11%	Proposed envelope = 23%
● at 1 PM	1100 m ² facade receives sunlight	= 15%	Proposed envelope = 25%
● at 2 PM	1310 m ² facade receives sunlight	= 18%	Proposed envelope = 29%
● at 3 PM	1530 m ² facade receives sunlight	= 21%	Proposed envelope = 32%
AVERAGE	average solar access	= 20%	average Proposed envelope = 27%

Figure 9: Extract from Drawing No. DA 407 showing solar coverage of facades with a DCP compliant envelope



Proposed envelope receiving solar at the 22th of June

Total facade area of Proposed envelope: 7100 m²








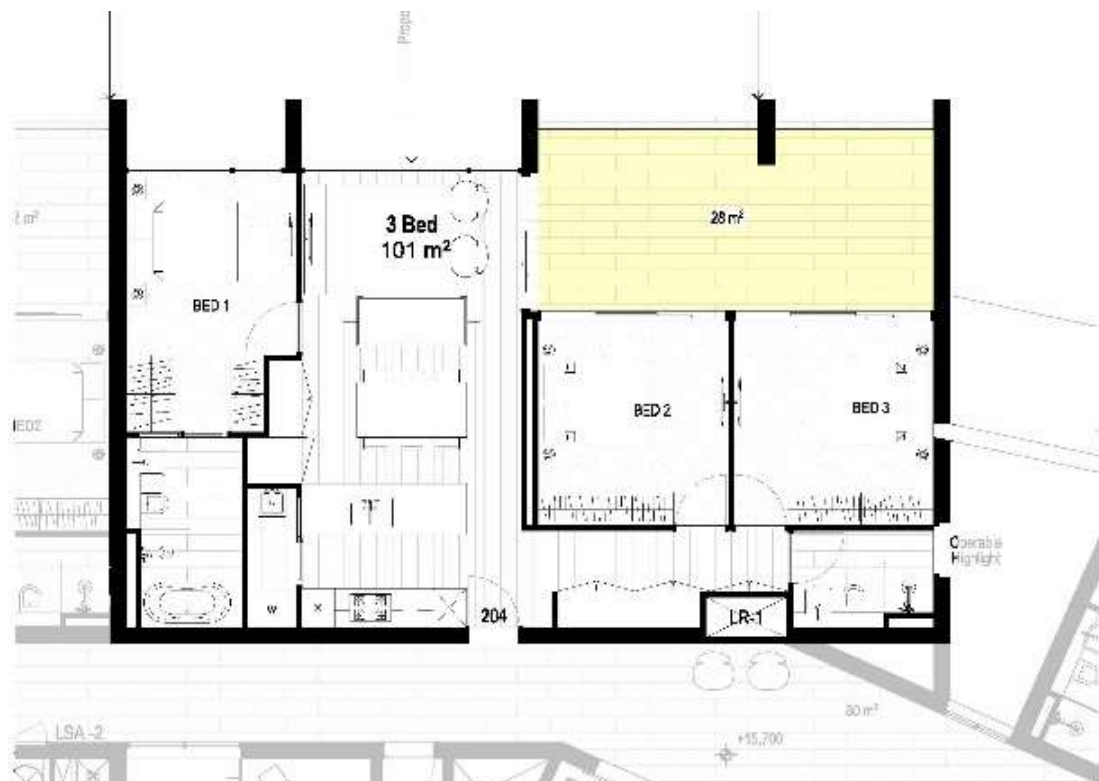
	at 9 AM	3195 m ² facade receives sunlight	= 45%	DCP envelope = 43%
	at 10 AM	1270 m ² facade receives sunlight	= 18%	DCP envelope = 17%
	at 11 AM	1200 m ² facade receives sunlight	= 17%	DCP envelope = 15%
	at 12 PM	1630 m ² facade receives sunlight	= 23%	DCP envelope = 11%
	at 1 PM	1775 m ² facade receives sunlight	= 25%	DCP envelope = 15%
	at 2 PM	2050 m ² facade receives sunlight	= 29%	DCP envelope = 18%
	at 3 PM	2275 m ² facade receives sunlight	= 32%	DCP envelope = 21%
	AVERAGE	average solar access	= 27%	average DCP envelope = 20%

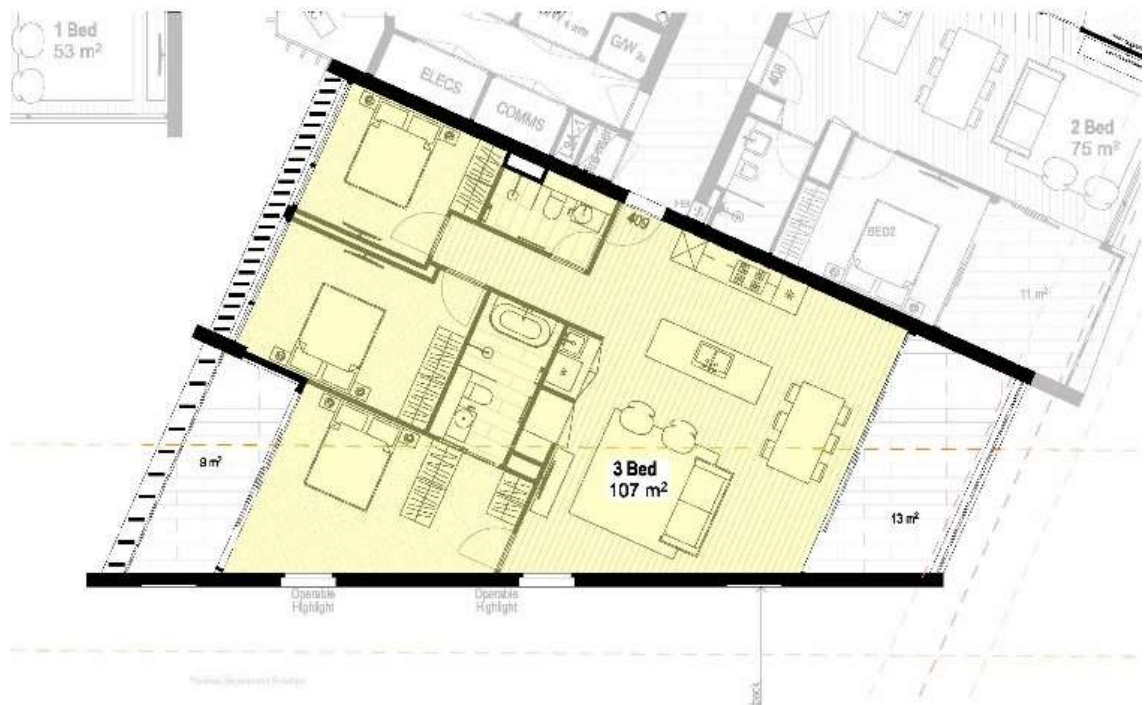
Figure 10: Extract from Drawing No. DA 408 showing solar coverage of facades with the proposed development

Other Residential Amenity

The proposed development has numerous attributes that contribute to a high level of design and amenity for the future residents. The key attributes are outlined below.

- a) All apartments have large balconies and terraces located immediately adjacent to living rooms, which enhances the indoor/outdoor living experience. 88% of apartments have balconies larger than the ADG minimum requirements.

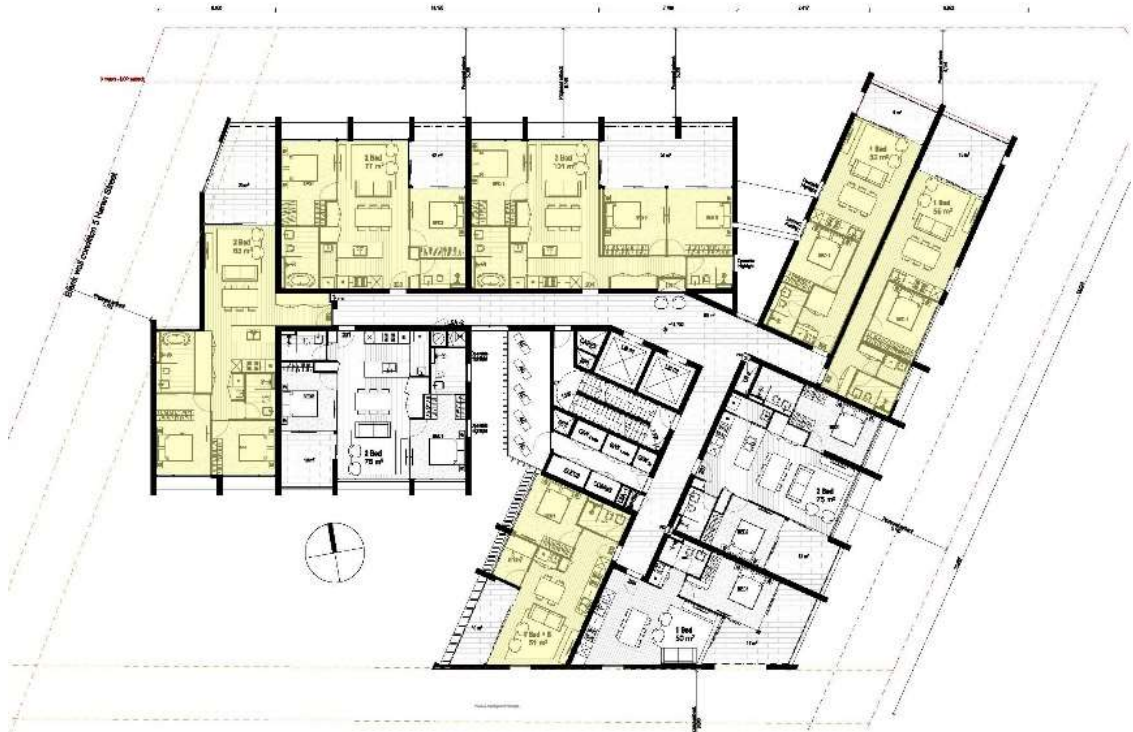




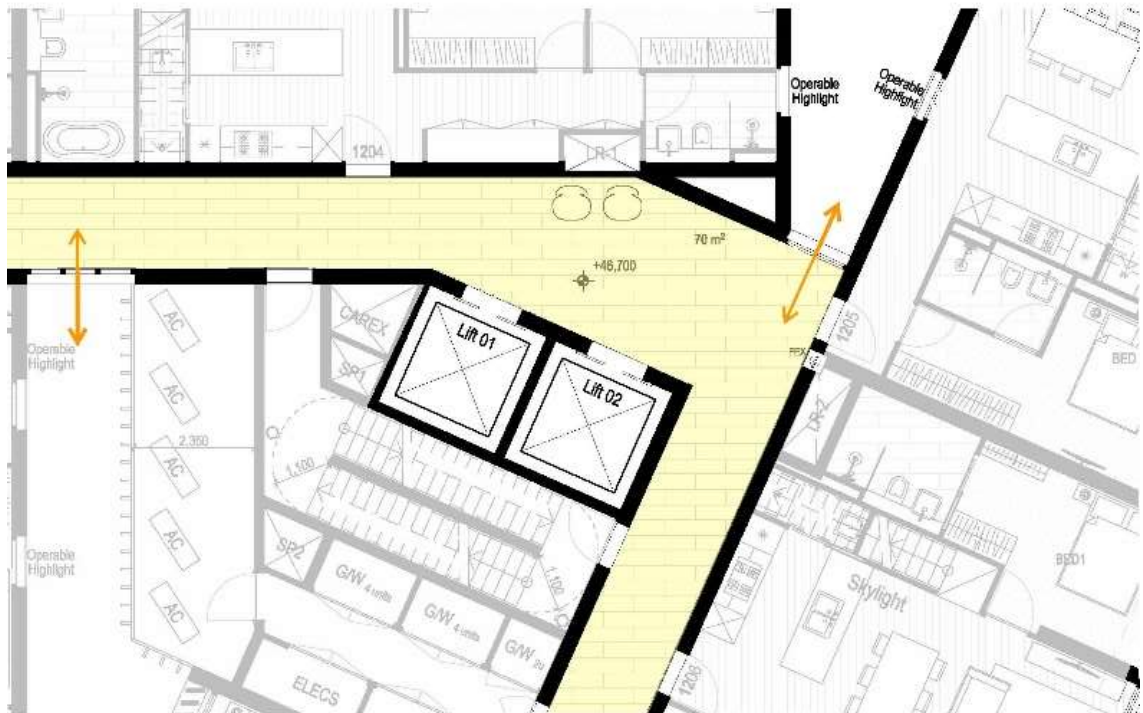
- c) Design of rational unit layouts with good circulation space, open plan kitchen, living and dining areas separated from bedrooms and bathroom areas.



- d) The highest possible numbers of units have been orientated to the north and west where the majority of solar access is achieved. 6 out of 9 units per typical floor are orientated towards North or West.



- e) Large lobby areas are provided on each floor to provide opportunity for casual social interaction among residents. All lobby areas address windows for natural light and ventilation.



- f) A large communal open space area is proposed on the podium with seating and barbecue facilities for residents.



6. Conclusion

The proposal seeks variation to the FSR development standard. The proposal will have no adverse impacts and will have no conflict with any matters of State or regional environmental planning significance. Nor does it conflict with any State Planning Policies or Ministerial directives.

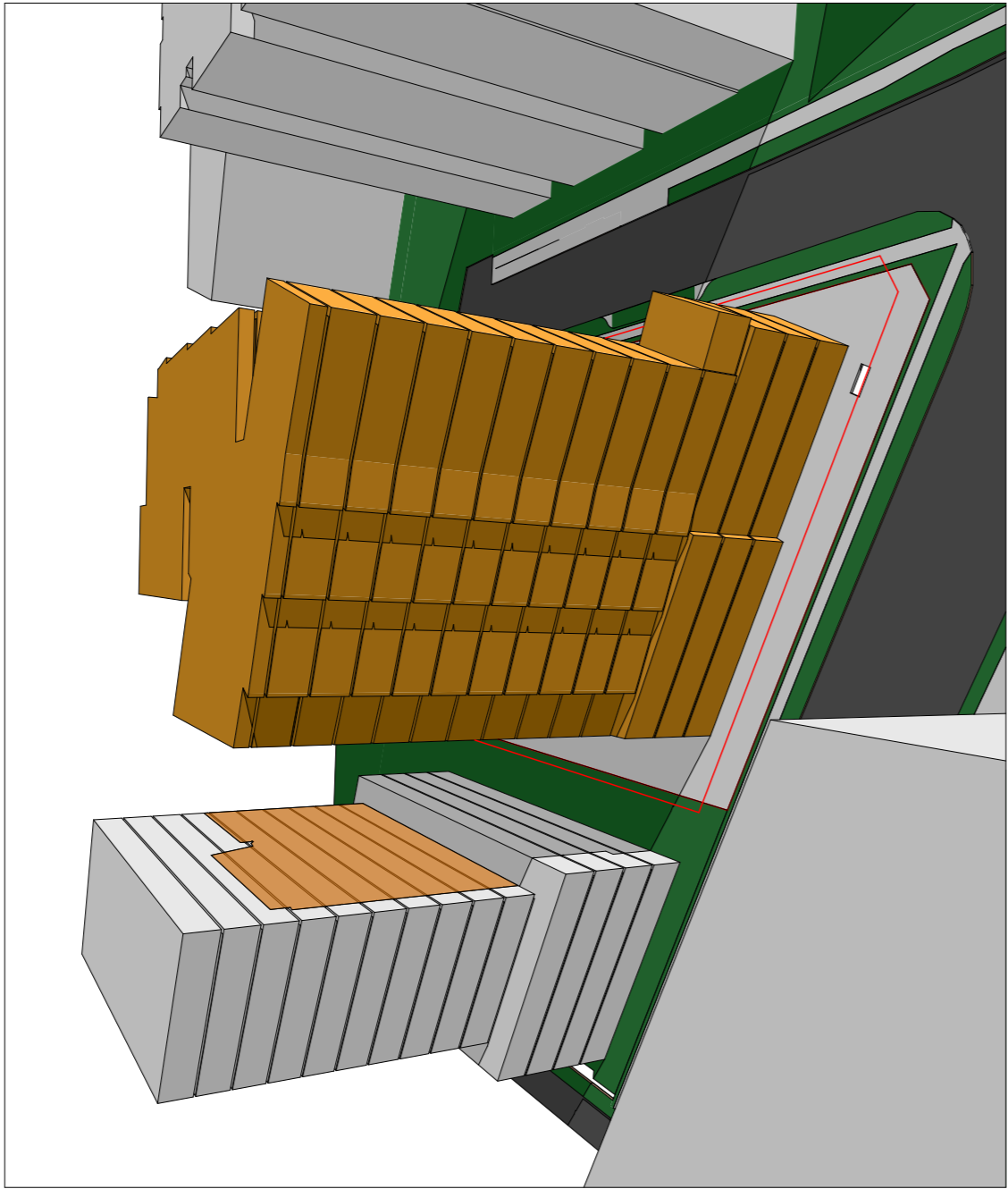
Overall, it is considered that the proposed variation to the FSR control (Clause 4.4) can be justified on the following grounds:

- The proposed GFA and FSR are the same as those approved under the existing development consent for the site, and is the same – or less than – the approved FSR of other development in the locality, which sets a standard of density in the area.
- The proposal contains setbacks that are more generous than anticipated under the DCP, and the building contains strongly articulated facades and building breaks that will combine to produce a built form that has a bulk and scale that is entirely compatible – and improved - with the surrounding built form and streetscape.
- The proposal will result in a development, which remains consistent with the objectives of the B4 Mixed Use zone of the site.
- The proposal remains consistent with the objectives of the FSR development standard.
- The proposal is consistent with other relevant development standards.
- The public benefit of maintaining the development standards in this particular proposal is not put at risk by allowing a departure in this particular instance.
- The proposal is consistent with the relevant Objects of the Act.

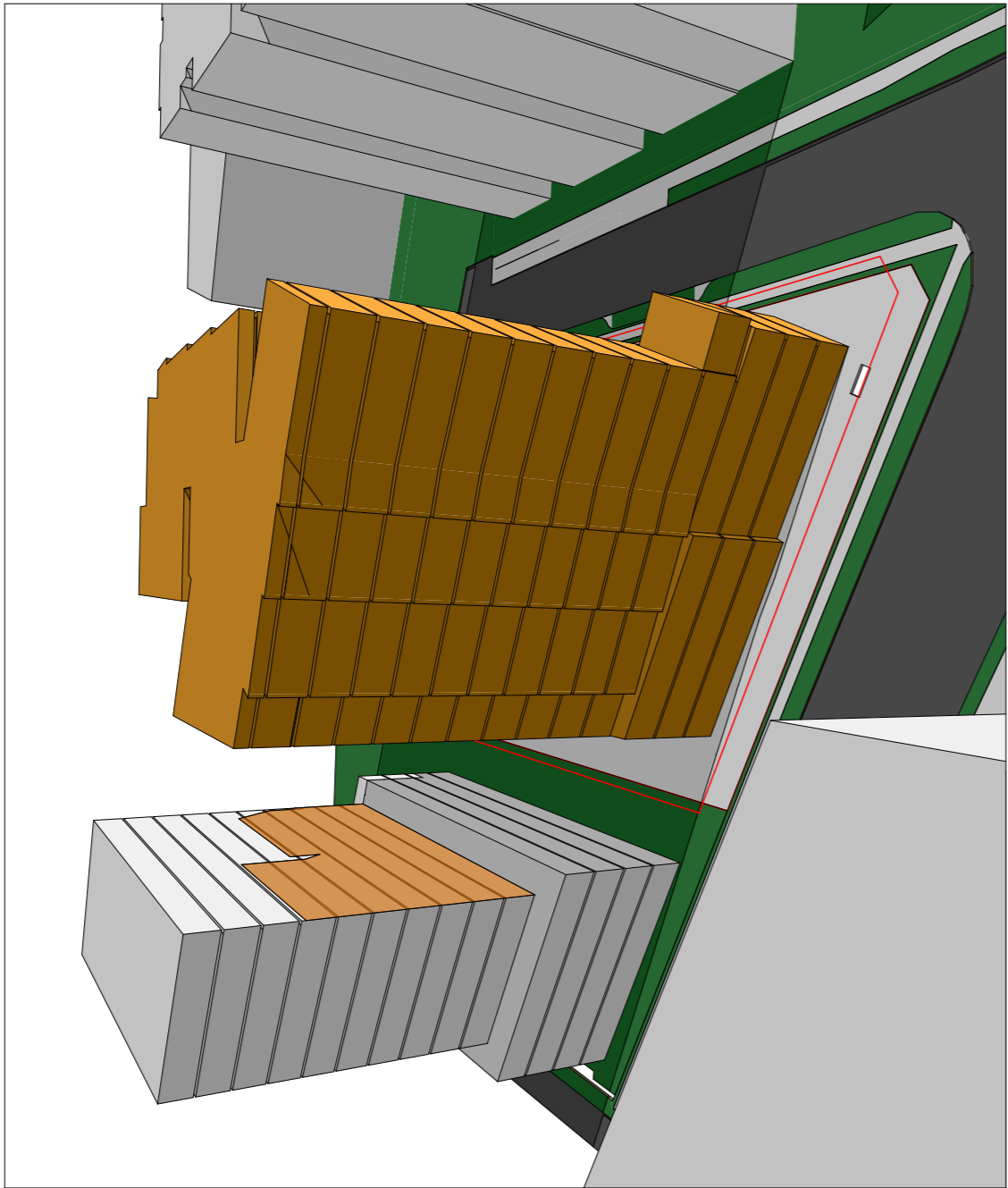
On the basis of the above, support should be given to the proposed variation to the FSR development standard under the provisions of clause 4.6 of the LEP.

ANNEXURE 1: SOLAR IMPACT ANALYSIS OF SITE TO SOUTH

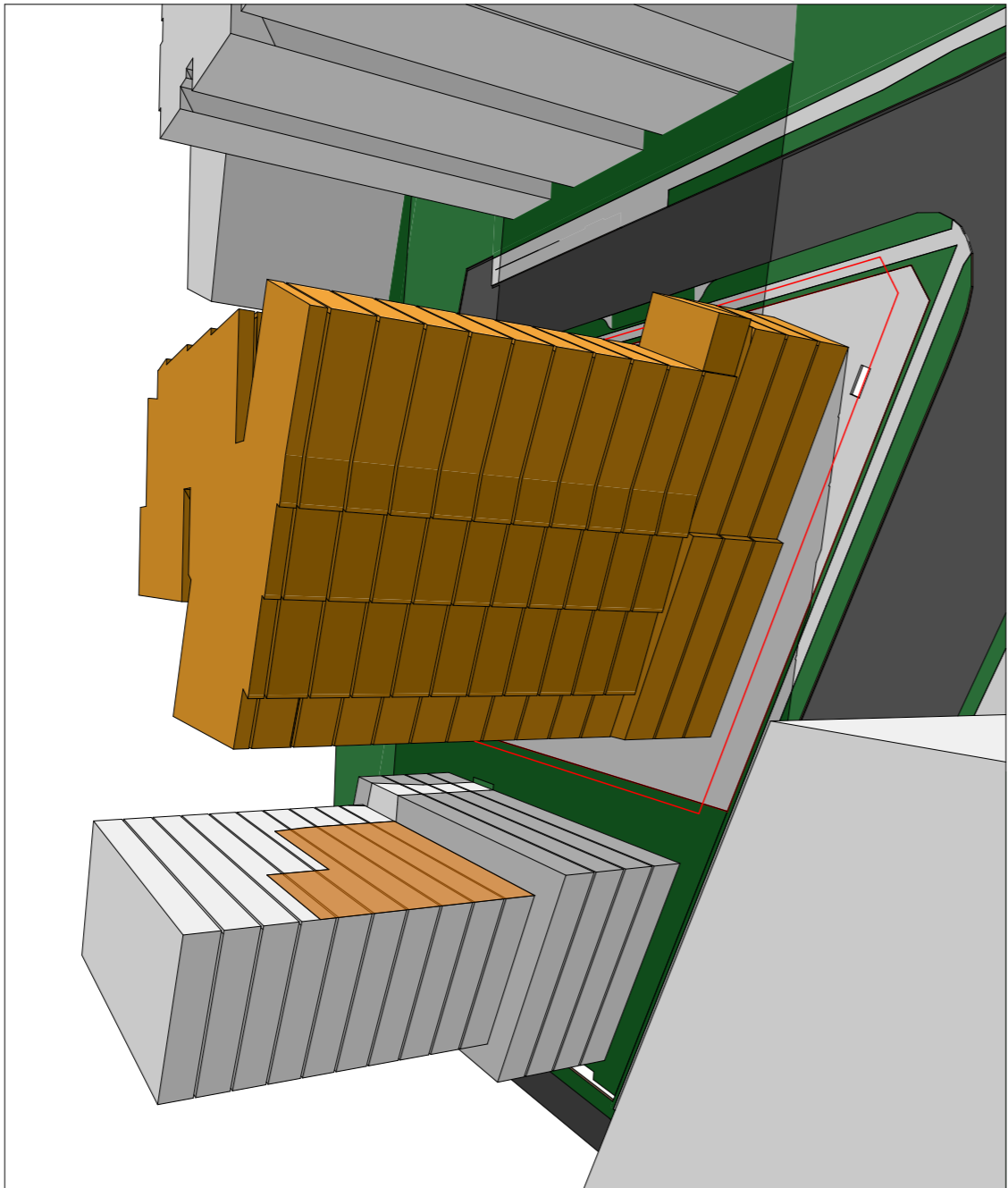
OVERSHADOWING SOUTHERN FUTURE DEVELOPMENT (143-147 O’Riordan Street) JUNE 22



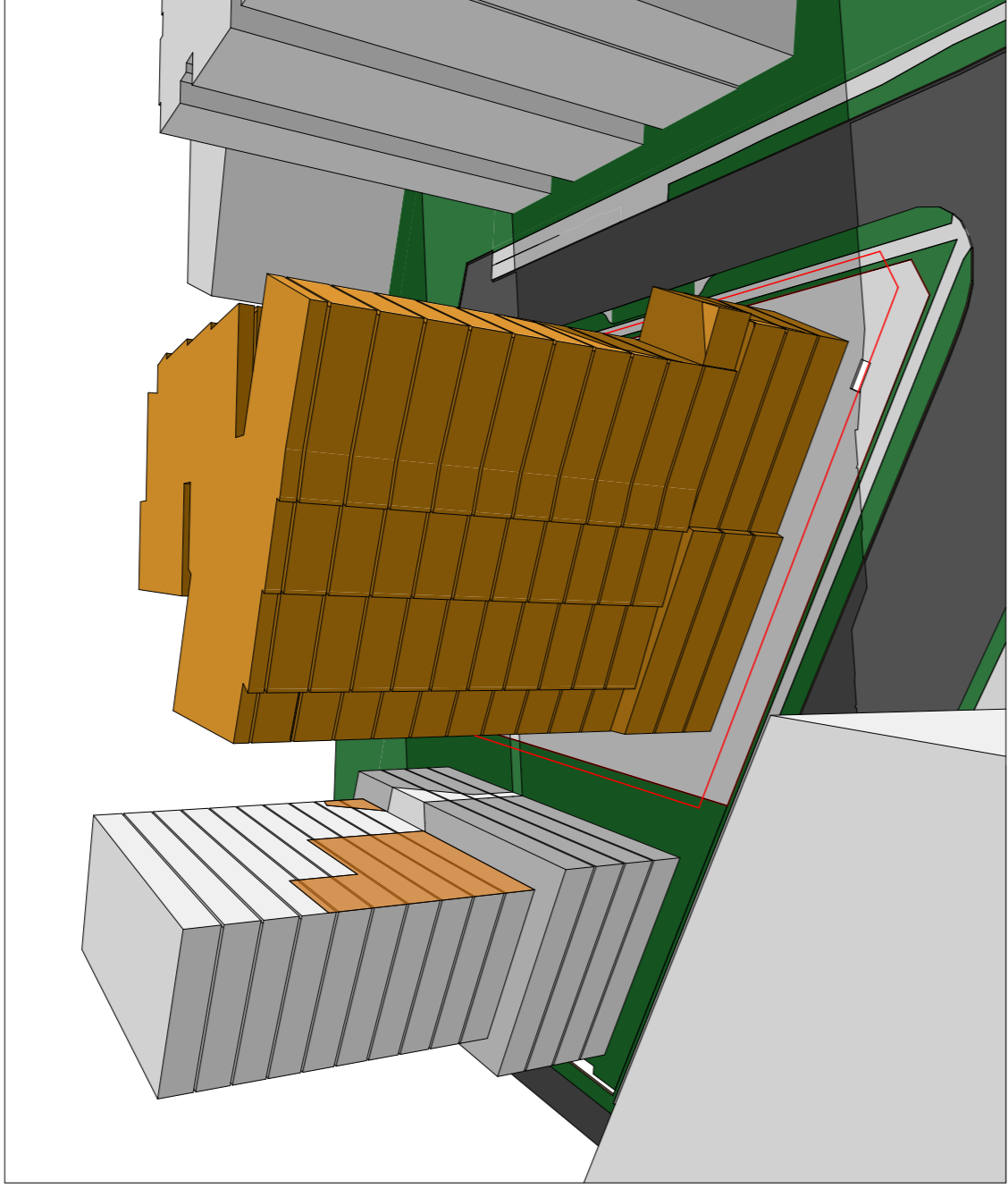
June 22nd at 9AM



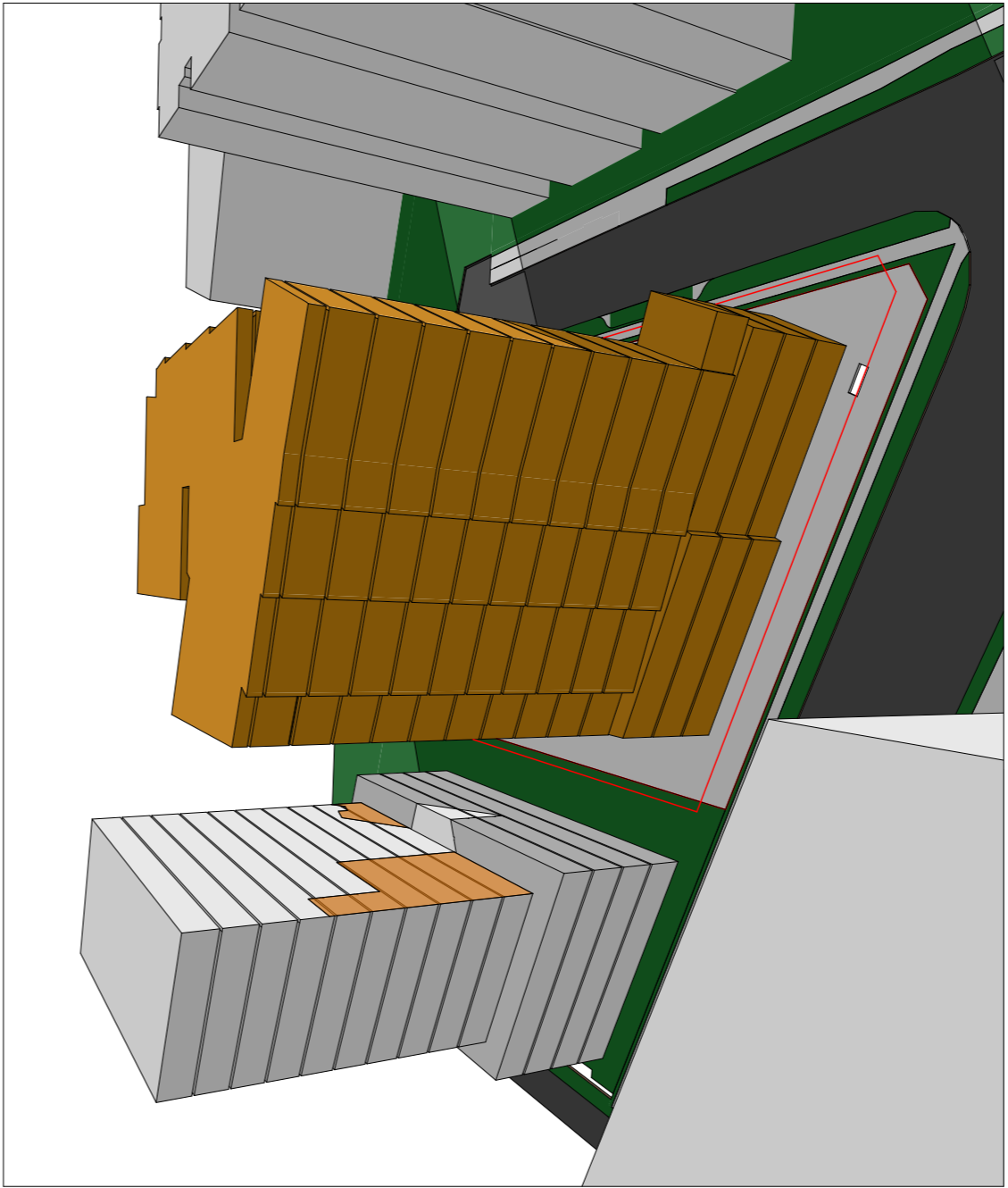
June 22nd at 10AM



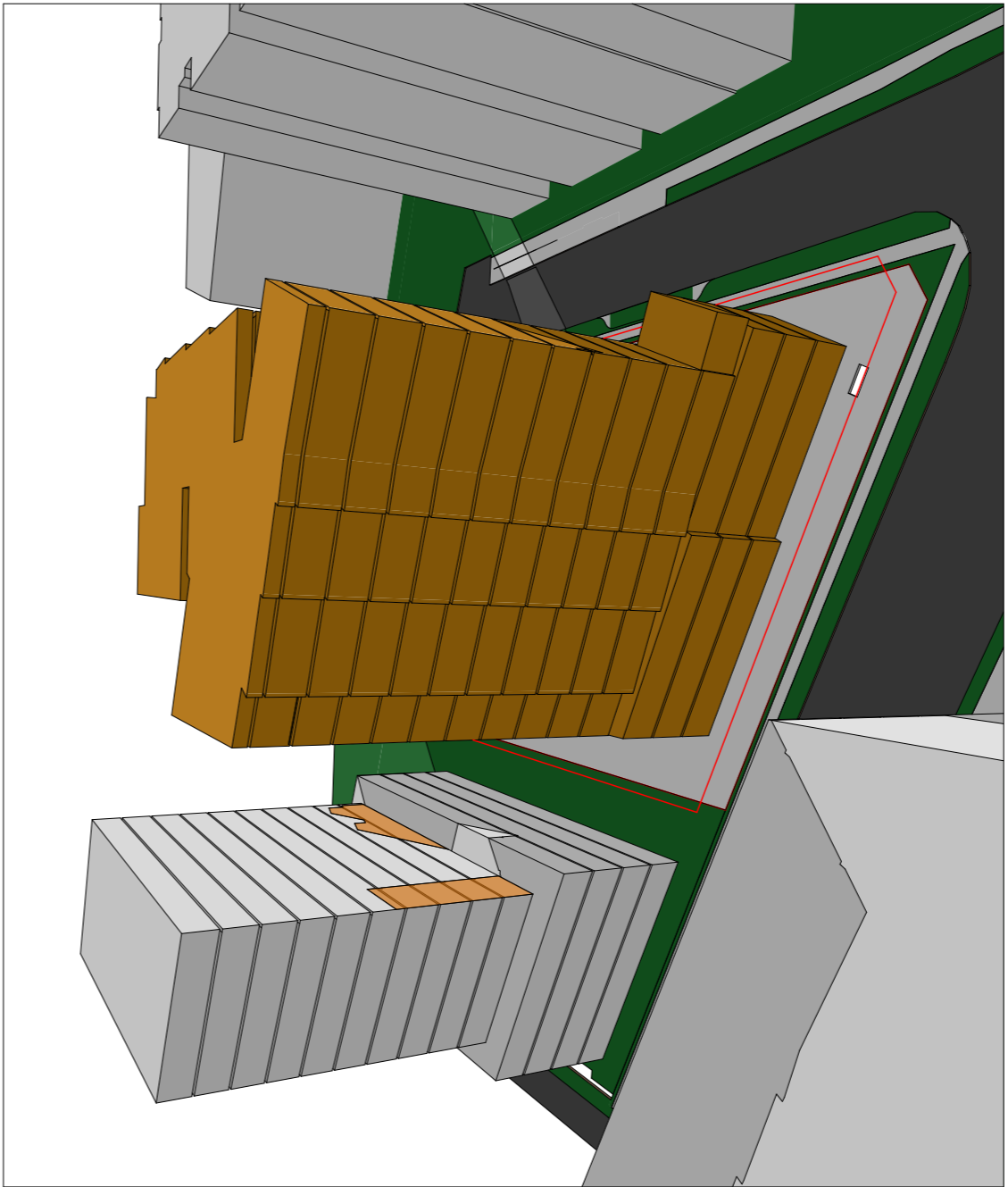
June 22nd at 11AM



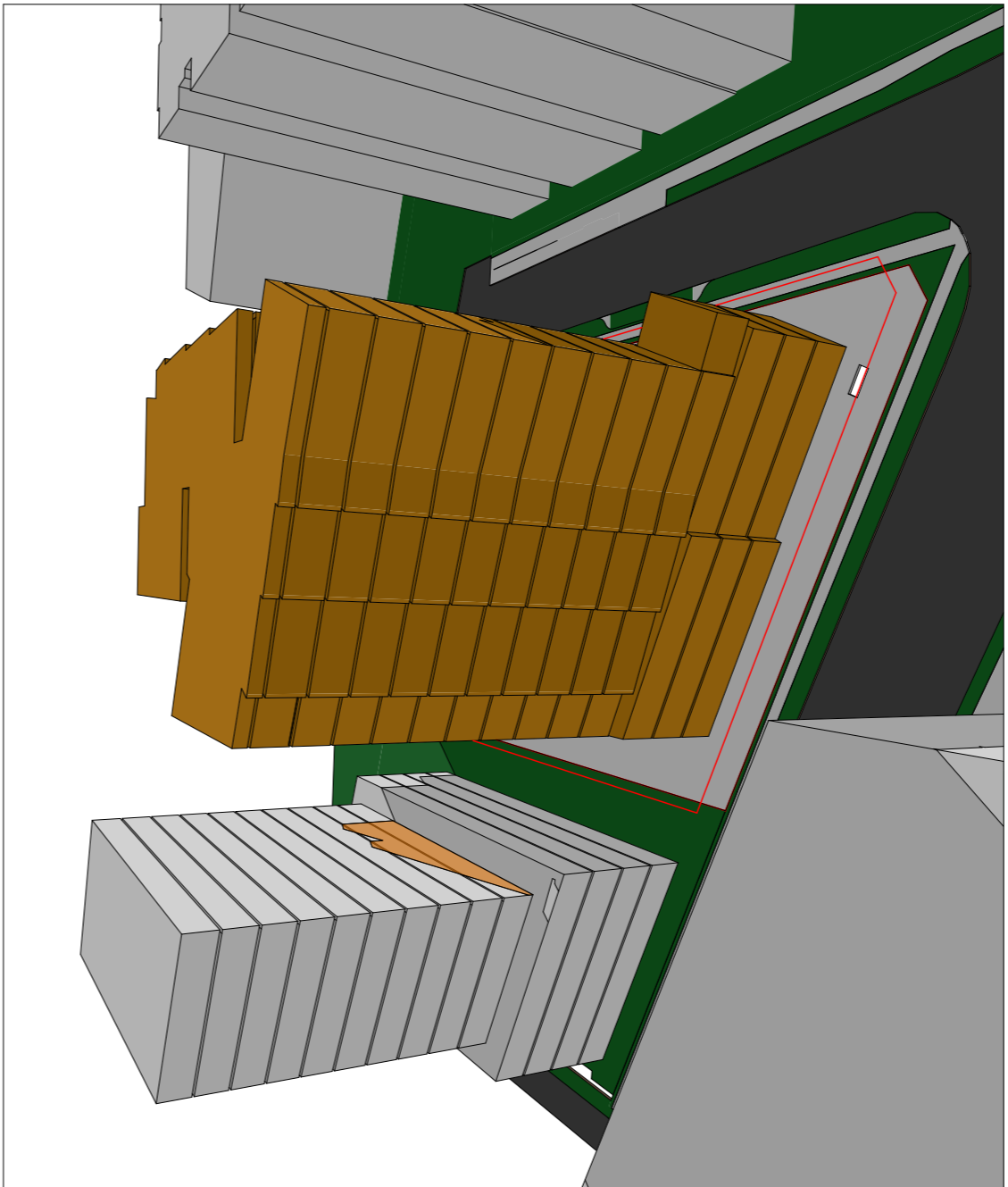
June 22nd at 12PM



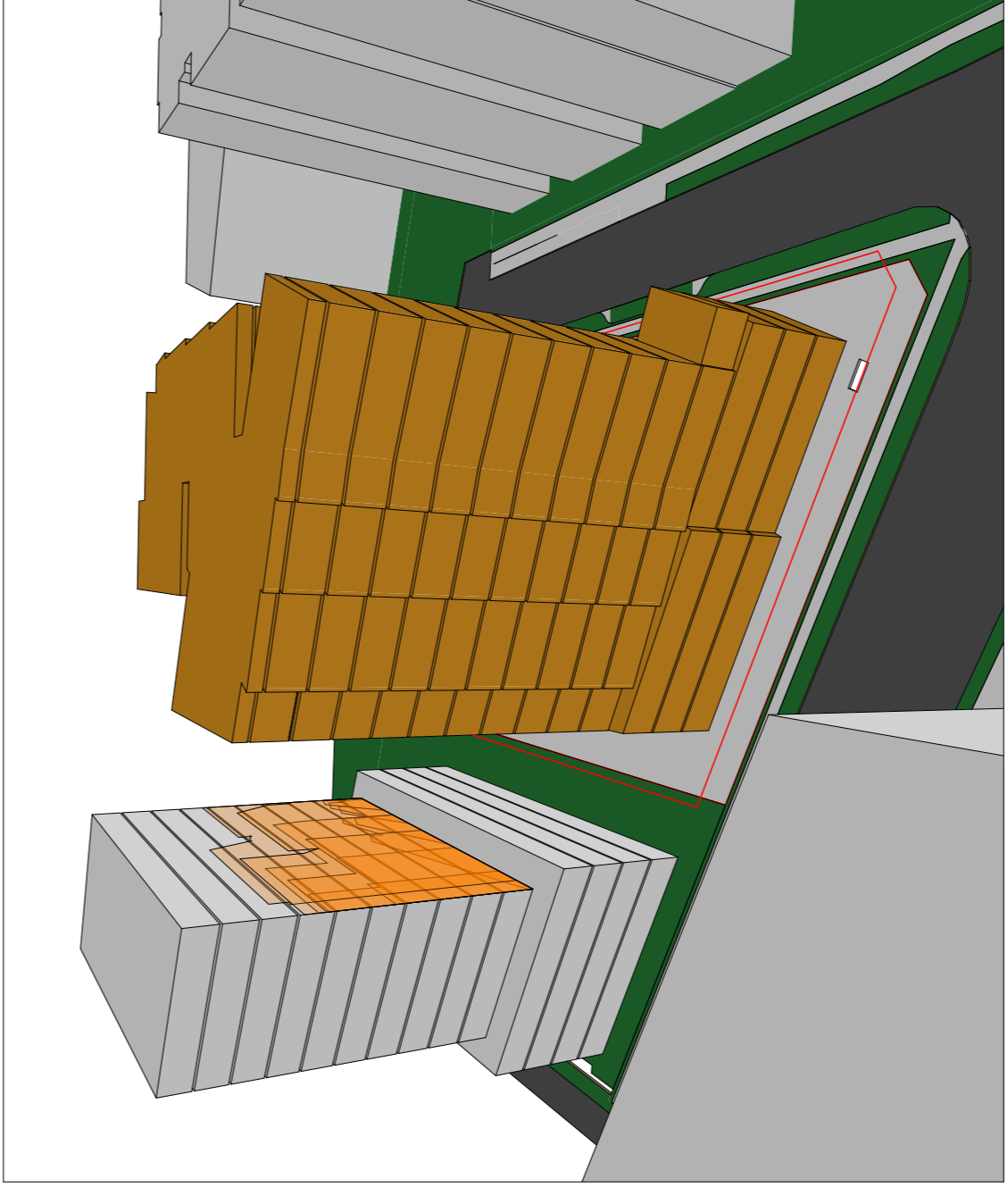
June 22nd at 1PM



June 22nd at 2PM



June 22nd at 3PM



June 22nd TOTAL

Consultants	Lifts - KONE ✓ James Denton j.denton@kone.com 0439 240 826	Fire - Guardian ✓ Matthew Sayers m.sayers@guardians.com.au 0418 267 775	Hydraulic - KMC Ken McDonald kenmcdonald@kmc.com.au 0415 676 271	Traffic - ARUP ✓ James Turner j.turner@arup.com.au 0419 703 441
	Waste - Elephants Foot ✓ James.sullivan@elephantsfoot.com.au 0412 234 796	Electrical - INK ✓ Harry@inkelectrical.com.au	HVAC - Superior Air Zali@superiorair.com.au 0425 226 866	Landscape - Site Image ✓ Rishabh@siteimage.com.au 0412 438 882

Structural - Meriton Tim Farnen t.farnen@meriton.com.au 02 9287 2888	Roof access - Sky3 Richard@mae.com 0424 346 626
--	--

Access DDA - Wall to Wall
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q.tran@wall-to-wall.com.au
0412 259 370

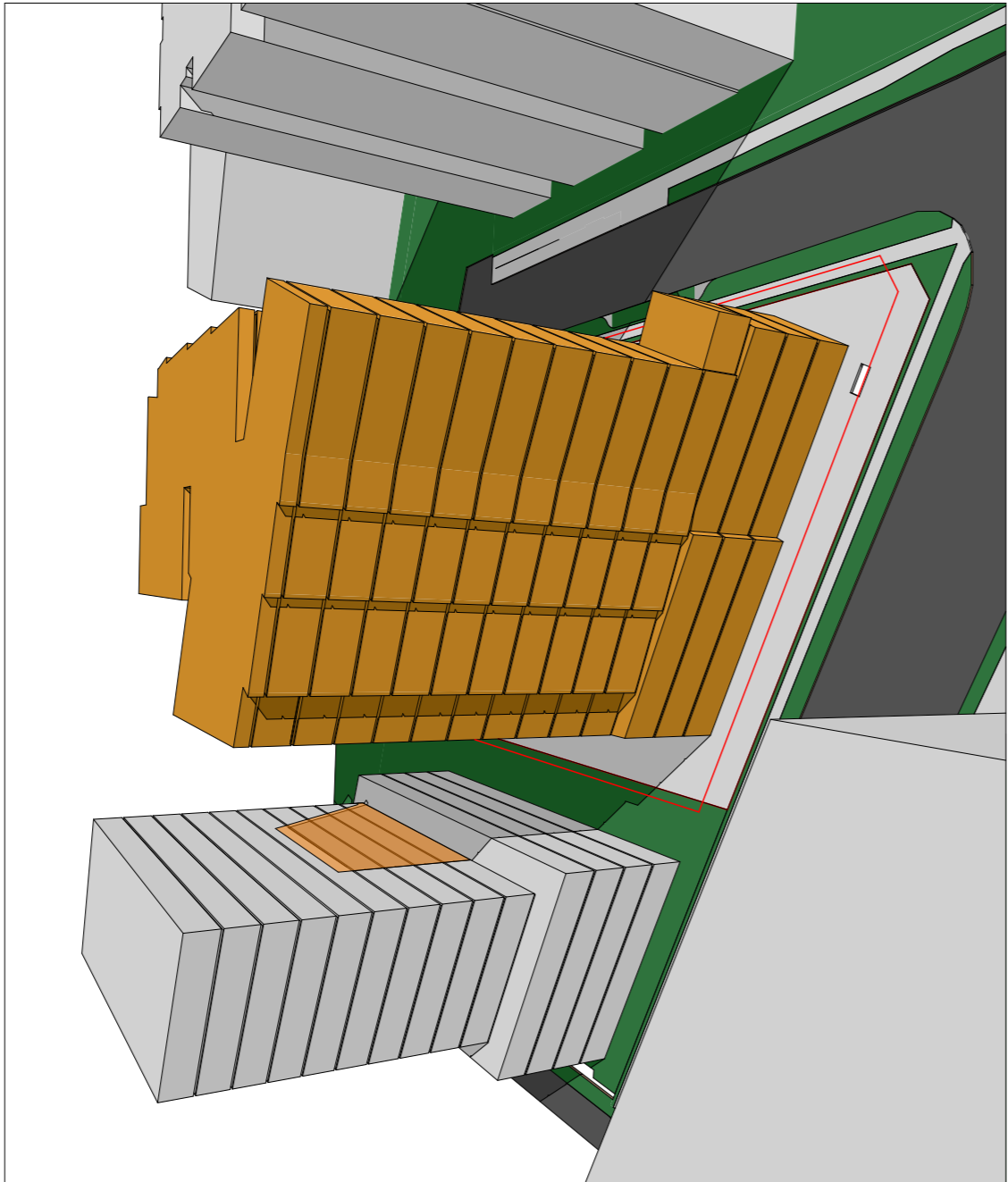
Legend / Notes



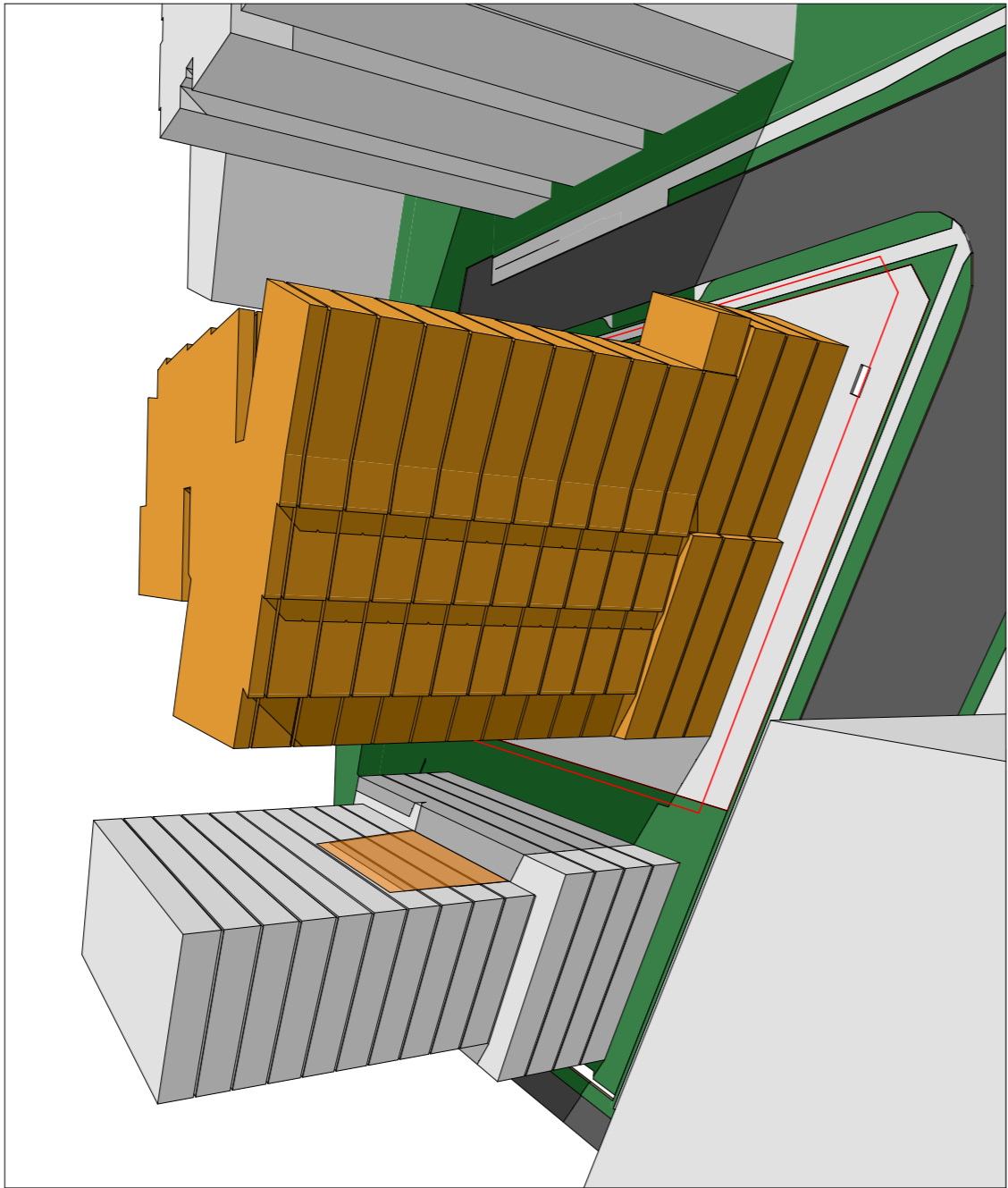
Rev.	Date	By	Cld	Description
1	12/07/2018	WM	NB	DA SUBMISSION

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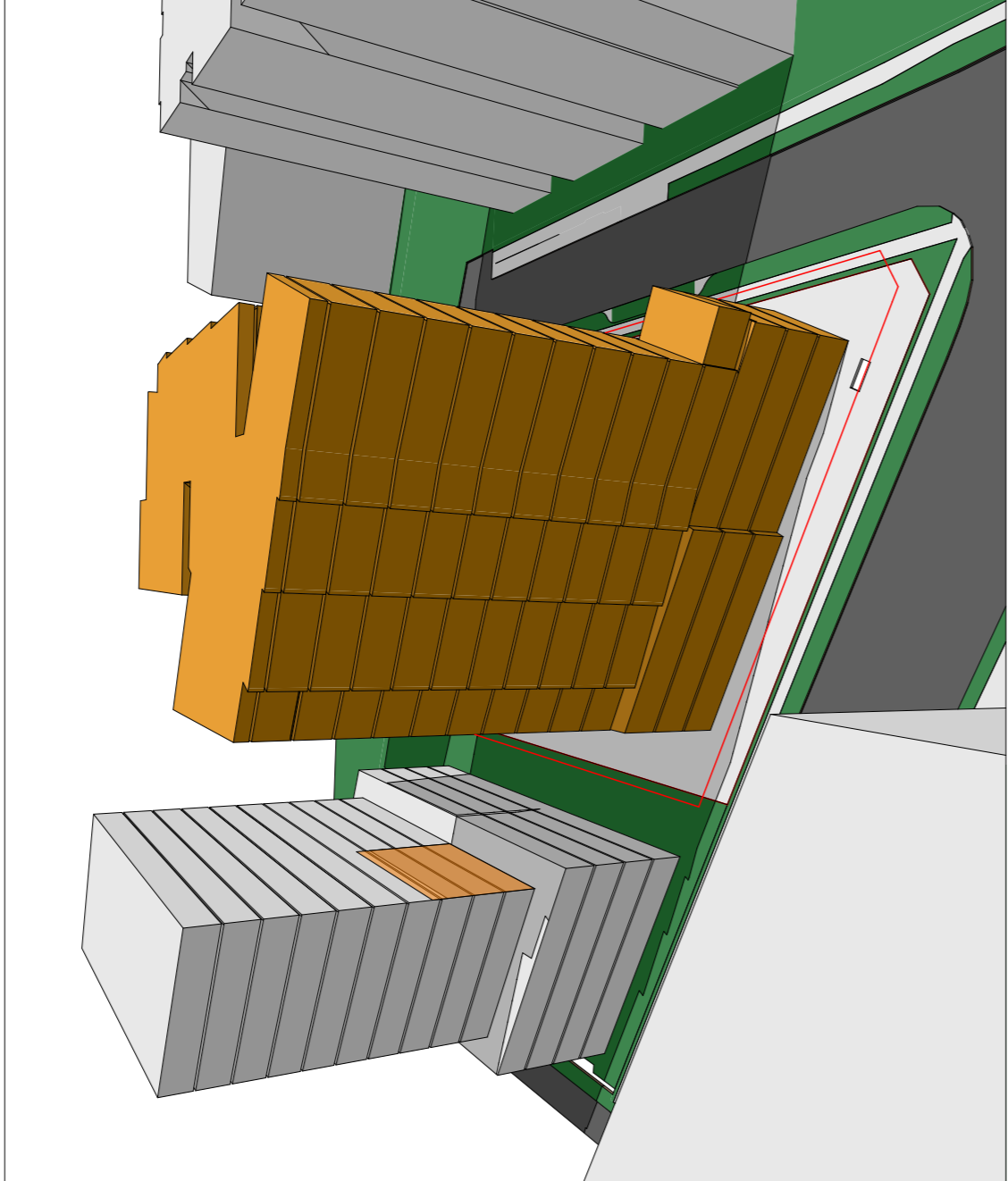
OVERSHADOWING SOUTHERN FUTURE DEVELOPMENT (143-147 O’Riordan Street) MARCH 22



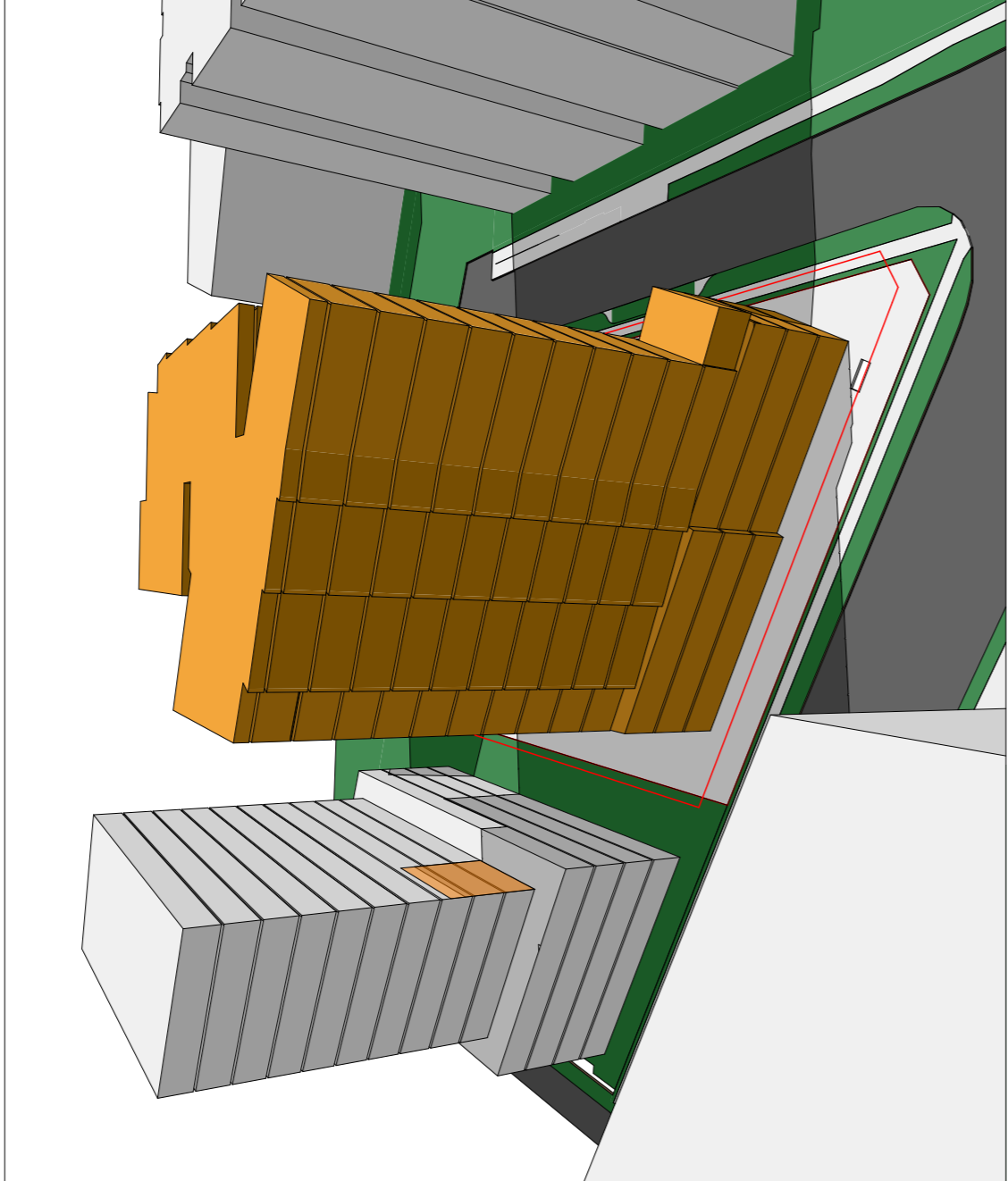
March 22nd at 9AM



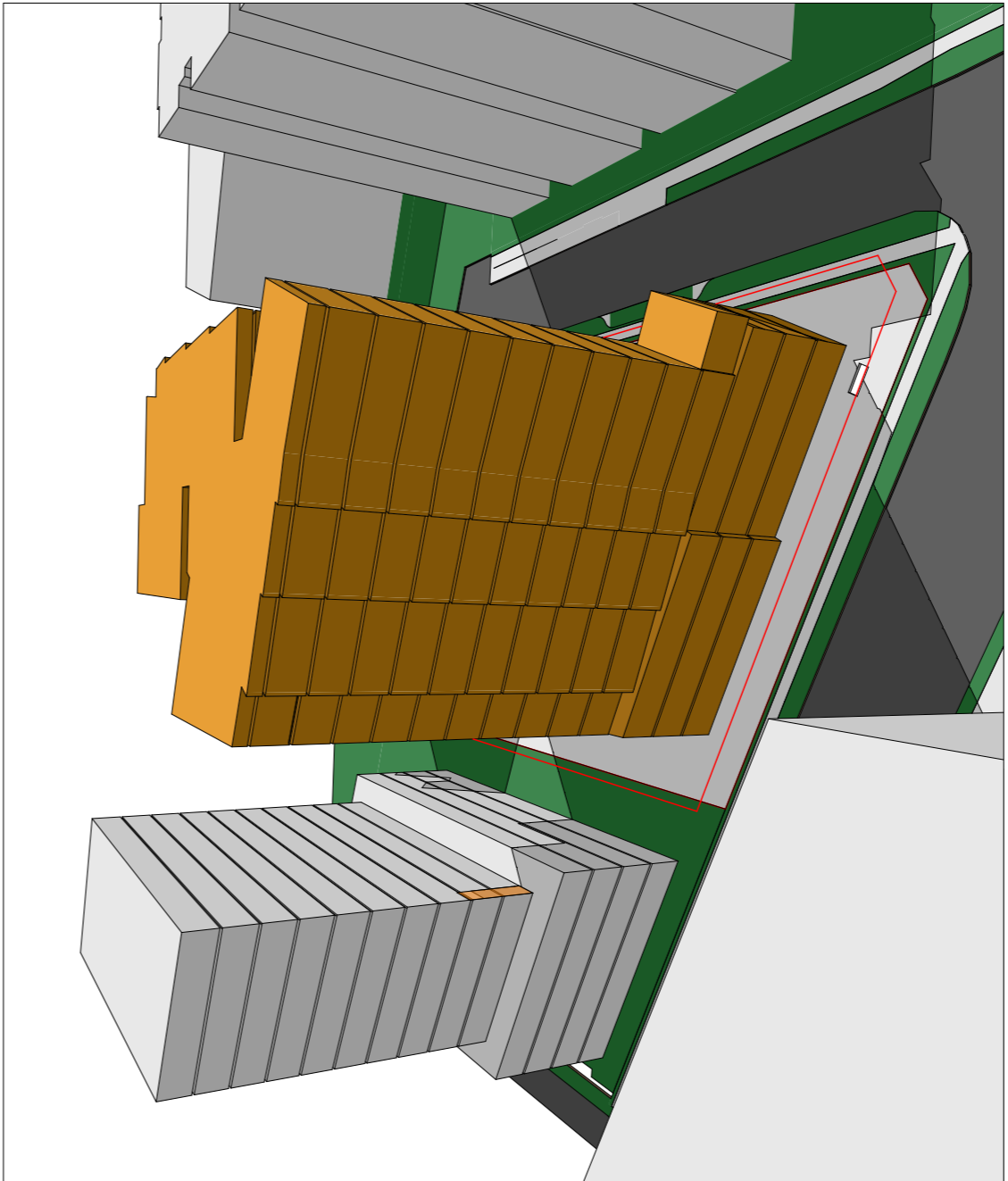
March 22nd at 10AM



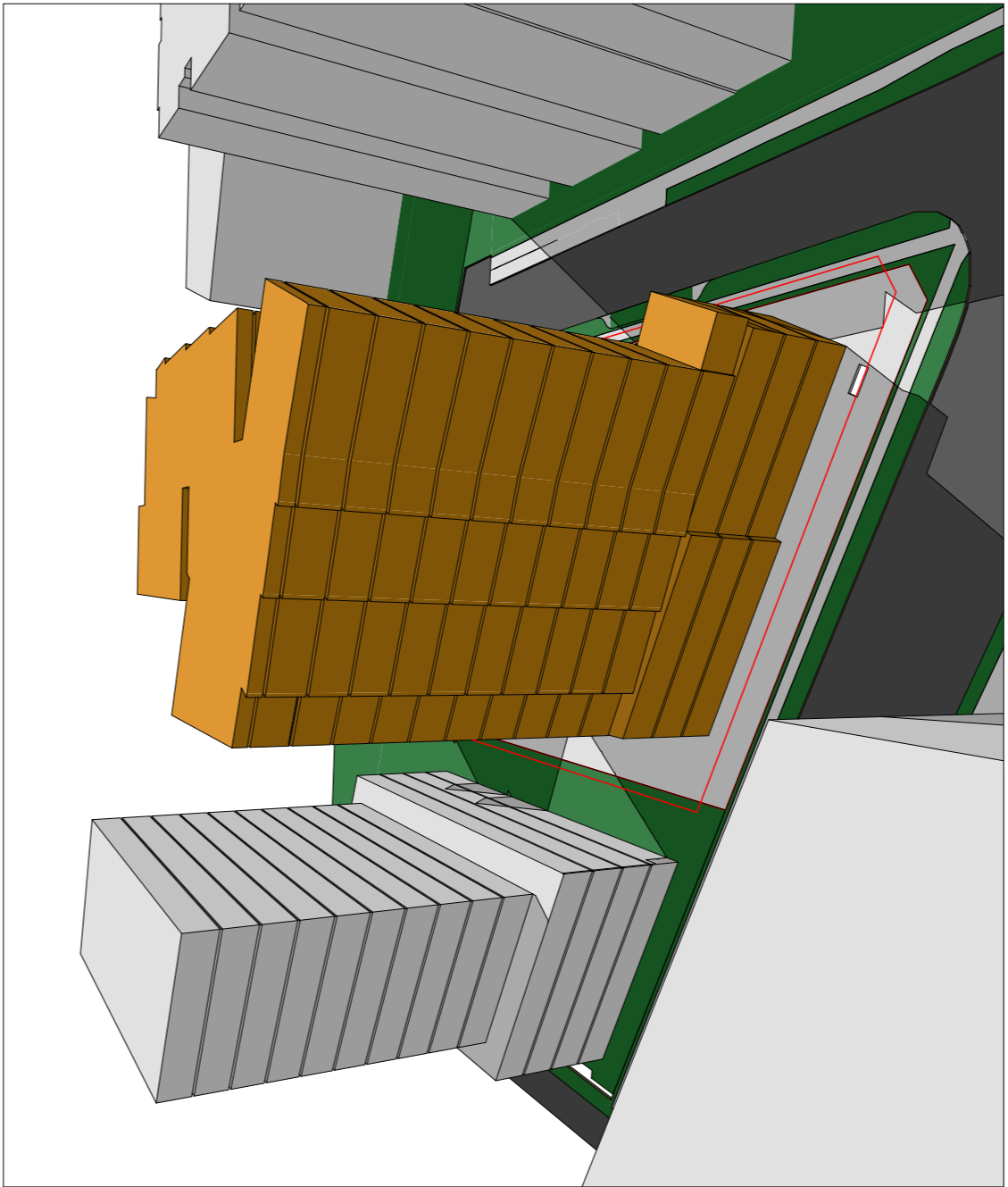
March 22nd at 11AM



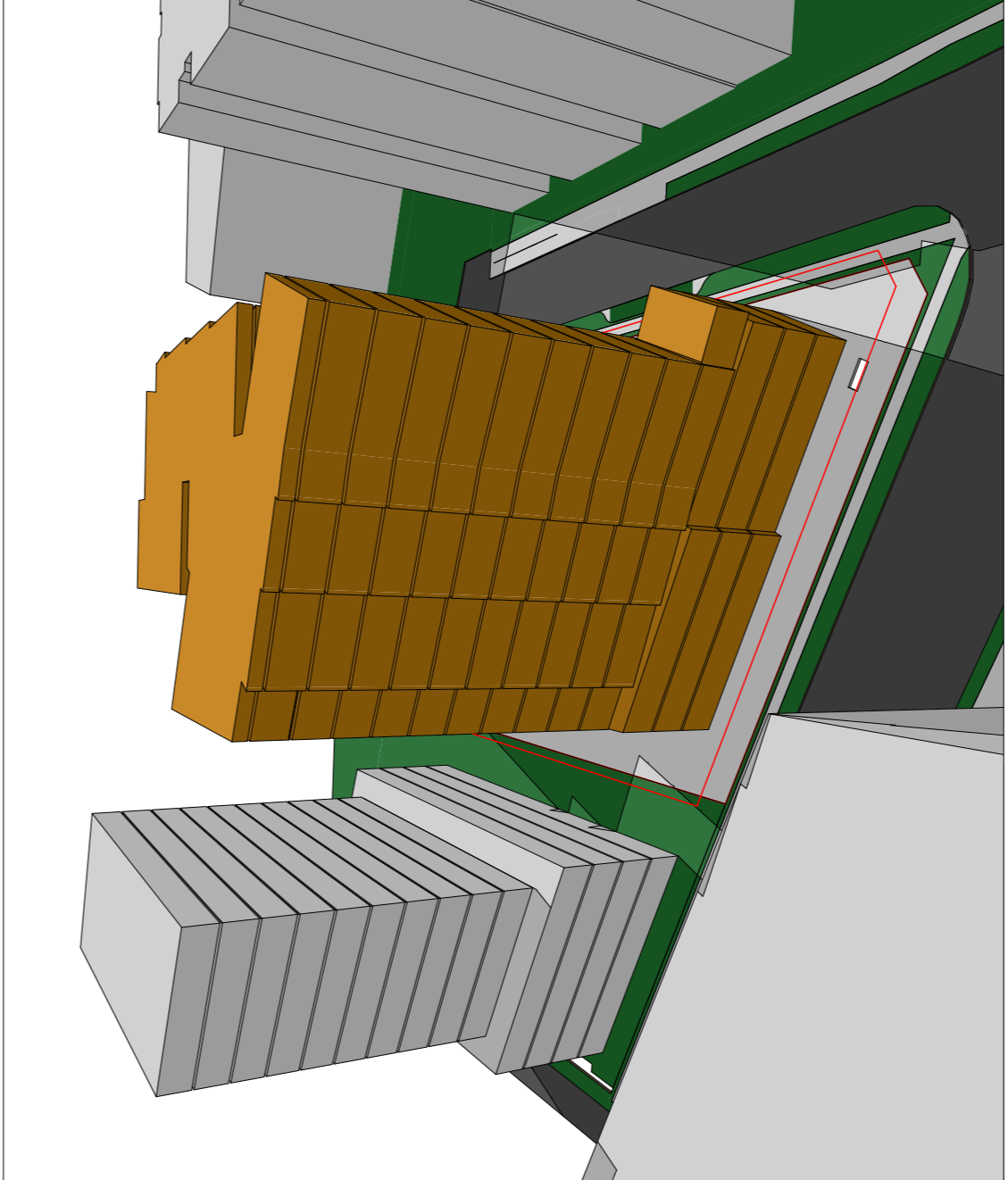
March 22nd at 12PM



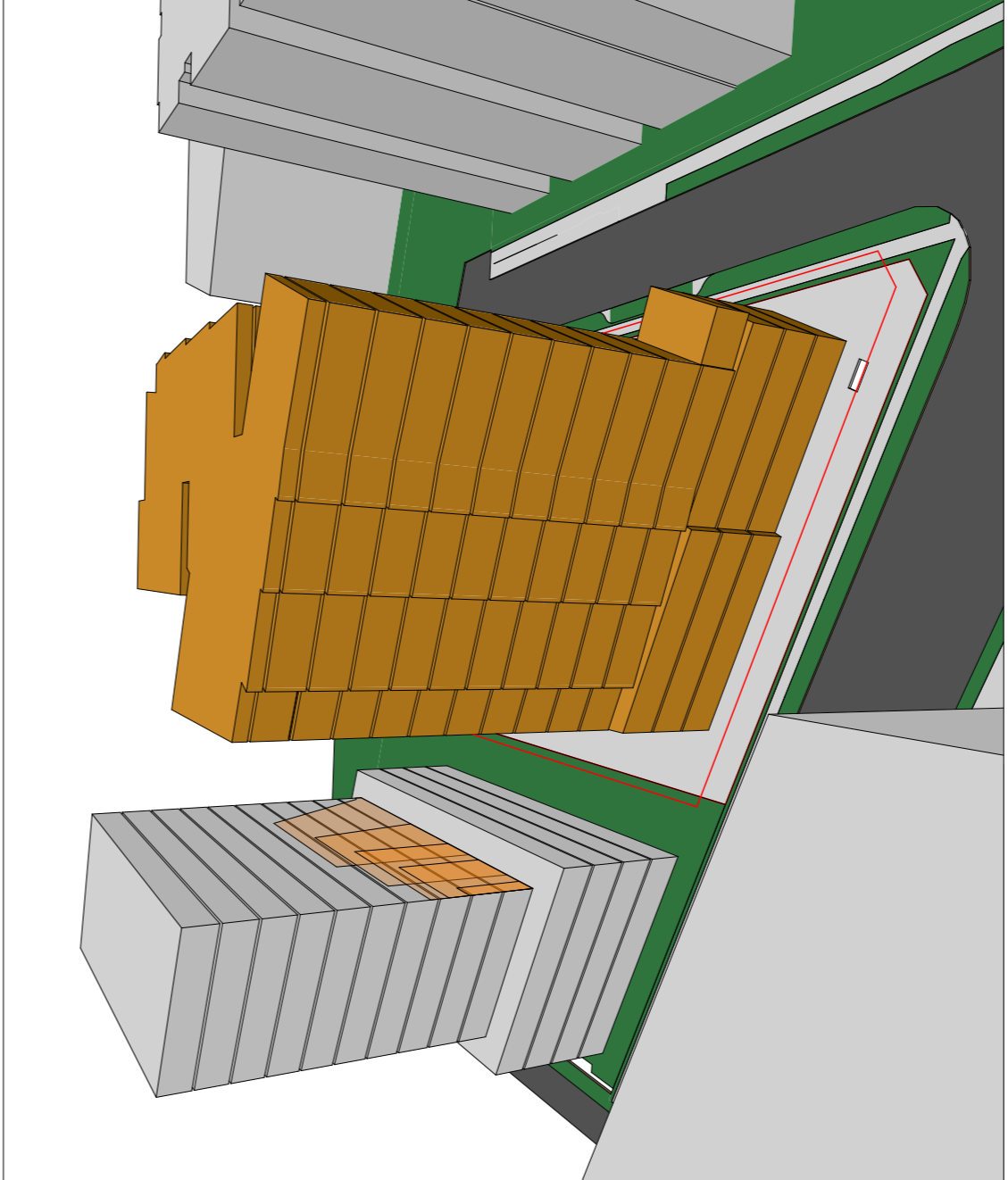
March 22nd at 1PM



March 22nd at 2PM



March 22nd at 3PM



March 22nd TOTAL

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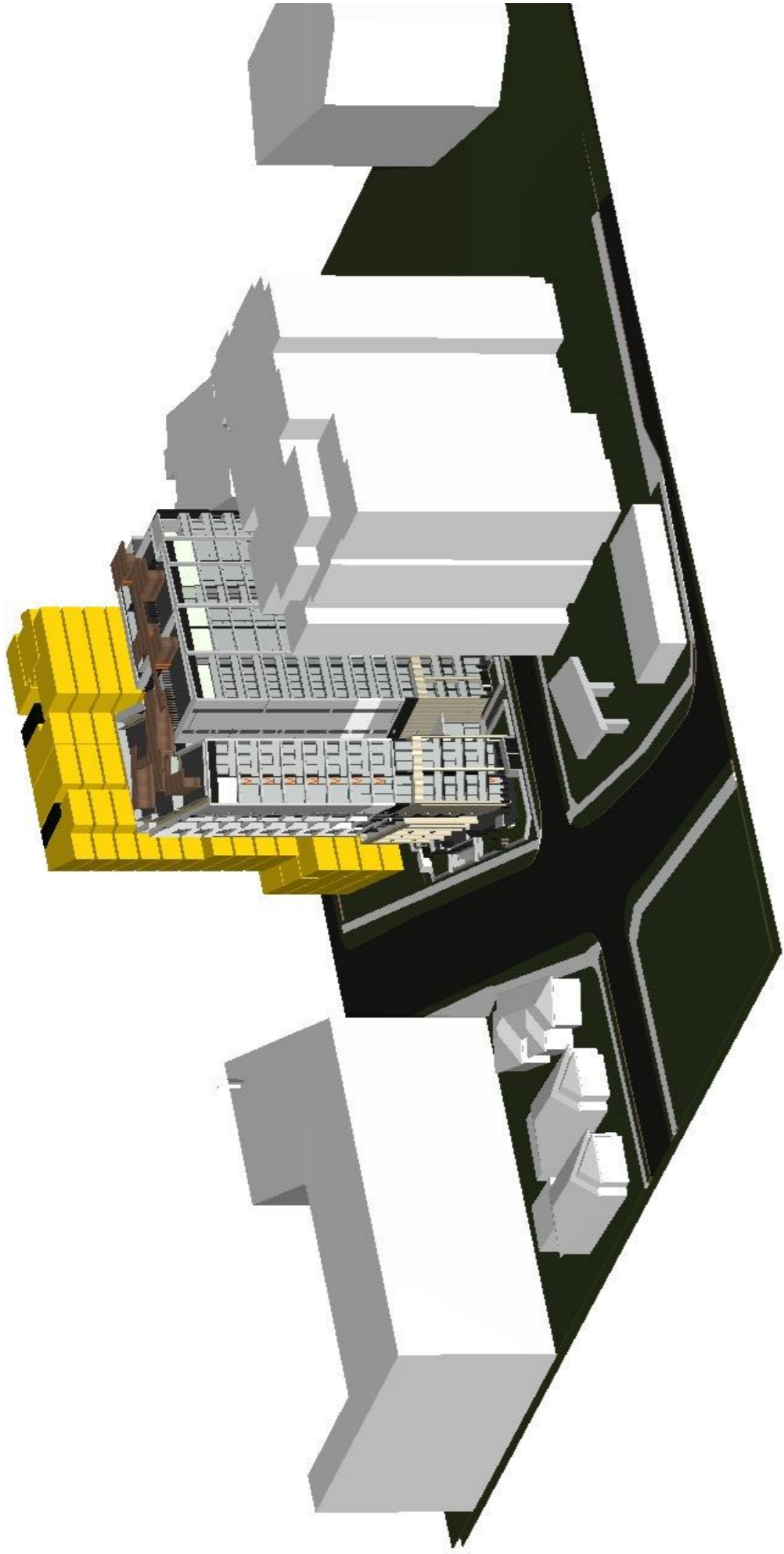
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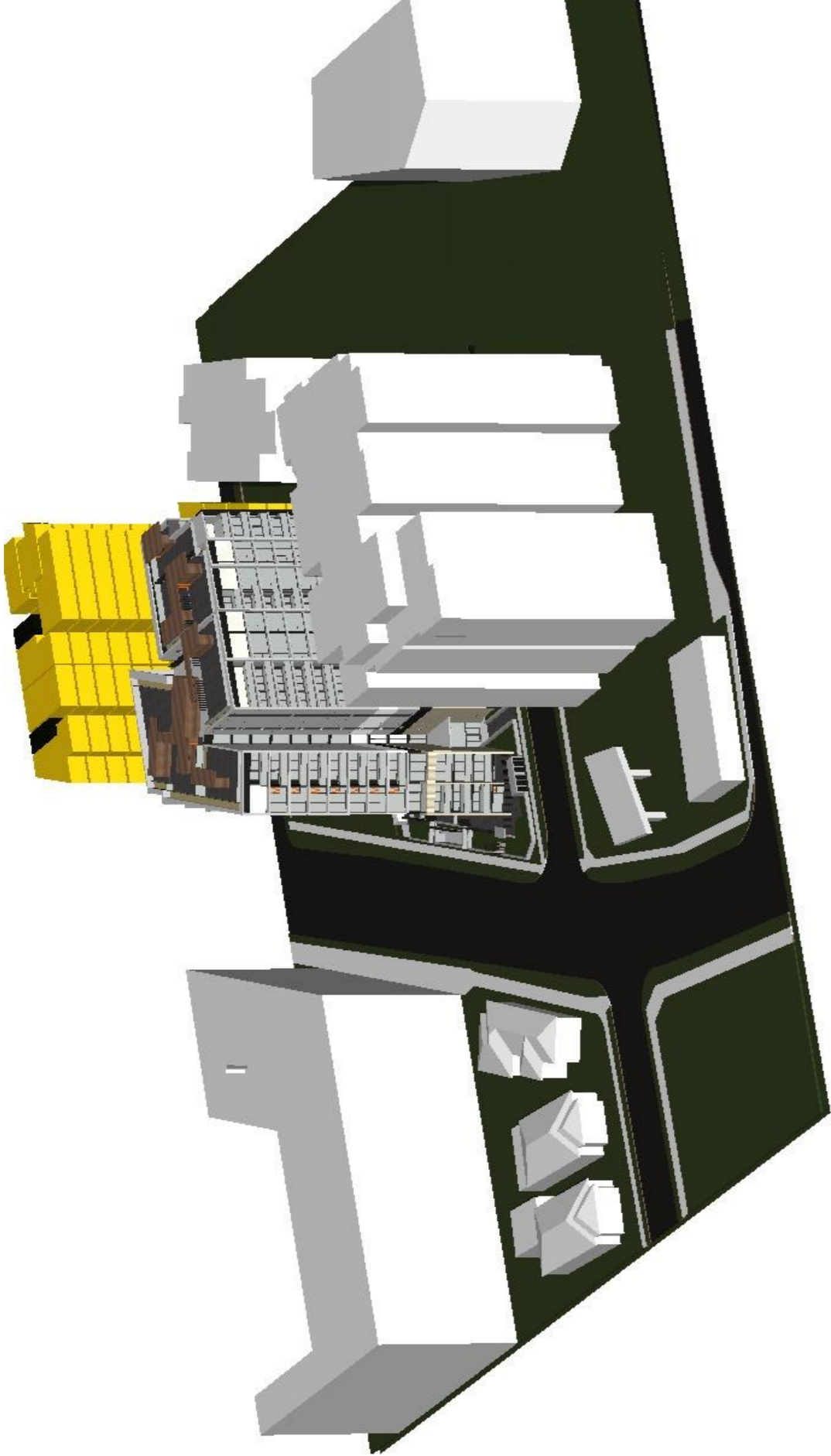
Rev.
A
B

Date
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By
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EYE OF THE SUN SOUTHERN FUTURE DEVELOPMENT (143-147 O'Riordan Street) JUNE 22



1 Sun angle at 9AM



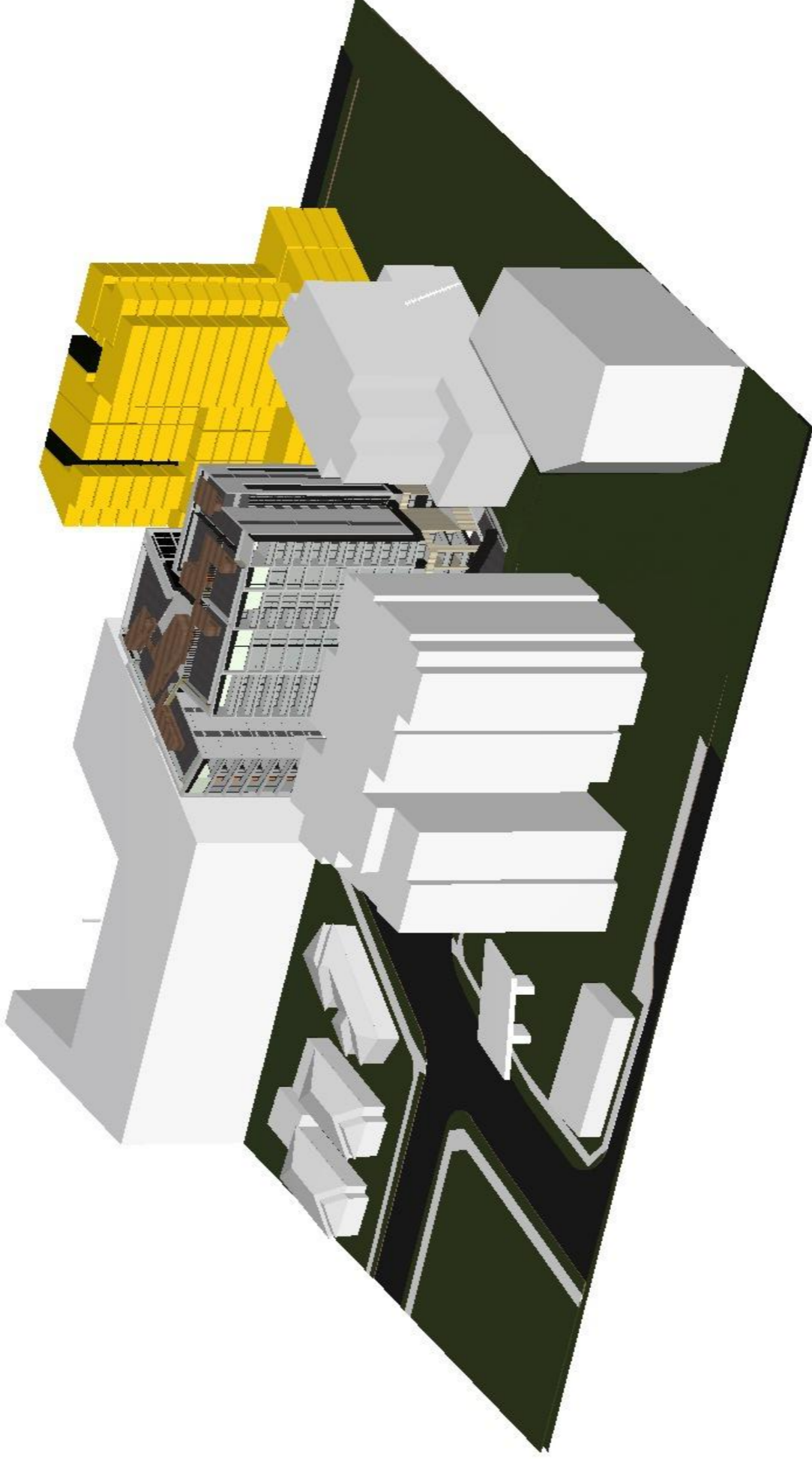
2 Sun angle at 10AM



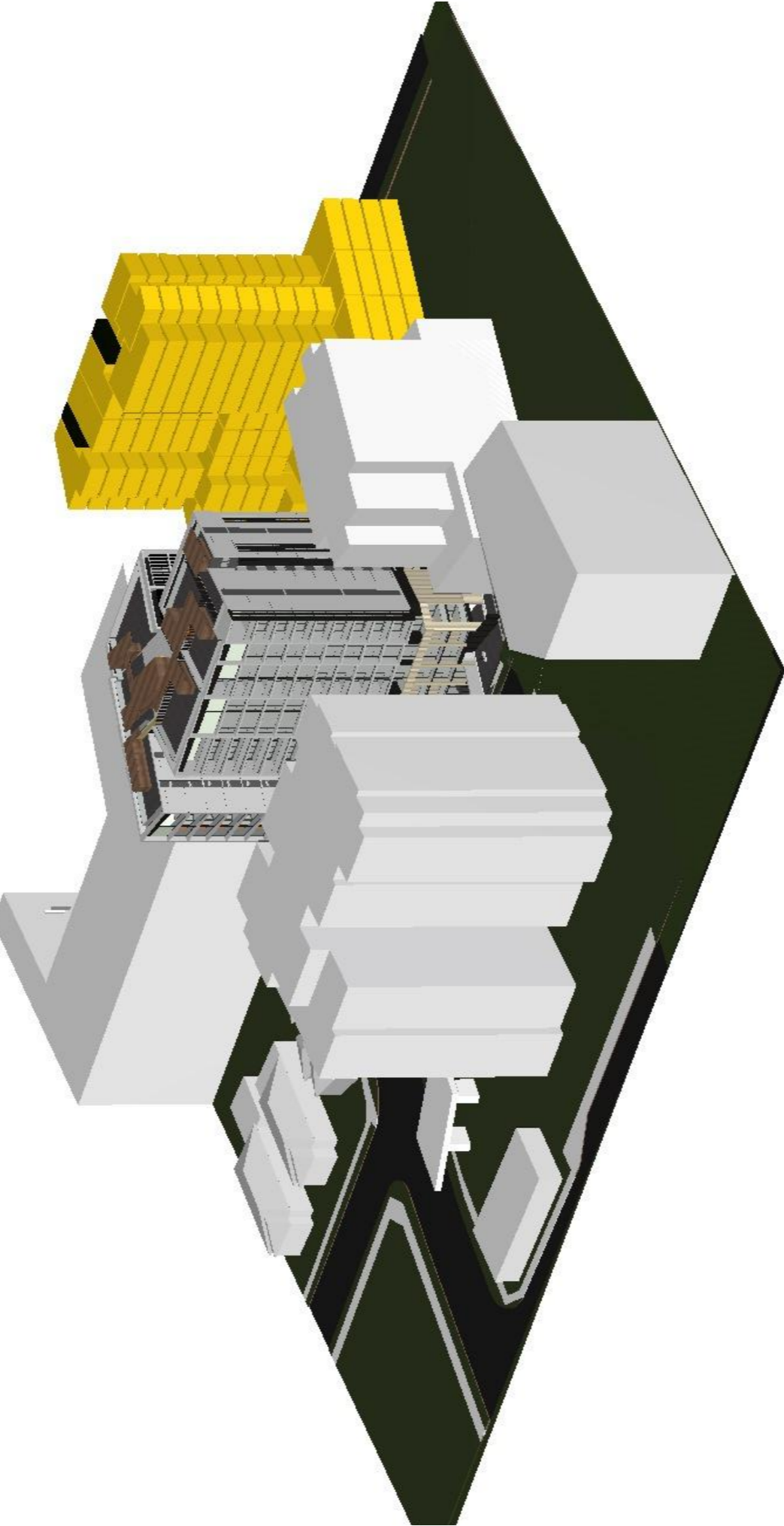
3 Sun angle at 11AM



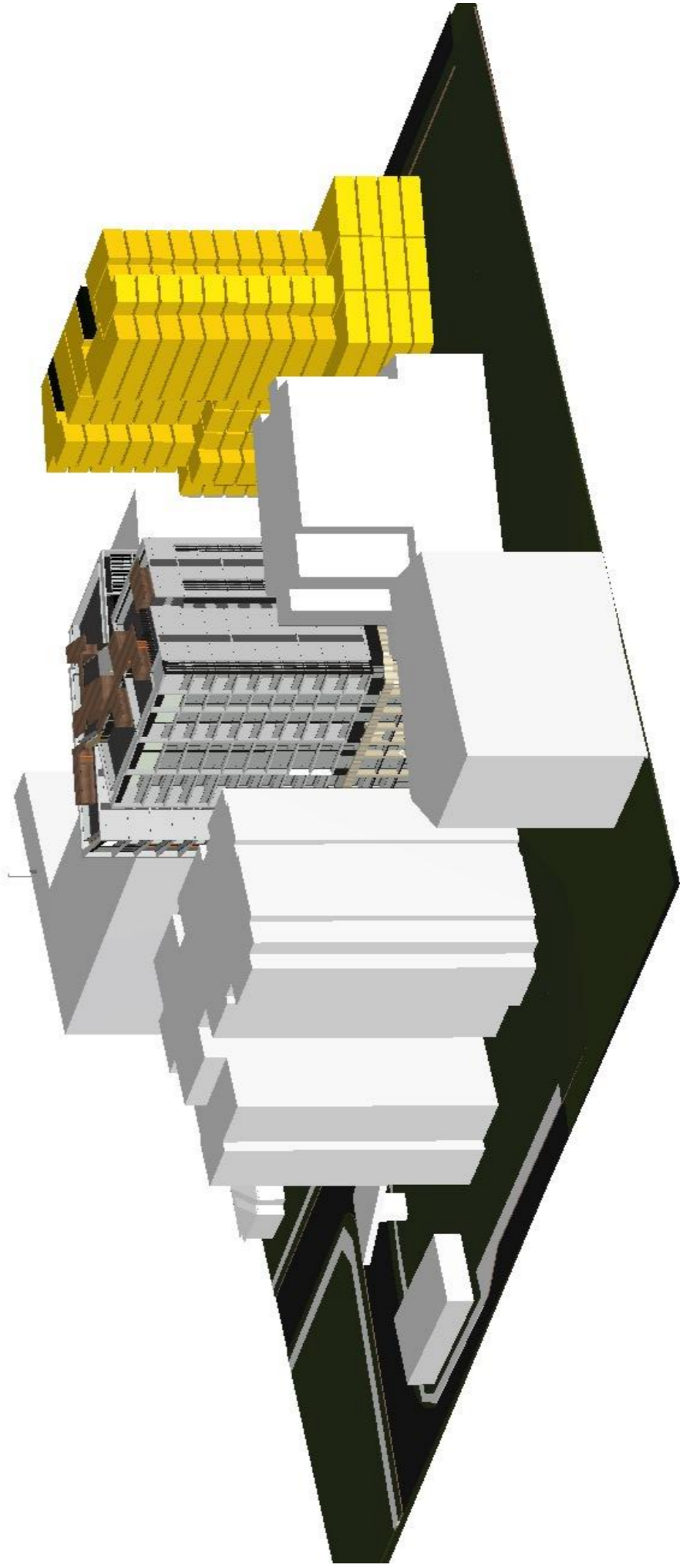
4 Sun angle at 12PM



5 Sun angle at 1PM



6 Sun angle at 2PM



7 Sun angle at 3PM

Consultants	
Lifts - KONE	Fire - Guardian
James Denton	Matthew Savers
0439 240 826	0418 287 775
Waste - Elephants Foot	Electrical - HNK
James.sullivan@elephantsfoot.com.au	Harry@hnelectrical.com.au
	0412 234 796

Traffic - ARUP	
James Turner	turner@arup.com.au
0419 703 441	
Landscape - Site Image	
Richard@siteimage.com.au	
0412 438 882	

Access DDA - Wall to Wall	
Queenie Tran	
queenietran@wall-to-wall.com.au	
0412 259 370	



Rev.	Date	By	Cld	Description
1	13/07/2018	WM	NB	DA SUBMISSION

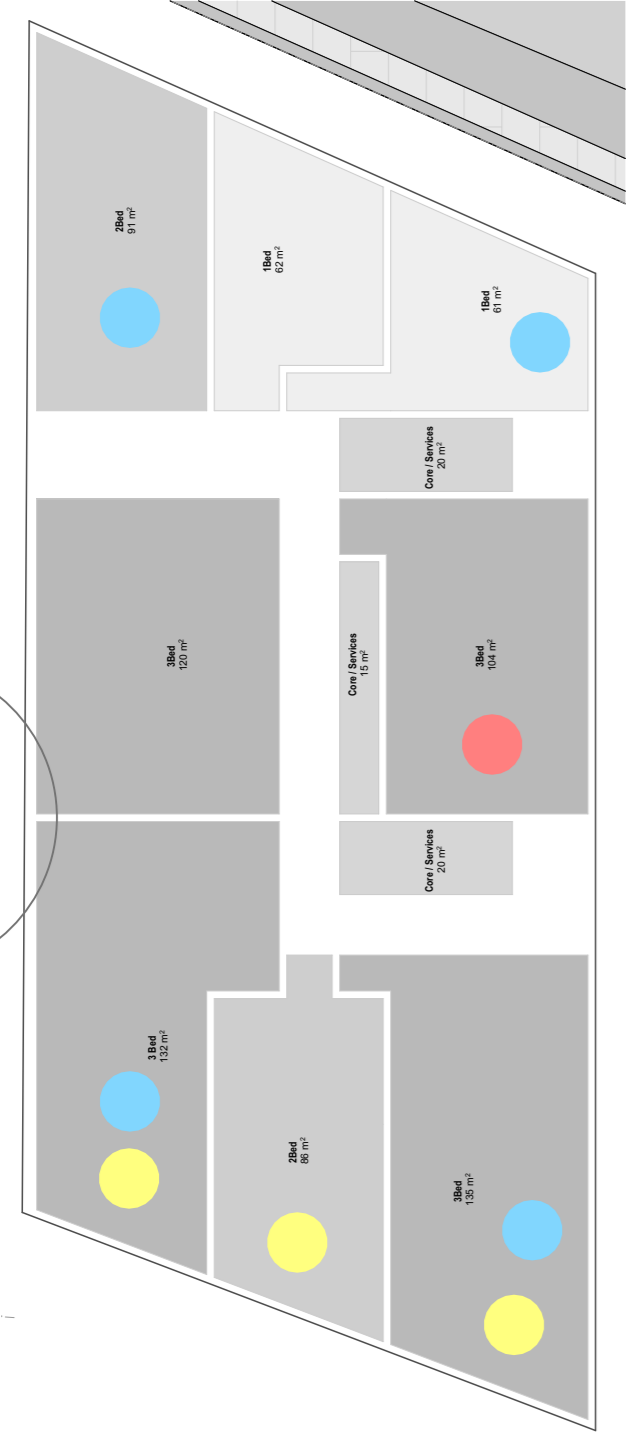
DKO Architecture (NSW) Pty Ltd
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Know do better 25% David Randerson 8242

Project Name
Project Address
Meriton
144 O'Riordan Street,
Sydney NSW 2020

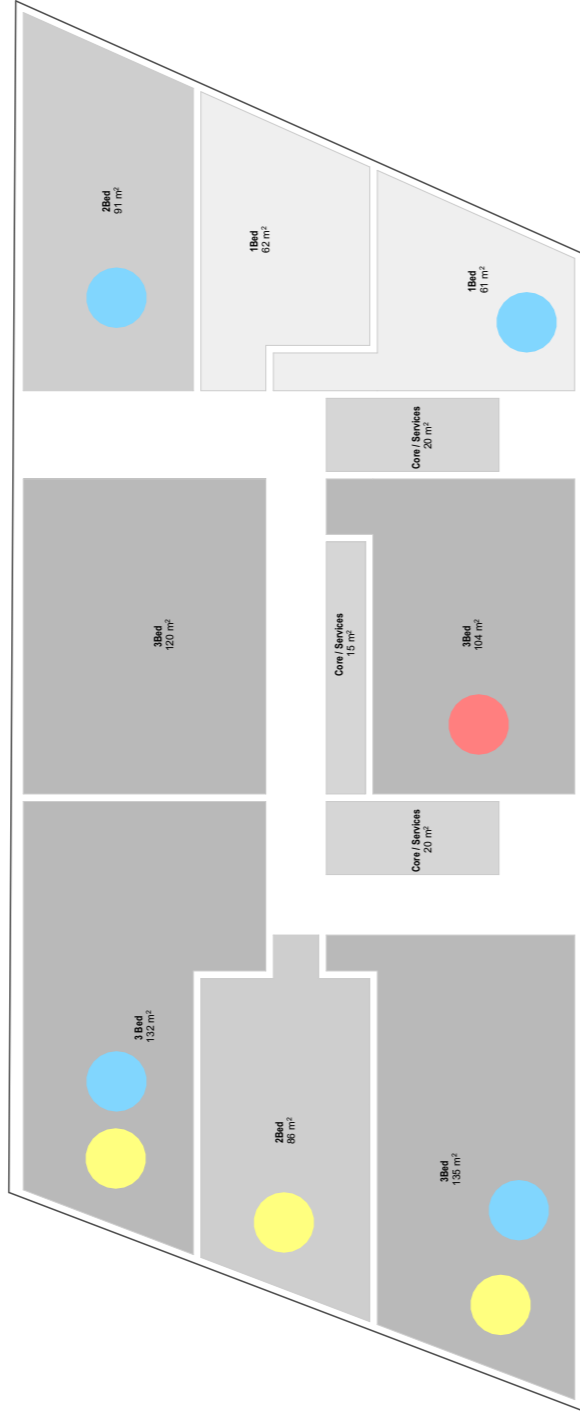
Project Number
Drawing Name
Scale
Date
11822
Eye of the sun JUV22 - 143-147
O'Riordan Street
1:100@A1
1:200@A3

Drawing Number
Revision
DA405
B

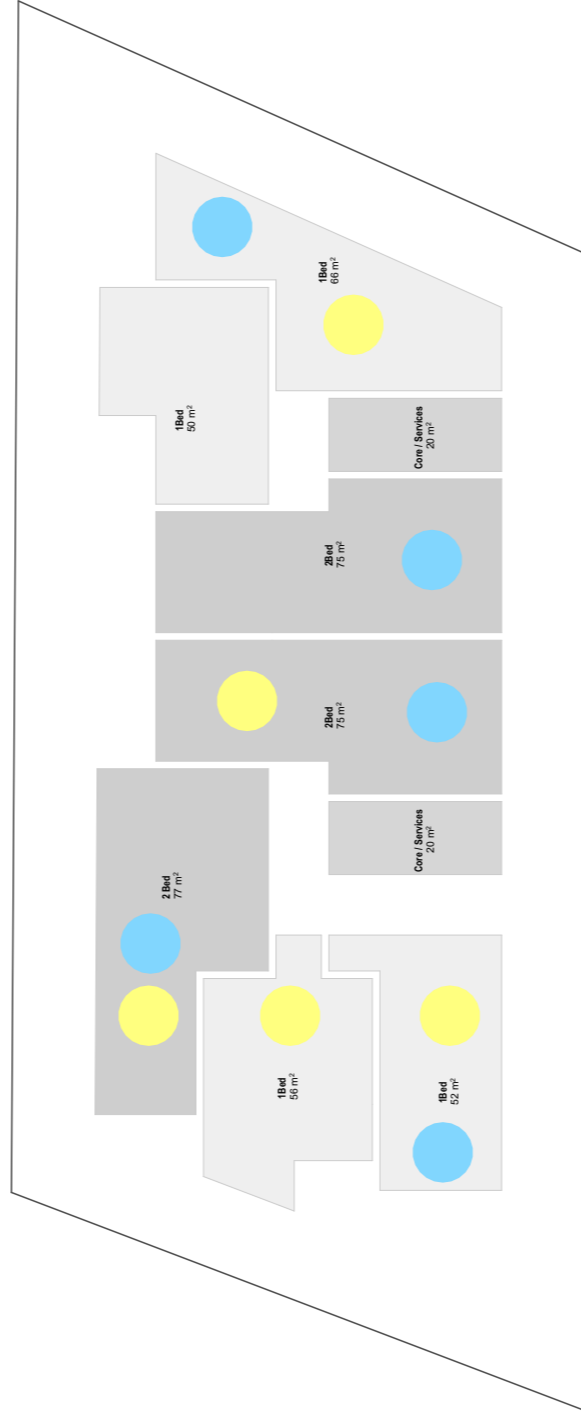
COMPLIANT SOUTHERN FUTURE DEVELOPMENT (143-147 O'Riordan Street)



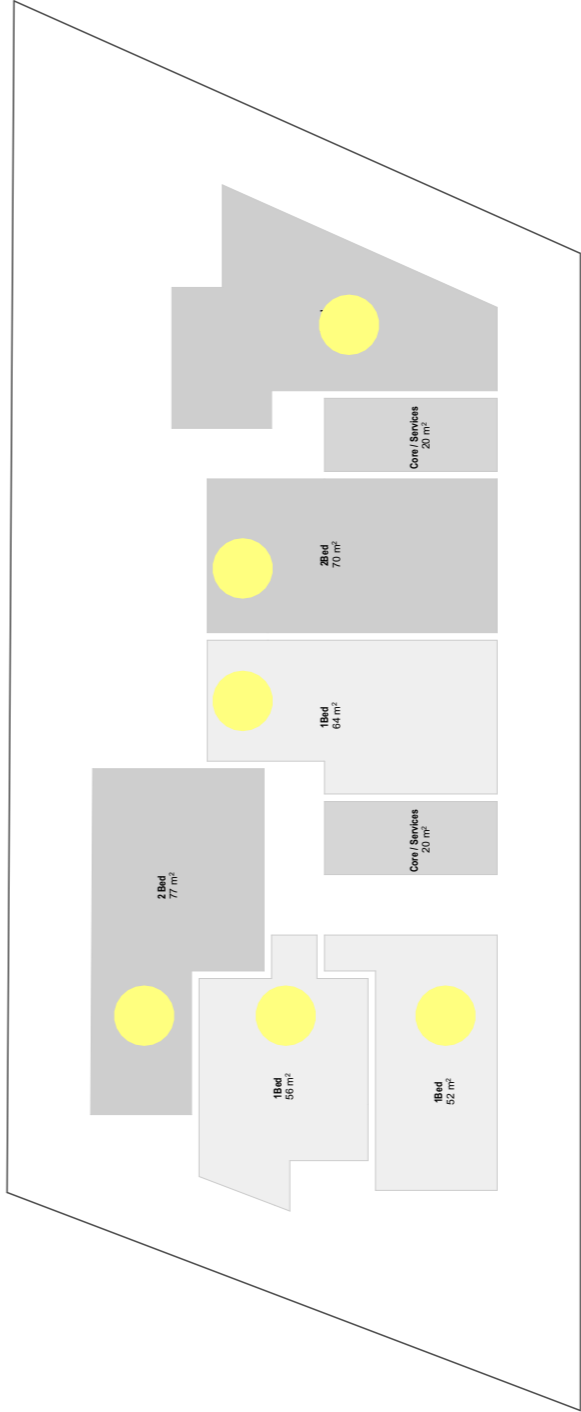
1
Ground
1:300



4
Level 3
1:300



7
Level 6
1:300

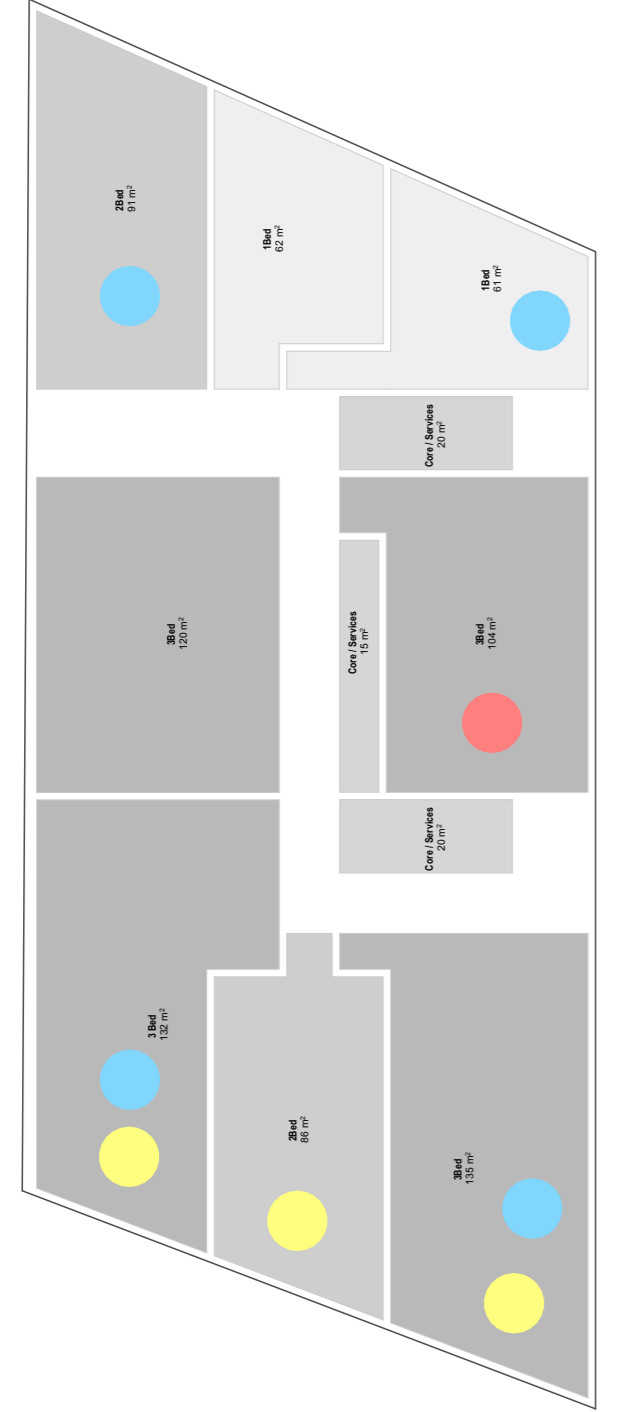


10
Level 9
1:300

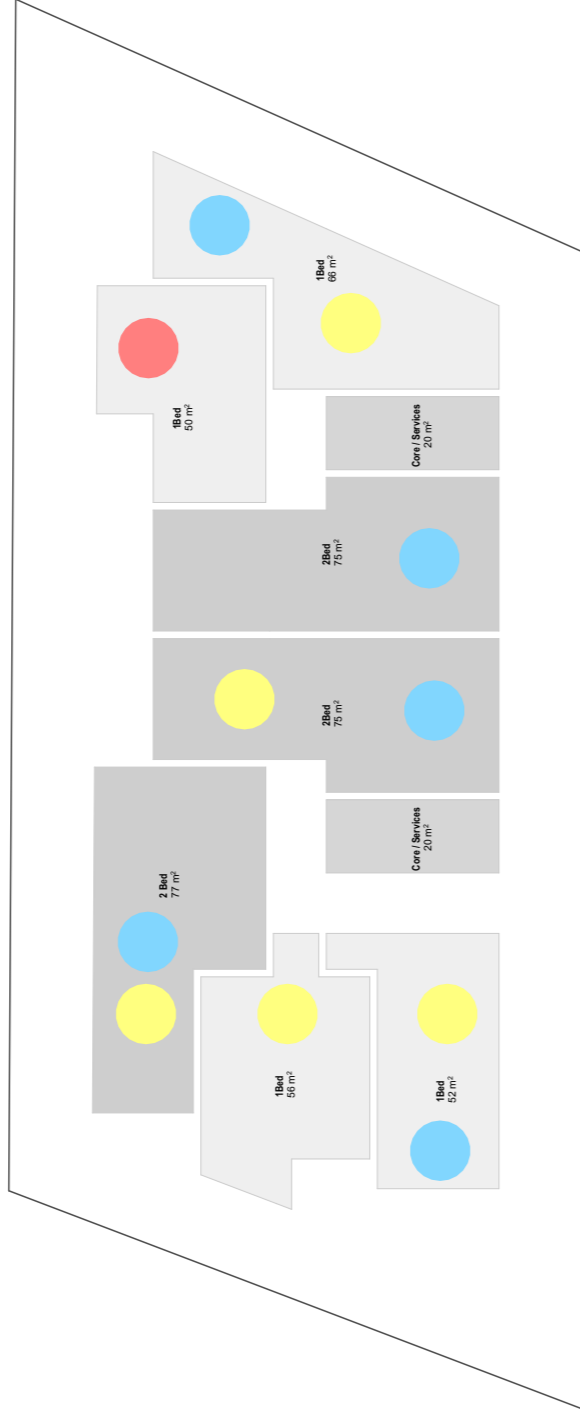


13
Level 12
1:300

Consultants	Lifts - KONE James Denton j.denton@kone.com 0439 248 826	Hydraulic - KMC Ken McDonald ken@kmcplumbing.com.au 0415 676 271	Traffic - ARUP James Turner j.turner@arup.com.au 0419 703 441	Structural - Meriton Tim Franzen t.franzen@meriton.com.au 02 9587 2888
	Waste - Elephants Foot James Sullivan j.sullivan@elephantsfoot.com.au 0412 234 796	HVAC - Superior Air Zakosuperiorair.com.au 0425 226 366	Landscape - Site Image Richard Kishner r.kishner@siteimage.com.au 0412 438 882	Roof access - Skys Richard Kishner r.kishner@skys.com 0424 346 626



2
Level 1
1:300



5
Level 4
1:300



8
Level 7
1:300

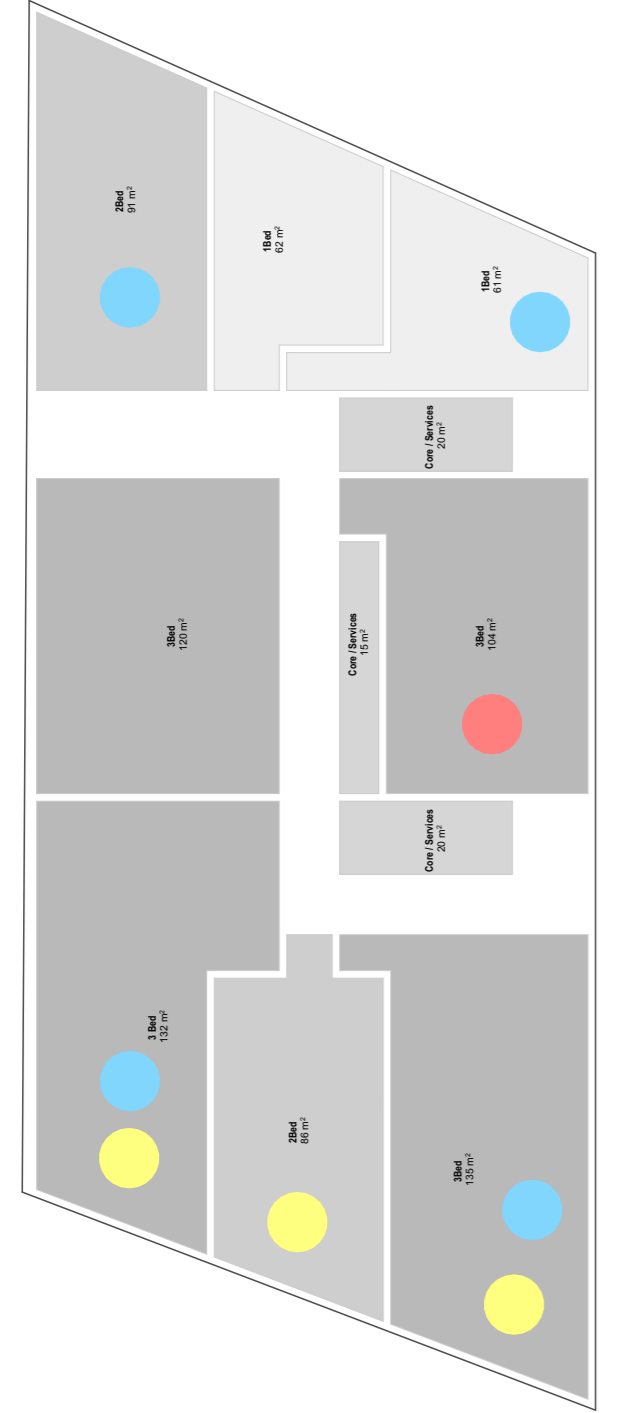


11
Level 10
1:300



14
Level 13
1:300

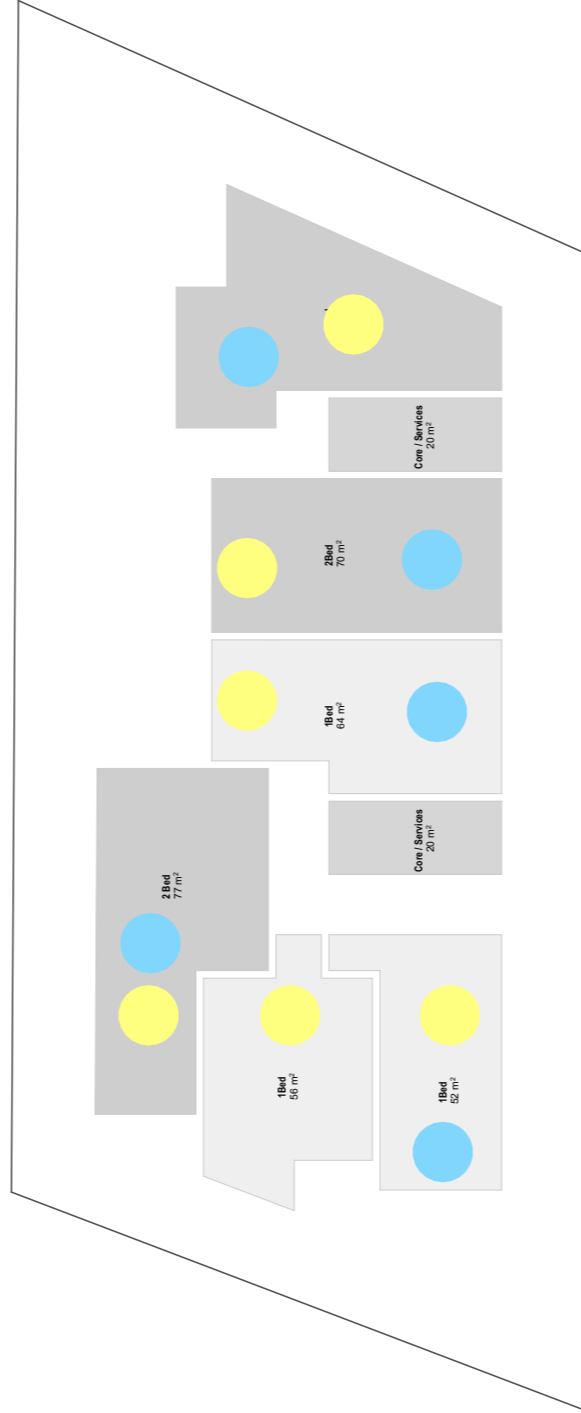
Access DDA - Wall to Wall Queenie Tran q.tran@wall-to-wall.com.au 0412 256 370	Rev. A 8 13/07/2018	By WM NB	Cld WM NB	Description DA SUBMISSION



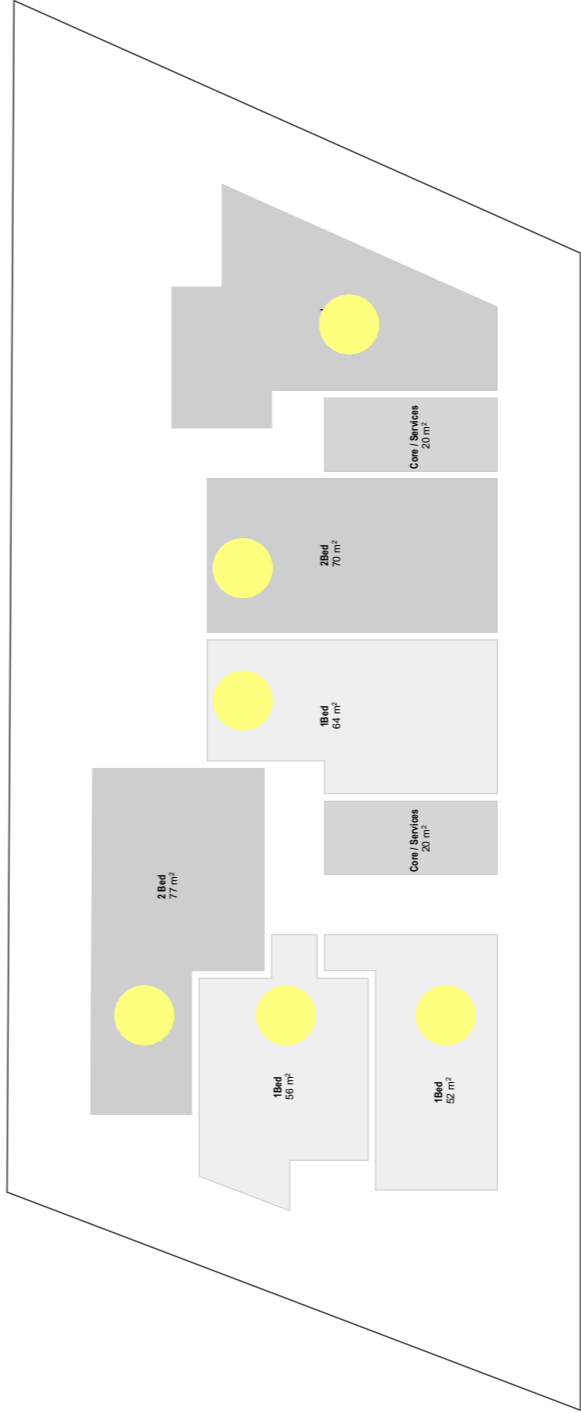
3
Level 2
1:300



6
Level 5
1:300



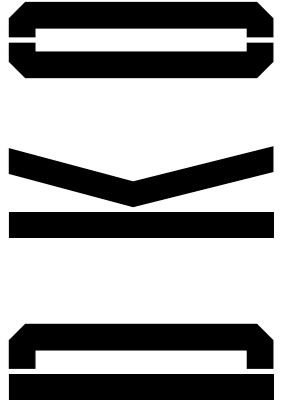
9
Level 8
1:300



12
Level 11
1:300

Solar Access

2 Hrs Solar Access	69/96	= 72%
No Solar Access	5/96	= 5%
Cross Ventilation (First 9 storeys)	41/66	= 62%



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Know do better 25/1 David Randerson 8/22

Meriton 144 O'Riordan Street, Sydney NSW 2020	Project Name Project Address	Project Number Drawing Name Scale Date	11822 Compliant development - 143-147 O'Riordan Street 1:100@A1 1:200@A3
Meriton for SUBMISSION	Client Status	Drawing Number Revision	DA406 B