



Clause 4.6 Variation to Development Standards – Written Request

Clause 4.3 Height of Buildings *Blue Mountains Local Environmental Plan 2015*

Proposed Place of Public Worship, tourist and visitor accommodation and cafe 119 Cliff Drive, Katoomba

1.0 Introduction

DFP Planning has prepared a Statement of Environmental Effects for a Development Application to Blue Mountains City Council for the following works:

- Demolition of the existing auditorium and construction of a new 3,500 seat auditorium to be used as a place of public worship.
- Removal of trees and site excavation for the new buildings.
- A new bookshop building to replace the existing bookshop building. The building will also include new toilet facilities.
- Seven new breakout spaces/meeting rooms, ancillary to the auditorium.
- A new reception building with store rooms.
- Demolition of the existing 200 seat dining hall and construction of a new dining hall with 500 seat capacity, including kitchen; laundry, storage, reception and administration space.
- A new café fronting Violet Street.
- Demolition of the existing accommodation buildings and construction of new accommodation buildings including six Ecolodges (with 56 beds each lodge) and three Ecochalets (18 beds each);
- New internal access roads and car parking areas; and
- Landscaping.

This Clause 4.6 Variation request seeks to vary the Height of Buildings development standard control and should be read in conjunction with the Statement of Environmental Effects (SEE) for the proposed development. The maximum height limit mapped on the site is 5.5m, however Clause 4.3A provides that building heights up to 8m can be undertaken in certain circumstances.

2.0 Site Context and Description

The site is located at 119 Cliff Drive and 34 Violet Street, Katoomba and is approximately 3km from Katoomba Town Centre and 2km from Echo Point. Scenic World is located directly east of the site. A site location plan is included at **Figure 1**.

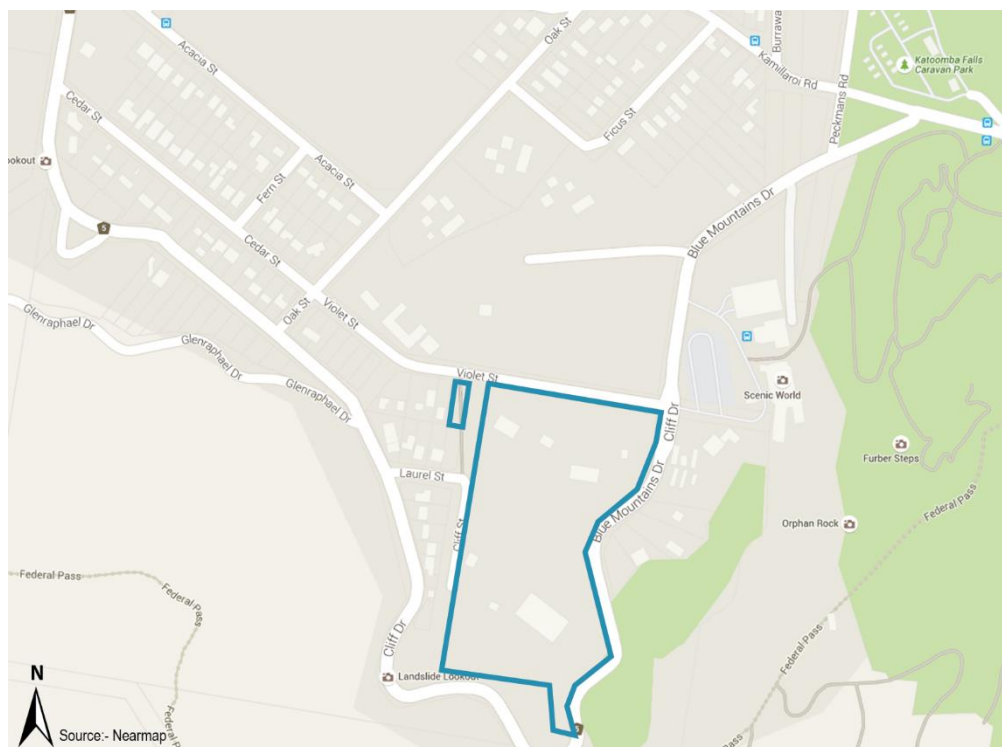


Figure 1 Site Location

The site has a general fall to the north, from the crest of a ridge line to the south of the auditorium to Violet Street. The fall is approximately 40 metres from RL1000m (ridge behind auditorium) to RL959m (eastern end of Violet Street).

The sloping topography results in varying levels within the site as follows:

- RL 965m - RL980m, along the Cliff Drive boundary,
- RL983m around the auditorium;
- RL 985m for the plaza area;
- RL 986m-987m around the camping ground; and
- RL 968m around "The Lodge".

The RLs and buildings and shown on the site survey and architectural plans submitted with the DA. There is a ridge line that generally runs along the western boundary of the site. A secondary ridgeline bisects the site in an east-west direction, near the main driveway from Cliff Drive and the camp ground area.

119 Cliff Drive contains several buildings including the auditorium and plaza, bookshop, administration buildings, dining hall and accommodation lodges and camping area. 119 Cliff Drive is situated on a cliff top that slopes in a north-east direction with gradients of between 5-15%. The site has one ephemeral drainage line which runs in an easterly direction across Cliff Drive. The eastern edge of the site forms part of the escarpment along Cliff Drive.

The site contains substantial vegetation that comprises three vegetation communities which are:

- Dry Open Forest (*Eucalyptus piperita* and *Eucalyptus sieberi*);
- Moist Open Forest; and
- Disturbed land with Scattered Trees and Garden Beds.

The tree canopy on the site is up to approximately 25m in height with the understorey 2-3m in height.

3.0 Blue Mountains Local Environmental Plan 2015 (BMLEP)

The height of buildings map shows a 5.5m height limit across the site. In addition, Clause 4.3A, provides the following exception to the building height as follows:

4.3A Exceptions to the maximum floor space ratio and height of buildings

- (1) *The objective of this clause is to provide exceptions to the maximum height of buildings on certain land.*
- (2) *This clause has effect despite any other provision of this Plan.*
- (3) *Development consent may be granted to erect a building on land identified as “Protected Area—Escarpment” on the Scenic and Landscape Values Map that exceeds the maximum height shown for the land on the Height of Buildings Map if the consent authority is satisfied that the building:*
 - (a) *will not protrude above the existing tree canopy of vegetation adjacent to the building, and*
 - (b) *will not protrude above adjacent buildings, and*
 - (c) *incorporates a design that responds to the topography of the site and does not result in a visually prominent built form, and*
 - (d) *does not visually break the level of the skyline by protruding above the ridgeline within or behind the site, and*
 - (e) *incorporates external surfaces that help blend structures into the natural environment, and*
 - (f) *has a height of no more than 8 metres.*

That part of area of the site mapped as “Protected Area—Escarpment” is shown in **Figure 2** below.

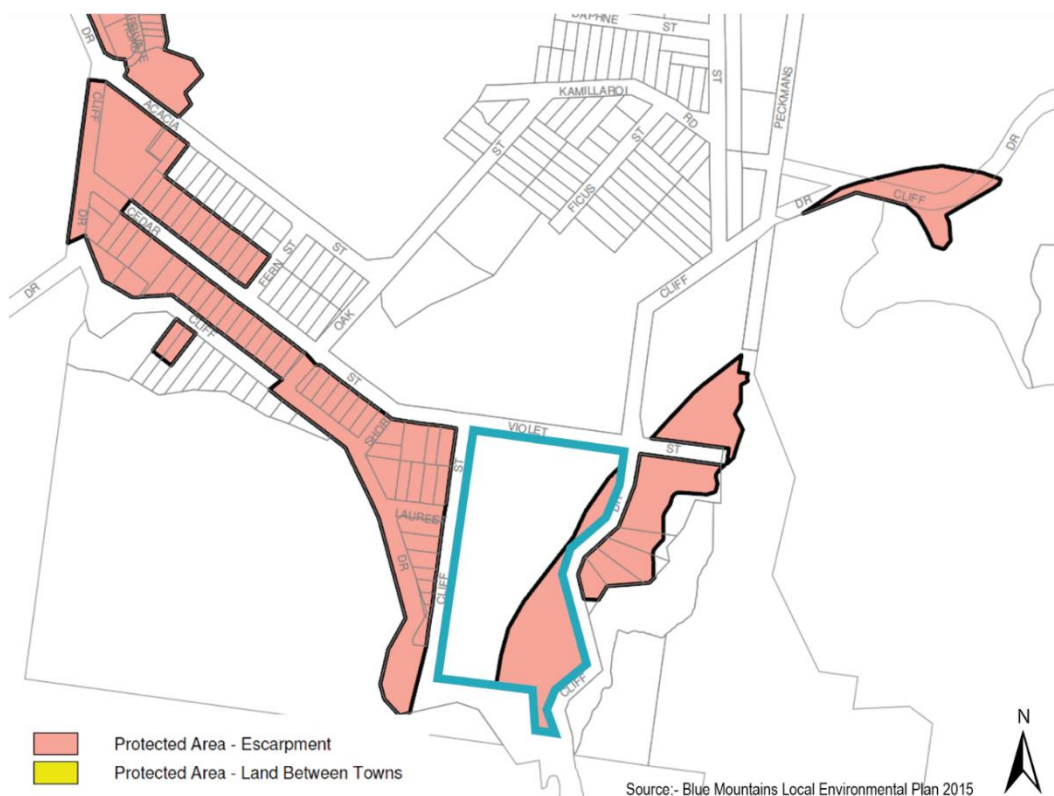


Figure 2 Extract from BMLEP showing mapped escarpment area

3.1 Subclause 4.6(1) – Flexibility and Better Outcomes

Subclause 4.6(1) of the LEP states the objectives of the clause as follows:

- “(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, and*
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.”*

This request seeks that the height of buildings development standard at Clause 4.3/4.3A of BMLEP be flexibly applied pursuant to Clause 4.6 of BMLEP 2015 in this instance as it will achieve a better planning outcome for the proposed development as discussed below.

3.2 Subclause 4.6(2) – Consent may be granted

Subclause 4.6(2) provides that:

- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*

The height of buildings development standard is not expressly excluded from the operation of clause 4.6 and accordingly, consent may be granted.

3.3 Subclause 4.6(3) – Written Request

Subclause 4.6(3) relates to the making of a written request to justify an exception to a development standard and states:

- “(3) Consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.”*

The proposed development does not comply with the height of buildings development standard pursuant to clause 4.3/4.3A of BMLEP however, strict compliance is considered to be unreasonable and unnecessary in the circumstances of this case as justified at Section 5.0 of in this written request.

3.4 Subclause 4.6(4) – Written Request

Subclause 4.6(4) provides that consent must not be granted for development that contravenes a development standard unless:

- “(a) the consent authority is satisfied that:*
 - (i) the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
- (b) the concurrence of the Director-General has been obtained.”*

Furthermore, subclause 4.6(5) provides that in deciding whether to grant concurrence, the Director-General must consider:

- “(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
- (b) the public benefit of maintaining the development standard, and
- (c) any other matters required to be taken into consideration by the Director-General before granting concurrence.”

The remainder of this written request for exception to the development standard addresses the matters required under subclauses 4.6(4) and 4.6(5) of the LEP. Council can assume the concurrence of the Secretary of Department of Planning and Environment in this instance, however as the variation to the development standard is greater than 10%, Council (Sydney Western City Planning Panel) is to determine the application.

4.0 The Nature of the Variation

As noted above Clause 4.3 of BMLEP establishes a 5.5m building height limit for the site. The proposed development has building heights up to 12.9m.

A summary of the proposed building heights is provided in the table below.

Table 1 Building Height Summary				
Building	Maximum Building Height (proposed)	Current LEP Height Limit ¹	BMLEP Amendment 3 Height Limit ²	Comment
Auditorium	12.9m	5.5m	Part 5.5m/ part 10m	Proposed variation to existing and proposed height control. Existing auditorium exceeds 5.5m and proposed 10m height control.
Bookshop Building/Breakout space	9.9m	5.5m	10m	Variation to 5.5m building height control. Complies with proposed 8m and 10m height control (Amd 3). Council previously approved a building with a height of 11m.
Breakout Rooms 1-3	6.35m	5.5m	10m	Variation to 5.5m building height control. Complies with proposed 8m and 10m height control (Amd 3.)
Plaza Reception Buildings	7.5m	5.5m	10m	Variation to 5.5m building height control. Complies with proposed 8m and 10m height control (Amd 3.)
Dining Hall	8.9m (lift overrun)	5.5m	10m	Variation to 5.5m building height control. Minor variation to proposed 8m height (for lift overrun only) and complies with 10m height (Amd 3).
Cafe	5.5m	5.5m	10m	Complies
Ecolodge 1 ³	6.8m	5.5m	10m	Variation to 5.5m building height control. Complies with proposed 8m and 10m height control (Amd 3.)

Table 1 Building Height Summary

Building	Maximum Building Height (proposed)	Current LEP Height Limit¹	BMLEP Amendment 3 Height Limit²	Comment
Ecolodge 2	8.9m	5.5m	10m	Variation to 5.5m building height control. Complies with proposed 8m and 10m height control (Amd 3.)
Ecolodge 3	4.6m	5.5m	10m	Complies
Ecolodge 4	6.1m	5.5m	10m	Variation to 5.5m building height control. Complies with proposed 8m and 10m height control (Amd 3.)
Ecolodge 5	5.7m	5.5m	10m	Variation to 5.5m building height control. Complies with proposed 8m and 10m height control (Amd 3.)
Ecolodge 6	5.1m	5.5m	10m	Complies
Ecochalet 1	5.8m	5.5m	Part 5.5m/ part 10m	Variation to 5.5m building height control. Complies with proposed 8m and 10m height control (Amd 3.)
Ecochalet 2	7.4m	5.5m	10m	Variation to 5.5m building height control. Complies with proposed 8m and 10m height control (Amd 3.)
Ecochalet 3	7.6m	5.5m	10m	Variation to 5.5m building height control. Complies with proposed 8m and 10m height control (Amd 3.)

Note 1: BLEP Clause 4.3A allows 8m in Protected Area Escarpment

Note 2: BLEP Amendment 3 proposes a 10m maximum across the whole site (Clause 3A) and maps an 8m height limit across the majority of the site.

Note 3: All Ecolodges are 6.5m height, the maximum heights above ground level are determined by the extent of fill/piers or extent of cut due to site topography.

The existing 5.5m building height limit that applies to the whole of the 119 Cliff Drive site is a mapping error and not consistent with the Council's resolution (14 September 2014) where Council adopted an 8m height limit for the majority of the site and 5.5m height for the area mapped Protected Area – Escarpment. The 5.5m and 8m building height plans are shown on the plans at **Appendix A**.

Council has prepared a Planning Proposal to correct the mapping error, which has been endorsed by Council and is currently with the Department of Planning and Environment (DPE) for finalisation. The Planning Proposal also seeks to amend Clause 4.3A to all building heights up to 10m on the site, subject to meeting the requirements of the amended Clause. Once adopted, the majority of buildings on the site will comply with the building height limits and only the auditorium will exceed the 10m height limit.



Figure 3 8m Height plane variations (shaded grey) (Source: NBR5)

Figure 3 (included at **Appendix A**) illustrates the variation to the 8m height and shows that the variations to the 8m height plane are limited to the auditorium, part of the bookshop building and lift overrun of the dining hall. A very small area of Ecolodge 2 also exceeds to 8m height plane, but is generally imperceptible in the overall context of the building and the site.

The following buildings will exceed the 8m height limit:

- Auditorium (maximum of +4.9m)
- Bookshop building (+1.9m)
- Dining Hall (+0.9m)
- Ecolodge 2 (+0.9m)

Building height plane maps are included at **Appendix A**.

BMLEP defines building height (or height of building) as:

- (a) *in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*
 - (b) *in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,*
- including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

4.1 The Objectives of the Development Standard

Clause 4.3 of BMLEP states the objectives of the building height development standard as follows:

The objectives of the building height development standard are:

- (a) *to ensure that the bulk of development is not excessive and relates well to the local context,*
- (b) *to protect privacy and the use of private open space in new development or on adjoining land,*
- (c) *to nominate heights that will provide a transition in built form and land use intensity,*
- (d) *to ensure an appropriate height transition between new buildings and heritage items.*

It is considered that the proposed development is consistent with the objectives of the building height development standard for the following reasons:

- The proposed development provides buildings spread across the site and designed in response to the topography and environmental attributes of the site. The built upon area of the site is only 17% of the site area.
- The site is a large site (5.4ha) and the building forms are dispersed across the site. The buildings are generally two storeys and the bulk of the buildings is not excessive.
- The buildings on site, including the auditorium will be screened by the vegetation, particularly when viewed from Cliff Drive.
- The new buildings as far as possible, have been sited in the location of existing buildings to minimise environmental impacts.
- The density of development and its built form is considered appropriate for the site, with large areas of site vegetation retained.
- The proposed buildings are orientated and sited so as to have minimal impact on the privacy of the nearest residences (Cliff Street). The nearest buildings to these residences, being the breakout rooms are orientated towards the plaza and away from the residential dwellings.
- There are varied building heights across the site reflective of the proposed uses. The building heights respond to the site topography and all buildings sit below the tree canopy.
- The buildings will not impact on heritage items within the vicinity of the site. The buildings on the site are set back from the site boundaries, with views of the new buildings screened by the vegetation along the site boundaries and by the sloping topography of the site.

4.2 Zone Objectives

The objectives for the RE2 Private Recreation zone are:

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To encourage the development of land in a manner that meets the private recreational needs of the community.*

It is considered that the proposed development is consistent with the zone objectives for the following reasons:

- Substantial areas of the site are retained as private open space;
- The existing (and continued) uses on the site are compatible with the RE2 zoning, which provides for a mix of uses. In addition, Council in making the BMLEP determined that tourist accommodation uses were also an acceptable activity on the site.
- Significant areas of vegetation are being retained on the site which will provide passive recreational activities within the site. Management of vegetation on the site will be improved through the implementation of a Vegetation Management Plan.
- The site is currently used for passive recreational uses and activities such as bush camps. These uses will continue on the site and improved amenities and facilities will be provided.

5.0 Justification for the Variation to the Height of Buildings Development Standard

The proposed variation to the development standard has been considered in light of the abovementioned objectives and potential environmental impacts. Further, DPE guidelines in relation to varying development standards recommend consideration of the five-part test established in *Wehbe v Pittwater Council* [2007] NSW LEC 827. The Wehbe test is as follows:

1. *the objectives of the standard are achieved notwithstanding non-compliance with the standard;*
2. *the underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;*
3. *the underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;*
4. *the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;*
5. *the zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.*

Test 1 is particularly relevant to the proposed variation of the development. As discussed in Section 4.1 above, the objectives of the development standard are achieved, notwithstanding the variation to the building heights. Tests 2, 3 and 5 are not relevant to the proposed development.

In relation to Test 4, DFP does not contend that Council has abandoned or destroyed the building height development standard, however as noted above the development standard (applying at the time of the preparation of this written request) has been made in error. It is also noted that Council previously granted consent to a building on the site that had a height of approximately 11m and considered that building design which is reflected in the current proposed development to be acceptable.

As noted above Council has endorsed an amendment to BMLEP, being Draft Blue Mountains Local Environmental Plan 2015 (Amendment 3), that amongst other things proposes to amend the Building Height control applying to 119 Cliff Drive to introduce the 8m building height limit across the majority of the site (mapped in green) as illustrated in **Figure 3** below.

Amendment 3 has been publicly exhibited and in November 2017 Council resolved to forward the proposed LEP amendment to DPE for finalisation.



Figure 4 Extract from BMCC Planning Proposal for Amendment No.3

In addition, Amendment No 3 to BMLEP also proposes to amend Clause 4.3A of BLEP as follows:

(9) Development consent may be granted to the erection of a building on land identified as 119 Cliff Drive, Katoomba being Lot 5 DP222736, within "Katoomba Precinct RE2-SP3-KA20" on the Built Character Map, that exceeds the maximum height shown for the land on the Height of Buildings Map if consent authority is satisfied that the:

(a) part of the building that exceeds the maximum height shown on the Height of Buildings Map is not visible from Cliff Drive or any public place; and

(b) building has a height of no more than 10 metres.

The provision is under review by DPE and, if adopted, will allow building heights up to 10m on the site.

If adopted, all buildings (with the exception of the auditorium) will be under 10m. The bookshop building, Ecolodge 2 and Dining Hall will have heights between 8m and 10m. In relation to these buildings:

- The auditorium, bookshop building and Ecolodge 2 will not be visible from Cliff Drive.
- The Dining Hall building will be visible from Cliff Drive, but the part of the building that exceeds 8m (being the lift overrun) is to the rear of the building and is limited 8.2m² in area and will be screened by the Dining Hall building, café and site vegetation and street trees.

Further, with respect to Clause 4.6(3), this request has also had regard to the principles established in *Four2Five Pty Ltd v Ashfield Council*, in that it is considered that there are sufficient environmental planning grounds to justify contravening the development standard. The environmental planning grounds particular to the site and the proposed development are discussed below.

Strict compliance is considered to be unreasonable and unnecessary for the following reasons:

- The topography of the site is sloping and undulating which influences the extent of the buildings above the existing ground level. Whilst the majority of buildings exceed the 5.5m building height limit, the 5.5m height has been applied in error.
- When mapped correctly as proposed under BMLEP Amendment 3, the majority of the site will have an 8m building height limit and pursuant to Clause 4.3A (as proposed to be amended) a 10m height limit will apply to the whole site. Therefore, the height variation will be limited to auditorium building and the height variation will 2.9m.
- The topography of the site has been a key determining factor in siting and location of the proposed buildings. In particular, the auditorium has been sited to sit largely in the footprint of the existing auditorium, to minimise removal or disturbance of existing vegetation and any associated earthworks. The tiered seating further minimises the need for any extensive site excavation.
- The roof profile has been sloped downwards to the northern façade to the maximum amount possible whilst still achieving head height requirements and internal functionality such as sight line requirements to the stage.
- The roof form of the auditorium has been modulated to assist in helping the building to sit into the adjoining tree canopy avoiding a single large continuous expanse of roofing. The modulated roof form also provides opportunities for passive ventilation and concealment of smoke extraction fans.
- The proposed auditorium roof colour is Colorbond Wallaby which has been chosen as it is a medium dark recessive grey that will blend with the predominantly Eucalypt tree canopy that screens the roof and will also prevent any glare from the roof.
- Consideration was given to alternative locations for the auditorium building at an early planning stage and all alternative options were deemed to either have a greater adverse impact on the site and surrounds or create a less desirable outcome for functionality of the auditorium space (which is one of the key reasons that this circa 70 year old structure is now being replaced).
- Consideration was also given to undertaking alterations and additions to the existing auditorium however, this option was not viable due the extensive nature of the works required and the age of the existing auditorium. The existing auditorium also does not provide the ceiling height required for the functional use of the auditorium.
- The proposed development is considered to demonstrate good architectural design, is not excessive in terms of bulk and scale and provides a positive contribution to the Violet Street streetscape.

Further to the above, consideration has also been given the provisions of Clause 4.3A BMLEP as follows:

- The proposed auditorium (and buildings) will not protrude above the existing tree canopy of vegetation adjacent to the building as the predominant vegetation type on the site is Dry Open Forest with a tree canopy height of 25m and understorey of up to 3m. Part of the site also includes Moist Open Forest with a canopy height up to 25m and shrub layer 3m to 7m.
- The proposed buildings will not protrude above adjacent buildings, being the residences on Cliff Drive as they elevated above the KCC site.
- The design of the auditorium responds to the topography by siting the building largely within the footprint of the existing building and tiering/stepping the building up the slope. The design has sought to minimise the extent of the excavation and site cut.
- The building designs do not result in a visually prominent built form across the site and do not visually break the level of the skyline by protruding above the ridgeline within or behind the site. This is illustrated in the **Figures 5 and 6** below which show the existing auditorium, with height poles illustrating the proposed auditorium roof.
- As noted above the roof of the auditorium will be a medium dark recessive grey that will blend behind the predominantly Eucalypt tree canopy.
- In relation to the site slope, the following should be noted:
 - Between Cliff Road and the auditorium the site rises approximately 16m, with a dense tree canopy that extends up to 25m. Therefore, the height of trees below the auditorium is approximately RL 992 to RL 1008 and will screen the building an extend above the auditorium roof (RL 997) by approximately 11m. Whilst some of this canopy will be thinned, the majority of the tree canopy in this location will be retained.
 - Behind the auditorium, the site slopes up to the ridge line from approximately RL990m to RL 1004m. The tree canopy in this area also extends up 25m. Therefore, the height of trees above the auditorium is approximately RL 1005m to RL 1029m and will extend above the auditorium roof by approximately 32m.



Figure 5 View of auditorium with height poles



Figure 6 View of auditorium with height poles

5.1 Director-General's Considerations

As indicated above, subclause 4.6(5) of the BMLEP also requires the Director-General, in deciding whether to grant concurrence, to consider the following:

“(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning,”

The variation sought to the building height development standard does not raise any matter of significance for State or regional environmental planning.

“(b) the public benefit of maintaining the development standard,”

There is a public benefit in allowing the proposed development to proceed as the additional building height does not result in adverse environmental impacts on surrounding sites or on the locality and the objectives of the development standard and RE2 zone can be satisfied.

Strict compliance with the building height control is not in the public interest as in order to comply it would be necessary for the elements of the proposed built form to be redesigned despite the building design achieving the intent of the planning controls and being screened from public view points. If the height of the auditorium was reduced the overall size of the auditorium would be reduced and would likely result in additional buildings to provide the required seating. This would result in greater site clearing and additional building footprint.

It is in the public interest to allow the site to be developed as it is consistent with the Council's strategic planning for the locality, and the site, which permits a place of public worship, a use which has occurred on the site since the 1950's. There is no loss of public benefit by varying the development standard in this instance.

“(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.”

There are no other relevant matters.

6.0 Conclusion

DFP has assessed the proposed development against the relevant statutory provisions of Clause 4.6 of the BMLEP and prepared this written request which provides written justification that compliance with the building height development standard is unreasonable and unnecessary in this circumstance.

The site has a maximum building height limit of 5.5m. It should be noted that the existing 5.5m building height limit that applies to the whole of the 119 Cliff Drive site is a mapping error and not consistent with the Council's resolution (14 September 2014) where Council adopted an 8m height limit for the majority of the site and 5.5m height for the area mapped as Protected Area – Escarpment.

Proposed amendment No.3 to BMLEP will introduce a maximum building height limit of 10m across the site. All buildings with the exception of the proposed auditorium will be less than 10m in height.

The proposed development is considered to demonstrate good architectural design, is not excessive in terms of bulk and scale and the design of the buildings responds to the sloping topography of the site. The proposed auditorium (and other buildings) will not protrude above the existing tree canopy adjacent to the building as the predominant vegetation type on the site is Dry Open Forest with a tree canopy up to a height of 25m. The proposed buildings will not protrude above adjacent buildings.

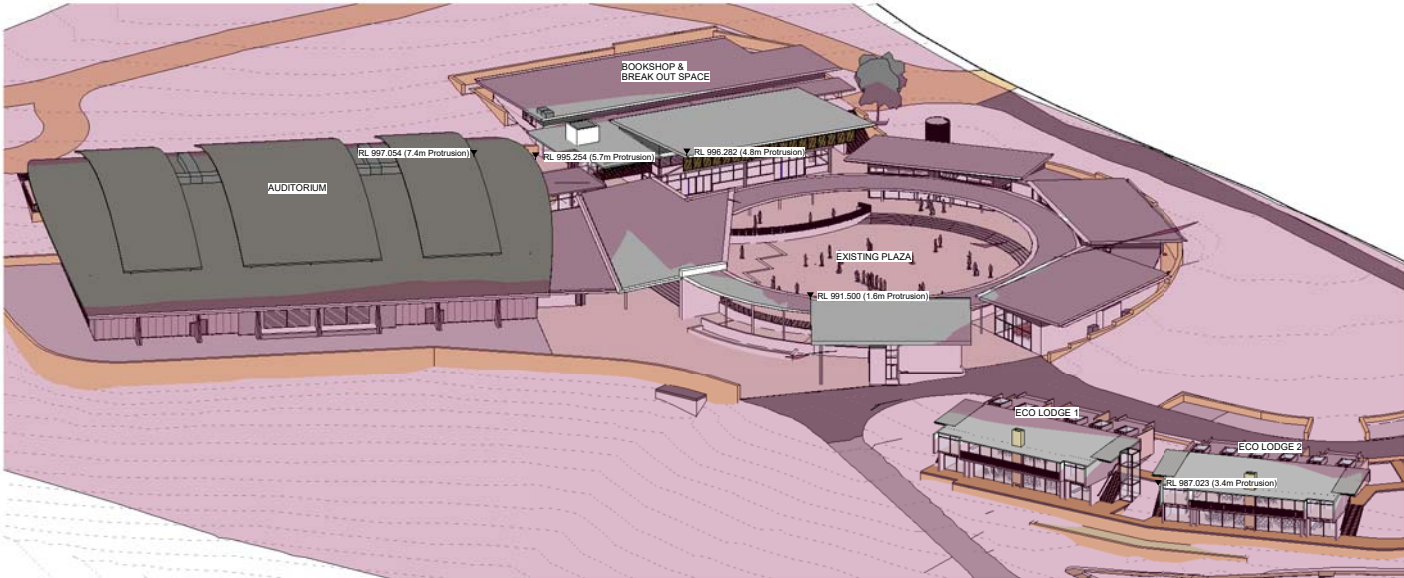
The auditorium has a modulated roof form to achieve greater articulation and provide opportunities for natural ventilation and will be a medium dark recessive grey that will blend behind the predominantly Eucalypt tree canopy.

It is therefore considered that there are sufficient environmental planning grounds to justify contravening the development standard in this instance.



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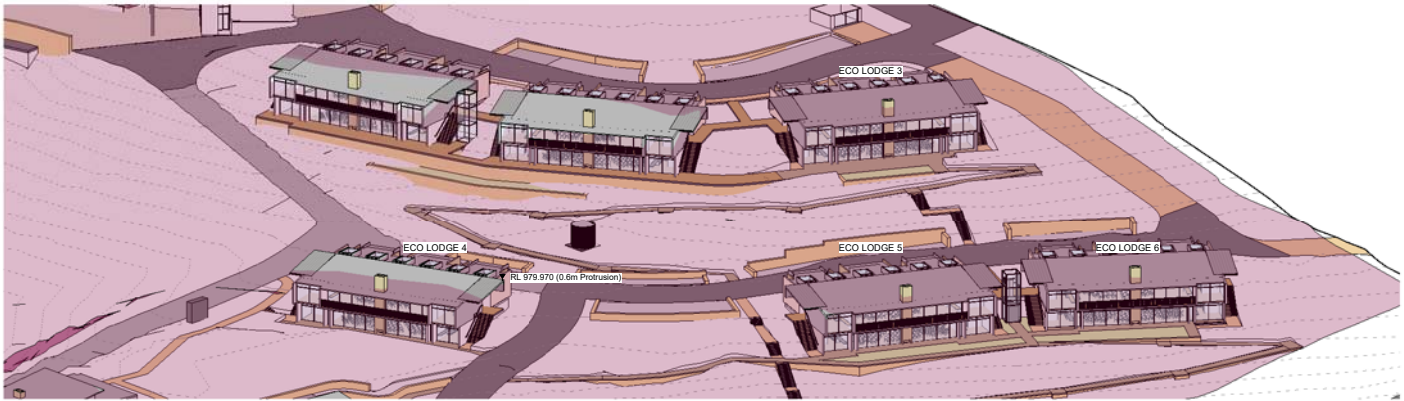
APPENDIX A



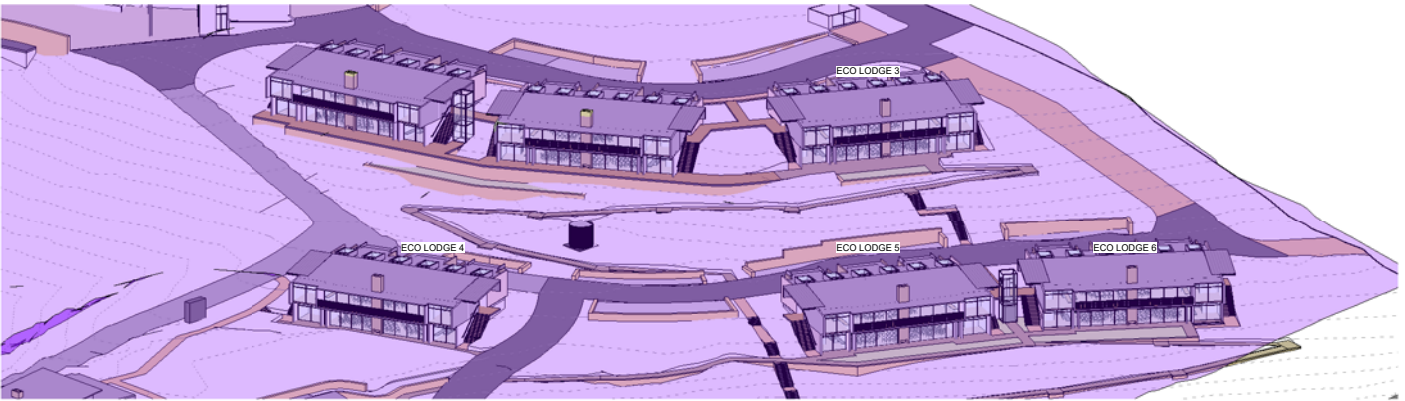
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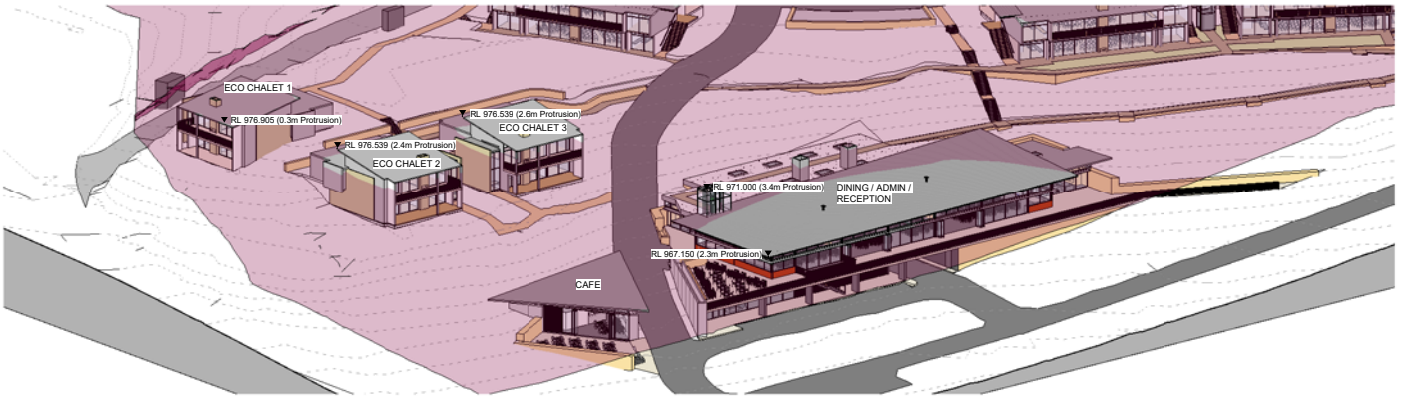
2 8m HEIGHT PLANE STUDY - ZONE 1



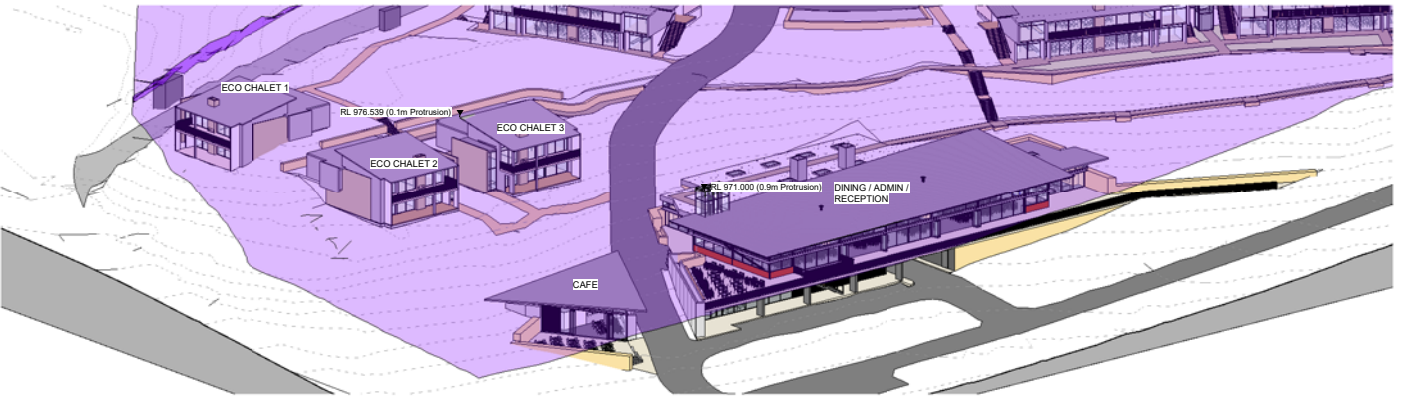
3 5.5m HEIGHT PLANE STUDY - ZONE 2



4 8m HEIGHT PLANE STUDY - ZONE 2



5 5.5m HEIGHT PLANE STUDY - ZONE 3



6 8m HEIGHT PLANE STUDY - ZONE 3

Key Plan

Issue		Description	Chid
No.	Date		

Building

Drawing Title
HEIGHT PLANE COMPARISON
STUDY - 5.5m & 8m

Project & Client

Katoomba Christian Convention
at
Cliff Dr & Violet St, Katoomba NSW 2780
for
KCC

Architect

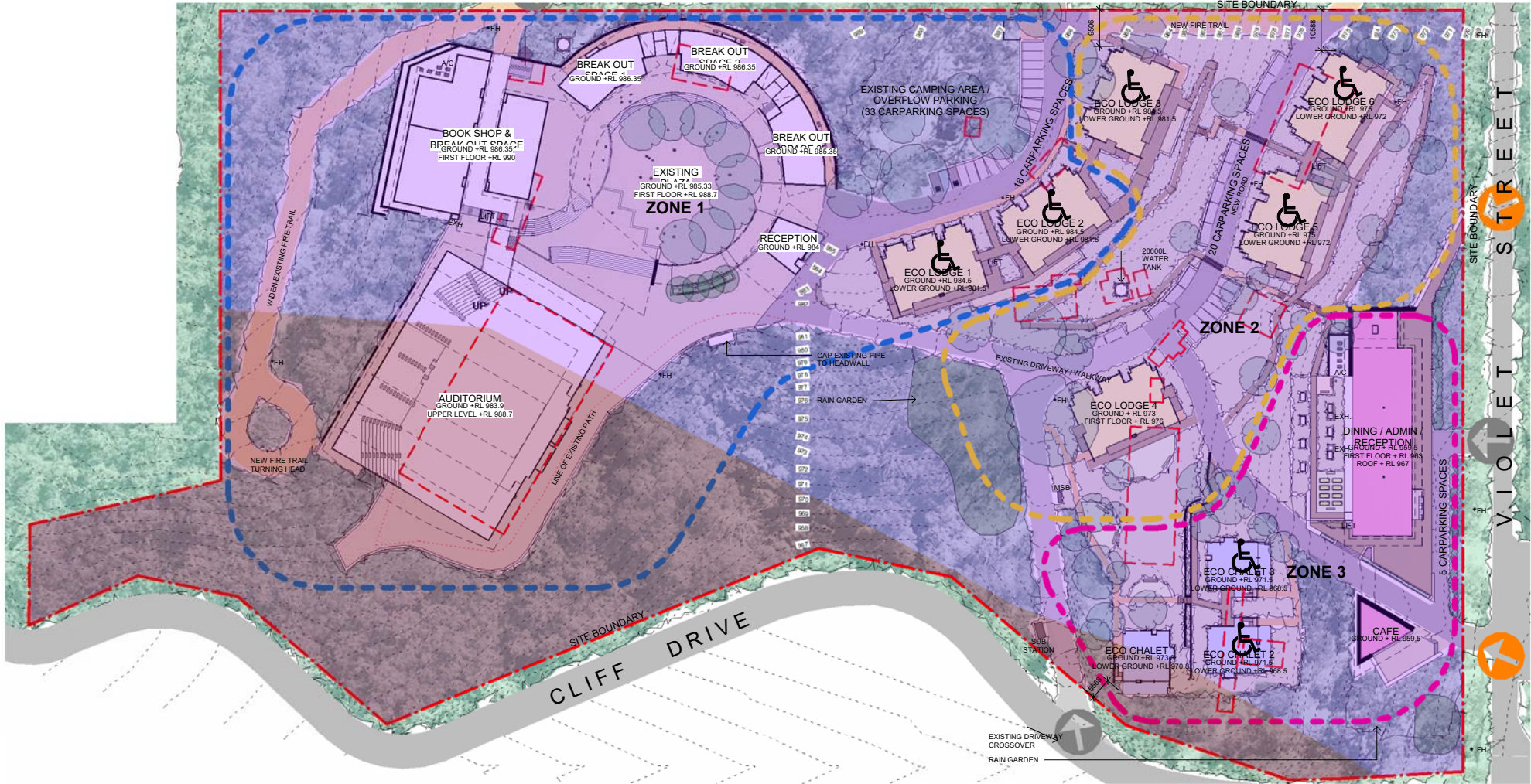
NBRARCHITECTURE.
Sydney
61 2 9922 2344
Any form of replication of this drawing in full or in part without the written permission of NBRARCHITECTURE Pty Ltd constitutes an infringement of the copyright.
Nominated Architects: Geoffrey Deane 3766; Andrew Duffin 5602; Garry Hoddinett 5286
ABN 16 002 247 565
nbrsarchitecture.com
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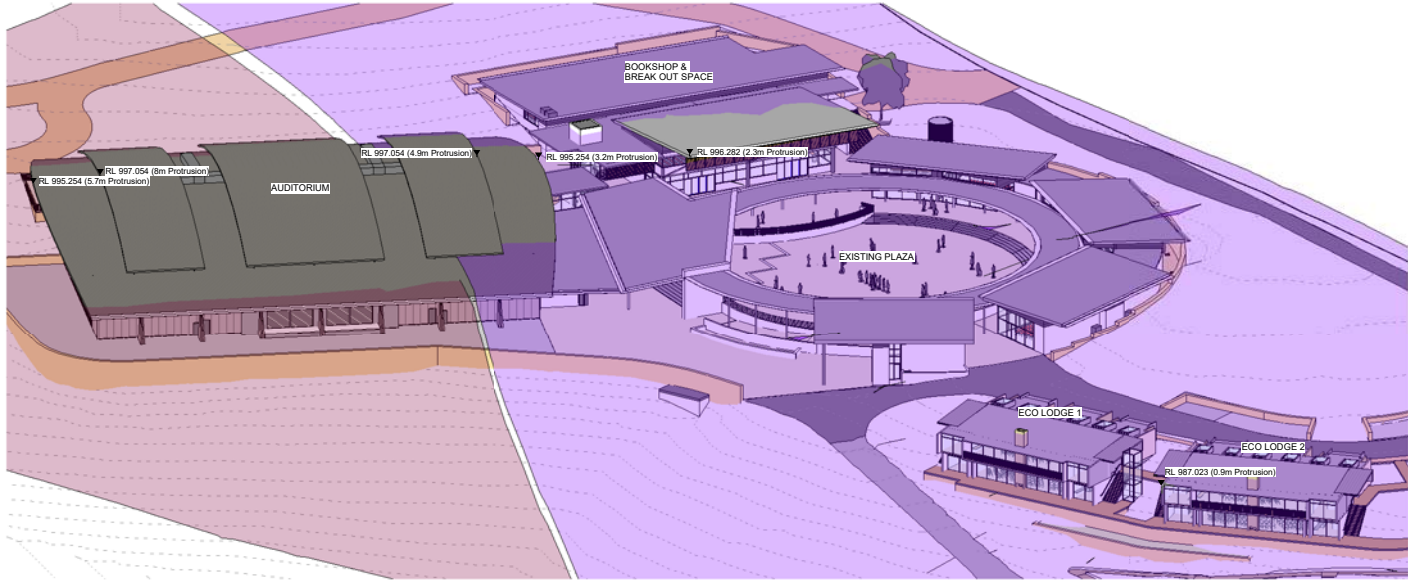
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Scale: 100@A1 or 200@A3
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Drawing Reference
14289 - SK15

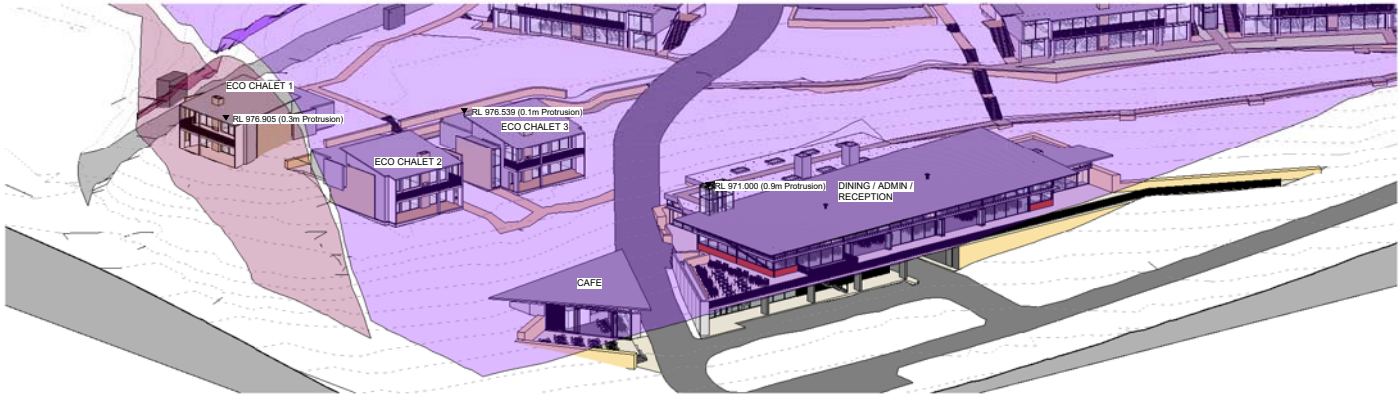
Revision



1 SITE PLAN - 5.5m & 8m HEIGHT PLANE
OVERLAY
1 : 750



2 5.5m & 8m HEIGHT PLANE STUDY - ZONE 1



3 5.5m & 8m HEIGHT PLANE STUDY - ZONE 3

Key Plan

Issue		Description	Chid
No.	Date		

LEGEND	
	5.5m HEIGHT PLANE
	8m HEIGHT PLANE

Building

Drawing Title
HEIGHT PLANE STUDY -
ESCARPMENT ZONE

Project & Client

Katoomba Christian Convention
at
Cliff Dr & Violet St, Katoomba NSW 2780
for
KCC

Architect
NBRSEARCHITECTURE.
Sydney
61 2 9922 2344
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Nominated Architects: Geoffrey Deane 3766; Andrew Duffin 5602; Garry Hoddinett 5286
ABN 16 002 247 565

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Date 21/02/2018 8:44:54 AM
Scale: 100@A1 or 200@A3
0 1m 2m 3m 4m 5m 6m

Drawing Reference
14289 - SK16

Revision