



9 November 2020

Blacktown City Council
Att: Sami Ahangari

Dear Sami,

**Re: Development Application SPP-18-01555
Lot 1 DP 1097685, Sunnyholt Road, Kings Langley**

The purpose of this letter is to provide a revised Clause 4.6 variation request to accompany amended plans in support of the above mentioned development application following Council's email dated 30 October 2020.

Adjustments have been made to the plans to set the floor levels above the dam break level, noting these changes are summarised as follows:

Building A:

- Increase to the habitable floor level of Units A011-A016 by 200mm to Building A, with a subsequent adjustment to the floor to floor levels to ensure the same overall height is maintained.
- Increase the habitable floor level of Unit A007-A008 by 400mm and subsequent reduction to the floor to floor levels from 3.1m to 3m such that there is no change to the total building height.

Building B

- Increase to the habitable floor levels of units B005- B012 by 620mm and a reduction in the floor to floor heights by 100mm. Such that the increase in building height is 120mm to Building B in order to ensure that the extent of departure is limited.

The revised Clause 4.6 is provided at Annexure 1 of this letter.

We look forward to your finalisation of the assessment and issuing of consent.

If you wish to discuss this further please contact me on 0425 134 158.

Regards,

Jonathon Wood- Director
Think Planners Pty Ltd

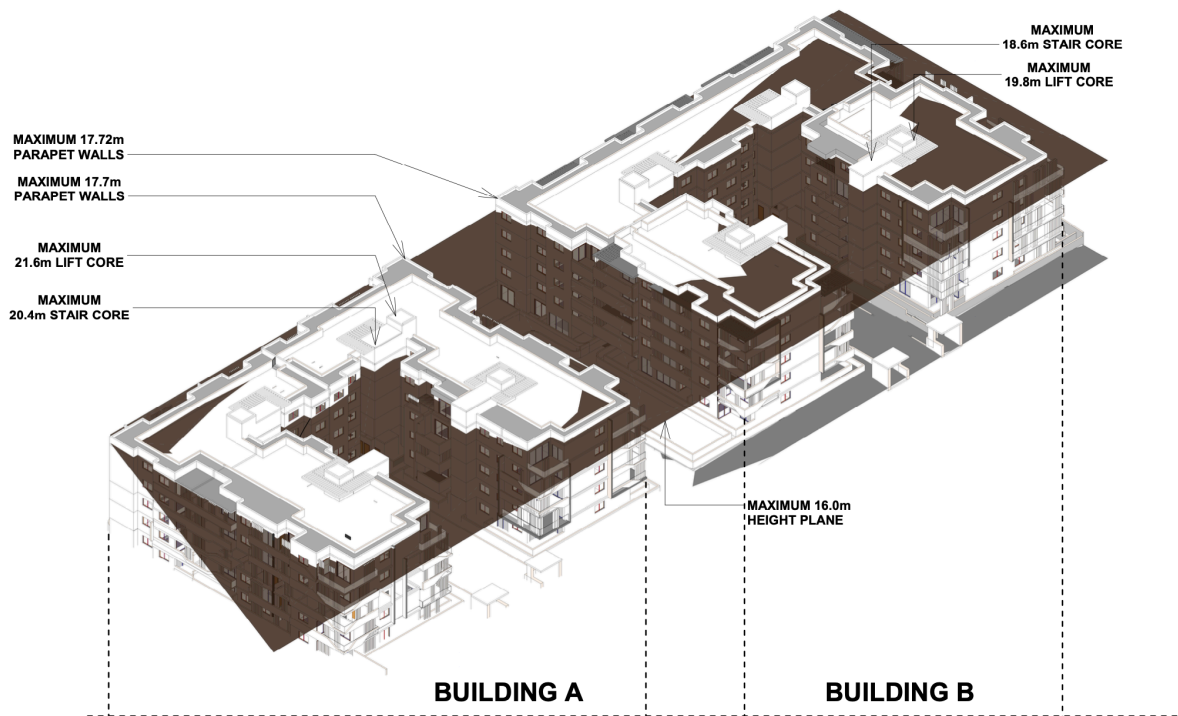
Annexure 1: Revised Clause 4.6 Variation

Clause 4.6 Variation

Summary of Variation

As shown on the section extract below the proposal exceeds the maximum building height of 16m, noting that the proposal is predominantly compliant with the maximum building height with the exception of a small portion of the upper most level of the building and then elements of the parapets, fire stairs, and the lift over-run. Subsequent adjustments have been made to the finished floor levels to both Building A and Building B to ensure those levels are at a suitable height having regard to the 100 year dam break study- hence the departure enables a suitable design response to the site context.

This can be seen across most clearly on the 3D extracts below, noting that the 3D does not delineate the areas of 'habitable' floor space above the height limit owing to limitations in the 3D modelling software- however this is addressed on separate plans.



The maximum extent of variation is as follows:

- Building A: Is 17.7m (10.62% departure) to the building in terms of parapet walls and 21.6m to the lift over-run (35% departure) of the building that provides access to the rooftop. The stair core is at 20.4m.
- Building B: Is 17.72m (10.75% departure) to the building in terms of parapet walls and 19.8m to the lift over-run (23.75% departure) of the building that provides access to the rooftop. The stair core is at 18.6m.

Clarification of Habitable Area Variation

As requested by Council the extent of 'habitable areas' (i.e. where the ceiling level exceeds the height limit) over the height plane have been quantified.

This has been carried out at 200mm increments noting that this has been the only methodology of clearly showing and defining the extent of departure.

The extent of departure at the varying height increments is provided below, expressed as a percentage of the building footprint over the height limit at that range. A hatched set of plans is provided separately by Design Cubicle expressing this visually.

0-199mm Exceedance

Building A - Level 4 - Site Coverage: 1601.6sq.m
Building A - Area above 16m Height Limit in Variation Range: 1160.2sq.m (72.4%)

Building B - Level 4- Site Coverage: 1779sq.m
Building B - Area above 16m Height Limit in Variation Range: 441.1sq.m (25.1%)

Total Level 4 - Site Coverage: 3402 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 1601.3sq.m (47.7%)

200-399mm Exceedance

Building A - Level 4 - Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 1065sq.m (66.5%)

Building B - Level 4 - Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: 266sq.m (15.2%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 1331sq.m (39.7%)

400mm- 599mm Exceedance

Building A - Level 4 - Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 903.5sq.m (56.4%)

Building B- Level 4 - Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: 87.5sq.m (5%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 991sq.m (29.5%)

600-799mm Exceedance

Building A - Level 4 - Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 646sq.m (40.3%)

Building B - Level 4 - Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: 19.5sq.m (1.1%)
* Max. Height Variation above 16m Height Limit: 0.78m (Unit B404 - Bedroom 1)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 665.5sq.m (19.8%)

800-999mm Exceedance

Building A - Level 4 - Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 383.7sq.m (24%)

Building B - Level 4 - Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 383.7sq.m (11.4%)

1000-1199mm Exceedance

Building A - Level 4 - Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 275sq.m (17.2%)

Building B - Level 4- Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 275sq.m (8.2%)

1200-1399mm Exceedance

Building A - Level 4- Site Coverage: 1601.6sq.m
Building A - Area above 16m Height Limit in Variation Range: 203sq.m (12.7%)

Building B - Level 4- Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 203sq.m (6%)

1400-1599mm Exceedance

Building A - Level 4- Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 148.5sq.m (9.3%)

Building B - Level 4- Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 148.5sq.m (4.4%)

1600-1799mm Exceedance

Building A - Level 4- Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 113sq.m (7.1%)

Building B - Level 4- Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 113sq.m (3.4%)

1800-1999mm Exceedance

Building A - Level 4- Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 77.5sq.m (4.8%)

Building B - Level 4- Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 77.5sq.m (2.3%)

2000-2199mm Exceedance

Building A - Level 4- Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 37.2sq.m (2.3%)

Building B - Level 4- Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 37.2sq.m (1.1%)

2200-2399mm Exceedance

Building A - Level 4- Site Coverage:1601.6 sq.m

Building A - Area above 16m Height Limit in Variation Range: 8.2sq.m (0.5%)

* Max. Height Variation above 16m Height Limit: 2.26m (Unit A410 - Bathroom)

Building B - Level 4- Site Coverage: 1754 sq.m

Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m

Total Level 4 - Area above 16m Height Limit in Variation Range: 8.2sq.m (0.2%)

Rationale for the Departure

The design of the building ensures that the majority of the habitable floor space is contained below the maximum building height line which indicates that the variation is not simply a means of achieving additional development yield on the site, but a site specific design response owing to the site topography and the flooding affectation for the site as well as the need to ensure that a suitable freeboard level associated with the 100 year dam break study carried out. Hence it is to achieve a suitable planning outcome on the site. In this case the variation of a small portion of the building, roof structure and lift over-run is the outcome noting that the proposal maintains the desired 5 storey form (16m is applied as a 5 storey control) but does elevate the building to respond to the site context.

Full compliance could be achieved through further cutting of the building into the site, and removing the rooftop common area however the current proposal is a better outcome as it enables the dwellings at the front of the site to achieve appropriate ground floor finished floor levels and a suitable communal open space at the upper level as well as ensuring safety for occupants associated with the ground floor given the dam break study. Hence it is a preferred planning outcome to ensure that the finished floor level sits above the dam break level- which necessitates a 'lifting' of the building.

Establishing the Relevant Tests

A Clause 4.6 variation request has been prepared, noting that the request addresses a number of recent Land and Environment Court cases including *Four 2 Five v Ashfield* and *Micaul Holdings Pty Ltd v Randwick City Council* and *Moskovich v Waverley Council*.

Further a decision in *Al Maha Pty Ltd v Huajun Investments Pty Ltd [2018] NSWCA 245* has adopted further consideration of this matter, requiring that a consent authority must be satisfied that:

- The written request addresses the relevant matters at Clause 4.6 (3) and demonstrates compliance is unreasonable or unnecessary and that there are sufficient environmental planning grounds; and
- The consent authority must consider that there are planning grounds to warrant the departure in their own mind and there is an obligation to give reasons in arriving at a decision.

The key tests or requirements arising from the above judgments are:

- The consent authority is to be satisfied the proposed development will be in the public interest because it is “consistent with” the objectives of the development standard and zone, and it is not a requirement to “achieve” those objectives. It is a requirement that the development be compatible with the objectives, rather than having to ‘achieve’ the objectives.
- Establishing that ‘compliance with the standard is unreasonable or unnecessary in the circumstances of the case’ does not always require the applicant to show that the relevant objectives of the standard are achieved by the proposal (Wehbe “test” 1). Other methods are available as per the previous 5 tests applying to SEPP 1, set out in *Wehbe v Pittwater*.
- There are planning grounds to warrant the departure.
- The proposal is required to be in ‘the public interest’.

In relation to the current proposal the keys are:

- Demonstrating that the development remains consistent with the objectives of the maximum building height control and on that basis that compliance is unreasonable or unnecessary;
- Demonstrating consistency with the R4 zoning;
- Establishing compliance is unreasonable and unnecessary;
- Demonstrating there are sufficient environmental planning grounds to justify varying the standard; and
- Satisfying the relevant provisions of Clause 4.6.

Departure Comment & Underlying Basis

The variation occurs owing to a number of factors;

1. The general undulation prevalent throughout the site;
2. The significant variations to the natural ground level that has occurred historically as a result of ongoing activities and the creek channel, which is to be re-shaped and re-formed and the natural ground level realigned to deal with flooding matters;
3. The flooding affectation for the site as well as the need to ensure that a suitable freeboard level associated with the 100 year dam break study carried out. Hence it is to achieve a suitable planning outcome on the site. Hence it is a preferred planning outcome to ensure that the finished floor level sits above the dam break level- which necessitates a 'lifting' of the building.
4. Accommodating point encroachments for small portions of the upper level of some buildings, and also lift and stair overruns; and
5. Providing access to and provision of rooftop communal open space areas on top of the buildings. The provision of rooftop common area enables the provision of quality common open space areas that achieves solar access for residents and private open space well in excess of the minimum requirements set out in the planning controls. The provision of additional height to rooftop areas facilitates a good planning outcome- that strict compliance with the control would prevent from occurring and hence flexibility in the application of the height control enables a better design outcome and provides planning grounds to support such a departure to the height control.

Blacktown Local Environmental Plan 2015 – Clause 4.6

Clause 4.6 of the Blacktown LEP 2015 provides that development consent may be granted for development even though the development would contravene a development standard. This is provided that the relevant provisions of the clause are addressed, in particular subclause 3-5 which provide:

3. *Development 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.*
4. *Development 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 Secretary has been obtained.*
5. *In deciding whether to grant concurrence, the Secretary must consider:*

w w w . t h i n k p l a n n e r s . c o m

- 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 Secretary before granting concurrence.*

Each of these provisions are addressed in turn.

Clause 4.6(3)- Compliance Unreasonable and Unnecessary

In accordance with the provisions of this clause it is considered that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as the underlying objectives of the control are achieved.

The objectives of the building height development standard are stated as:

1. *The objectives of this clause are as follows:*

- a. *to minimise the visual impact, loss of privacy and loss of solar access to surrounding development and the adjoining public domain from buildings,*
- b. *to ensure that buildings are compatible with the height, bulk and scale of the surrounding residential localities and commercial centres within the City of Blacktown,*
- c. *to define focal points for denser development in locations that are well serviced by public transport, retail and commercial activities,*
- d. *to ensure that sufficient space is available for development for retail, commercial and residential uses,*
- e. *to establish an appropriate interface between centres, adjoining lower density residential zones and public spaces.*

The current development proposal is a 5 storey form which is the accepted height in a 16m height limit zone and has been regularly applied in this way by Council. The proposal remains consistent with the objectives based on the following:

- The development adopts a 5 storey form that is envisaged by the 16m height limit, noting that the departure is located to a portion of the site where the topography falls owing to the natural topography of the land. Therefore the variation will not be apparent when the building is viewed from the public domain given the 5 storey form. Therefore, there is no impact in terms of bulk and scale of the building on the streetscape.
- The lot orientation means that the additional shadow cast by the development (non-compliant portion) is indistinguishable as compared to a compliant shadow cast on the adjoining properties, noting that setbacks and separations mean that there is no impact to adjoining residential properties and the majority of the shadow cast falls on Vardys Road as shown on the shadow diagrams
- There are no additional visual privacy impacts arising from the non-compliance as the variation is for a small portion of the roof form where there are no privacy impacts to adjoining properties owing to the significant separation.
- The proposal provides for a high quality urban form that ensures good amenity for all units including the ground floor units that avoid substantial cut into the site to ensure that amenity is maintained.

- The lift over runs and stair cores which exceed the height control are located towards the middle of the buildings. Given this, these functional portions of the buildings that exceed the height control will not be discernible when viewed from the immediate surrounding public domain. Where there are small areas of roof or parapets over the height limit, these are not discernible and can be generally described as minor and point encroachments.
- The site is large and the impacts arising from overshadowing, visual impact and loss of privacy are manageable within the site and have no significant impact on adjoining properties or open space areas given that the development is contained within its own island meaning shadows cast by the proposal falls on the street with the extent of overshadowing is not unreasonable for density envisaged of this scale within this precinct.
- The proposal provides an appropriate building form that is consistent with the desired future character of the locality and is reflective of the objectives for the zone and locality generally, noting the building has no full habitable floorspace levels that protrude above the 16m height control, but rather minor upper level point encroachment that relate to undulation in the ground below and the land reshaping, rather than an attempt to achieve additional levels or floor space yield.
- The proposal is not located within a low-density area and the proposal represents an appropriate built form on the site.
- The proposal presents an appropriate height on the site that facilitates a high quality urban form to contribute to building diversity across Kings Langley in an area serviced by public transport and employment opportunities.
- The proposed development complies with other key planning controls applying to the proposal.
- The building is compatible with the height, bulk and scale of the desired future character established for the area when having regard to the forms of development approved in the 16m height limit area, and the approved building heights of those developments that are comparable in numerical terms to this proposal. This clearly shows the desired future character for the precinct being 5 storey residential flat buildings, with many of these buildings exceeding the 16m height limit to habitable areas (i.e. top most part of residential floor) as well as to the rooftop common areas and associated lift over-run and fire stairs.
- The overall height of the development presents as a compatible form of development to the anticipated high density residential development that are emerging in the locality, noting that the emerging character is for 5 storey residential flat buildings in the R4/16m height limit zone.
- The proposed buildings will present an appropriate bulk and scale on the site with balanced vertical components/proportions that are consistent with other approved 5 storey residential flat building developments in the broader area. Further the building height proposed provides for a high quality urban form and the height departure to the habitable areas or the rooftop areas does not take away the fact the proposal presents a high quality urban form.

- The non-compliance to the height control has no impact on the setting of any items of environmental heritage or view corridors.

As outlined above the proposal remains consistent with the underlying objectives of the control and as such compliance is considered unnecessary or unreasonable in the circumstances.

Sufficient Environmental Planning Grounds & Design Response

The below points demonstrate suitable environmental planning grounds exist to justify contravening the height development standard and further demonstrates that the height departure does not give rise to any environmental impacts, and therefore the proposal is an appropriate design response for the subject site:

- The need to provide amenity to ground floor units rather than extending the amount of cut occurring on this site to that entire floor level to achieve technical compliance but resulting in further need for retaining walls and less amenity for ground floor units;
- The design of the building ensures that the habitable floor space is contained below the maximum building height line which indicates that the variation is not simply a means of achieving additional development yield on the site, but a site specific design response. In this case the variation predominantly stems from the minor cross-fall on the site, as well as the need to provide for suitable access to the rooftop area- with the rooftop necessary to provide a suitable quantum of communal open space on the site that has a northerly aspect. The ground floor communal areas achieve less sun at mid-winter and therefore a splitting of common areas across the site is suitable to enable use of areas depending upon the climatic conditions- i.e. ground floor areas are more suitable to hotter summer months and rooftop to winter months.
- The need to ensure suitable freeboard is achieved through the re-shaping of the lane and adopting appropriate finished floor levels on the site that enables safety for residents with regard to flooding and the dam break study. This necessitates a lifting of the building.
- The absence of negative environmental impacts arising from the additional height in terms of privacy and overshadowing;
- The minor variation facilitates the delivery of additional housing consistent with the objectives of the R4 zone in delivering housing in proximity to public transport and the Blacktown CBD.
- For the reasons discussed above the variation to the height limit is consistent with the objects of the Act, namely:
 - (c) To promote the orderly and economic use and development of land through achievement of the suitable freeboard levels;
 - (g) To promote good design and amenity of the built environment facilitated through the rooftop COS areas and provision of lift access to all parts of the building.

(h) To promote the proper construction of buildings, including the protection of the health and safety of their occupants- through the adoption of suitable freeboard levels to address flooding and the dam break study.

On that basis there are sufficient environmental planning grounds to support the departure.

Clause 4.6(4)

In accordance with the provisions of Clause 4.6(4) Council can be satisfied that this written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3).

As addressed the proposed development is in the public interest as it remains consistent with the objectives of the building height control. In addition, the proposal is consistent with the objectives of the R4 Zone being:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable certain activities to be carried out within the zone that do not adversely affect the amenity of the neighbourhood.*
- *To permit residential flat buildings in locations close to public transport hubs and centres.*

The proposal ensures that the high density nature of the zone is retained and contributed to housing diversity in the Kings Langley area which is in close proximity to public transport and employment opportunities including in Blacktown.

In addition the proposal complements and enhances the local streetscape then what currently exists by virtue of the careful siting of the development and the landscape embellishment works within the front setback.

It is understood that the concurrence of the Director-General can be assumed in the current circumstances.

Clause 4.6(5)

As addressed it is understood the concurrence of the Secretary may be assumed in this circumstance, however the following points are made in relation to this clause:

- a) The contravention of the building height control does not raise any matter of significance for State or regional environmental planning given the nature of the development proposal; and
- b) There is no public benefit in maintaining the development standard as it relates to the current proposal. The departure from the building height control is acceptable in the circumstances given the underlying objectives are achieved and it will not set an undesirable precedent for future development within the locality given the nature of the departure and the very unique site attributes that are not replicated elsewhere.

Strict compliance with the prescriptive building height requirement is unreasonable and unnecessary in the context of the proposal and its particular circumstances.

The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.


The proposal will not have any adverse effect on the surrounding locality. The proposal promotes the economic use and development of the land consistent with its zone and purpose. Council is requested to invoke its powers under Clause 4.6 to permit the variation proposed.

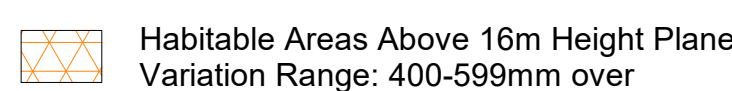


Total Level 4 - Site Coverage: 3402 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 1601.3sq.m (47.7%)



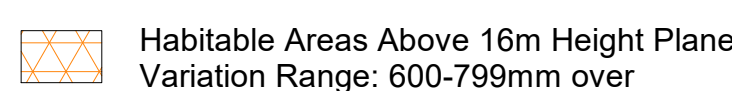
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DATE: 1997	SCALE: 1 : 300	DRAWING No: DA 804	ISSUE: D
DRAWN BY: Author	PROJECT No: 150744	NORTH 	DA ISSUE
DESIGN CUBICLE PTY LTD NORWOOD ABERCROMBIE ST. EAST MERRIMAN LAUNCESTON ADD: 44 CORRELL STREET NORTH PARHAMMATA TEL: 9863 2778 FAX: 9863 3242 E-MAIL: frank@designcubicle.com.au WEB: www.designcubicle.com.au ASK: 47 116316 333			



Total Level 4 - Site Coverage: 3355.6 sq.m
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1 : 300(on A1)



Total Level 4 - Site Coverage: 3355.6 sq.m
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1 : 300(on A1)

D	6.11.20	Issued in response to Council's email dated 30/10/20	MT
ISSUE	DATE	REVISION	BY




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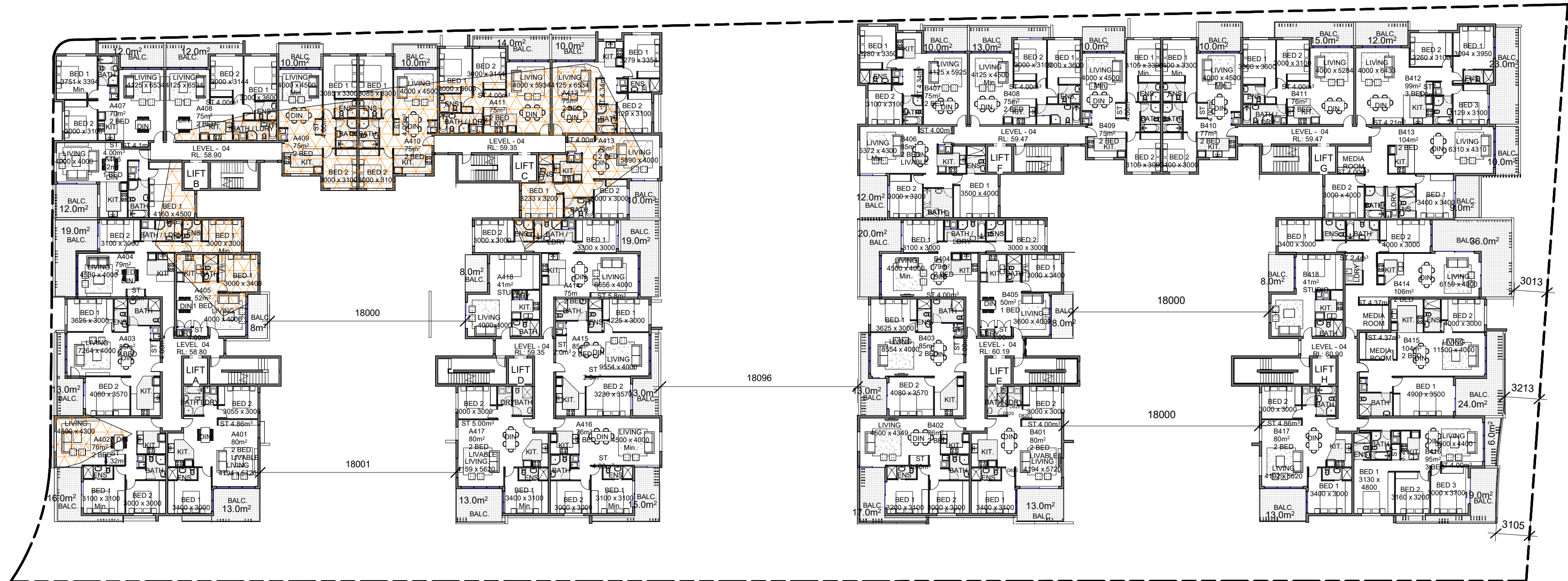
Proposed Residential Development

DRAWING Calculation Plan - Habitable Area Above 16m Height Plane 2/6

DATE: Sept 2015	SCALE: 1 : 300	DRAWING No: DA 805	ISSUE: D
DRAWN BY: Author	PROJECT NO: 150744		
DESIGN CUBICLE PTY LTD		<u>NORTH</u>	
NOMINATED ARCHITECT - <small>South West Metro (08)8621</small>			
ADD: 44 SORRELL STREET NORTH PARAMATTA			
TEL: 0653 3278			
FAX: 0653 3242			
EMAIL: info@designcubicle.com.au			
WEB: www.designcubicle.com.au			
ABN: 47 1163136 333			

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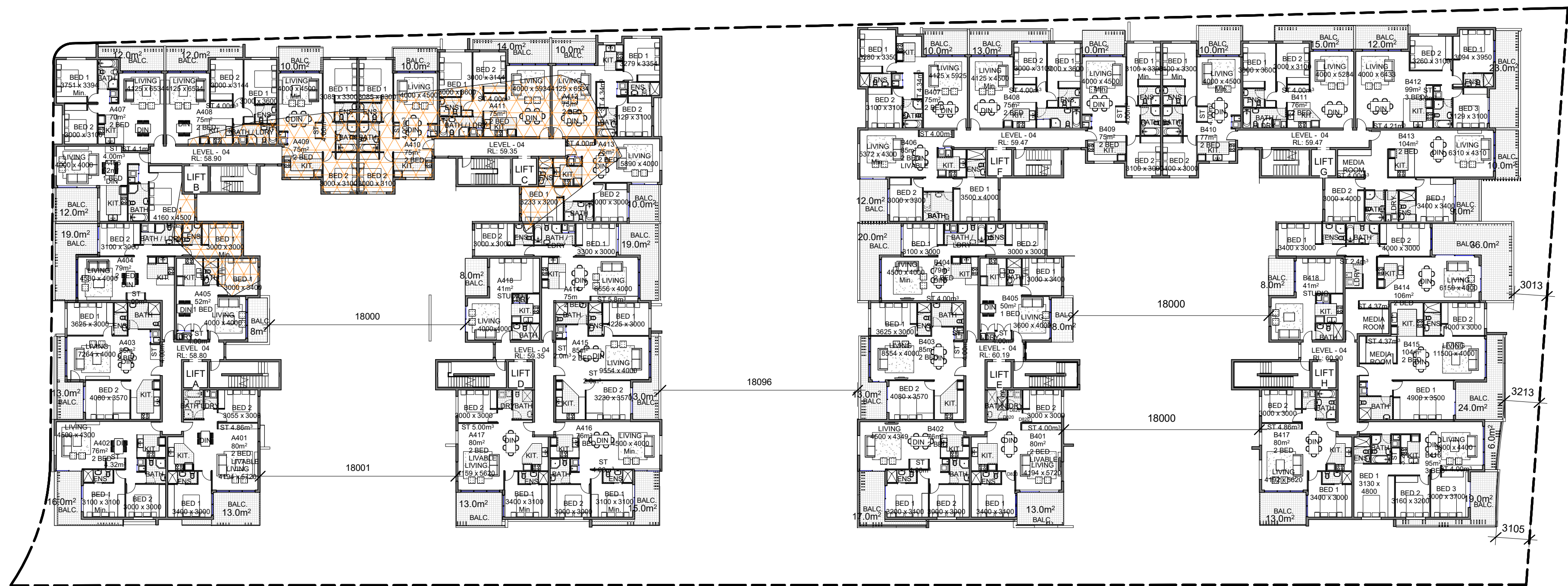
1 Level 4 - Habitable Area Above 16m Height Plane 5/12
1 : 300(on A1)

Habitable Areas Above 16m Height Plane
Variation Range: 800-999mm over

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2 Level 4 - Habitable Area Above 16m Height Plane 6/12
1 : 300(on A1)

Habitable Areas Above 16m Height Plane
Variation Range: 1000-1199mm over

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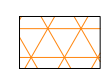
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PROJECT:
**Vardys Road & Evans
Place Kings Langley**

Proposed Residential Development

DRAWING
**Calculation Plan -
Habitable Area Above
16m Height Plane 3/6**

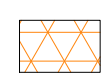
DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	1 : 300	DA 806	D
DRAWN BY:	PROJECT NO:		
Author	150744		
DO NOT SCALE		NORTH	
DESIGN CUBICLE PTY LTD			
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WEB:	www.designcubicle.com.au		
ABN:	47 116316 333		
		DA ISSUE	



Building A - Level 4- Site Coverage: 1601.6sq.m
Building A - Area above 16m Height Limit in Variation Range: 203sq.m (12.7%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 203sq.m (6%)

1 : 300(on A1)




Building A - Level 4- Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 148.5sq.m (9.3%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 148.5sq.m (4.4%)

1 : 300(on A1)



PROJECT: **Vardys Road & Evans Place Kings Langley**
Proposed Residential Development

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	1 : 300	DA 807	D
DRAWN BY:	PROJECT NO:		
Author	150744		
DESIGN CUBICLE PTY LTD		<u>NORTH</u>	
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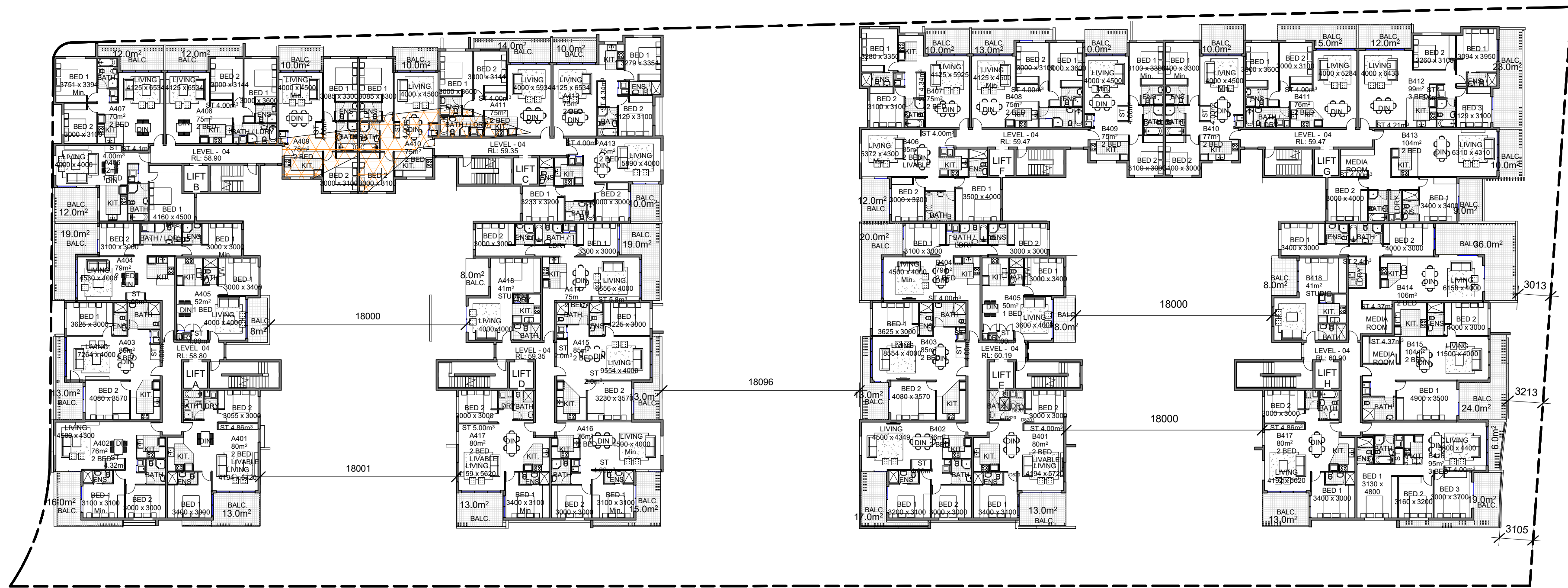
1 Level 4 - Habitable Area Above 16m Height Plane 9/12
1 : 300(on A1)

Habitable Areas Above 16m Height Plane
Variation Range: 1600-1799mm over

Building A - Level 4- Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 113sq.m (7.1%)

Building B - Level 4- Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage:3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 113sq.m (3.4%)



2 Level 4 - Habitable Area Above 16m Height Plane 10/12
1 : 300(on A1)

Habitable Areas Above 16m Height Plane
Variation Range: 1800-1999mm over

Building A - Level 4- Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 77.5sq.m (4.8%)

Building B - Level 4- Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 77.5sq.m (2.3%)

ISSUE	DATE	REVISION	BY
D	6.11.20	Issued in response to Council's email dated 30/10/20	MT



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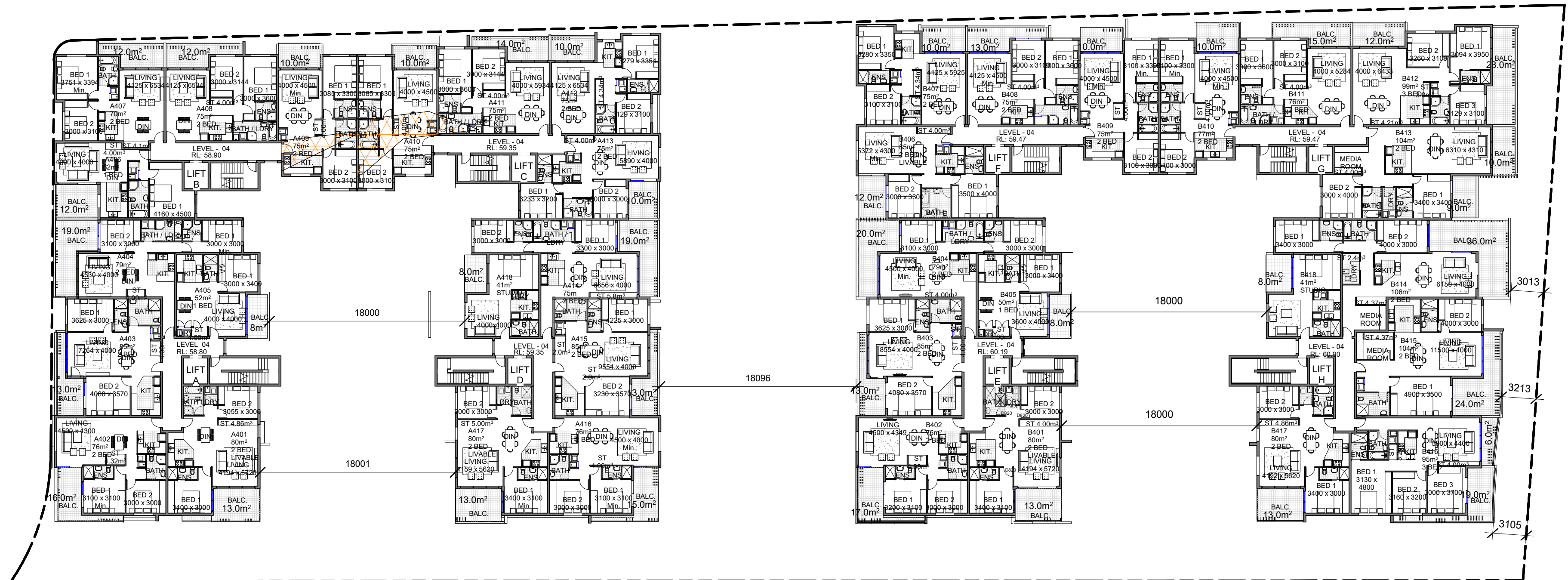
PROJECT:
**Vardys Road & Evans
Place Kings Langley**

Proposed Residential Development

DRAWING
**Calculation Plan -
Habitable Area Above
16m Height Plane 5/6**

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	1 : 300	DA 808	D
DRAWN BY:	PROJECT NO:		
Author	150744		
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DESIGN CUBICLE PTY LTD			
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6/11/2020 4:59:44 PM



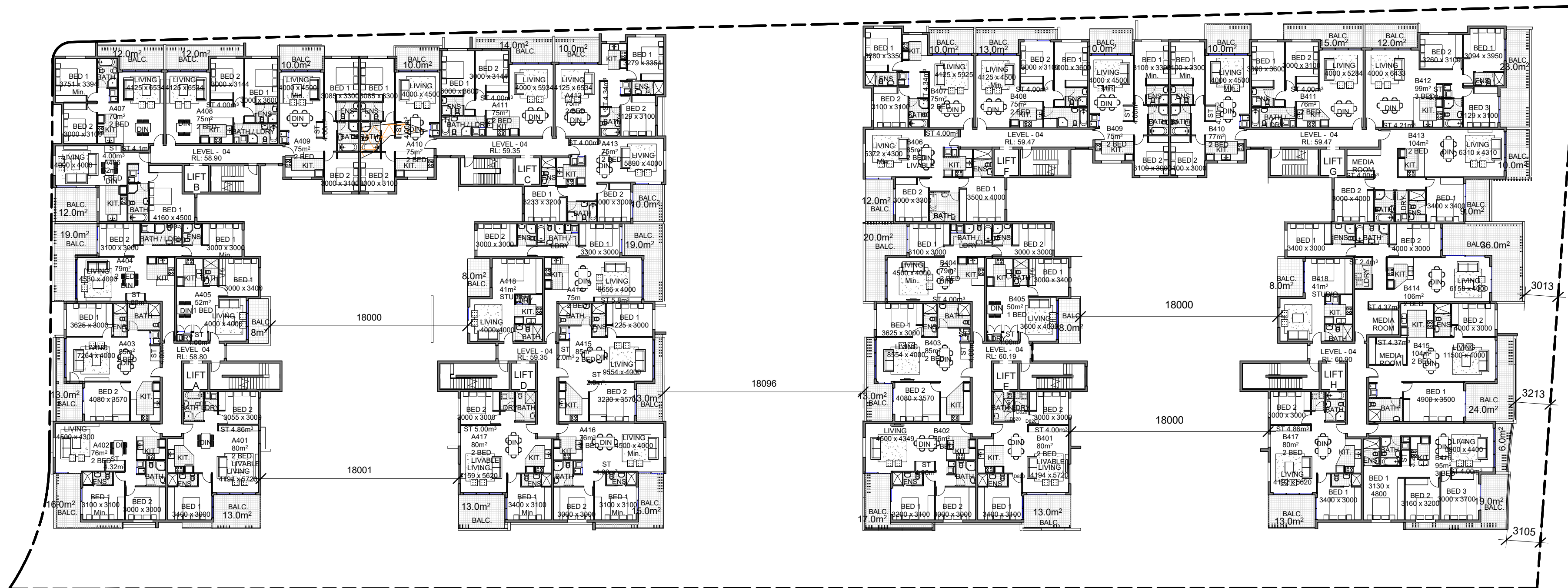
1 Level 4 - Habitable Area Above 16m Height Plane 11/12
1 : 300(on A1)

Habitable Areas Above 16m Height Plane
Variation Range: 2000-2199mm over

Building A - Level 4- Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 37.2sq.m (2.3%)

Building B - Level 4- Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 37.2sq.m (1.1%)



2 Level 4 - Habitable Area Above 16m Height Plane 12/12
1 : 300(on A1)

Habitable Areas Above 16m Height Plane
Variation Range: 2200-2399mm over

Building A - Level 4- Site Coverage: 1601.6 sq.m
Building A - Area above 16m Height Limit in Variation Range: 8.2sq.m (0.5%)
* Max. Height Variation above 16m Height Limit: 2.26m (Unit A410 - Bathroom)

Building B - Level 4- Site Coverage: 1754 sq.m
Building B - Area above 16m Height Limit in Variation Range: N/A (0%)

Total Level 4 - Site Coverage: 3355.6 sq.m
Total Level 4 - Area above 16m Height Limit in Variation Range: 8.2sq.m (0.2%)

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PROJECT:
**Vardys Road & Evans
Place Kings Langley**

Proposed Residential Development

DRAWING
**Calculation Plan -
Habitable Area Above
16m Height Plane 6/6**

DATE:	SCALE:	DRAWING No:	ISSUE:
Sept 2015	1 : 300	DA 809	D
DRAWN BY:	PROJECT NO:		
Author	150744		
DO NOT SCALE		NORTH	
DESIGN CUBICLE PTY LTD <small>(INCORPORATED ARCHITECT - (Sole Member Ltd 18962))</small>			
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