



**Modification DA/2016/381/1**

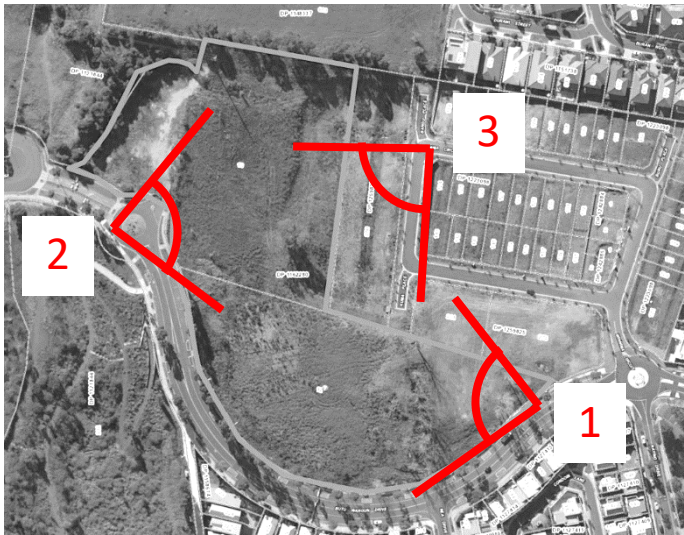
Lots 12 and 13 in DP 1162280

Lots 12 and 13 Butu Wargun Drive, Pemulwuy

Cumberland Council







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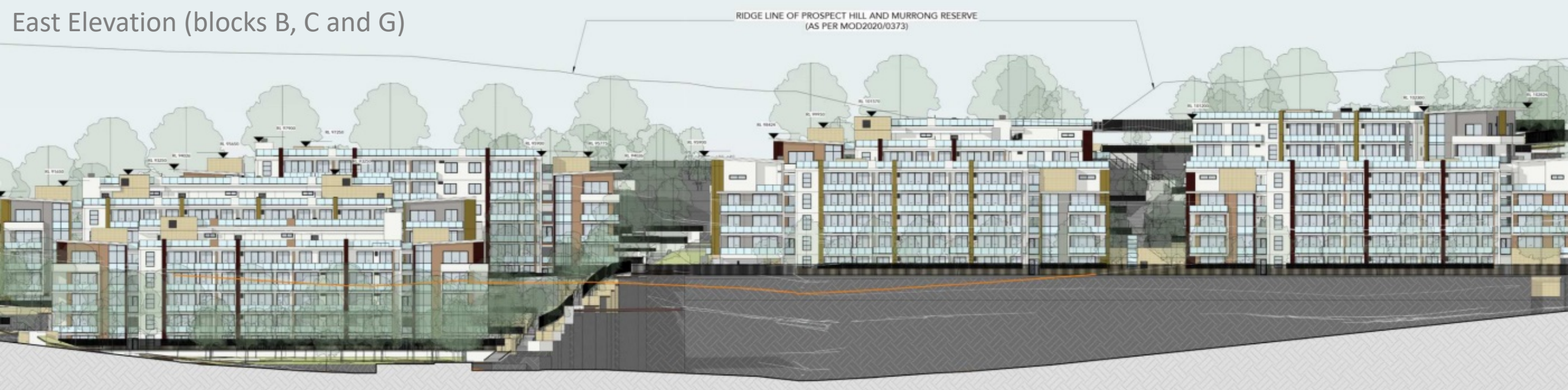








East Elevation (blocks B, C and G)



South Elevation (blocks E, F and G)



North Elevation (blocks A and B)

West Elevation (blocks A, D and E)



## **Key Proposed Changes**

# Reducing the length of Block A

# Relocation of 5 units on level 6 of Block A and 4 units on level 6 of Block F

# Introduction of private rooftop courtyards for 40 upper level

# Increase the overall height of all buildings by 500mm

# Revision of ground levels as a result of revised survey data

# Reduction in the GFA by 627.4m<sup>2</sup>



# Reducing the length of Block A

Located within the zone of influence an electrical easement = loss of 9 apartments

## Relocation of 5 units on level 6 of Block A and 4 units on level 6 of Block F

Mix altered to:

- # 19 x 1 bed (one additional)
- # 280 x 2 beds apartments (one less)
- # 18 x 3 beds apartments (no change).



Site Plan  
(approved S4.55)

Site Plan (submitted S4.55)





# Introduction of private rooftop courtyards for 40 upper level apartments

Access via internal stairs

Retain a green roof

Provide additional private open spaces

This modification also specifically seeks to delete condition 59A (b) *“The non-trafficable, skillion roofs and green roofs are retained as per the original application”*



Rooftops - Artist impression (Team2)

Roof Plan (submitted S4.55)





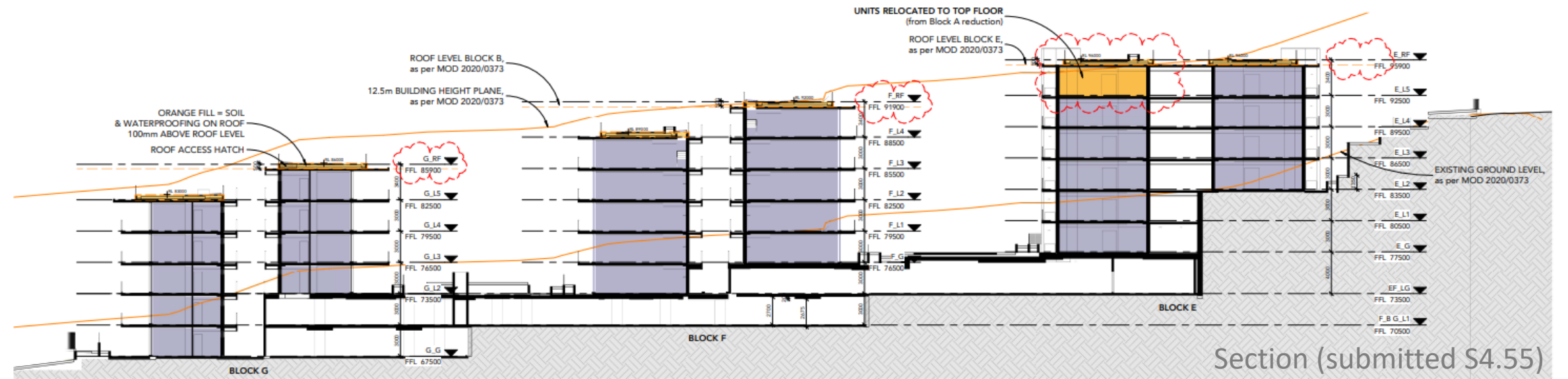
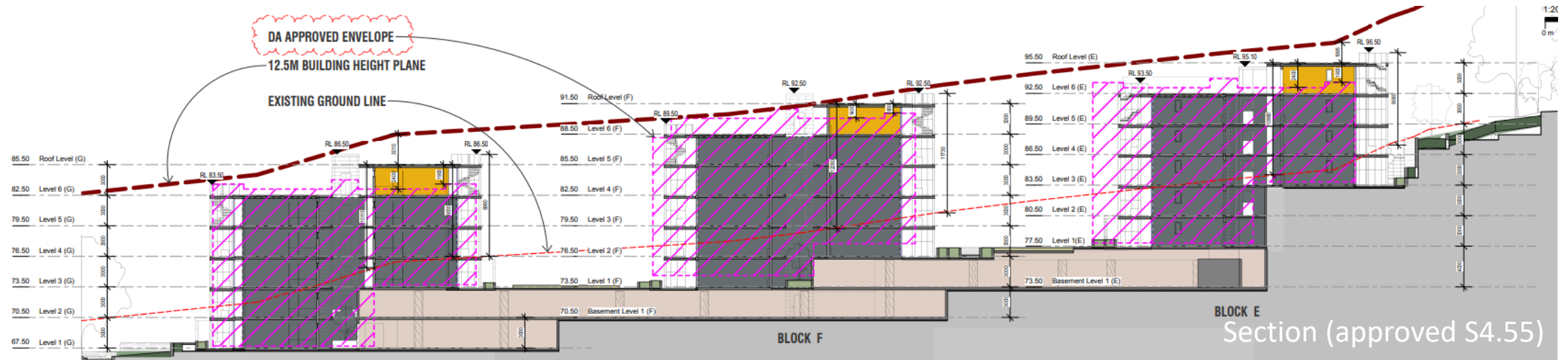
# Increase the overall height of all buildings by 500mm

# Facilitate the provision of the green roofs (300mm soil to support proposed plantings)

# Facilitate installation of insulation to meet BASIX requirements

Overall height of the buildings increased by 500mm from the highest approved height of 13.5m to 14m (Block D).

Other blocks also vary the 12.5m mapped height control, discussed in more detail throughout the report.

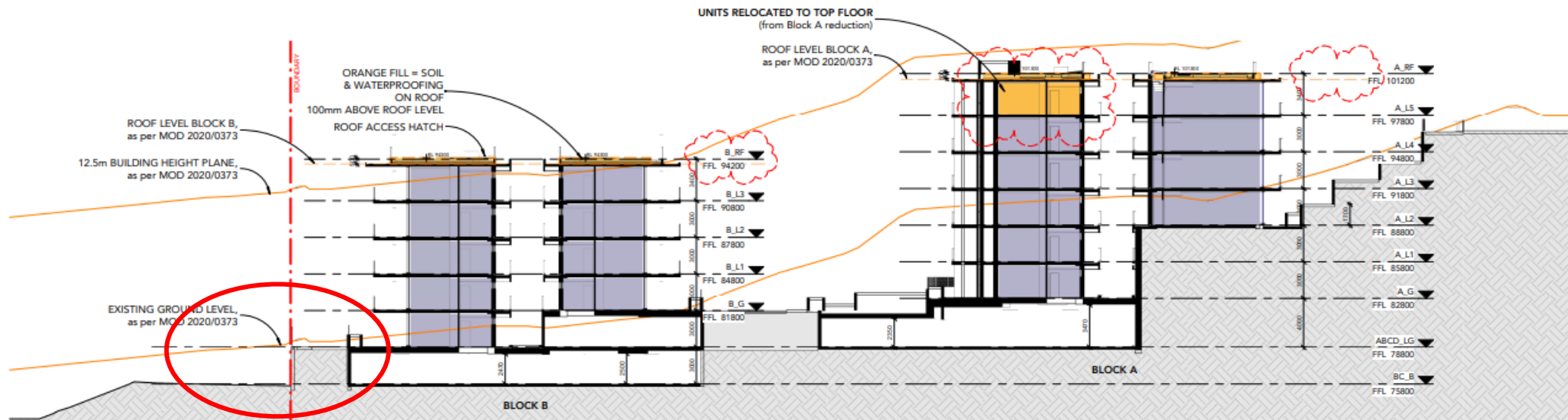
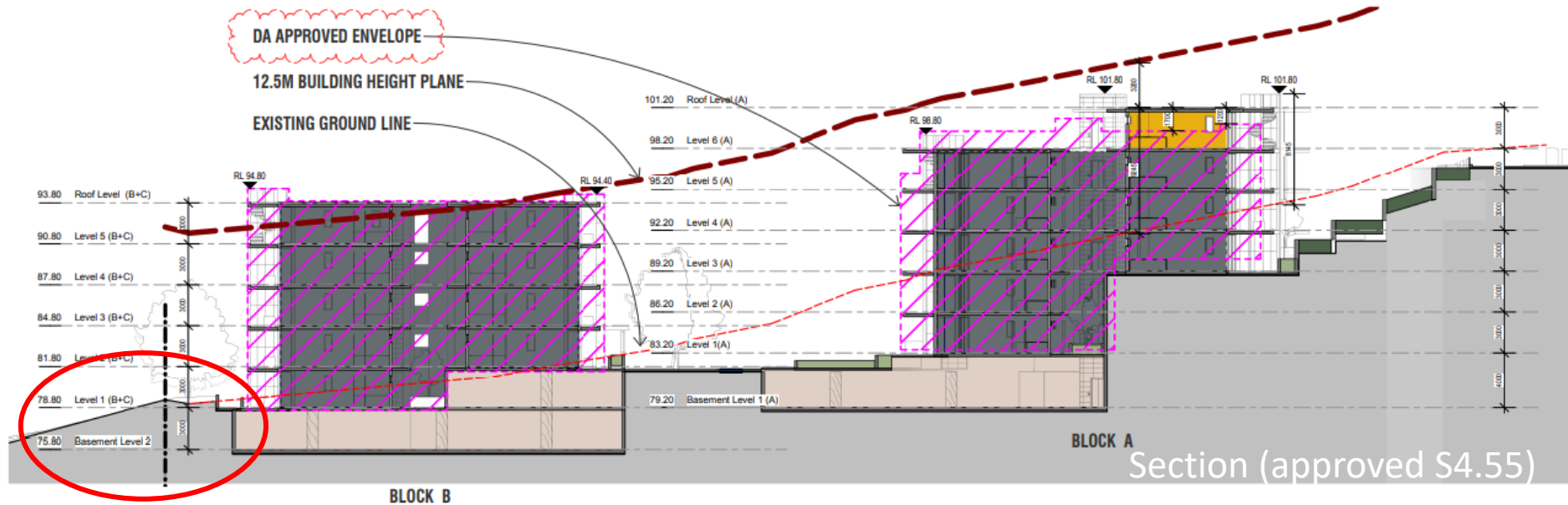




# Revision of ground levels as a result of revised survey data

Lower localised natural ground levels by up to 3m

Changes to escape routes and façade design at lower levels (sandstone cladding)





# Reduction in the GFA by 627.4m2

From 26,281m2 (0.8499:1) to 26,090m2 (0.8439:1)

Additional notches in open corridors + provision of thicker external walls).

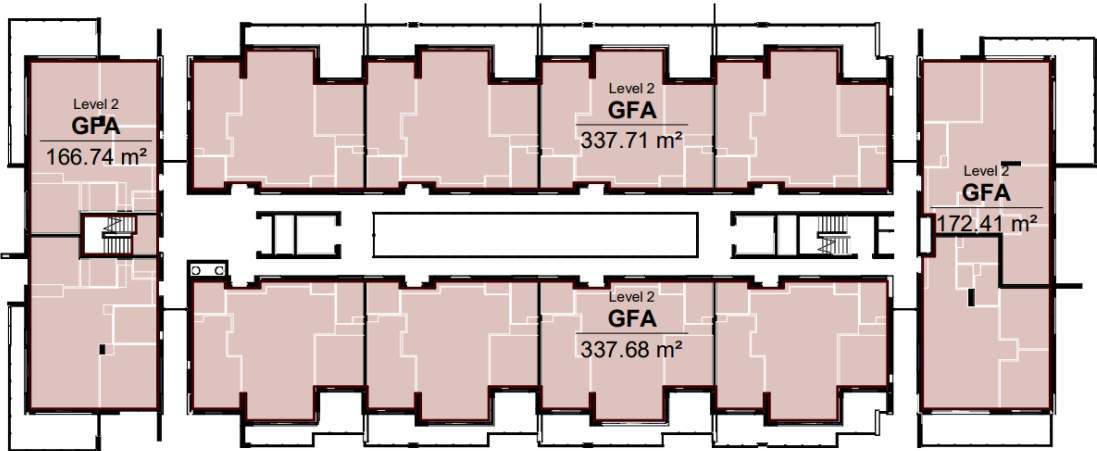
## TOTAL CALCULATIONS

Site area:	30,916.7 sqm
Approved GFA - MOD 2020/0373:	26,281.5 sqm
Approved FSR - MOD 2020/0373:	0.8499:1
Deep Soil - MOD 2020/0373:	11,306 sqm
Communal Space - MOD 2020/0373:	10,121.8 sqm
Proposed GFA:	26,090.6 sqm
Proposed FSR:	0.8439:1
Deep Soil area:	10,512 sqm (34,0%)
Communal Space area:	9,372 sqm (30,3%)

GFA comparison table

S4.55 - GFA	
LEVEL	AREA
Basement 1	1922.4 m²
Basement 2	431.8 m²
Basement 3	431.8 m²
Level 1	4670.1 m²
Level 2	4751.0 m²
Level 3	5142.5 m²
Level 4	4597.4 m²
Level 5	2607.6 m²
Level 6	810.9 m²
GFA	25365.5 m²
Level 6	725.0 m²
GFA+	725.0 m²
	26090.6 m²

GFA diagram (typical level)





# Slides 6-8: Specialist reports and investigations

# Slide 9: Community consultation and exhibition



Slides 10-12: Issues for further consideration