

**NSLPP MEETING HELD ON 02/03/22****Attachments:**

1. Site Plan
2. Architectural Plans

ADDRESS/WARD: 34 Alexander Street and 2 Ernest Place, Crows Nest**APPLICATION No:** DA417/21**PROPOSAL:** Removal of existing carports and solar panels at the Holtermann Street carpark and installation of car park awnings with integrated solar panels and associated works at the Alexander Street carpark.**PLANS REF:**

Plan No.	Rev No.	Description	Prepared by	Dated
000	A	Location Plan and Drawing Register	NBRS Architecture	30/11/21
001	A	Existing Site Plan Alexander Street	NBRS Architecture	30/11/21
002	A	Existing Site Plan (Holtermann Street)	NBRS Architecture	30/11/21
011	A	Existing Level P3	NBRS Architecture	30/11/21
012	A	Existing Level P4	NBRS Architecture	30/11/21
101	A	Proposed Level P3	NBRS Architecture	30/11/21
102	A	Proposed Level P4	NBRS Architecture	30/11/21
103	A	Roof Plan	NBRS Architecture	30/11/21
201	A	Elevations Sheet 1	NBRS Architecture	30/11/21
202	A	Elevations Sheet 2	NBRS Architecture	30/11/21
301	A	Sections	NBRS Architecture	30/11/21
311	A	Section Detail	NBRS Architecture	30/11/21

OWNER: North Sydney Council**APPLICANT:** North Sydney Council**AUTHOR:** John McFadden, Consultant Planner**DATE OF REPORT:** 14/02/2022**DATE LODGED:** 01/12/2021**RECOMMENDATION:** Approval

EXECUTIVE SUMMARY

This development application seeks approval for the removal of existing carports and solar panels from the roof level of the Holtermann Street carpark and relocation and installation of car park awnings with integrated solar panels and associated works at level P4 of the Alexander Street carpark.

The proposal is reported to North Sydney Local Planning Panel for determination as the proposal seeks development consent for development on Council owned land.

The application was notified in accordance with the North Sydney Community Consultation Plan with the application placed on notification between the 11 January 2022 and the 25 January 2022. No submissions have been received.

In addition to the 282 solar panels relocated from the Holtermann Street carpark, an additional 24 new panels are proposed to be installed on the new rooftop carports.

The provision of the solar panels on the roof is stated in the SEE as being for the capture of solar energy by on site batteries so that energy can be provided at a future time for charging of vehicles or the running of lights and other plant on the site.

An enclosure for a solar inverter station is to be provided on Level P3 and a motorcycle space is to be relocated to Level P4 to make room for this new structure.

Some reconfiguration of the car spaces is required on Level P4 to provide for the motorcycle space relocated from Level P3, however, the existing overall number of parking spaces will be maintained.

The proposed carports/solar panels will generally not be visible from public street views, except from certain restricted angles.

An increase in morning, midwinter shadowing to the facades of commercial buildings opposite in Falcon Street is noted however this impact will be minor.

The Alexander Street Carpark is adjacent to a Heritage Item (Crows Nest Hotel), however, the impact on the item is negligible.

Following this assessment the development application is considered to be reasonable in the circumstances and is recommended for **approval** subject to conditions.

DESCRIPTION OF PROPOSAL

The applicant seeks approval of development consent for Removal of existing carports and solar panels from the roof level of the Holtermann Street Carpark (2 Ernest Place, Crows Nest) and relocation and installation of car park awnings with integrated solar panels and associated works at level P4 of the Alexander Street Carpark at 34 Alexander Street, Crows Nest.

The works in detail include:

Holtermann Street carpark:-

- Remove the carport roof structures from the roof level of the carpark;
- Remove the solar panels for reuse at the Alexander Street carpark.

Alexander Street carpark:-

Level P3:

- Relocate an existing motorcycle space on the N/W side of the level to the roof level P4;
- Construct new masonry blockwork to 'fill in' a gap (2.19m wide x 0.4-0.8m high), in the wall adjacent to the relocated motorcycle space;
- Install plant (solar inverter station) for the proposed rooftop solar panels in the vacated motorcycle space;
- Install a chain wire mesh fence enclosure around the new solar inverter station.

Level P4

- Install carports removed from the Holtermann Street carpark over the existing carspaces;
- Install the 282 solar panels from the Holtermann Street carpark in addition to 24 new panels on the roofs of the newly installed carport roofs;
- Convert an existing carspace into a motorcycle space relocated from level P3;
- Redesign 3 x 3.45m wide carspaces (Nos. 61-63) to create 4 x 2.7m wide carspaces to provide an extra space to replace the carspace lost by the relocated motorcycle space;
- Provide guttering/downpipes to convey carport runoff to the existing stormwater system.

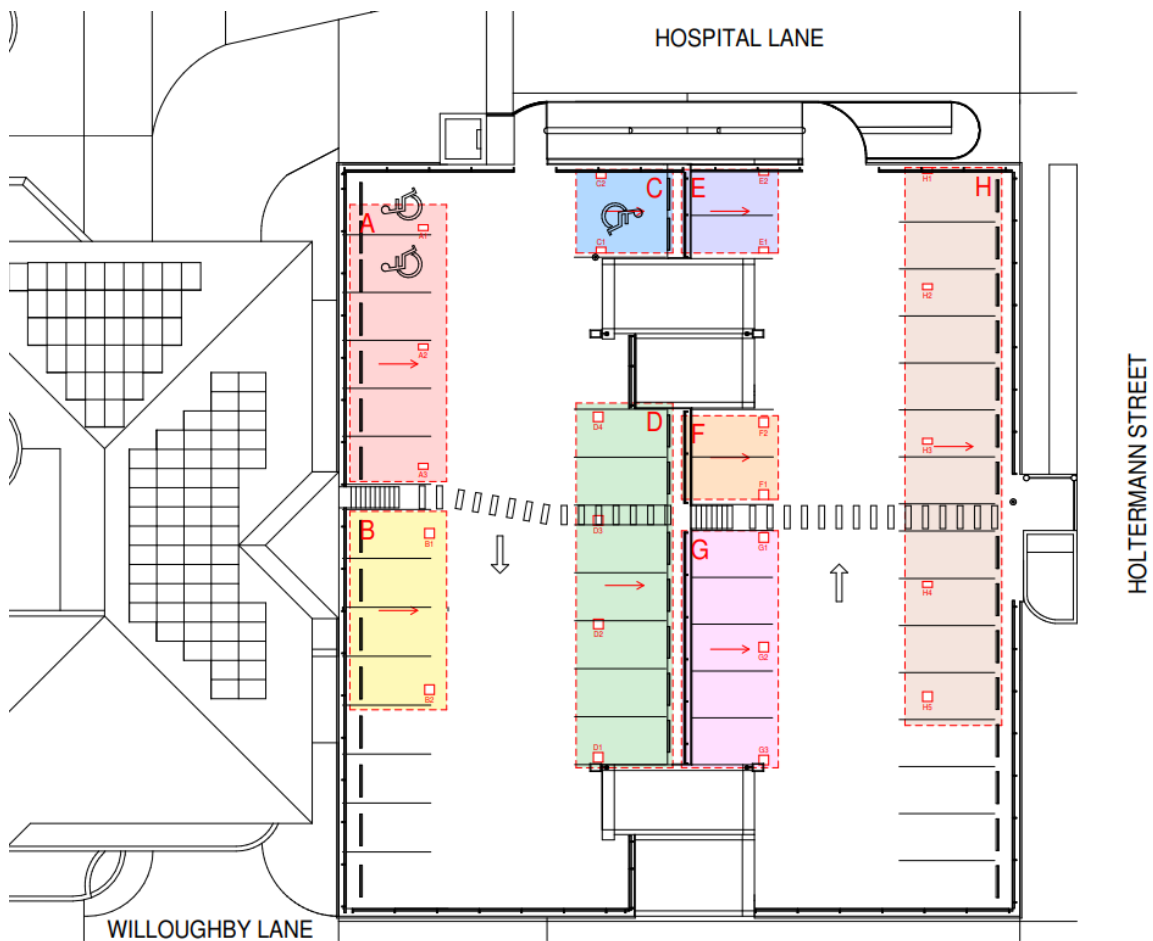


Figure 2: Holtermann Street carpark indicating carports to be removed (excerpt of plan 002, NBR5 Architecture)

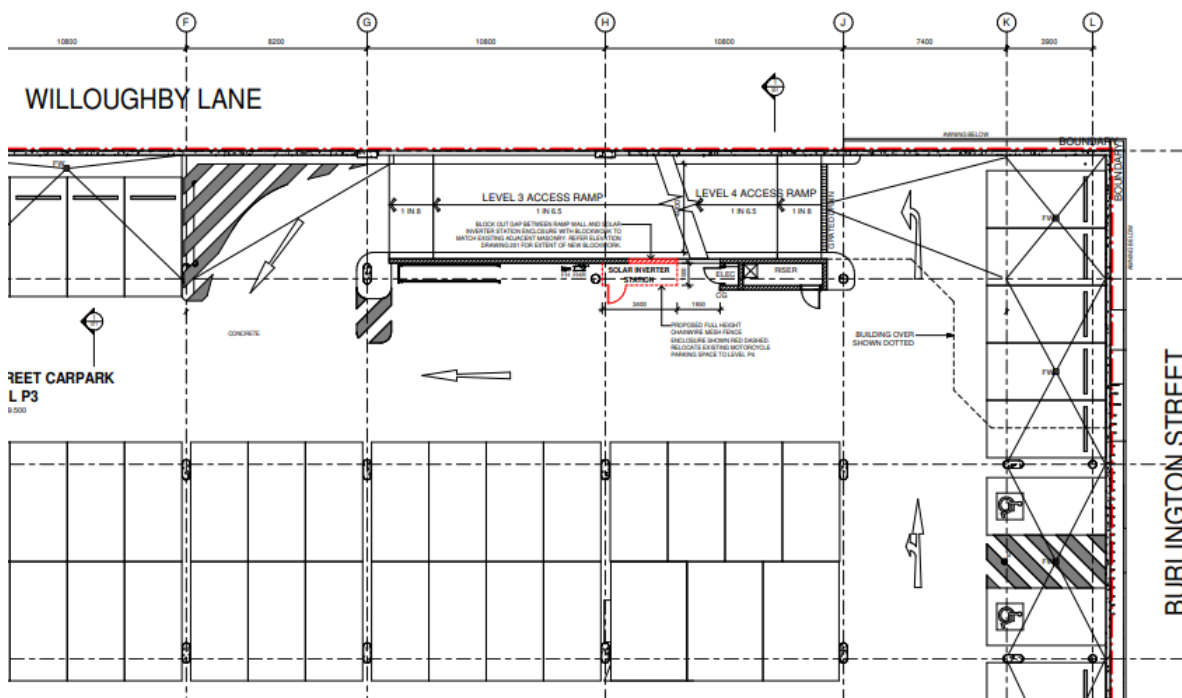


Figure 3: Alexander Street carpark Level P3 indicating location of Solar Inverter Station and minor works (excerpt of plan 101, NBR5 Architecture)

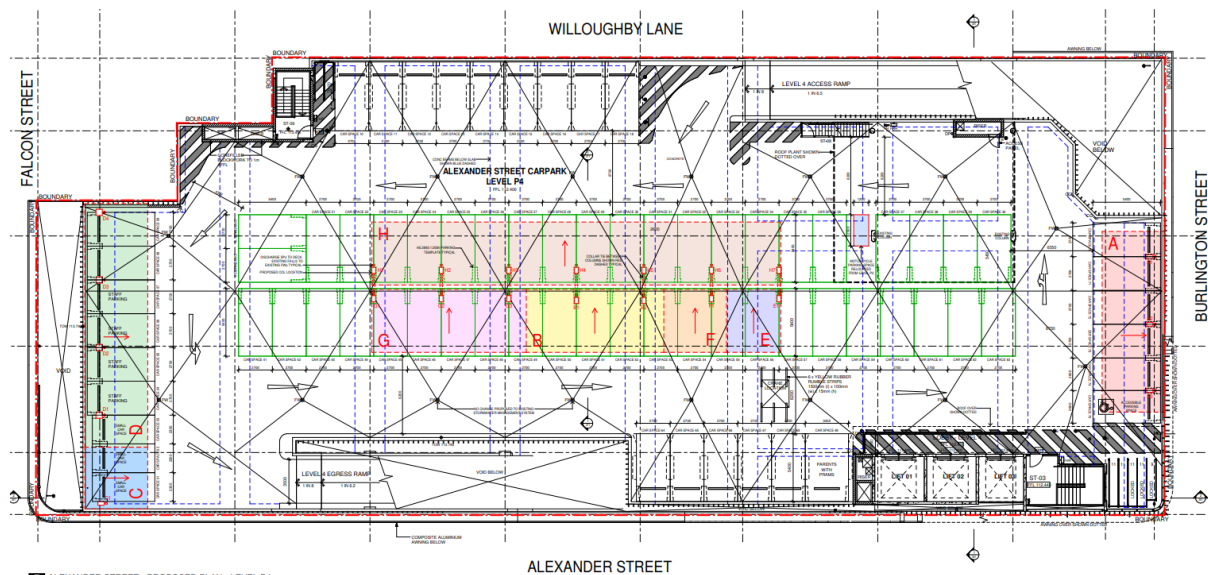


Figure 4: Alexander Street carpark, Level P4 indicating location of relocated carports, shown coloured (excerpt of plan 102, NBR Architecture)

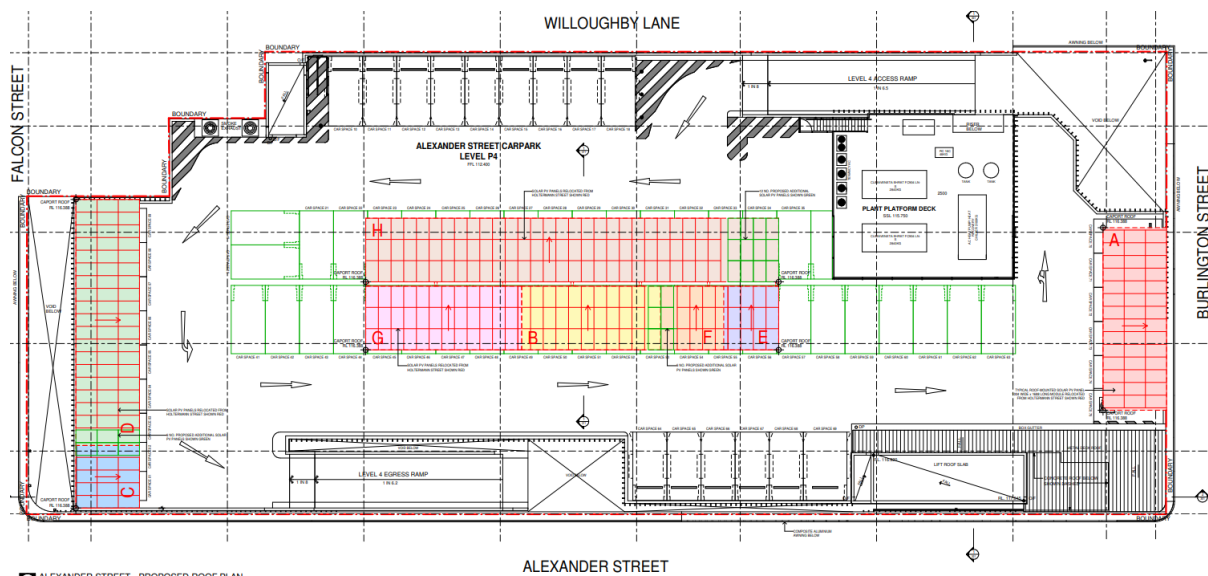


Figure 5: Alexander Street carpark, Level P4 indicating location of relocated and new solar panels on proposed carport roofs, shown coloured (excerpt of plan 103, NBR Architecture)

STATUTORY CONTROLS

- North Sydney LEP 2013
 - Zoning**
 - 2 Ernest Place – SP2 Car park and
 - 34 Alexander St, B3 –Commercial Core
 - Heritage – In Vicinity of Item of Heritage
- Environmental Planning and Assessment Act 1979 (As amended)
- Environmental Planning and Assessment Regulations 1996
- SREP (Sydney Harbour Catchment) 2005
- SEPP 55 – Remediation of Land and Draft SEPP
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Infrastructure) 2007

- Draft SEPP Environment 2017
- Local Development

POLICY CONTROLS

DCP 2013
Sydney Harbour Foreshores and Waterways Area DCP 2005

DESCRIPTION OF LOCALITY AND SITE

Both sites are located within the Crows Nest commercial precinct. The 2 Ernest Place (Holtermann Street Carpark) is a multi-storey public car park zoned SP2 - Infrastructure (Carpark) as the carpark is the only use on the site.

The Alexander Street site, is a commercial shopping centre with above ground car park with a frontage to a main road (Falcon Street), Alexander Street, Willoughby Lane and Burlington Street. The site is zoned B3 – Commercial core due to its prominent position in the Crows Nest commercial hub.

Both sites are surrounded by a variety of mainly commercial uses, however, some residential uses can be found to the northwest of the Holtermann Street carpark.

2 Ernest Place, Crows Nest - Holtermann Street carpark:-

The subject site is described as Lot 1, DP 785343, a rectangular shaped lot with a primary frontage to Holtermann Street to the north, and secondary frontages of Willoughby Lane to the east, and Hospital Lane to the west and south.

At present a multi storey carpark is situated on the site with the part of the building the subject of this development application, the roof top level of the carpark.

34 Alexander Street, Crows Nest – Alexander Street carpark:-

The subject site is described as Lots 1-3, DP 1222060, an irregular shaped lot with a primary frontage to Alexander Street to the east, and, secondary frontages of Burlington Street to the north, Falcon Street to the south, and, Willoughby lane to the west.

At present a mixed development is situated on the site with part of the ground and lower level part occupied by a Woolworths supermarket, other retail/café uses on the northern side of the ground floor level (with frontage to Burlington Street), and, carparking levels above.

RELEVANT HISTORY

A number of Development Consents and Complying Development Certificates have been issued for the sites, the most recent/relevant being:-

2 Ernest Place, Crows Nest - Holtermann Street carpark

Previous applications:-

DA No.	Result	Details
DA 61/19	Approved 6/9/19	Installation of solar PV panel car shade structures on the top levels of the existing Holtermann Street car park.
DA 302/18	Rejected 3/10/18	Installation of 93.60kW solar photovoltaic system mounted on an aluminium frame structure in the carpark, including 312 x solar panels providing carpark shading
DA 85/18	Rejected 17/04/18	Installation of a 93.60KW solar photovoltaic system mounted on an aluminium frame structure in the carpark, including 312 x solar panels providing carpark shading.

34 Alexander Street, Crows Nest – Alexander Street carpark:-

Previous applications:-

DA No.	Result	Details
CDC 120/20	Approved 17/7/20 (Certifier)	Internal refurbishment of Woolworths - Crows Nest

Current Application

Date	Action
01/12/2021	Lodgement of DA 417/21
07/12/2021	Development Review Panel
11/01/2022	Advertising Notification ended 25/01/2022

INTERNAL REFERRALS

Building

The proposed works the subject of this application have not been assessed in accordance with compliance with the National Construction Code of Australia. This would need to be undertaken prior to the issue of a Construction Certificate. Should significant changes be required to achieve compliance with NCC standards, a s.4.55 modification application would be necessary.

HERITAGE

The subject site is not listed as a Heritage Item, nor is it located in a Conservation Area under Schedule 5 in NSLEP 2013, however, Part 5, 5.10 Heritage Conservation states that:

- (5) **Heritage assessment** The consent authority may, before granting consent to any development—
- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Both the Holtermann and Alexander Street carparks are in the vicinity of heritage items. As the works on the Holtermann Carpark are restricted to the removal of the rooftop carports/solar panels no further Heritage consideration is required for this site.

The Alexander Street carpark, however, will include new works in the form of the carports and solar panels and the site is in the vicinity of Heritage Item No.I0181 known as the 'Crows Nest Hotel' at 1-3 Willoughby Road.

Council's Conservation Planner has considered the application and has provided the following comments in relation to new works to the Alexander Street site.

Crows Nest Hotel is significant for

"Interesting large urban Edwardian hotel on an important intersection which has buildings similar in materials, form, style and period on each corner. A good example of the Free Classical Style from the early twentieth century, it has powerfully detailed elevations with Egyptians motifs set on a prominent corner site. It is an important local hotel.

Interesting large urban hotel on an important intersection which has buildings similar in materials, form, style and period on each corner. A good example of the Free Classical Style from the early twentieth century. Important local hotel. "

An assessment of the impact of the proposal in terms of Part 5 Clause 5.10 (Heritage Conservation) of the North Sydney LEP 2013 and Section 13 (Heritage and Conservation) of the North Sydney DCP 2013 has been undertaken.

The impact of the proposed development on the heritage significance of the Crows Nest Hotel is considered to be minimal owing to the scale of the Woolworths/car park building and the location of the proposed solar panel/car port structures back from the southern parapet of the car park. The structures will be visible above the parapet, particularly from a distance and including views from the nearby five ways intersection of Shirley Road, Pacific Highway and Willoughby Road. However, the structures are ancillary with an open form and subservient scale to the main building such that their visual impact within the context of the Crows Nest Hotel will be minimal. This being the case, the structures will not adversely impact on the heritage significance of the Hotel or vistas from the five-ways intersection.

No objection is raised on conservation grounds.

SUBMISSIONS

On 11/01/2022, Council notified adjoining properties and the Holtermann/Hayberry Precinct of the proposed development seeking comment between 11/01/2022 - 25/01/2022. Council has received no submissions for the duration of the assessment of the proposal.

CONSIDERATION

The relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, are assessed under the following headings:

Environmental Planning and Assessment Regulation 2000

The Development Application provides information which is consistent with Council's DA requirements together with clause 50 and schedule 1 of the EPA Regulation.

Deemed SEPP - SREP (Sydney Harbour Catchment) 2005

This Policy applies to the subject property. SREP (Sydney Harbour Catchment) 2005 and the supporting Sydney Harbour Foreshores and Waterways Area DCP 2005 seek to ensure maintenance of a sustainable waterway and to provide recreational access to the foreshores of Sydney Harbour.

The proposed development will not be contrary to the aims of the Policy and will not unduly impact upon the character of the foreshore. The development is acceptable having regard to the provisions contained within SREP 2005 and the Sydney Harbour Foreshores and Waterways DCP 2005.

SEPP 55 – Remediation of Land and Draft

The provisions of SEPP 55 require Council to consider the likelihood that the site has previously been contaminated and to address the methods necessary to remediate the site. The subject site has likely been used for multiple purposes however the current proposal pertains to the upper levels of existing buildings.

Previous consents for the construction of the carparks would have examined this issue of contamination. The existing non-residential use is remaining and the requirements of SEPP 55 and the Draft SEPP are not considered to be affected.

Draft SEPP Environment 2017

This draft SEPP proposes to integrate the provisions of seven (7) SEPPs/SREPs including SREP (Sydney Harbour Catchment) 2005. The majority of the current provisions of SREP (Sydney Harbour Catchment) 2005 would be transferred to the draft SEPP with necessary updates and some amendments.

The proposal would not offend the relevant provisions of the draft SEPP due to the nature of the proposed development as a dwelling not highly visible from the Harbour and negligible impacts on the scenic quality and the ecology of Sydney Harbour and its foreshores.

State Environmental Planning Policy (Infrastructure) 2007

Division 4 Electricity generating works or solar energy systems

Whilst there are provisions for the installation of 'Solar Energy Systems' in certain circumstances as 'development permitted without consent', and, as 'complying development' as be seen from Clauses 36 and 37 as can be seen below:-

'36 Development permitted without consent

- (3) *Solar energy systems Development for the purpose of a solar energy system may be carried out by or on behalf of a public authority without consent on any land if it is ancillary to—*
- (a) *an existing infrastructure facility,.....'*

and/or

'37 Complying development

- (2) *Solar energy systems Development for the purpose of a solar energy system is complying development on any land if—*
- (a) *the development complies with clause 20B, and*
(b) *the land is not in a heritage conservation area, and*
(c) *in the case of development for the purposes of a photovoltaic electricity generating system—the system is installed in accordance with the manufacturer's specifications or by a person who is accredited by the Clean Energy Council for the installation of photovoltaic electricity generating systems, and...*
- (f) *in the case of a system that is not ground-mounted—*
(v) *the system does not protrude more than 1.5m from any building or structure to which it is attached (as measured from the point of attachment) if the land is in a land use zone other than a prescribed residential zone.'*

The current proposal also involves construction of the carports, masonry infill to a section of wall, erection of an enclosure and installation of a solar inverter station and so development consent is required. Clause 34 (7) makes provision for this:-

Clause 34 (7) of the SEPP 'Development permitted with consent' states:-

- '(7) Solar energy systems Development for the purpose of a solar energy system may be carried out by any person with consent on any land.'*

NORTH SYDNEY LOCAL ENVIRONMENT PLAN (NSLEP 2013)

1. Permissibility

The proposed works including ‘*electricity generating works*’ is not specifically permitted with consent in the land use table for the B3 - Commercial Core zone, however, SEPP (Infrastructure) 2007 permits the ‘*Solar Energy System*’ via Clause 34(7) with development consent as previously noted. The construction of carports can be defined as ‘ancillary’ to the existing Council carpark,

solar energy system means any of the following systems:-

- (a) a photovoltaic electricity generating system,
- (b) a solar hot water system,
- (c) a solar air heating system.

2. Objectives of the zone

The objectives for a B3 - Commercial Core zone are stated below:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To prohibit further residential development in the core of the North Sydney Centre.*
- *To minimise the adverse effects of development on residents and occupiers of existing and new development.*

The installation of a solar energy system could easily be seen as an ‘other suitable land uses that serve the needs of the local and wider community’, therefore, the proposal is consistent with the first objective of the zone, and, not inconsistent with the others.

Part 4 – Principal Development Standards

Principal Development Standards – North Sydney Local Environmental Plan 2013			
	Proposed	Control	Complies
Clause 4.1 – Subdivision lot size	None	-	N/A
Clause 4.3 – Heights of Building	18.038m (maximum solar carport height)	19.1m	Yes
Clause 4.4 – Floor Space Ratio	No additional FS	No FSR applies	N/A
Clause 4.4a – Non residential FSR	N/A	N/A	-

3. Height of Building

The following objectives for the permissible height limit of 19.1 m pursuant to clause 4.3 in NSLP 2013 are stated below:

- (a) *to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,*
- (b) *to promote the retention and, if appropriate, sharing of existing views,*
- (c) *to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,*
- (d) *to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,*
- (e) *to ensure compatibility between development, particularly at zone boundaries,*
- (f) *to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.*

The proposed works including the carport roofs and solar panels would have a height of 18.038m that complies with the permissible height limit of 19.15m in accordance with clause 4.3 in NSLEP 2013.

4. Floor space ratio

None applicable to the site

5. Non-Residential floor space ratios

None applicable to the site

Part 5 – Miscellaneous Provisions

6. Architectural roof features

The objectives of the clause are as follows:

- (a) *to permit variations to maximum building height standards for roof features of visual interest,*
- (b) *to ensure that roof features are decorative elements and that the majority of the roof is contained within the maximum building height standard,*
- (c) *to maintain solar access to new and existing buildings, public reserves and streets,*
- (d) *to promote the retention and, if appropriate, sharing of existing views.*

No variations are proposed to the building height development standard by the current application for carports/solar panels.

7. Heritage Conservation

The subject site is not listed as a Heritage Item, nor is it located in a Conservation Area under Schedule 5 in NSLEP 2013, however, Part 5, 5.10 Heritage Conservation states that:

- (5) **Heritage assessment** *The consent authority may, before granting consent to any development—*
 - (a) *on land on which a heritage item is located, or*
 - (b) *on land that is within a heritage conservation area, or*

- (c) ***on land that is within the vicinity of land referred to in paragraph (a) or (b),***
require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Both the Holtermann and Alexander Street carparks are in the vicinity of heritage items. As the works on the Holtermann Carpark are restricted to the removal of the rooftop carports/solar panels no further Heritage consideration is required for this site.

The Alexander Street carpark, however, will include new works in the form of the carports and solar panels and the site is in the vicinity of Heritage Item No.10181 known as the 'Crows Nest Hotel' at 1-3 Willoughby Road.

The SEE which accompanies the DA has acknowledged the proximity to the Crows Nest Hotel and claims that:-

'The new carports are located on the roof of the existing building and will not impact on the historical significance or thematic reading of the Hotel or its setting. The item in proximity to the site is lower than the carport structures and therefore we do not anticipate a physical blocking of views to or from the items.'



**Figure 6 Heritage Listed 'Crows Nest Hotel' with Alexander Street carpark in the background
(Source Google Maps)**



Figure 7 Street view of the Woolworths Supermarket with Alexander Street Carpark, decorative façade treatment obscures the carpark from most street level views. (Source Google Maps)

The proposal has been considered by Council’s Conservation Planner and no objection raised on potential impact to the adjoining heritage item. It is considered the proposed carports/solar panels will not visually detract from the nearby heritage item and have little impact on the streetscape noting the set back of the top floor of the existing car park from the site southern parapet.

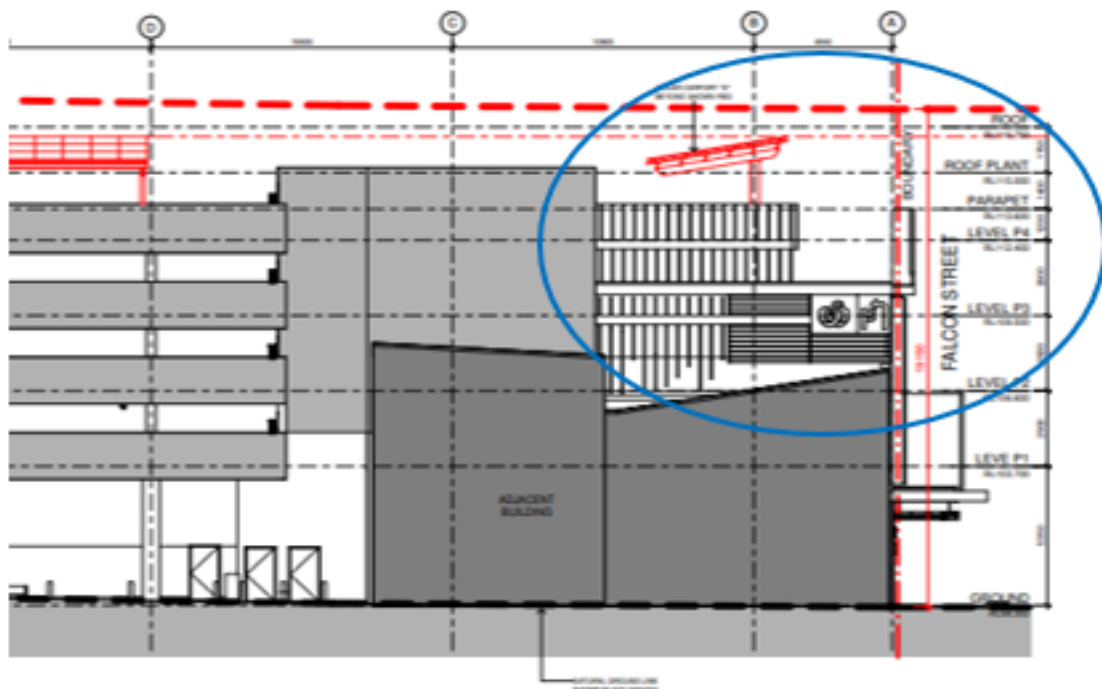


Figure 8 Extract of Section drawing detailing location of proposed Solar energy system and car port structure in proximity to the southern building parapet.

Part 6 – Additional local Provisions

None of the additional local provisions are applicable to the current application.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

The proposal has been assessment under the following heading within NSDCP 2013:

(NB: This assessment will be focused on the Alexander Street Carpark as the works involved with the Holtermann Street Carpark are merely the removal of carports and solar panels, and do not warrant a detailed assessment)

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 2- Commercial and Mixed Use Development		
Requirements	Complies	Comments
2.2 Function		
2.2.1 Diversity of Activities/facilities	Yes	The provision of the Solar Power system will allow for the charging of electric vehicles and other plant and facilities in the future.
2.3 Environmental Criteria		
2.3.1 Clean Air	Yes	The solar system is unlikely to emit any emissions.
2.3.2 Noise <ul style="list-style-type: none"> No > 5dba above background during day and evening 	Yes	The solar system is will not result in any adverse noise impacts.
2.3.3 Wind Speed (no greater than 13m/s at footpaths and outdoor spaces)	N/A	The proposal will not result in adverse wind impacts.
2.3.4 Reflectivity	Yes	A condition requiring the solar panels to be installed with anti-reflective coating with a reflectivity coefficient of 2% (or less) will be imposed on any consent.
2.3.5 Artificial Illumination B3 – Commercial Core 1am Zones B1, B4, IN2 – 11pm	N/A	No additional illumination of the carpark is proposed.
2.3.6 Awnings	N/A	This requirement relates to footpath awnings and is not applicable to the current development.
2.3.7 Solar Access Outside NSC 3 hours between 9am and 3m: 2 hours (70% of dwellings within RFB/shoptop housing	Yes	The shadow diagrams submitted indicate minor increased shadowing from the southernmost carport roofing and solar panels (marked C/D on DA Plan 102). This will fall on the facades of the commercial properties on the southern side of Falcon Street and will not impact any dwellings. There will be no material significant impact to solar access as a result of the proposal.
2.3.8 Views	Yes	No views are anticipated to be impacted by the proposed development.
2.3.9 Acoustic Privacy <ul style="list-style-type: none"> Living areas (day/night) \leq 40 dBA Sleeping areas (day/night) \leq 40 dBA 	Yes	The proposed development will not generate any significant noise impacts.
2.3.10 Vibration	Yes	No vibration nuisance is expected from the operation of the solar panels
2.3.11 Visual Privacy	Yes	No privacy impacts expected from this development. The development is non habitable development.

2.4 Quality built form		
2.4.1 Context	Yes	Carports with solar panels above commensurate with the existing carpark, generally setback from building line.
2.4.2 Site Consolidation	N/A	No consolidation is required for the works.
2.4.3 Setback – Side/rear – Zero required	Yes	The carports are ancillary structures, not building walls setbacks acceptable.
2.4.4 Podiums	N/A	Existing building
2.4.5 Building Design	Yes	Lightweight carport structures appropriate for roof top parking use.
2.4.6 Skyline	Yes	Whilst parts of the new structures would be visible from some street level locations, and, the upper levels of adjoining properties, these views will be generally obscured by the existing decorative façade and parapet and not unduly impact the skyline.
2.4.7 Junction and Termination of Streets	Yes	No significant impact on the buildings ability to address the street corner.
2.4.8 Balconies - Apartments	N/A	No residential balconies within the development.
2.4.9 Through Site Pedestrian Links	N/A	The works does not alter any existing pedestrian accesses within the building.
2.4.10 Streetscape	Yes	As mentioned above, the proposed structures are on the roof, and are generally screened from street level by the façade structure.
2.4.11 Entrances and Exits	N/A	No change to existing entries and exits
2.4.12 Nighttime appearance	Yes	As above, generally obscured from street views.
2.4.13 Public Spaces and facilities	Yes	Public carpark and the proposal does not impede the operation as a public car park.
2.5 Quality Urban Environment		
2.5.1 Accessibility	Yes	This level is accessible by lifts and car with a disabled and 'parents with prams' carspaces
2.5.2 Safety and Security	Yes	As it is a Council property it is monitored by Council Rangers.
2.5.3 Illumination	Yes	The SEE states that 'All lighting is to comply with AS 4282 Obtrusive Effects of Outdoor Lighting'. Can be conditioned.
2.5.7 Vehicular Access	Yes	Existing vehicular access maintained.
2.5.8 Car Parking	Yes	The installation of the carports and solar panels will not result in an increase in the need to provide carparking, and the existing numerical level of provision will be maintained. Notwithstanding the above, the proposal will involve the relocation of a motorcycle space from level 3 to level 4. Further, to accommodate this relocated space the central rows of carspaces are to be rationalized and re linemarked to provide for the additional space.
2.5.9 Garbage Storage area within 2m of street or laneway boundary	N/A	No changes to existing arrangements proposed.
2.5.10 Site Facilities	N/A	No additional facilities required or proposed
2.5.11 Temporary Structures	N/A	No temporary structures proposed

2.6 Efficient Use of Resources		
2.6.1 Energy Efficiency	Yes	The proposed development will increase the energy efficiency of the carpark by generating electricity via the solar panels on the level 4 and storing this on level 3. The energy will be used to power carpark lighting and a charging station for EV vehicles.
2.6.6 Waste Management and Minimisation	Yes	The proposal will not create any substantial waste during construction or operation.
2.6.7 Stormwater Management	Yes	Rainwater from the carport roofs will be piped to the existing stormwater system, no increase in runoff will occur.
2.6.8 Building Materials	Yes	Low impact, long life cycle materials used.
2.6.9 Adaptive Reuse of Buildings	Yes	Carparks from the Holtermann Street carpark are being reutilized. New solar panels generally have a 20+ year life span.
2.6.10 Hotwater Systems	N/A	No new hotwater system proposed
2.6.11 Green Roofs	N/A	Not a green roof proposal but does promote sustainability with solar electricity generation for electric vehicle use.
2.7 Public Domain		
2.7.1 Street Furniture, Landscaping Works	N/A	Whilst carpark is in the 'public domain', limited opportunity is available for embellishment.

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 10- Carparking and Transport		
Requirements	Complies	Comments
10.2.1 Quantity Requirements	N/A	The proposed carports/solar panels will not result in traffic generation.
10.3 Design and Layout	Yes	Layout and design of some spaces has been altered but overall number of spaces will not change.
10.4 Loading and Servicing Facilities	N/A	Not required
10.5 Bicycle Parking and Associated Facilities	N/A	No additional parking provision required for bicycles.
10.6 Travel Plans	N/A	No travel plan required
10.7 Traffic and Parking Impact Assessment	Yes	No additional traffic generation will be created by the proposed development and the number of existing spaces will be maintained.

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 11- Construction Management		
Requirements	Complies	Comments
11.2 Operating Hours, noise and vibration.	Yes	Condition will be imposed on any consent granted.
11.3 Public Safety, Amenity and Site Security	Yes	CMP will be required to be submitted with CC
11.4 Air and Dust Management	Yes	To be conditioned, due to the nature of the works, only minor dust generation is expected.
11.5 Erosion and Sediment Control	N/A	Works unlikely to create any issues in this regard
11.6 Waste Management	Yes	To be conditioned
11.7 Traffic Management	Yes	CMP will be required as carparking on levels 3 and 4 will incur some temporary disruption during construction.

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 13 – Heritage and Conservation		
Requirements	Complies	Comments
13.4 Development in the Vicinity of Heritage Items	Yes	Council’s Heritage Officer has raised no objection to the proposal as the rooftop development will not impact the curtilage of the closest Heritage Item (Crows Nest Hotel) or impact the public views of the item.

DEVELOPMENT CONTROL PLAN 2013 – Part C Section 3 - St Leonards/Crows Nest Planning Area		
Requirements	Complies	Comments
3.2 CROWS NEST TOWN CENTRE		
Function	Yes	The proposal to construct carports and a solar system (with future EV charging facilities is consistent with providing ‘community facilities meet the needs of the centre’s working and resident population, visitors, and residents of nearby neighbourhoods...’
Environmental Criteria	Yes	The proposal is consistent with the criteria including that ‘the extremes of sun, wind and rain are mitigated by good building design’, the carports will protect a significant number of vehicles from the elements.
Quality Built Form	Yes	The proposal will be relatively discreet and not impact the overall Built form of the existing mixed use/carpark building.
Quality Urban Environment	Yes	The proposal will not impact the existing urban environment
Efficient Use of Resources	Yes	The reuse of the existing carports and solar panels from the Holtermann Street carpark is an efficient reutilization of existing infrastructure.
3.2.2 Desired Future Character	Yes	The proposal is not inconsistent with the requirements of the policy.
3.2.3 Desired Built Form	Yes	The proposal is not inconsistent with the setback and building design requirements of this section.

SECTION 7.11 CONTRIBUTIONS PLAN

North Sydney Local Infrastructure Contributions Plan 2020

Section 1.3.2 of the Plan which specifies what development is exempted from contributions or levies, and, contains a number of exemptions including the following:-

‘This plan does not apply to the following types of developments:

- *Development associated with providing infrastructure funded by s 7.11 contributions or s7.12 levies.*
- *Development proposed by or on behalf of the Council for the provision of public infrastructure.’*

As the proposed development is for the provision of public infrastructure, no contribution is required.

ALL LIKELY IMPACTS OF THE DEVELOPMENT

All likely impacts of the proposed development have been considered within the context of this report.

ENVIRONMENTAL APPRAISAL	CONSIDERED
1. Statutory Controls	Yes
2. Policy Controls	Yes
3. Design in relation to existing building and natural environment	Yes
4. Landscaping/Open Space Provision	N/A
5. Traffic generation and Carparking provision	Yes
6. Loading and Servicing facilities	Yes
7. Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	Yes
8. Site Management Issues	Yes
9. All relevant S4.15 considerations of Environmental Planning and Assessment (Amendment) Act 1979	Yes

SUBMITTERS CONCERNS

The application was notified to adjoining properties and the Holtermann and Hayberry Precincts. No submissions were received by Council.

PUBLIC INTEREST

The proposal is considered to be in the public interest for the reasons stated throughout this report.

SUITABILITY OF THE SITE

The proposal would be located in SP2- Car Park, and B3 – Commercial Core zones where the removal of existing carports and solar panels from one site, and. installation of car park awnings with integrated solar panels and associated works at the other are permissible forms of development. Consequently, the proposal is considered to be suitable for the two sites having regard to the merits of the proposal as described in the above report.

CONCLUSION + REASONS

The proposal was considered under the relevant Environmental Planning Instruments and policies including NSLEP 2013 and NSDCP 2013 and general found to be satisfactory.

The application proposes 'removal of existing carports and solar panels at the Holtermann Street carpark and installation of car park awnings with integrated solar panels and associated works at the Alexander Street carpark' that are permissible forms of development in the SP2 – Infrastructure/ B3 – Commercial Core zones, or, permitted under the SEPP (Infrastructure) 2007.

The relocated carports and solar panels are located on the roof level (Level 4) of the Alexander Street carpark; however, they will be generally obscured from street views by the existing decorative building façade and setbacks proposed. The structures will be visible from the upper levels of adjoining buildings; however, these buildings are generally non-residential and so the visual impact of the proposal is minor.

Some increase in overshadowing will be created from the southernmost row of carports/solar panels adjacent to Falcon Street, however, the shadowing increase is minor, restricted to midwinter mornings and only affects the limited area of the facades of commercial buildings to the south and southwest on the opposite site of Falcon Street. No residential properties are affected.

The Alexander Street carpark is adjacent to the Crows Nest Hotel, which is a locally listed 'Heritage Item', however the relatively discreet location of the proposed works will not impact the street views of the heritage item or its curtilage.

Council received no submissions to the proposal.

Having regard to the merits of the proposal, the application is recommended for approval subject to appropriate standard conditions.

HOW WERE THE COMMUNITY VIEWS TAKEN INTO CONSIDERATION?

The subject application was notified to adjoining properties and the Holtermann and Hayberry Precincts for 14 days and no objections were received.

RECOMMENDATION

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

THAT the North Sydney Local Planning Panel exercising the functions of Council as the consent authority grant consent to Development Application No. DA417/21 for Removal of existing carports and solar panels at the 2 Ernest Place (Holtermann Street Carpark) and installation of car park awnings with integrated solar panels and associated works at the 34 Alexander Street (Alexander Street Carpark), Lots 1-3, DP 1222060 and Lot No. 1 DP 785343, respectively, subject to the attached standard conditions.

John Mcfadden
CONSULTANT PLANNER

David Hoy
TEAM LEADER ASSESSMENTS

Stephen Beattie
MANAGER DEVELOPMENT SERVICES

NORTH SYDNEY COUNCIL
CONDITIONS OF DEVELOPMENT APPROVAL
34 ALEXANDER STREET AND 2 ERNEST PLACE, CROWS NEST
DEVELOPMENT APPLICATION NO. 417/21

A. *Conditions that Identify Approved Plans*

Development in Accordance with Plans/Documentation

- A1. The development must be carried out in accordance with the following drawings and documentation and endorsed with Council's approval stamp, except where amended by the following conditions of this consent.

Plan No.	Rev No.	Description	Prepared by	Dated
000	A	Location Plan and Drawing Register	NBRS Architecture	30/11/21
001	A	Existing Site Plan Alexander Street	NBRS Architecture	30/11/21
002	A	Existing Site Plan Holtermann Street	NBRS Architecture	30/11/21
011	A	Existing Level P3	NBRS Architecture	30/11/21
012	A	Existing Level P4	NBRS Architecture	30/11/21
101	A	Proposed Level P3	NBRS Architecture	30/11/21
102	A	Proposed Level P4	NBRS Architecture	30/11/21
103	A	Roof Plan	NBRS Architecture	30/11/21
201	A	Elevations Sheet 1	NBRS Architecture	30/11/21
202	A	Elevations Sheet 2	NBRS Architecture	30/11/21
301	A	Sections	NBRS Architecture	30/11/21
311	A	Section Detail	NBRS Architecture	30/11/21

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

C. *Prior to the Issue of a Construction Certificate (and ongoing, where indicated)*

Work Zone

- C1. If a Work Zone is proposed, an application must be made to the North Sydney Local Traffic Committee to install the 'Work Zone'. A Work Zone permit is required to be issued by the Council prior to the issue of any Construction Certificate.

**34 ALEXANDER STREET AND 2 ERNEST PLACE, CROWS NEST
DEVELOPMENT APPLICATION NO. 417/21**

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Work Zones are provided specifically for the set down and pick up of materials and not for the parking of private vehicles associated with the site. Work Zones will generally not be approved where there is sufficient space on-site for the setting down and picking up of goods being taken to or from a construction site. If the Work Zone is approved by the Committee, the Applicant must obtain a written copy of the related resolution from the North Sydney Local Traffic Committee and submit a copy of this to the Certifying Authority to enable issue of the Construction Certificate.

Where approval of the 'Work Zone' is given by the Committee, the requirements of the Committee, including installation of the necessary 'Work Zone' signage and payment of any fees, must occur prior to commencement of any works on the site. Further, at the expiration of the Work Zone approval, the developer is required to remove the Work Zone signs and reinstate any previous signs, all at the developer's cost. The requirements imposed by the Committee on the Work Zone permit (or permits) must be complied with at all times.

(Reason: Amenity and convenience during construction)

Stormwater Disposal

- C2. Stormwater runoff generated by the approved development must be conveyed by gravity to the existing site stormwater drainage disposal system. A licensed tradesman shall install plumbing components to achieve this requirement in accordance with the BCA and current plumbing standards and guidelines. Plans and specifications which comply with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure appropriate provision for disposal and stormwater management arising from the development)

Colours, Finishes and Materials (Conservation Areas)

- C3. The finishes, materials and exterior colours shall be complementary to the architectural style of the original building and sympathetic to the character of the Conservation Area. A schedule of finishes, materials and external colours shall be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted fully satisfy the requirements of this condition prior to the release of the Construction Certificate.

(Reason: To ensure that the completed colours, finishes and materials are complementary to the Conservation Area)

**34 ALEXANDER STREET AND 2 ERNEST PLACE, CROWS NEST
DEVELOPMENT APPLICATION NO. 417/21**

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Outdoor Lighting/New Car Parking Lighting

- C4. All new outdoor lighting must comply with, where relevant AS/NZ1158.3:1999 Pedestrian Area (Category P) Lighting and AS4282:1997 Control of the Obtrusive Effects of Outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted fully satisfy the requirements of this condition.

(Reason: To maintain the amenity of adjoining land uses)

Reflectivity/Solar Glare

- C5. Roofing materials including the new solar panels must be factory pre-finished with low glare and reflectivity properties to be compatible with the colours of neighbouring buildings. The selected roofing material and panels must not cause a glare nuisance or excessive reflectivity to adjoining or nearby properties.

The solar panels are to be installed with a anti reflective coating with a reflectivity coefficient of 2% or less.

Plans and specifications which comply with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure that excessive glare or reflectivity nuisance from roofing materials does not occur as a result of the development)

Location of Plant

- C6. All plant and equipment (including but not limited to air conditioning equipment) is to be located within the basement of the building and is not to be located on balconies or the roof. Plans and specifications complying with this condition must be submitted to the Certifying Authority for Approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: Minimise impact on surrounding properties, improved visual appearance and amenity for locality)

**34 ALEXANDER STREET AND 2 ERNEST PLACE, CROWS NEST
DEVELOPMENT APPLICATION NO. 417/21**

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D. Prior to the Commencement of any Works (and continuing where indicated)**Public Liability Insurance - Works on Public Land**

- D1. Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of public land and the undertaking of approved works within Council's road reserve or public land, as approved by this consent. The Policy is to note and provide protection/full indemnification for North Sydney Council, as an interested party. A copy of the Policy must be submitted to Council prior to commencement of any works. The Policy must be valid for the entire period that the works are being undertaken.

Note: Applications for hoarding permits, vehicular crossings etc will require evidence of insurance upon lodgement of the application.

(Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land)

E. During Demolition and Building Work**Parking Restrictions**

- E1. Existing public parking provisions in the vicinity of the site must be maintained at all times during works. The placement of any barriers, traffic cones, obstructions or other device in the road shoulder or kerbside lane is prohibited without the prior written consent of Council. Changes to existing public parking facilities/restrictions must be approved by the North Sydney Local Traffic Committee. The Developer will be held responsible for any breaches of this condition and will incur any fines associated with enforcement by Council regulatory officers.

(Reason: To ensure that existing kerbside parking provisions are not compromised during works)

Road Reserve Safety

- E2. All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works, with no obstructions caused to the said footways and roadways. Construction materials and plant must not be stored in the road reserve without approval of Council. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site.

**34 ALEXANDER STREET AND 2 ERNEST PLACE, CROWS NEST
DEVELOPMENT APPLICATION NO. 417/21**

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Where public infrastructure is damaged, repair works must be carried out in when and as directed by Council officers (at full Developer cost). Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". **If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**

(Reason: Public Safety)

Temporary Disposal of Stormwater Runoff

- E3. During construction, stormwater runoff must be disposed in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site (including roofs, driveways, paving) and where the final drainage system is incomplete, the necessary temporary drainage systems must be installed to reasonably manage and control runoff as far as the approved point of stormwater discharge. Such ongoing measures must be to the satisfaction of the Certifying Authority.

(Reason: Stormwater control during construction)

Developer's Cost of Work on Council Property

- E4. The developer must bear the cost of all works associated with the development that occurs on Council's property, including the restoration of damaged areas.

(Reason: To ensure the proper management of public land and funds)

Special Permits

- E5. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development must occur entirely on the property.

The developer, owner or builder may apply for specific permits available from Council's Customer Service Centre for the undermentioned activities on Council's property. In the event that a permit is granted by Council for the carrying out of works, processes, storage of materials, loading and unloading associated with the development on Council's property, the development must be carried out in accordance with the requirements of the permit. A minimum of forty-eight (48) hours' notice is required for any permit:

**34 ALEXANDER STREET AND 2 ERNEST PLACE, CROWS NEST
DEVELOPMENT APPLICATION NO. 417/21**

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1) On-street mobile plant

E.g., cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the developer's, owner's and builder's responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

(Reason: Proper management of public land)

2) Hoardings

Permits are required to erect Class A and Class B hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

(Reason: Proper management of public land)

3) Storage of building materials and building waste containers (skips) on Council's property

Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.

(Reason: Proper management of public land)

4) Kerbside restrictions, construction zones

Attention is drawn to the existing kerbside restrictions adjacent to the development. Should alteration of existing kerbside restrictions be required, or the provision of a construction zone, the appropriate application must be made and the fee paid to Council. Alternatives to such restrictions may require referral to Council's Traffic Committee and may take considerable time to be resolved. An earlier application is suggested to avoid delays in construction programs.

(Reason: Proper management of public land)

Installation and Maintenance of Sediment Control

- E6. Erosion and sediment controls must be installed and maintained at all times in accordance with the Sediment and erosion control plan submitted and approved with the Construction Certificate.

**34 ALEXANDER STREET AND 2 ERNEST PLACE, CROWS NEST
DEVELOPMENT APPLICATION NO. 417/21**

Page 7 of 8

Erosion and sediment measures must be maintained in accordance with the publication *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004), commonly referred to as the "Blue Book" and can only be removed when development activities have been completed and the site fully stabilised.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Sediment and Erosion Control Signage

E7. A durable sign must be erected during building works in a prominent location on site, warning of penalties should appropriate erosion and sedimentation control devices not be maintained. A sign of the type referred to in this condition is available from Council.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Prohibition on Use of Pavements

E8. Building materials must not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand). A suitable sign to this effect must be erected adjacent to the street alignment.

(Reason: To ensure public safety and amenity on public land)

F. *Prescribed Conditions imposed under EP&A Act and Regulations and other relevant Legislation*

Protection of Public Places

- F1.
- 1) A hoarding and site fencing must be erected between the work site and adjoining public place.
 - 2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
 - 3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
 - 4) Any such hoarding, fence or awning is to be removed when the work has been completed.
 - 5) No access across public reserves or parks is permitted.

**34 ALEXANDER STREET AND 2 ERNEST PLACE, CROWS NEST
DEVELOPMENT APPLICATION NO. 417/21**

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Note: Prior to the erection of any temporary fence or hoarding over property owned or managed by Council, written approval must be obtained. Any application needs to be accompanied by plans indicating the type of hoarding and its layout. Fees are assessed and will form part of any approval given. These fees must be paid prior to the approval being given. Approval for hoardings will generally only be given in association with approved building works, maintenance or to ensure protection of the public. An application form for a Hoarding Permit can be downloaded from Council's website.

(Reason: To ensure public safety and the proper management of public land)

G. Prior to the Issue of an Occupation Certificate

Infrastructure Repair and Completion of Works

G1. Prior to the issue of any Occupation Certificate any and all works relating to the development:

- a. in the road reserve must be fully completed; and
- b. to repair and make good any damaged public infrastructure caused as a result of any works relating to the development (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired;

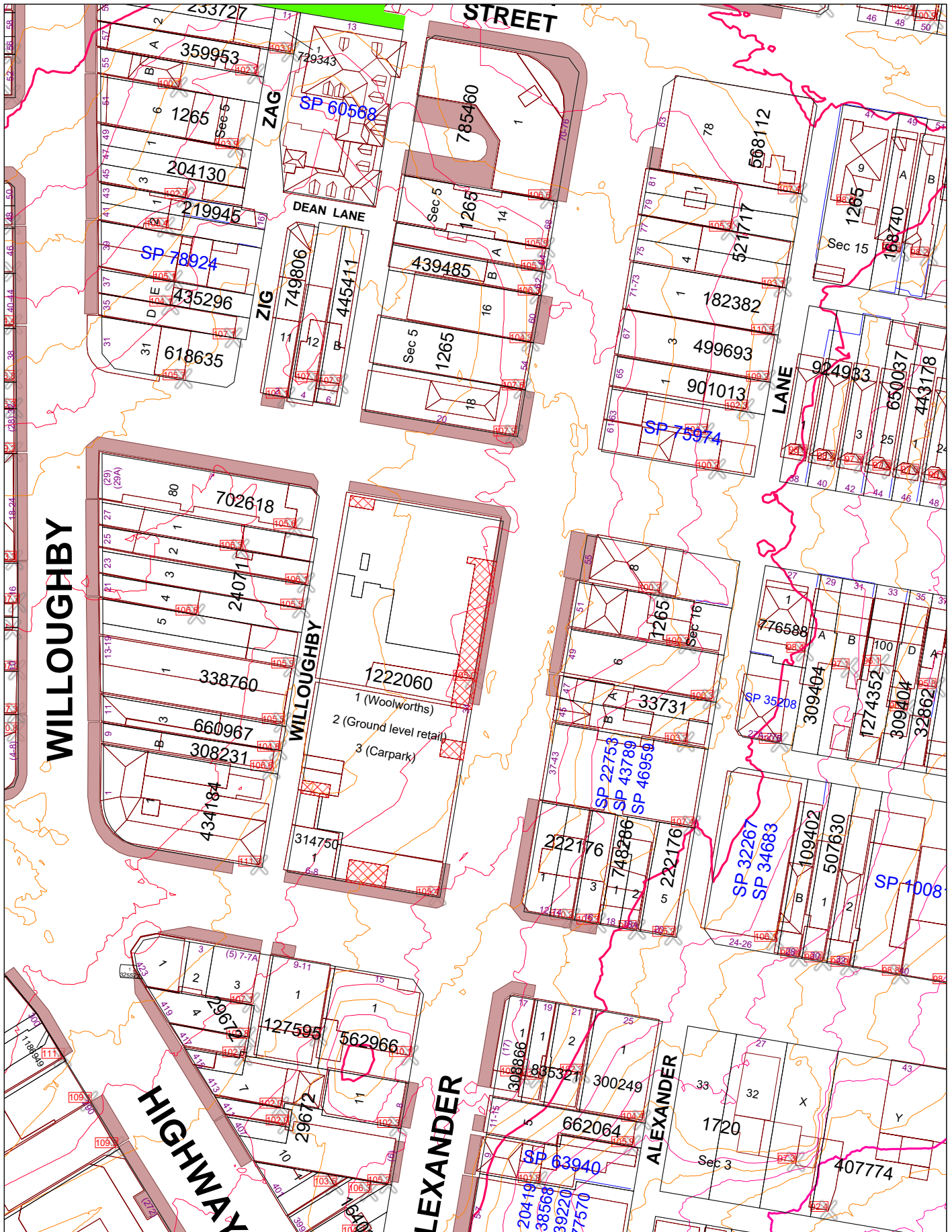
to the satisfaction of Council Engineers at no cost to Council.

(Reason: Maintain quality of public assets)

Line Marking

G2. A certificate prepared by an appropriately qualified and practising Civil Engineer certifying the construction, paving, line marking and signposting of off-street carparking spaces, together with access driveways, in accordance with the approved development plans, appropriate Australian Standards and industry best practice as appropriate must be submitted to, and approved by, the Certifying Authority prior to issue of any Occupation Certificate.

(Reason: To ensure ongoing compliance with this development consent and Australian Standards relating to manoeuvring and access of vehicles)



North Sydney Council

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Further details can be obtained by calling (02) 9936 8100 or e-mail mapping@northsydney.nsw.gov.au.

ALEXANDER STREET CAR PARK - PHOTOVOLTAIC CARPORT STRUCTURES RELOCATION WORKS

ALEXANDER STREET CAR PARK, 34-48 ALEXANDER STREET, CROWS NEST NSW 2065

FOR NORTH SYDNEY COUNCIL

LOT NUMBER: LOT 1, LOT 2, LOT 3 DP 1222060



DRAWING REGISTER				
SHEET NUMBER	SHEET NAME	SCALE	REVISION	REVISION DATE
000	LOCATION PLAN & DRAWING REGISTER	1:500	A	30.11.2021
001	ALEXANDER STREET - EXISTING SITE PLAN	1:200	A	30.11.2021
002	HOLTERMANN STREET - EXISTING PLAN	1:100	A	30.11.2021
011	ALEXANDER STREET - EXISTING PLAN - LEVEL P3	1:100	A	30.11.2021
012	ALEXANDER STREET - EXISTING PLAN - LEVEL P4	1:100	A	30.11.2021
101	ALEXANDER STREET - PROPOSED PLAN - LEVEL P3	1:100	A	30.11.2021
102	ALEXANDER STREET - PROPOSED PLAN - LEVEL P4	1:100	A	30.11.2021
103	ALEXANDER STREET - PROPOSED ROOF PLAN	1:100	A	30.11.2021
201	ELEVATIONS - SHEET 1	1:100	A	30.11.2021
202	ELEVATIONS - SHEET 2	1:100	A	30.11.2021
301	SECTIONS	1:100	A	30.11.2021
311	SECTION DETAIL	1:20	A	30.11.2021
401	SHADOW DIAGRAM - 21 JUNE 9 AM	1:200	A	30.11.2021
402	SHADOW DIAGRAM - 21 JUNE 12 PM	1:200	A	30.11.2021
403	SHADOW DIAGRAM - 21 JUNE 3 PM	1:200	A	30.11.2021
404	SHADOW DIAGRAM - EQUINOX 9 AM	1:200	A	30.11.2021
405	SHADOW DIAGRAM - EQUINOX 12 PM	1:200	A	30.11.2021
406	SHADOW DIAGRAM - EQUINOX 3 PM	1:200	A	30.11.2021

SHEET COUNT: 18

1 LOCATION PLAN
1 : 500

Issue No.	Date	Description	Chkd
A	30.11.2021	DA ISSUE	DM

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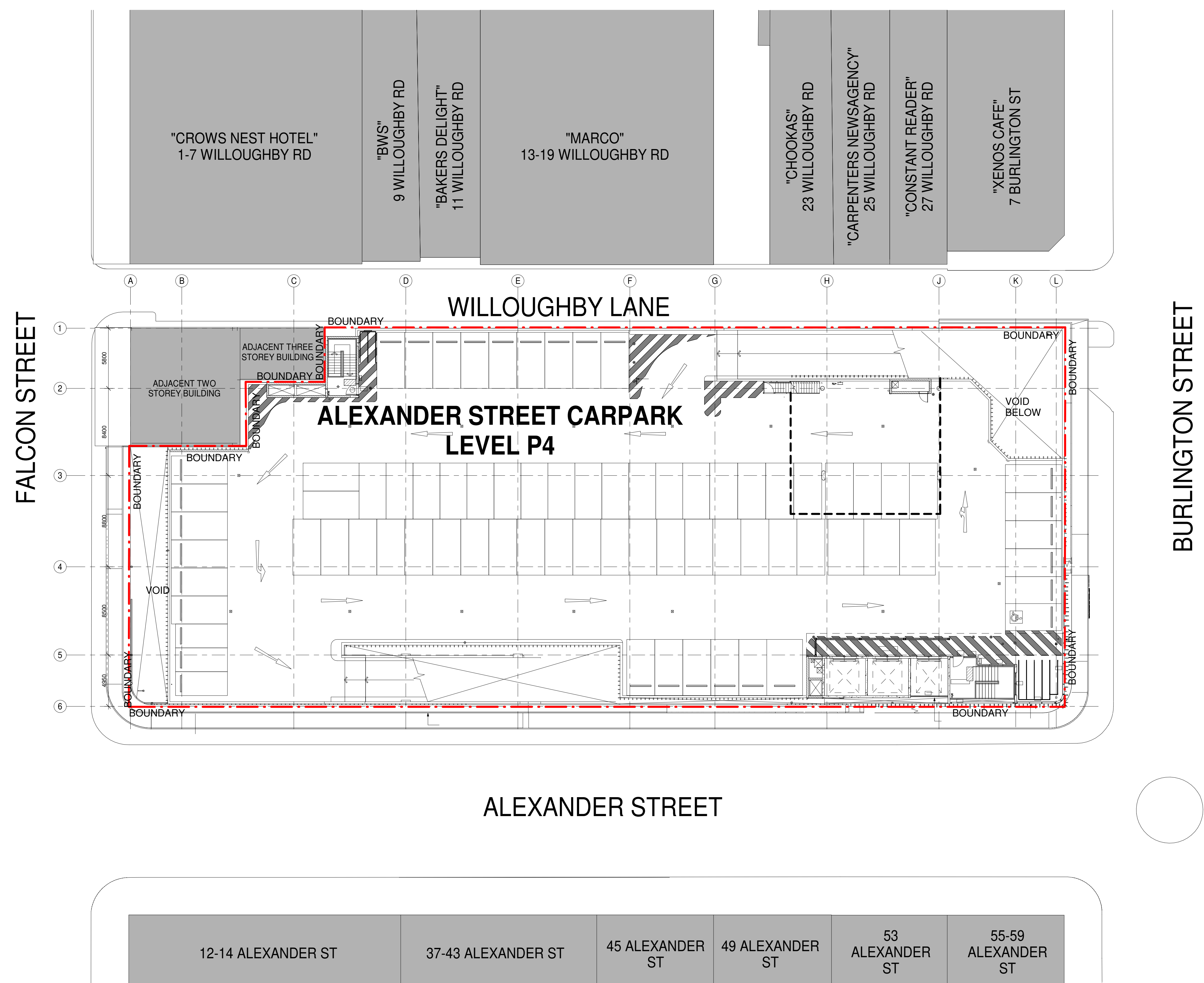
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Drawing Title
LOCATION PLAN & DRAWING REGISTER

Project
ALEXANDER STREET CAR PARK
RELOCATION OF CARPORTS
at
34-48 Alexander St, Crows Nest, NSW 2065
for
North Sydney Council

Architect
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Nominated Architect:
Andrew Duffin NSW 5602
NBRS & Partners Pty Ltd VIC 51197
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Drawing Reference
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Revision
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1 ALEXANDER STREET - EXISTING SITE PLAN
1 : 200

Issue No.	Date	Description	Chkd
A	30.11.2021	DA ISSUE	DM

CLIENT
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Drawing Title
ALEXANDER STREET - EXISTING SITE PLAN

Project
ALEXANDER STREET CAR PARK RELOCATION OF CARPORTS
at
34-48 Alexander St, Crows Nest, NSW 2065
for
North Sydney Council

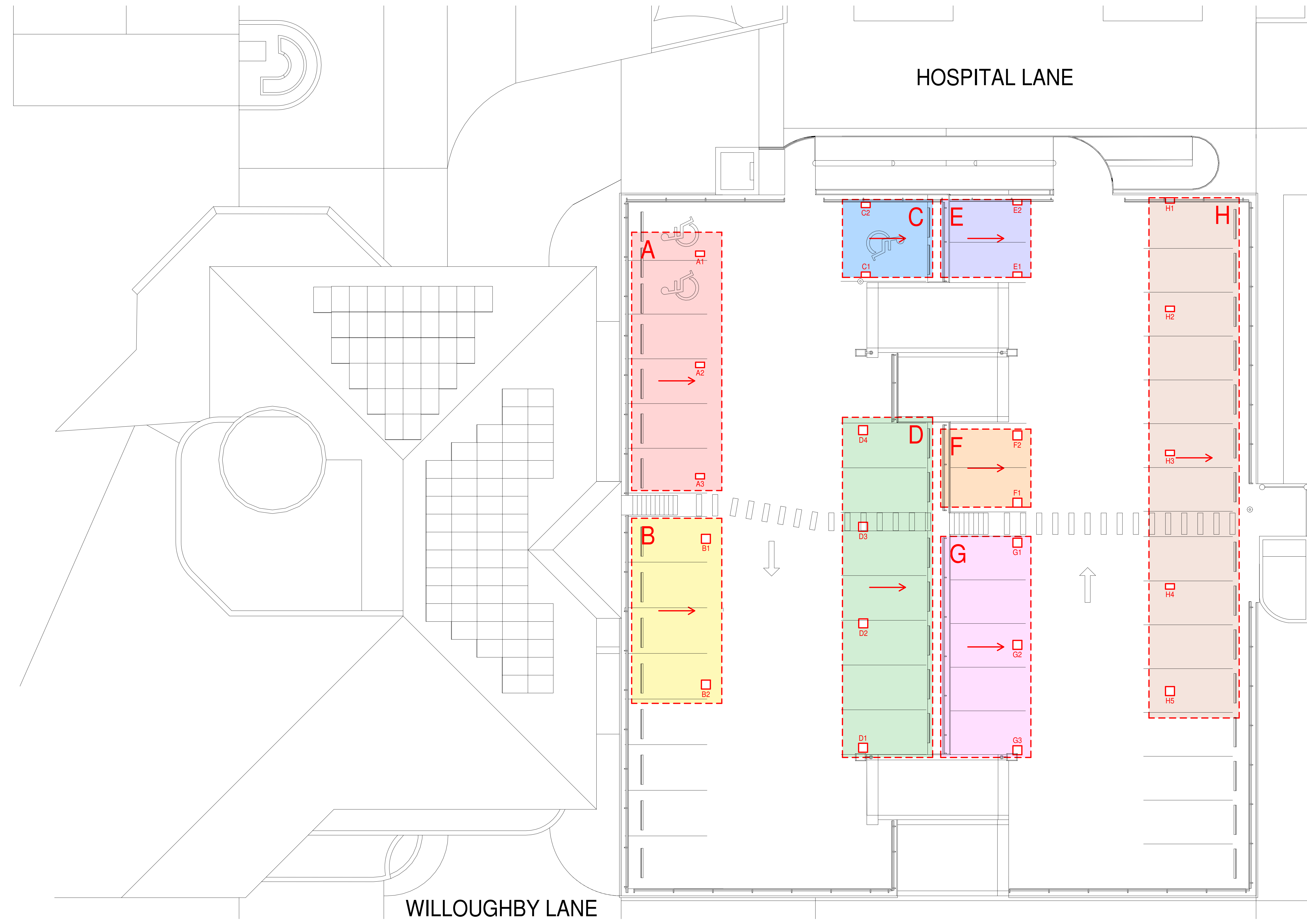
Architect
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21299-NBR-AWD-001
Revision
A

- LEGEND**
- EXTENT OF CARPORT ROOF
 - SOLAR PV PANEL RELOCATED FROM HOLTERMANN STREET
 - BOUNDARY
 - EXISTING CAR PARKING SPACE
 - PROPOSED ADDITIONAL SOLAR PV PANEL
 - OUTLINE OF STRUCTURAL BEAM BELOW CARPARK SLAB
 - NEW CAR PARKING SPACE TO SUIT CARPORT LAYOUT
 - CARPORT COLUMN
 - COLLAR TIE CONNECTION BETWEEN CARPORT COLUMNS
 - RELOCATED MOTORCYCLE PARKING SPACE
 - CARPORT DOWNSPIPE
 - CARPORT ROOF FALL



SITE PHOTOS - EXISTING CARPORT STRUCTURES AT HOLTERMANN STREET



Issue No.	Date	Description	Chkd
A	30.11.2021	DA ISSUE	DM

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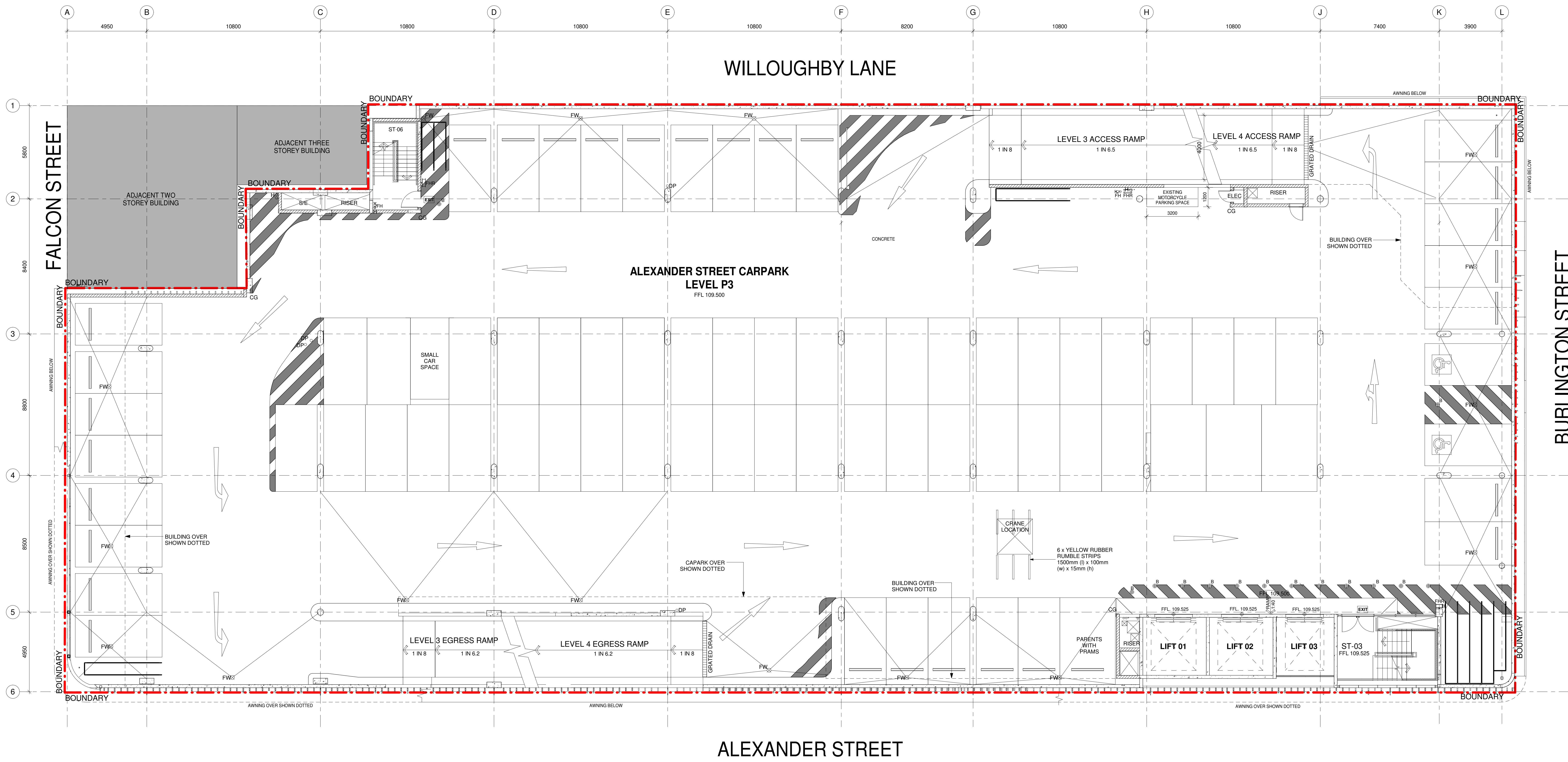
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Drawing Title
HOLTERMANN STREET - EXISTING CARPORTS PLAN

Project
ALEXANDER STREET CAR PARK RELOCATION OF CARPORTS
 at
 34-48 Alexander St, Crows Nest, NSW 2065
 for
 North Sydney Council

Architect
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21299-NBRS-AWD-002
 Revision
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1 ALEXANDER STREET - EXISTING PLAN - LEVEL P3
1 : 100

Issue No.	Date	Description	Chkd
A	30.11.2021	DA ISSUE	DM

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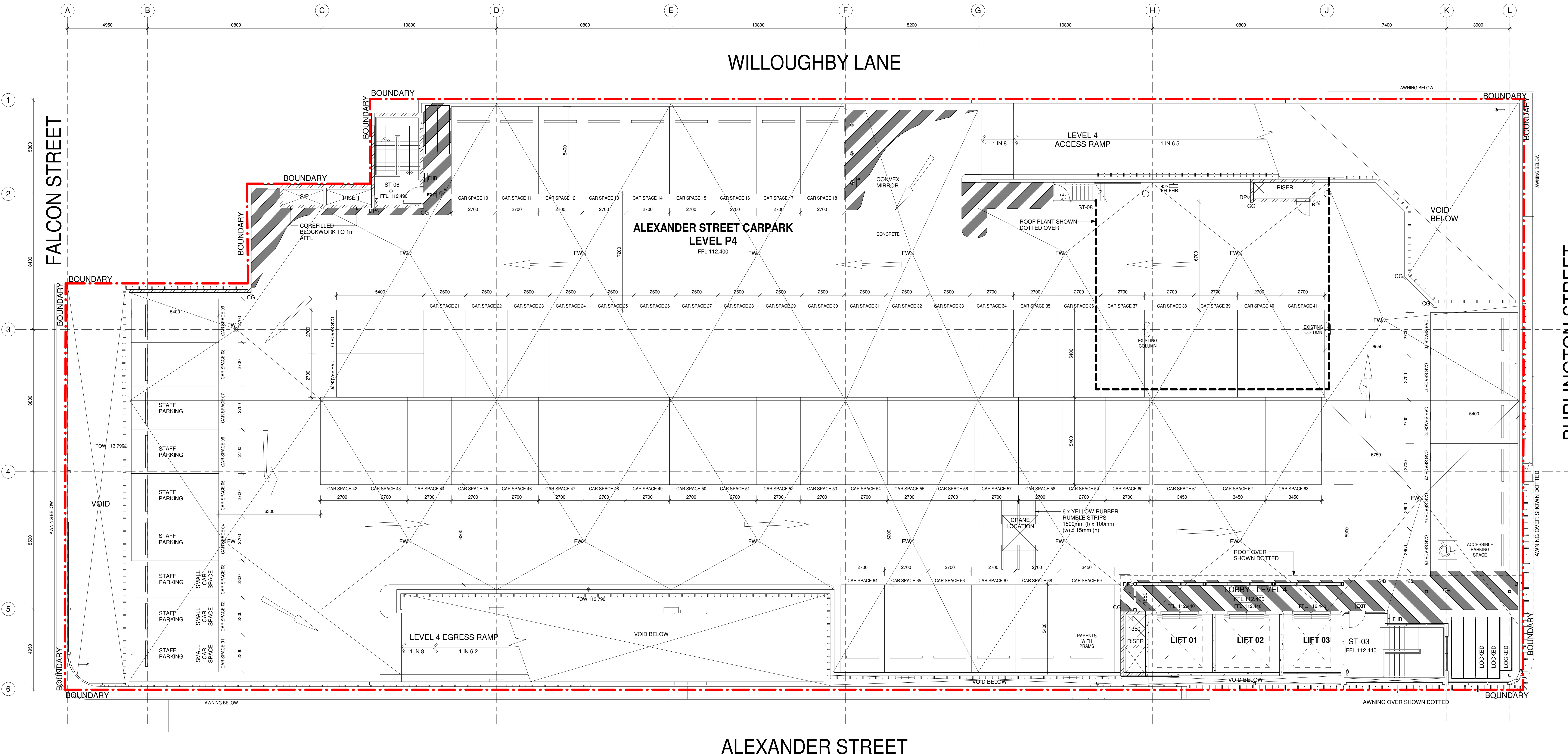
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Drawing Title
ALEXANDER STREET - EXISTING PLAN - LEVEL P3

Project
ALEXANDER STREET CAR PARK RELOCATION OF CARPORTS
 at
 34-48 Alexander St, Crows Nest, NSW 2065
 for
 North Sydney Council

Architect
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21299-NBR-AWD-011
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1 ALEXANDER STREET - EXISTING PLAN - LEVEL P4
1 : 100

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Drawing Title
ALEXANDER STREET - EXISTING PLAN - LEVEL P4

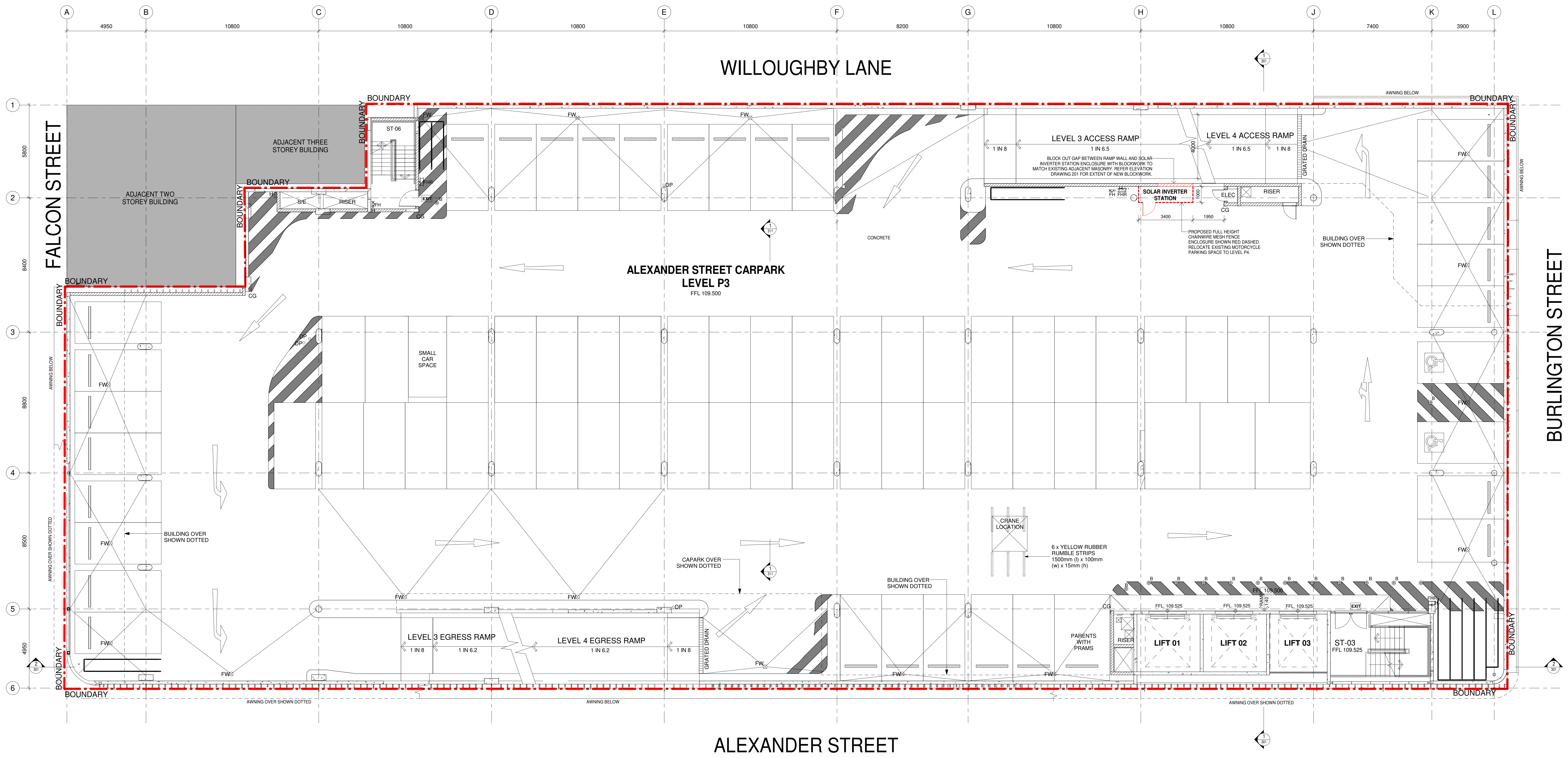
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PROPOSED LOCATION OF SOLAR INVERTER STATION



1 ALEXANDER STREET - PROPOSED PLAN - LEVEL P3
1 : 100

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ALEXANDER STREET - PROPOSED PLAN - LEVEL P3

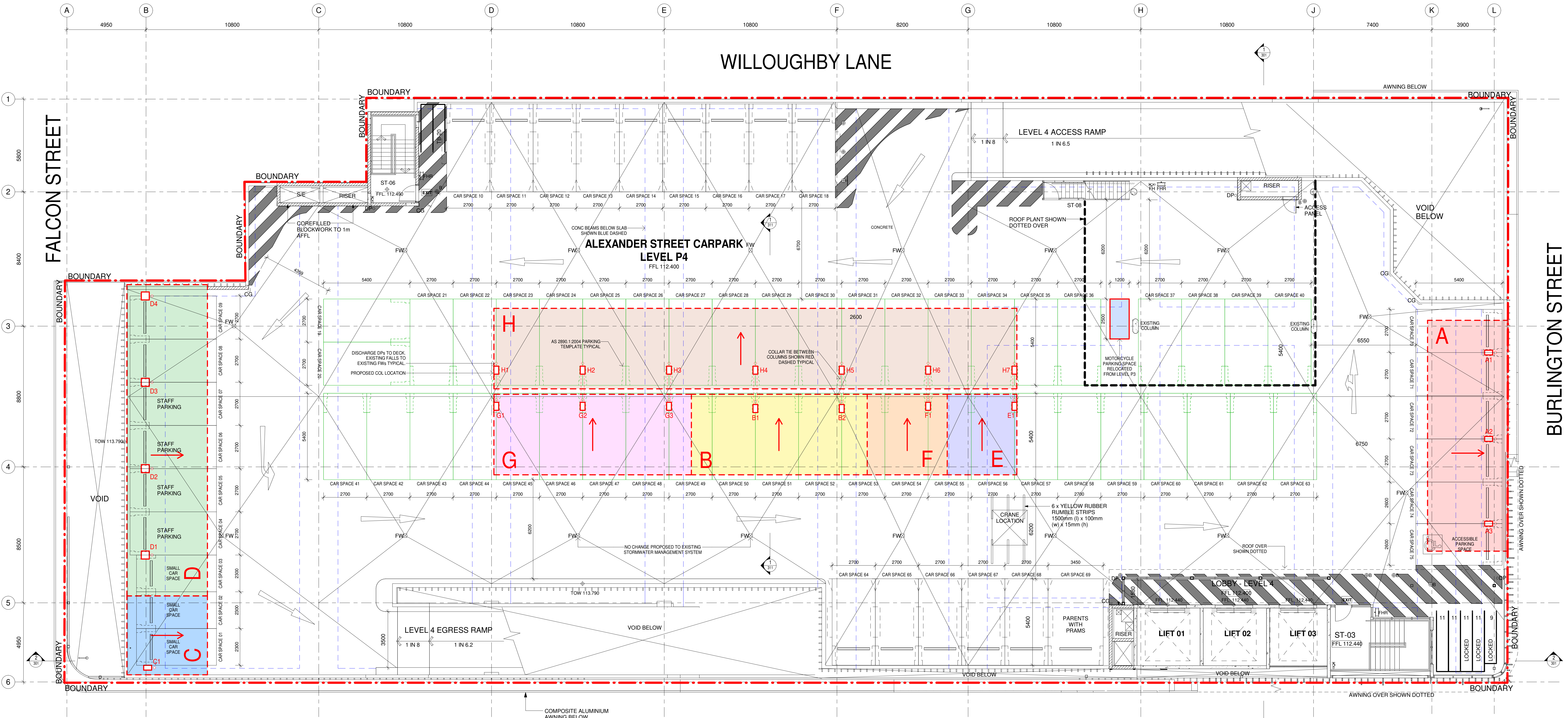
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Revision A

LEGEND

- EXTENT OF CARPORT ROOF
- SOLAR PV PANEL RELOCATED FROM HOLTERMANN STREET
- BOUNDARY
- EXISTING CAR PARKING SPACE
- PROPOSED ADDITIONAL SOLAR PV PANEL
- OUTLINE OF STRUCTURAL BEAM BELOW CARPARK SLAB
- NEW CAR PARKING SPACE TO SUIT CARPORT LAYOUT
- CARPORT COLUMN
- COLLAR TIE CONNECTION BETWEEN CARPORT COLUMNS
- RELOCATED MOTORCYCLE PARKING SPACE
- CARPORT DOWNPIPE
- CARPORT ROOF FALL



1 ALEXANDER STREET - PROPOSED PLAN - LEVEL P4
1 : 100

ALEXANDER STREET

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Drawing Title
ALEXANDER STREET - PROPOSED PLAN - LEVEL P4

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Drawing Reference 21299-NBR-AWD-102
Revision A

- LEGEND**
- EXTENT OF CARPORT ROOF
 - EXISTING CAR PARKING SPACE
 - NEW CAR PARKING SPACE TO SUIT CARPORT LAYOUT
 - RELOCATED MOTORCYCLE PARKING SPACE
 - SOLAR PV PANEL RELOCATED FROM HOLTERMANN STREET
 - PROPOSED ADDITIONAL SOLAR PV PANEL
 - CARPORT COLUMN
 - CARPORT DOWNPIPE
 - BOUNDARY
 - OUTLINE OF STRUCTURAL BEAM BELOW CARPARK SLAB
 - COLLAR TIE CONNECTION BETWEEN CARPORT COLUMNS
 - CARPORT ROOF FALL



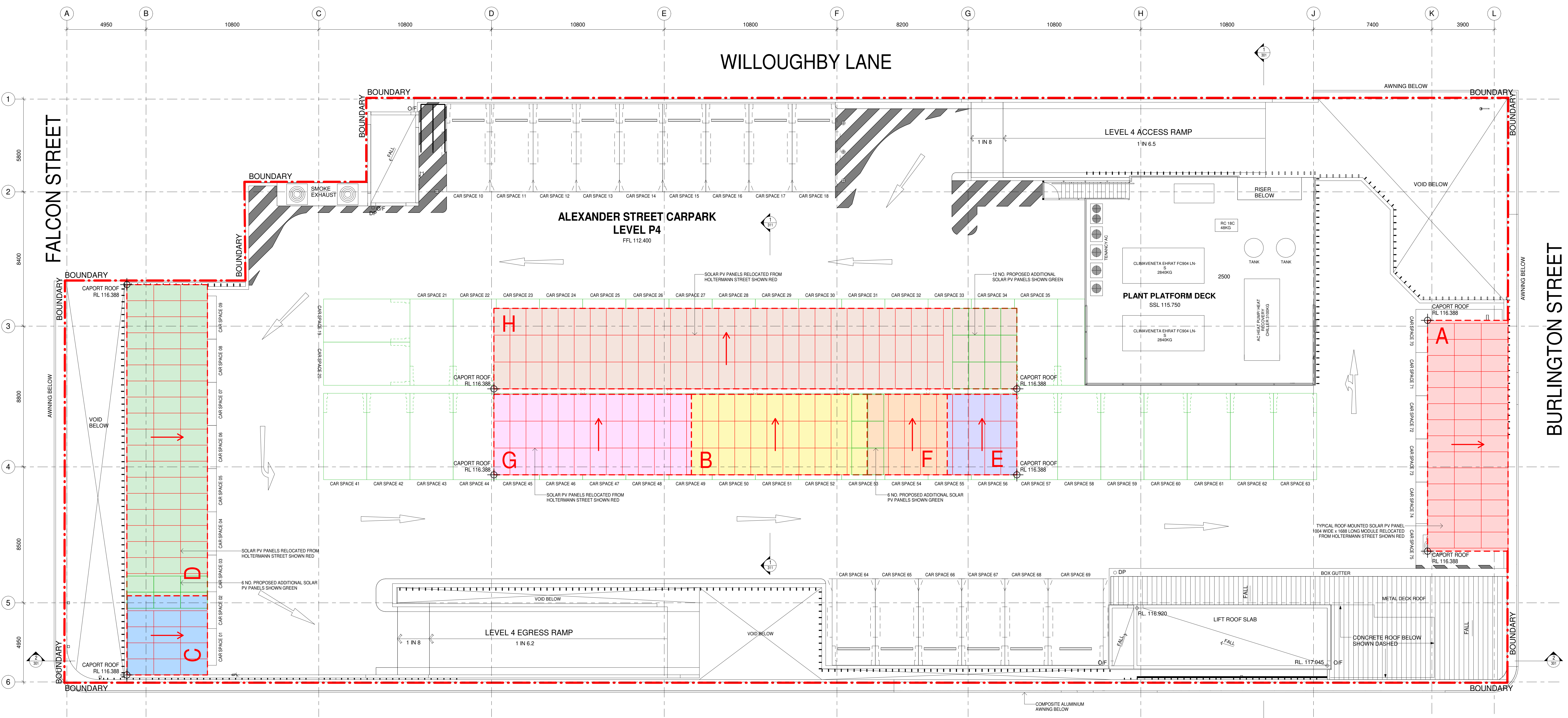
SITE PHOTO - LOOKING SOUTH



SITE PHOTO - LOOKING NORTH



SITE PHOTO - ROOF PLANT STRUCTURE



1 ALEXANDER STREET - PROPOSED ROOF PLAN
1 : 100

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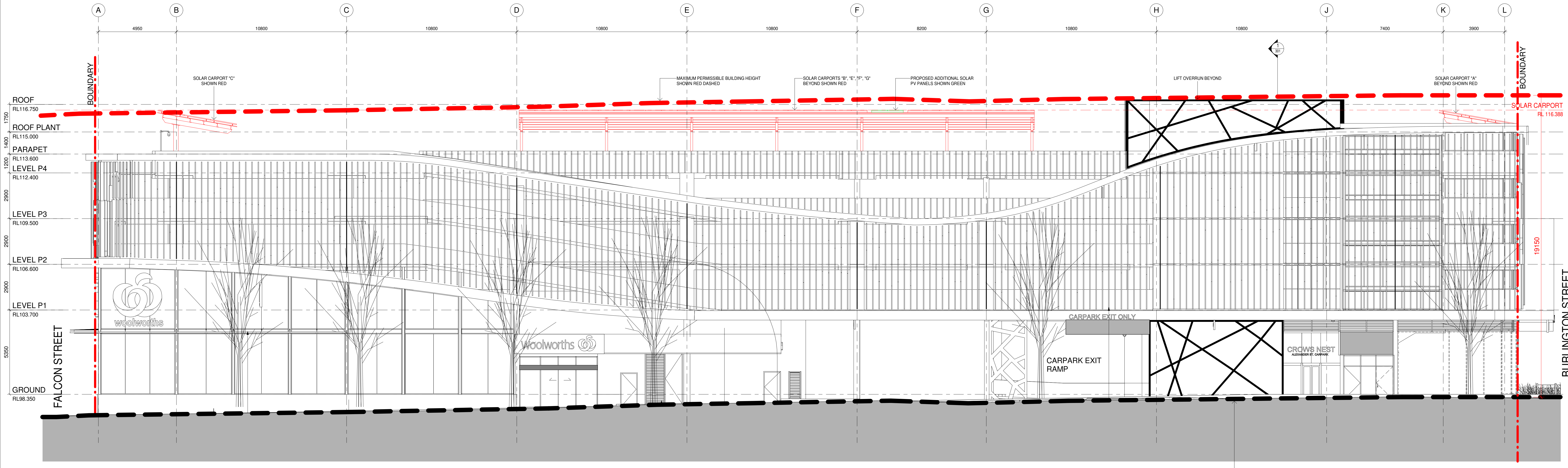
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ALEXANDER STREET - PROPOSED ROOF PLAN

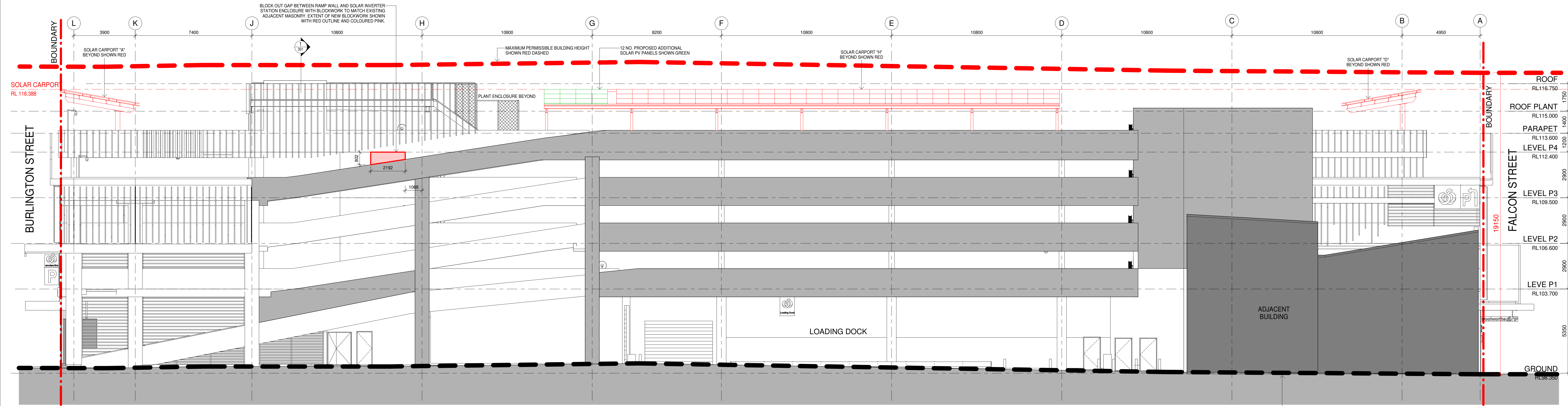
Project
ALEXANDER STREET CAR PARK RELOCATION OF CARPORTS
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1 ELEVATION - EAST (ALEXANDER STREET)
1 : 100



2 ELEVATION - WEST (WILLOUGHBY LANE)
1 : 100

Issue No.	Date	Description	Chkd
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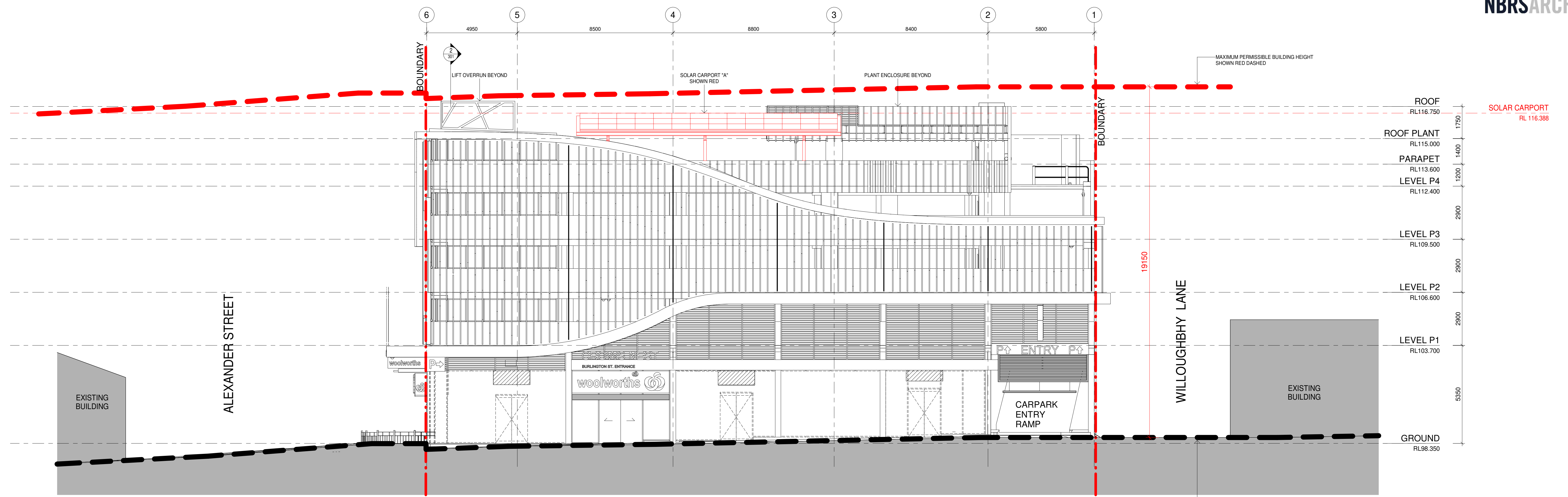
Drawing Title
ELEVATIONS - SHEET 1

Project
ALEXANDER STREET CAR PARK
RELOCATION OF CARPORTS
at
34-48 Alexander St, Crows Nest, NSW 2065
for
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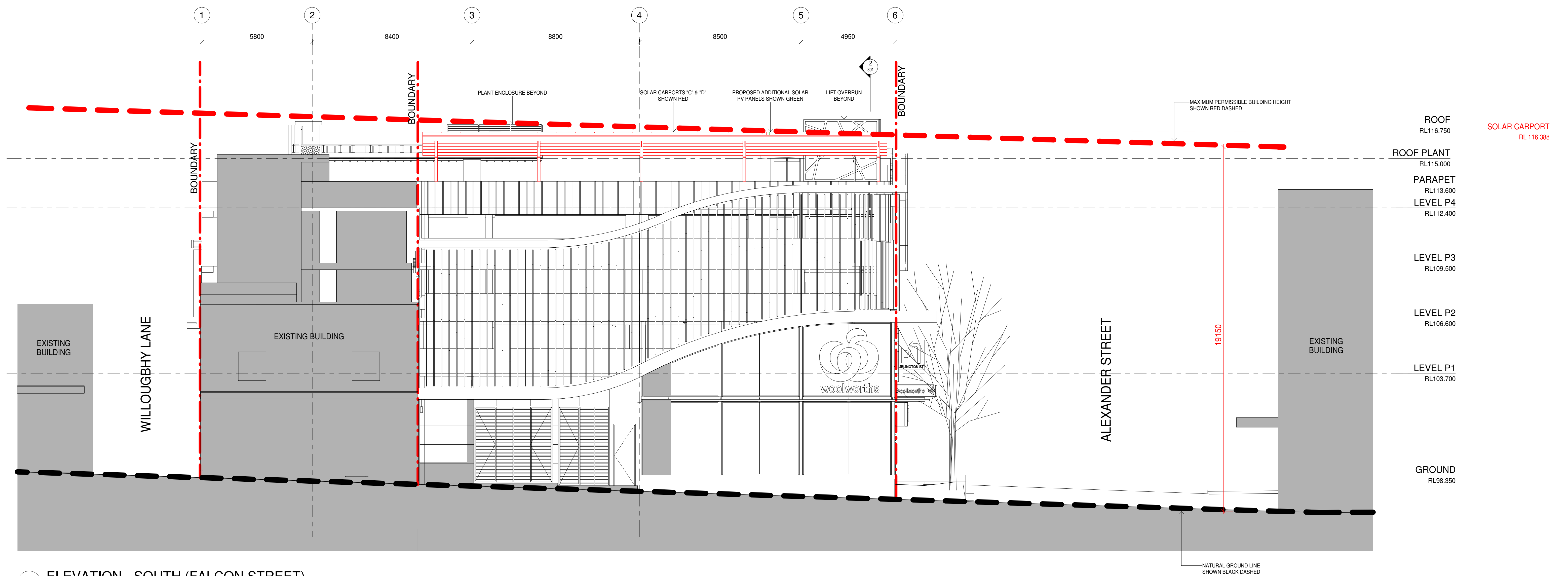
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1 ELEVATION - NORTH (BURLINGTON STREET)
1 : 100



2 ELEVATION - SOUTH (FALCON STREET)
1 : 100

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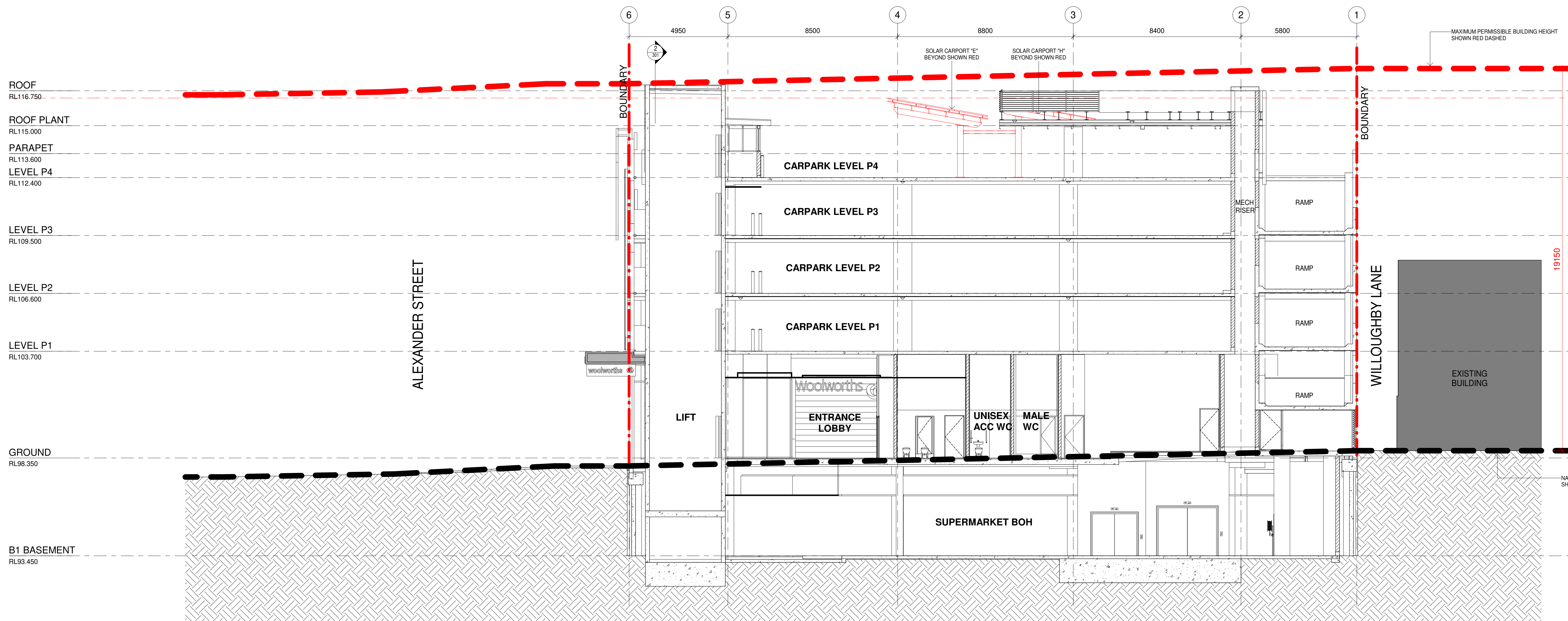
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Drawing Title
ELEVATIONS - SHEET 2

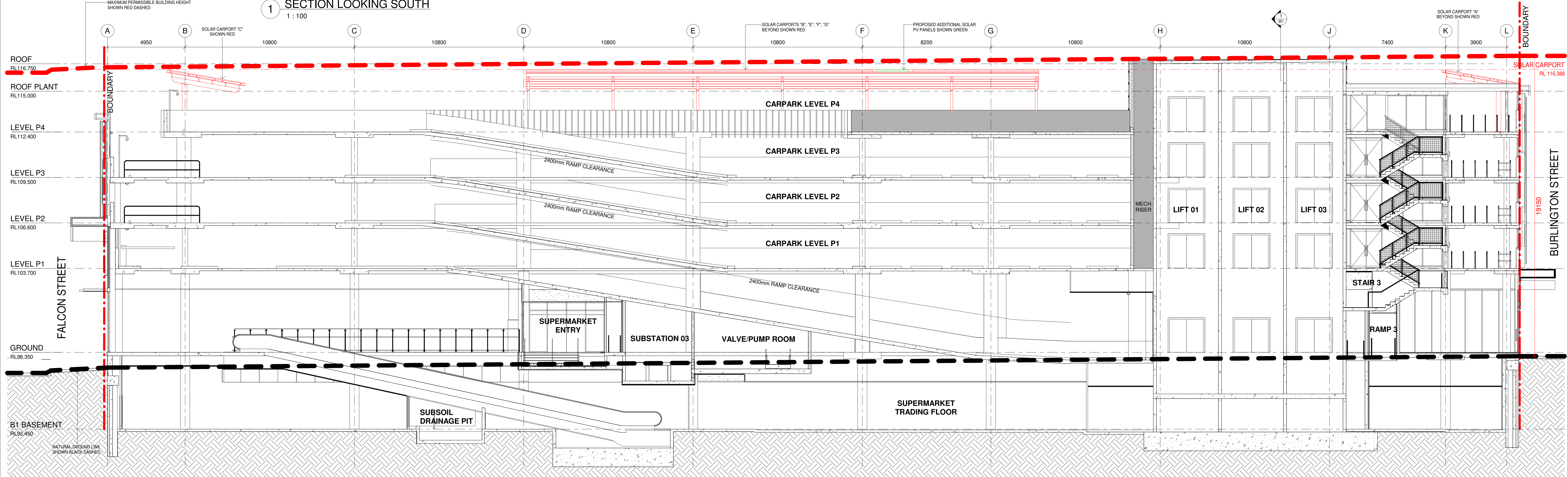
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1 SECTION LOOKING SOUTH
1 : 100



2 SECTION LOOKING WEST
1 : 100

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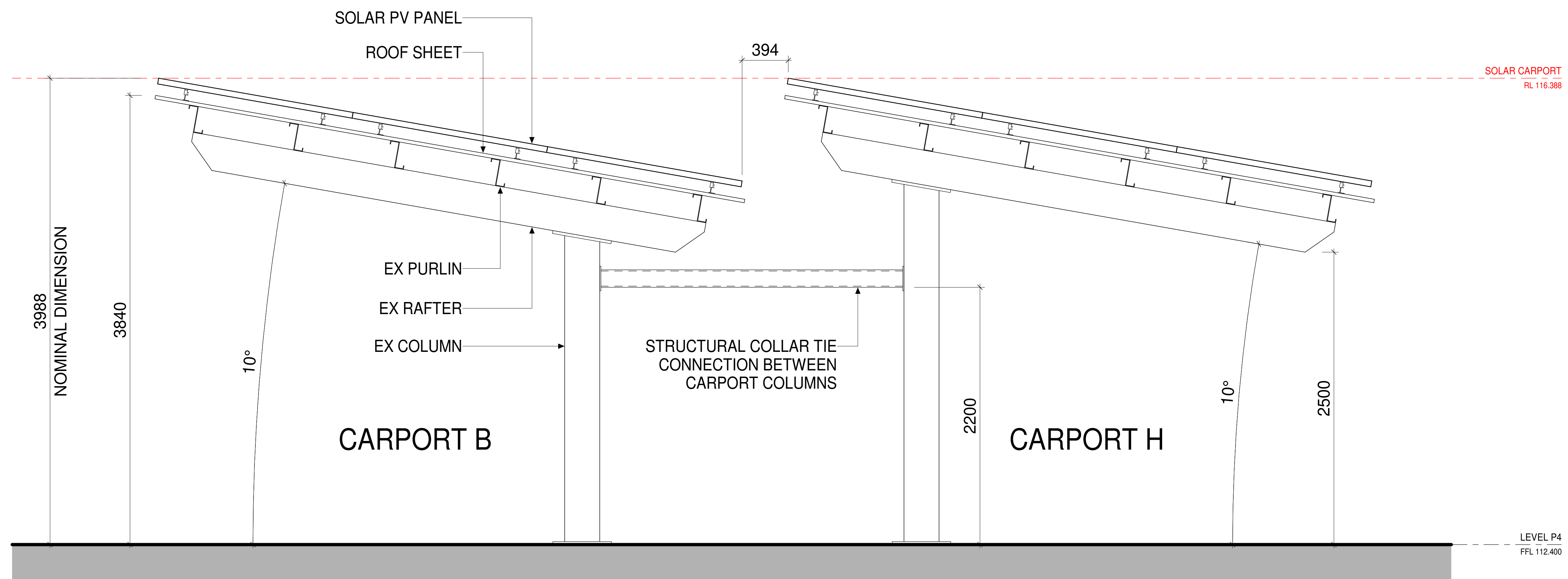
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Drawing Title
SECTIONS

Project
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1 SECTION - TYPICAL SOLAR CARPORT CONFIGURATION
1 : 20

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SECTION DETAIL

Project
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