

**NSLPP MEETING HELD ON 02/03/2022
SECTION 4.55 APPLICATION REPORT****Attachments:**

1. Site Plan
2. Architectural Plans

ADDRESS: 85 Kurraba Road, Kurraba Point**APPLICATION No:** DA 34/19/3

PROPOSAL: To modify a consent for demolition of an existing residential flat building, tree removal and excavation to provide for the construction of a part three, part four and part five storey residential flat building comprising 14 apartments, with basement parking for 24 cars and associated landscaping.

PLANS REF:

Plan Nos.	Revision No	Description of works	Prepared by	Dated
DA001	D	Project Summary	PBD Architects	14.02.2022
DA100	D	Basement 2	PBD Architects	14.02.2022
DA101	E	Basement 1	PBD Architects	14.02.2022
DA102	E	Lower Ground Floor Plan	PBD Architects	14.02.2022
DA103	E	Ground Floor Plan	PBD Architects	11.02.2022
DA104	E	Level 1 Plan	PBD Architects	14.02.2022
DA105	E	Level 2 Plan	PBD Architects	14.02.2022
DA106	G	Level 3 Plan	PBD Architects	11.02.2022
DA107	F	Roof Plan	PBD Architects	14.02.2022
DA200	D	Elevation 01	PBD Architects	14.02.2022
DA201	D	Elevation 02	PBD Architects	14.02.2022
DA300	D	Section 01	PBD Architects	14.02.2022
DA301	D	Section 02	PBD Architects	14.02.2022

OWNER: WKJ Pty Limited**APPLICANT:** WKJ Pty Limited c/-Urbis**AUTHOR:** Thomas Holman, Assessment Officer**DATE OF REPORT:** 18 February 2022**DATE LODGED:** 18 October 2021**AMENDED:** 14 February 2022**RECOMMENDATION:** Approval

EXECUTIVE SUMMARY

This application under Section 4.55 of the Environmental Planning and Assessment Act 1979 seeks to modify Council's consent (DA 34/19) for demolition of an existing residential flat building and construction of a part three, part four and part five storey residential flat building comprising 14 apartments, with basement parking for 24 cars and associated landscaping.

The modification application is reported to Council for determination because the proposed amendments sought involve a condition of consent recommended in the council assessment report that was amended by the panel (C28 Location of Plant of DA Consent No. 34/19).

Council's notification of the proposal has attracted three (3) submissions raising particular concerns about scale and bulk of air conditioner units to be added to the rooftop, increased height of lift overrun, placement of the solar panels on the roof and the likely harm from reflectivity to properties overlooking the roof. Concerns were also raised about potential damage to a Jacaranda during construction. The assessment has considered these concerns as well as the performance of the modification against Council's planning requirements.

The modification application has been amended by the applicant following the concerns raised by submitters and following a preliminary review by Council. Notable changes to the development include removing air conditioner condensers from the roof to the basement so as to propose the same number of condensers as approved in DA No. 34/19, reducing the height of the lift overrun to what was originally approved (RL 43.20) and additional information was provided including a reflectivity statement for the rooftop solar panels.

No additional external building works are proposed with alterations predominantly internalised including amendments to the basement and apartment layouts and amalgamation of 2 units on Level 2 not affecting the bulk, form and massing of the building. In addition, there would be no alterations to the existing landscaping however, a condition of consent is recommended requiring a replacement tree lost during construction (Tree 24 Lophostemon confertus).

Following this assessment, the application to modify Council's consent is considered to be reasonable in the circumstances and is recommended for **approval**.

DESCRIPTION OF PROPOSAL

The development was originally approved under DA 34/19 by North Sydney Local Planning Panel dated 07 August 2019 for the following works (in italics):

Demolition of the existing residential flat building, tree removal and excavation to provide for the construction of a part three, part four and part five storey residential flat building comprising 14 apartments, with basement parking for 24 cars, and associated landscaping.

The proposed modification application (DA 34/19/3) seeks the following changes to the previously approved plans as follows:

Basement 2

- Accessible parking relocation within basement and an additional accessible parking space.
- Additional storage areas and reconfiguration of previously approved storage areas.
- 2 x visitor bicycle parking spaces are proposed.

Basement 1

- Reconfiguration and increase in storage.
- Additional car parking space.
- Deletion of services/plant room.
- Provision of 2 x air conditioner condensers.

Lower Ground Floor

- Removal of accessible car parking space and relocation to Basement 2 and replacement with a visitor car parking space.
- Removal of 1 car parking space to Basement 1 and increase the size of storage for Unit 01.
- Increase in the storage area for Unit 02.
- Service area proposed within southern corner of the lower ground floor car park.
- Removal of 2 windows and replacement with a sliding door to provide access from Unit 01 living room to southern terrace.
- Removal of a window on northern façade of Unit 02.
- Provision of 1 x air conditioner condenser.

Ground Floor Plan

- Removal of fire egress from storage area and replace with storage for Units 05, 07 & 08.
- Removal of cleaners basin and associated partitions and enlargement of storage space for Unit 08.
- Services area in nook of ground floor hallway.
- Minor internal alterations to Unit 04 and Unit 05.

Level 1

- Minor internal alterations to layouts of units including provision of fixtures and fittings to units on Level 1.
- A service area in a nook within the Level 1 hallway.

Level 2

- Minor internal alterations to layouts of units including provision of fixtures and fittings to units on Level 2.
- A service area in a nook within the Level 2 hallway.
- Amalgamation of 2 units (3 bed Unit 11 & 2 bed Unit 12) into a 5 bed Unit – Unit 11.

Level 3

- Minor internal alterations to the layouts of various units including provision of fixtures and fittings to units on Level 3.
- A service area in a nook within the Level 3 hallway.

Roof Plan

- Installation of photovoltaic panels on the roof.
- Retention of 14 air conditioner units and reorientation of air conditioner units to the south and west of the lift overrun. The height of the acoustic screen surrounding the air conditioner units is 1.2m.
- Relocation of skylights and installation of 2 flues to serve fireplaces for 2 units on Level 3.
- Height of lift overrun maintained at RL 43.20.



Figure 1 – Proposed Kurraba Road Elevation – DA200 Issue D



Figure 2 – Approved Roof Plan – DA107 Issue B (left) and Proposed Roof Plan – DA107 Issue F (right)

Deletion to Condition of Consent – Condition C28

Deletion is sought to Condition C28 – Location of Plant of DA No. 34/19. The condition is as follows (*in italics*):

Location of Plant

C28. The air conditioning condenser units at roof level shall be relocated to the south side of the lift over run with a maximum height of 1.3m and within a band aligned with the lift shaft consolidated to form a rectangular open metal clad enclosure consistent with front and rear setbacks of the lift over run. All other plant and 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)

The applicant proposes an alternative layout with some air condenser units immediately to the west of the lift over run but predominantly to the south. The layout for the air condenser units consolidated into a rectangular form with an open metal clad enclosure and the number of air conditioner units on the roof remains at fourteen. However, a 1.2m high enclosure is proposed to adequately screen the air conditioner units.

DESCRIPTION OF LOCALITY

The subject property is legally described as SP 16183, and is known as 85 Kurraba Road, Kurraba Point. The site is irregular in shape, is located on the western side of Kurraba Road to the northern end of Kurraba Point, and is 300 metres by foot from Kurraba Wharf. The site has a total area of 1,455m². The majority of the front setback of the site is set below street level, and the site slopes down toward the rear, where it then slopes steeply down towards the southwest.

The subject site previously supported a three storey residential flat building with a flat roof, and a brick façade containing eight apartments, approved by council in 1979 (DA 1331/79).

The site is zoned R4 High Density Residential under NSLEP 2013, however the site is at a zone interface, and the properties to the north and east are zoned R3 Medium Density Residential. The site is not identified as a heritage item, nor is it located within a conservation area, however, the northern and eastern site boundaries adjoin the Kurraba Point Conservation Area. The residential flat building at No. 83 Kurraba Road to the immediate north of the site is identified as a contributory item within the conservation area, and there are heritage items (large dwellings) directly across Kurraba Road to the east of the site at 142, 144 and 146 Kurraba Road.

To the northwest of the site is a four-storey Federation-style residential flat building, with a rooftop terrace, which is identified as a contributory item in the Kurraba Point Conservation Area. To the northeast of the site across Kurraba Road there are three houses of heritage significance (No. 142, 144 and 146 Kurraba Road), and it is noted that 164 Kurraba Road is State Listed. To the southeast of the site is a modern strata-titled property containing two dwellings that present as three storeys to the rear and one-and-a-half storeys to Kurraba Road. To the southwest is a 1950s three storey walk-up residential flat building.

The wider area around the subject site is generally characterised by a mixture of strata titled residential flat buildings and large detached dwellings. The streetscape in the immediate vicinity is varied, however is generally characterised by low picket style and low-medium height sandstone front boundary fences, well landscaped front setbacks, large Federation and Federation Arts and Crafts Style dwellings, and residential flat buildings including inter-war residential flat buildings.

The site benefits from a right of way and a drainage easement through 2B Wallaringa Avenue to the southwest of the site.

The site is located within the Kurraba Point South Neighbourhood, which forms part of the South Cremorne Planning Area. The desired future character for the Kurraba Point South Neighbourhood is for medium to high density accommodation, to include residential flat buildings, with any increases in density to be concentrated in the vicinity of Kurraba Wharf.



Figure 4 – Aerial photograph of the subject site and the surrounding development



Figure 5 – Photo of the subject site from Kurraba Road photo from rear of 2B Wallaringa Avenue
(North Sydney Council, 19 November 2021)

CHECKING OF PLANS

This application has been checked to ensure that the changes being sought are the only changes included in the submitted plans. The only additions sought which are a new addition to the previously consented residential flat building is the inclusion of solar photovoltaic panels on the roof. These additions are considered ancillary to the use of the residential flat building not increasing the bulk and scale of the development and the development remains substantially the same as the development originally granted consent. Furthermore, the installation of solar energy systems (not ground mounted) could be exempt development pursuant to Cl. 39 'Exempt Development', Division 4 'Solar Energy Systems' of State Environmental Planning Policy (Infrastructure) 2007.

RELEVANT HISTORY

Previous Applications

Date	Action
1979	Development Consent (DA 1331/79) was granted for the recently demolished three storey residential flat building containing eight apartments on the subject site.
07/08/2019	Development Consent (DA 34/19) was granted for demolition of the existing residential flat building, tree removal and excavation to provide for the construction of a part three, part four and part five storey residential flat building comprising 14 apartments, with basement parking for 24 cars and associated landscaping.
19/12/2019	Council approved a modification (DA 34/19/2) to correct the description of the proposed works on the decision notice.

Current application

Date	Action
18/10/2021	Modification Application DA 34/19/3 was lodged for various modifications including amalgamation of 2 units, increased height of lift overrun and provision of additional air conditioner units and solar photovoltaic panels on the roof.
19/11/2021	The modification application (DA 34/19/3) was notified to adjoining properties and the precinct between 05/11/2021 – 19/11/2021.
19/11/2021	Site Visit.
09/02/2022	Following a preliminary review of the modification application Council issued a request for amendments and additional information due to the following concerns: <ul style="list-style-type: none">- Increased size of the air conditioner condenser enclosure and height of the lift overrun.- Loss of landscaping to the north western corner of the site resulting in a non-compliant provision of landscaped area.- Non-compliance in car parking due to the amalgamation of two units contrary to the NSDCP 2013.- Non-compliance in solar access due to the amalgamation of two units contrary to the ADG.- The balcony area for the 3 bed unit (Unit 7) is not compliant contrary to the ADG.- Oversupply and unequal distribution of basement storage for units within the development.- A revised BASIX Certificate is required given the changes to the windows and doors of Units 01 and 02.
15/02/2022	Amended plans and supporting documentation including a cover letter and solar reflectivity statement were received by Council on 15 February 2022. The amended development included the following: <ul style="list-style-type: none">- Relocation of 3 air condenser units to the basement retaining 14 units as per the approved DA No. 34/19.

	<ul style="list-style-type: none">- Lift overrun reduced to RL 43.20m which is the originally approved height of the lift overrun approved by DA No. 34/19.- Landscaping reinstated at the lower ground floor (adjacent to Unit 2).- Unit 7 balcony size correctly measured confirming the size (11m²) does not differ from the approved DA No. 34/19.
--	---

SUBMISSIONS

On 5 November 2021, Council notified adjoining properties and the Kurraba Precinct of the proposed development seeking comment between 05 November – 19 November 2021. Council received 3 submissions.

The issues raised in the submissions are summarised below and addressed later in this report. The original submissions may be viewed by way of DA tracking on Council's website https://www.northsydney.nsw.gov.au/Building_Development/Current_DAs and are available for review by NSLPP members.

In accordance with the North Sydney Council Community Engagement Protocol (2019) amended plans reducing the height of the lift overrun to what was original approved, a reduction in number of air conditioner units and retention of landscaping as approved via DA 34/19 were considered to have a lesser impact on adjoining land so it was considered unnecessary to formally renotify the revised plans.

However, objectors were informed by the assessment officer of the amendments made and provided an opportunity to view the revised plans and additional information via DA tracking on Council's website.

Basis of Submissions

- Conditions such as C12 Skylights and C13 Roofing Materials tried to mitigate the impact of the roof design to residents. These conditions will be rendered null and void by the installation of an excessive amount of solar panels, skylights and increased number of air conditioner units and other plant.
- As part of the planning assessment for DA 34/19 the location of the air conditioners was amended. The revised application seeks to increase the number of air conditioning units and move them back to the original rejected location.
- The application does not consider views from 83 Kurraba Road and only one or two homes opposite the site has been considered.
- Aspects of the proposed amended DA that relate to the roof area should be considered by Council and Council needs to consider the cumulative impact of the changes.
- The developers are now seeking further variations that will collectively have an impact on our amenity especially given the losses we have already incurred due to the original DA.
- They will also affect the value of our property, as much due to the loss of a beautiful view as to the sheer ugliness of the sea of services that will be replacing it.
- The developers are seeking to void condition C28 by placing units in the same location as originally proposed as well as increasing the height of the lift overrun.
- View analysis has only been done for 146 Kurraba Road which has a much more distant view than No. 83 Kurraba Road where direct views of the roof form are visible from our living room.
- Remnants of the distant land views from our property will be lost not shared.

- We will have direct views from our living room and roof terrace onto the roof and solar panels with an area of approximately 120m². The solar panels will not be flush with the roof as they require fittings to secure them to the roof. The glare coming off the solar panels will be tremendous and there is no way to ameliorate this.
- We request the height increase be denied and the developers are requested to work within the already agreed lift overrun area due to view impact reasons.
- No view analysis has been prepared to support the current variations.
- The additional lift overrun, quantum/height and position of air conditioning condensers and quantum/location of solar panels raise the overall height of the building reducing district views for the three heritage properties opposite and present a roofscape of equipment poorly screened as the building has insufficient parapet/inherent façade forms within the height constraints of the site. Alternative locations for the air condensers should be considered such as on each unit's balcony or the building height should be reduced through reduced floor to floor heights.
- The proposed scale and bulk of the development would have a detrimental impact on the curtilage of our heritage item.
- Documents submitted are either out of date, misleading or a misrepresentation of the setting. The application does not consider the loss of view from all living room windows at 146 Kurraba Road.
- The streetscape images are outdated showing a jacaranda canopy and other trees screening the built works.
- The original DA did not represent the lift overrun on the street elevations at all. Is the lift overrun an amendment to the DA or new work not approved with the original DA?
- The Jacaranda at the front of the site is in jeopardy due to excessive pruning and inadequate protections provided. We request supplementary trees are to be provided in addition to the Jacaranda via condition.

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 Section 4.55 application would be necessary.

ENGINEERING/STORMWATER DRAINAGE

The modification application (DA 34/19/3) was referred to Council's Development Engineer who on 02 November 2021 raised no further engineering comments with respect to the proposed amendments.

LANDSCAPING

During the assessment of the modification application Council were informed of the removal of Tree 24 (*Lophostemon confertus*) which was required to be retained as per Condition C3 of DA Consent No. 34/19.

Council received correspondence from the project arborist (Advanced Treescape Consulting) dated 04 November 2021 recommending a large canopy tree to replace the *Lophostemon confertus*. Clarification for the removal was provided by the arborist stating that although Condition C3 of DA Consent No. 34/19 required retention of the tree the approved Landscape Plans show the tree as removed.

To maintain an acceptable tree canopy for the subject site a condition of consent is recommended requiring planting of a replacement tree (C3 Tree Planting) in accordance with directions from Council's Landscape Development Officer and the project arborist Advanced Treescape Consulting.

CONSIDERATION

Council is required to assess the s4.55 application under the EPA Act 1979 (as amended) having regard to the following matters:

Section 4.55 (2)

- (a) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and***
- (b) *it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and***
- (c) *it has notified the application in accordance with—***
 - (i) *the regulations, if the regulations so require, or***
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent,***
and
- (d) *it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.***

Comments are provided on the above matters in section 4.55 (2) as follows:

- (a) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and***

The application involves a modification to the layout of the roof top air condenser units plus the provision of solar panels to the roof, the amalgamation of two units and internal alterations. However, the alterations and additions proposed do not substantially alter or add significant new elements retaining the bulk and scale of the development and use as a residential flat building therefore the development subject to alterations and additions is considered to be “substantially the same”.

(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and

The proposal did not require any referral to another public authority.

(c) Whether the application has been notified and, if so, were there any submissions

The application was notified to adjoining properties and the Precinct under section 3.6 of the North Sydney Community Engagement Protocol inviting comment on the proposal.

(d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.

Council received 3 submissions that are discussed later in this proposal.

Pursuant to section 4.55 (3) in the EPA ACT 1979 (as amended) Council must also consider the matters that need to be addressed under section 4.15 (Evaluation) and the reasons for the original approval which are addressed later in this report.

MATTERS FOR CONSIDERATION UNDER SECTION 4.15 (Evaluation)

SREP (Sydney Harbour Catchment) 2005

The subject site is located within the Sydney Harbour Catchment. The proposal is unlikely to offend any of the planning principles for the Sydney Catchment specified in Clause 13 of SREP (Sydney Harbour Catchment) 2005, given that the site is not very close to the waterfront, is not clearly visible from Sydney Harbour, and the proposed residential flat building would be seen against the backdrop of existing development, including a number of other existing residential flat buildings, around the site.

SEPP 55 – Remediation of Land & Draft SEPP

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 only previously been used for residential purposes and as such is unlikely to contain any contamination; therefore, the requirements of SEPP 55 and the Draft SEPP have been satisfactorily addressed.

SEPP (Vegetation in Non-Rural Areas) 2017

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP) works together with the Biodiversity Conservation Act 2016 and the Local Land Services Amendment Act 2016 to create a framework for the regulation of clearing of native vegetation in NSW.

The SEPP will ensure the biodiversity offset scheme (established under the Land Management and Biodiversity reforms) will apply to all clearing of native vegetation that exceeds the offset thresholds in urban areas and environmental conservation zones that does not require development consent. The modification application seeks no further loss of trees or landscaping within the site. The development would maintain compliant landscaping and deep soil zones, and the landscaping including replacement tree planting approved under DA 34/19 will remain. The replenishment tree planting approved under DA 34/19 would remain thereby ensuring no conflict with SEPP (Vegetation in Non-Rural Areas) 2017.

Draft 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 as modified would not offend the relevant provisions of the draft SEPP due to the nature of the proposed development being an apartment building which would not be easily seen from the Harbour with negligible impacts/nil impacts on the scenic quality and the ecology of Sydney Harbour and its foreshores.

SEPP 65 Design Quality of Residential Apartment Development

The subject modification application involves changes to the plans for the construction of a residential flat building over three (3) storeys with more than 4 dwellings. Consequently, SEPP 65 applies to the application where the proposal is considered under the following SEPP 65 principles and the ADG:

Principle 1 – Context and neighbourhood character

The proposed residential flat building will remain largely in accordance with the original consent and is considered appropriate given there are many other residential flat buildings in the immediate context, and the site is zoned R4 High Density Residential whereby residential flat buildings are permissible with consent. The modification application proposes predominantly internal works therefore retaining the design of the development having no impact on the built and natural features of the area.

Principle 2 – Built form & scale

The proposed built form and materiality approved under the original consent DA 34/19 would remain with no alterations proposed to the previously approved Material Finishes Schedule (DA 400 Issue B). The proposed building articulation and break up of form when seen from Kurraba Road would remain. The front setback of the development would remain characteristic of development in the vicinity, and the built form would follow the topography of the land with a reduced bulk to the rear of the site. The height of the building would remain with no additional height proposed. The highest point of the building being the lift overrun at RL 43.20 would remain as previously approved by NSLPP on 07 August 2019.

Principle 3 – Density

The proposed average residential density (152 sq.m per apartment) is less dense than that specified in NSDCP (90 sq.m per apartment) and the amalgamation of two units (Unit 11 and Unit 12 on Level 2) reduces the density of the development further. However, the generous size of the respective units especially on upper levels ensures a high level of amenity for residents of each apartment.

Principle 4 – Sustainability

The modification application is accompanied by a valid multi dwelling BASIX certificate. The development maintains adequate deep soil across the site for planting/retention of trees and other vegetation. Compliance with natural cross ventilation is achieved for 92% of the apartments (12 out of 13 units achieve cross ventilation). The modification application proposes solar panels to the roof of the building which is a positive environmental outcome improving the energy efficiency and sustainability of the building.

Due to the amalgamation of 2 units (Unit 11 and 12 on Level 2) the development has a solar compliance of 69.23% (9 out of 13 units comply). This is a minor non compliance slightly less than the required 70% in design criteria 1 of Objective 4A-1 of the ADG. The development is considered acceptable in terms of solar and daylight access with no further net reduction in units capable of achieving solar access. The units (Unit 01 on the Lower Ground Floor, Unit 03 & Unit 04 on the Ground Floor and Unit 07 on Level 1) previously approved without sufficient solar access remain and are subject to minor internal alterations only therefore the modification application does not seek to worsen the provision of solar access to the previously approved units but amalgamate two units with compliant solar access.

Principle 5 – Landscaping

The landscaping previously approved under DA 34/19 will remain and is not subject to amendments. The landscaping was deemed acceptable contributing to the landscaped character of the neighbourhood by providing a number of new trees to replace those to be removed including large feature trees. The modification application maintains a compliance with the required landscaped area and deep soil planting area. A condition of consent (C# Tree Planting) is recommended for a replacement tree to be planted into the north western corner of the site which would replace a *Lophostemon confertus* (Tree 24). The required replacement of Tree 24 is detailed earlier in this report.

Principle 6 – Amenity

The proposal as modified has been designed to maintain adequate levels of amenity for the neighbours in terms of visual impact, privacy, solar access and views, as assessed in detail later in this report.

Principle 7 – Safety

The modification application is considered to maintain safety and security within the development and the public domain.

Principle 8 – Housing diversity and social interaction

The development type as modified is a residential flat building that is considered appropriate given that there are many other residential flat buildings in the immediate context, and the site is zoned R4 High Density Residential where residential flat buildings are permissible with consent. The modification application will not detract from neighbourhood character. The two significant trees near the street frontage (T3 and T6) will remain as per the requirements of condition C23 in DA 34/19. The modification application retains previously approved landscaping and additional tree planting that contribute to the surrounding area.

Principle 9 – Aesthetics

The modification application does not seek to amend the approved external materials and finishes which include a sandstone front wall, pale brown coloured face brick, metal and painted render style cladding, and anodised aluminium privacy blades in a neutral palette of colours. A condition of consent for the external finishes and materials as specified in Condition A4 of the Notice of Determination for DA 34/19 will remain and is not subject to amendments.

The proposal has also been assessed against the relevant provisions within the ADG as follows:

Amenity	Design Criteria	Comment	Compliance
2F - Building Separation	<p><i>Minimum separation distances for buildings are: Up to four storeys (approximately 12m):</i></p> <ul style="list-style-type: none"> <i>12m between habitable rooms/balconies (6m to boundary)</i> <i>9m between habitable and non-habitable rooms (4.5m to boundary)</i> <i>6m between non-habitable rooms (3m to boundary)</i> 	<p>The modification seeks no amendments to the setbacks of the building to corresponding side/rear boundaries with the below dimensions either compliant or deemed acceptable on merit. The modification proposes internal alterations/amalgamation of units but no alterations to setbacks comments are minimised.</p> <p><u>North-western Side boundary</u></p> <p>Setbacks to the north western side boundary would remain with the building set back between 4.4m and 6m. The ‘pop’ out windows at Level 1 and above, which are approximately 3.6 metres to the boundary at their closest point would remain.</p> <p><u>South-western Rear Boundary</u></p>	<p>The modification application seeks no change to the previously approved setbacks approved via DA No. 34/19.</p> <p>No (acceptable on merit)</p>

		<p>The modification application seeks to retain the building set back at 5.2 metres from the southwest boundary.</p> <p><u>South-eastern Side Boundary</u></p> <p>The modification application does not alter the setback from the southeastern boundary varying from 4 to 7.9 metres.</p>	<p>Yes</p> <p>No (acceptable on merit)</p>
3D - Communal Open Space	<p><i>Communal open space has a minimum area equal to 25% of the site.</i></p> <p><i>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)</i></p> <p><i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</i></p> <p><i>Communal open space is designed to maximise safety</i></p>	<p>The modification application seeks to retain a small area of outdoor communal space approved under DA 34/19 located towards the rear of the site in the southwestern corner, totalling approximately 6% of the site. Although this area is well below the 25% required by ADG, it would nonetheless receive some solar access and would provide opportunities for social interaction. The communal open space area provides for BBQ facilities, places to sit and is supported by a high quality landscaping scheme. Additionally, the modification application retains a communal cellar room and also a seating area at the main pedestrian access. Given the generally very good provision of private amenity space for the apartments, it is not considered reasonable in this instance to insist on additional communal open space.</p>	<p>No (acceptable on merit)</p>
3E – Deep Soil Zones	<p><i>Deep soil zones are to meet the following minimum requirements:</i></p> <ul style="list-style-type: none"> • <i>3m minimum width</i> • <i>Minimum 7% of the site area</i> 	<p>The development was approved with deep soil zones of over 3m in width equating to 18.8%. The modification application seeks no alteration to the deep soil area within the south western corner of the site. The deep soil zone equating to 18.8% complies with design criteria 1 of Objective 3E-1 of the ADG.</p>	<p>Yes</p>
3F - Visual privacy	<p><i>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</i></p> <p><i>6m (between habitable rooms and balconies to boundaries)</i> <i>3m (between non-habitable rooms)</i></p>	<p>The modification application maintains a reasonable standard of visual privacy to adjoining properties for the reasons outlined below.</p>	

		<p><u>North-western Side boundary</u></p> <p>The modification application retains the setback of proposed windows from existing windows at 83 Kurraba Road which is between 6 and 7 metres. The location of the 'pop out' windows at Level 1 and above remain, and are designed so as not to directly face the neighbour. The modification application retains the developments privacy treatments to all windows and balconies which face 83 Kurraba Road.</p> <p><u>South-western Rear Boundary</u></p> <p>The modification application retains the setback to the apartment building at 2B Wallaringa Avenue at over 17 metres for the lower levels, increasing at the top two levels. The privacy separation is considered adequate in the R4 high density context.</p> <p><u>South-eastern Side Boundary</u></p> <p>The modification maintains the approved side setbacks of the building that either match the 4m to the boundary setback provided by the existing apartment building or provide a 7.9m setback, which complies with the 6 metre to the boundary required by the ADG. No amendments are sought via the modification to privacy measures such as privacy screens and pop out windows facing the southeastern side boundary.</p>	<p>No (acceptable on merit)</p> <p>Yes</p> <p>Yes</p>
<p>3G – Pedestrian Access & Entries</p>	<p><i>Building entries and pedestrian access connects to and addresses the public domain</i> <i>Access, entries and pathways are accessible and easy to identify</i></p>	<p>No alterations are proposed to the pedestrian entrance stairwell which is located directly off Kurraba Road, and is demarcated by landscaping to assist in providing a clear sense of address to the building and equitable access.</p> <p>Access for disabled people is provided via a wheelchair lift.</p>	<p>Yes</p>

<p>3H – Vehicle Access</p>	<p><i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</i></p>	<p>The modification application seeks no amendments to the previously approved vehicle access which has direct access/exit off the street, and is demarcated from the pedestrian access by physical landscaping structures, which will enhance the streetscape. Council’s Development Engineer has raised no further comments following a review of the modification application and applicable conditions of consent will remain for a driveway crossing and associated works permit (refer to Condition C19 for DA No. 34/19).</p>	<p>Yes</p>
<p>3J – Bicycle and Car parking</p>	<p><i>For development in the following locations:</i></p> <ul style="list-style-type: none"> • <i>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</i> • <i>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</i> <p><i>The car parking needs for a development must be provided off street</i></p> <p><i>Parking and facilities are provided for other modes of transport</i></p>	<p>The subject site is not located within 800m of a railway or within 400m of land zoned B4 therefore the minimum car parking requirements for residents and visitors as set out in the Guide to Traffic Generating Development does not apply.</p>	<p>N/A</p>

Amenity	Design Criteria		
4A - Solar and daylight access	<i>Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas</i>	Due to the amalgamation of 2 units (Unit 11 and 12 on Level 2) the development has a solar non-compliance of 69.23% (9 out of 13 units comply). This is a minor non compliance slightly less than the required 70% in design criteria 1 of Objective 4A-1 of the ADG. The development is considered acceptable in terms of solar and daylight access with no further net reduction in units capable of achieving solar access. The units previously approved without sufficient solar access as per the directions in design criteria 1, Objective 4A-1 remain and it is noted they are lower ground, ground and first floor units with a northern orientation and further restricted due to the constraints of the site including fall in topography from Kurraba Road to the rear boundary.	No (acceptable on merit)
4B - Natural ventilation	<i>All habitable rooms are naturally ventilated. The layout and design of single aspect apartments maximises natural ventilation. The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents – At least 60% of apartments are naturally cross ventilated</i>	Compliance with natural cross ventilation is achieved for 92% of the apartments (12 out of 13 units achieve cross ventilation).	Yes
4C - Ceiling Heights	<i>Ceiling height achieves sufficient natural ventilation and daylight access - Minimum 2.7m (habitable rooms), 2.4m for second floor where it does not exceed 50% of the apartment area.</i>	The modification application retains a minimum 2.7m floor to ceiling height for each level of the development.	Yes
4D 1 - Apartment size and layout	<i>Apartments are required to have the following minimum internal areas: 50m² (1B), 70m² (2B), 90m² (3B) Additional bathrooms increase the minimum internal area by 5m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each</i>	The proposed apartments comfortably comply with the minimum internal areas specified in the ADG, as follows. 2 bed units – 92 - 112sq.m 3 bed units – 127 - 215sq.m All habitable rooms have a window in an external wall with compliant dimensions.	Yes

	<i>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</i>		
4D 2 - Apartment size and layout	<ol style="list-style-type: none"> <i>Habitable room depths are limited to a maximum of 2.5 x the ceiling height</i> <i>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</i> 	<p>Habitable room depths remain compliant.</p> <p>All open plan areas remain compliant.</p>	<p>Yes</p> <p>Yes</p>
4D 3- Apartment size and layout	<ol style="list-style-type: none"> <i>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</i> <i>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</i> <i>Living rooms or combined living/dining rooms have a minimum width of:</i> <ul style="list-style-type: none"> <i>3.6m for studio and 1 bedroom apartments</i> <i>4m for 2 and 3 bedroom apartments</i> 	<p>Master bedrooms and other bedrooms all comply with minimum sizes.</p> <p>The bedrooms all have minimum dimensions of 3m excluding wardrobe space.</p> <p>All living/living dining rooms comply with these minimum dimensions.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4E - Private open space and balconies	<p><i>All apartments are required to have primary balconies as follows: Studio apartments - 4m²</i></p> <p><i>1 bedroom apartments - 8m², minimum depth 2m</i></p> <p><i>2 bedroom apartments 10m² minimum depth 2m</i></p> <p><i>3+ bedroom apartments 12m² minimum depth 2.4m</i></p> <p><i>The minimum balcony depth to be counted as contributing to the balcony area is 1m</i></p>	<p>Primary balconies for all units comply with ADG requirements, and most units also have additional balcony space or ground level amenity space.</p> <p>Unit 7, however, does not comply because it is a 3 bed unit with a balcony area of 11m². The balcony has a shortfall of 1m² and is contrary to design criteria 1, Objective 4E-1 of the ADG.</p> <p>It is noted that the unit was originally approved with a non-compliant balcony area of 11m². Given that the modification application does not compound this non compliance is deemed to be acceptable with no additional concerns raised.</p> <p>Apartments that adjoin ground level have access to private garden areas well in excess of 15sq.m and with a depth of over 3m that is acceptable.</p>	<p>No (acceptable on merit)</p> <p>Yes</p>

	<p>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m</p> <p>Primary private open space and balconies are appropriately located to enhance livability for residents.</p> <p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</p> <p>Private open space and balcony design maximises safety.</p>	<p>Primary balconies and the primary courtyard garden areas are all located directly off living areas to enhance liveability.</p> <p>The balconies and other open spaces are successfully integrated into the architecture of the building.</p> <p>It is considered that safer by design principles are achieved.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4F - Common circulation and spaces	<p>1. The maximum number of apartments off a circulation core on a single level is eight</p>	<p>The application proposes a maximum of 4 apartments on any one level of the building.</p>	<p>Yes</p>
4G - Storage	<p>Studio apartments - 4m³ 1 bedroom apartments - 6m³ 2 bedroom apartments - 8m³ 3+bedroom apartments - 10m³</p>	<p>The storage areas for the apartments comply with the minimum requirements specified in Part 4G.</p> <p>In addition, storage spaces are provided on the lower ground, ground floor and 2 basement levels ensuring additional storage for less frequently used or bulky items and secure via cages in accordance with design guidance in Objective 4G-2 of the ADG.</p>	<p>Yes</p>

Overall, the proposal is satisfactory having regard to the design criteria specified in the Apartment Design Guide.

SEPP (Building Sustainability Index: BASIX) 2004

An amended Multi Dwelling BASIX Certificate (991892M_07) was submitted with the modification application DA 34/19/3 due to amendments to windows on both the south elevation (removal of windows with sliding door for Unit 01) and north elevation (removal of window to Unit 02) to satisfy the aims of the SEPP.

NORTH SYDNEY LOCAL ENVIRONMENT PLAN 2013

Compliance diagram

Principal Development Standards – North Sydney Local Environmental Plan 2013				
Site Area – 1,455m ²	Approved	Proposed	Control	Complies
Clause 4.3 – Heights of Building	13.32 m RL 43.20 to top of lift overrun	13.32m RL 43.20 to top of lift overrun 12.52m RL 42.40 to top of photovoltaic panels	12m 12m	NO – modification does not increase the approved height of lift overrun. Photovoltaic panels are 0.52m above the maximum building height.

1. Permissibility

The subject site is zoned R4 High Density Residential under the provisions of the North Sydney Local Environmental Plan 2013 (NSLEP 2013). The modification application proposes to retain the previously approved use as a 'residential flat building' which is a permissible form of development in the R4 High Density Residential Zone with development consent from Council.

2. Objectives of the zone

The objectives for a R4 High Density Residential Zone are stated below:

- 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 encourage the development of sites for high density housing if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area.
- To ensure that a reasonably high level of residential amenity is achieved and maintained.

The development will provide for a net gain of five (5) dwellings across the site, providing for the housing needs of the community. The scale, massing and design of the development will remain as approved under DA No. 34/19 with no alterations to the height of buildings or alterations to the façade including external finishes. The modification seeks amendments to the internal layout and design of units ensuring a high level of amenity for occupants without compromising the amenity of the surrounding area.

The modification application will not have additional impacts in terms of solar access or privacy to adjoining properties. Solar panels are proposed to the rooftop, however they would not be visible from the streetscape or from adjoining sites apart from a rooftop pavilion of Unit 6, 83 Kurraba Road approved via DA 230/16 by the NSLPP with a height of 15.7m. The rooftop solar panels do not detract from the significant views attained from the rooftop pavilion of 6/83 Kurraba Road towards the Sydney Harbour and Harbour Bridge. Furthermore, the addition of solar panels is considered a positive addition improving the energy efficiency of the building.

3. Height of Building

The following objectives for the permissible height limit are stated below:

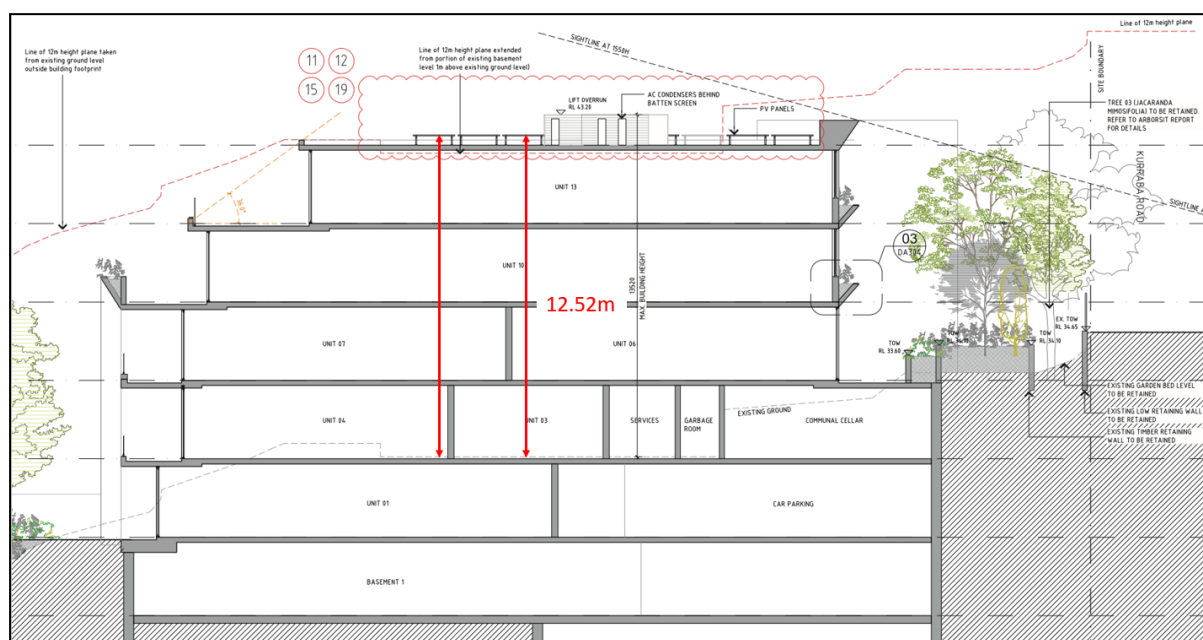
- (a) *to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,*
- (b) *to promote the retention and, if appropriate, sharing of existing views,*
- (c) *to maintain solar access to existing dwellings, public reserves 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 do not seek to exceed the previously approved maximum height of 13.32m (RL 43.20).

The overall building height remains with no increase proposed to the roof parapets and lift overrun. The modification application seeks to have a 1.2m height of the batten acoustic screen 0.1m lower than the permitted height stipulated in Condition C28 of Development Consent No. 34/19 which surrounds the air condenser units. Additionally, the footprint of the air condenser units surrounded by an acoustic screen is similar to the rectangular configuration and predominantly sited to the south of the lift overrun as per the requirements of Condition C28 of Development Consent No. 34/19.

The solar panels located on the roof would have a maximum height of RL 42.40 which is 0.52m above the maximum building height. Whilst the proposal would result in a breach of the LEP maximum building height by up to 0.52m, there would be no change to the overall building height and building envelope as previously approved in the original development application.

In accordance with the findings by Justice Lloyd in ***Gann & Anor v Sutherland Shire Council [2008] NSWLEC 157***, the modification of a development consent pursuant to Section 4.55 (formerly Section 96) which results in a new or modified variation to a development standard, does not require the submission of an objection pursuant to SEPP 1 or a request for variation to the Development Standard under Clause 4.6 of the LEP. In this regard, reference is made to the provisions of S4.55(4) of the Act which distinguishes between the modification of a development consent pursuant to S4.55 and the granting of development consent.



(1)(e) To ensure compatibility between development, particularly at zone boundaries

The site being located within a R4 High Density Residential Zone abuts an R3 Medium Density Residential Zone to the north. The proposed development continues to be generally compatible with surrounding development with minor alterations and additions to the roof.

(1)(f) To encourage an appropriate scale and density of development that is in accordance with, and promotes the character of the area

The proposed modifications that involve the provision of solar panels to the roof would not affect the scale and density of the development as originally approved. The approved development is generally consistent with the characteristic height, bulk, scale and built form of other properties within the area.

Conclusion

It is considered that the solar panels located on the roof above the LEP building height limit would meet the height of building objectives as addressed above having no impact on the topography of the site and having no material impact on neighbouring properties and the locality.

The solar panels are designed to lay horizontally on the roof and at an RL 42.40 which is not above the height of the approved building parapet facing Kurraba Road (RL 42.70 & RL 42.40) therefore having no visual impact on the streetscape. The solar panels situated on the roof would have no impact to solar access of adjoining dwellings and no impact on the privacy of residents of adjoining properties. Due to the proposed height of the solar panels at RL 42.40 the solar panels would be obscured from Kurraba Road having no additional view loss impact to properties opposite the site and the solar panels are located setback from the building parapets and of a height which would not detract from views from adjoining properties.

The amenity of the surrounding properties is maintained subject to the imposition of appropriate conditions requiring the solar panels to have a maximum height of RL 42.40. Accordingly, there are sufficient environmental planning grounds to justify the proposed variation to the building height control. It is considered unnecessary to insist upon compliance given that there would be no impacts to adjoining properties or the streetscape.

4. Heritage Conservation

The site does not contain a Heritage Item, nor is it within a conservation area. The site is however, located across the road from Nos. 142, 144 and 146 Kurraba Road, all of which are Heritage Items with No. 146 Kurraba Road being a State Listed Item. The site is also adjacent to 83 Kurraba Road which is identified as having contributory significance in the Kurraba Point Conservation Area.

The development would maintain the setting and significance of the nearby Heritage Items and the amendments subject to the modification are primarily internal amendments to room configuration of the amalgamation of units having no impact on surrounding heritage items. The rooftop alterations minimise any additional bulk and the solar panels are to be sited not above the parapet walls of the development facing Kurraba Road therefore having no visual impact on the surrounding heritage items.

5. Earthworks

The modification application seeks no additional excavation beyond what was approved in DA Consent No. 34/19. The proposed works subject to this modification application are therefore considered to maintain the objectives of Cl. 6.10 of NSLEP 2013 not having a detrimental impact on environmental functions, neighbouring uses, cultural or heritage items or features of the surrounding land.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 1- Residential Development		
	<i>complies</i>	<i>Comments</i>
1.2 Social Amenity		
1.2.1 Population Mix	Yes	The proposed modification seeks to amalgamate Unit 11 (3 bed) with Unit 12 (2 bed) on Level 2 to a 5 bed unit. The revised population mix for the development provides for 4 x 2 bed units, 8 x 3 bed units and a 1 x 5 bed unit. The development maintains compliance with Provision P1, s1.2.1 of the NSDCP 2013 providing at least two dwelling types.
1.2.2 Universal Design and Adaptable Housing	Yes	The development retains three adaptable units (Units 03, 04 & 05) which is more than 20% of dwellings in the residential flat building as per the requirements of Provision P2, s1.2.2 of NSDCP 2013.
1.2.3 Maintaining Residential Accommodation	Yes	The original building that has been demolished contained eight apartments and the revised development proposes thirteen apartments therefore the proposed amalgamation of 2 units would result in a net gain of dwellings (5 dwellings) satisfying s1.2.3 of NSDCP 2013.
1.2.4 Affordable Housing	Yes	The development would continue to not result in the loss of any affordable housing in the LGA.
1.3 Environmental Criteria		
1.3.1 Topography	Yes	No additional excavation is proposed beyond the scope approved via DA 34/19 with the size and scale of the basement remaining as previously approved by NSLPP.
1.3.2 Bushland	N/A	The subject site does not adjoin bushland.
1.3.3 Bush Fire Prone Land	N/A	The subject site is not located on bushfire prone land.
1.3.4 Foreshore Frontage	N/A	The subject site does not have a foreshore frontage.
1.3.6 Views	Yes	The originally approved DA No. 34/19 included a thorough view assessment considering the four (4) step process adopted by Commissioner Roseth of NSW Land and Environment Court centering around the Tenacity Consulting v Warringah Council [2004] NSWLEC 140. The modification application seeks no additional height to the building including the lift overrun apart from the addition of solar panels. The only amendments that have an impact on views from surrounding properties is the layout of the rooftop air conditioner condenser units discussed further in the below subsequent paragraphs. The solar panels are to be below the height of the building parapets not having any additional view impact to properties. The view impact from the air conditioner units and the 1.2m batten screen enclosure is considered as follows.

Level 1 - 142 Kurraba Road

Below is a comparison of the approved view compared to the proposed view accounting for the rooftop alterations from Level 1 of 142 Kurraba Road confirming an insignificant impact from the altered location and size of the air conditioner enclosure on the roof of the subject site.



Figure 7 – Approved View from 142 Kurraba Road (DA630 Issue B) and Proposed View from 142 Kurraba Road

Level 1 – 146 Kurraba Road

Below is a comparison of the approved view compared to the proposed view accounting for the rooftop alterations from Level 1 of 146 Kurraba Road confirming an insignificant impact from the altered location and size of the air conditioner enclosure on the roof of the subject site.



Figure 8 – Approved View from Level 1 of 146 Kurraba Road (DA632 Issue B) and Proposed View from Level 1 of 146 Kurraba Road (DA 632 Issue D)

Level 2 – 146 Kurraba Road

Below is a comparison of the approved view compared to the proposed view accounting for the rooftop alterations from Level 2 of 146 Kurraba Road confirming an insignificant impact from the altered location and size of the air conditioner enclosure on the roof of the subject site.



Figure 9 – Approved View from Level 2 of 146 Kurraba Road (DA633 Issue B) and Proposed View from Level 2 of 146 Kurraba Road (DA 633 Issue D)

6/83 Kurraba Road

The overall bulk and scale of the development as approved via DA No. 34/19 will remain with no further view loss including water views.

Unit 6, 83 Kurraba Road does have side views of the previous building and proposed residential flat building roof from a rooftop pavilion and substantial views to the west towards the harbour and harbour bridge not affected by the proposed development and modifications.

The alterations to the air conditioner unit enclosure and provision of solar panels are not considered to detract from the views for the occupants of Unit 6/83 Kurraba Road noting the air conditioner unit enclosure is not significant in size, compact in a rectangular form and centralized within the roof. Furthermore, the solar panels are to be of a height no greater than the roof parapet and dark in appearance minimising any nuisance such as glare.



03 PROPOSED VIEW FROM 6/83 KURRABA RD - ROOFTOP VIEW TOWARDS SUBJECT SITE

Figure 10 – Proposed Rooftop View from Unit 6/83 Kurraba Road (DA636 Issue D)



Figure 11 – Annotated Kurraba Road Elevation showing potential views of roof from roof top pavilion of 6/83 Kurraba Road

It is important to note that the rooftop solar panels would only be visible from the roof top pavilion of Unit 6, 83 Kurraba Road approved via DA 230/16 by NSLPP with a height of 15.7m (exceedance of in height above the maximum height limit of 7.2m).

		<p>In addition, views of the solar panels would replace views of a blank expanse of roofing not affecting valued views such as water views or iconic views such as the Opera House or Harbour Bridge. The addition of solar panels is acceptable noting they will not affect water/iconic views and side views are more difficult to protect as stipulated in Land and Environment Court’s Planning Principle for view sharing established in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.</p> <p>To conclude, the bulk and scale including height of the development would remain and the location of the air conditioner units on the rooftop would have an insignificant impact on views from adjoining properties not having an adverse effect on views from either public or private land.</p>
<p>1.3.7 Solar Access</p>	<p>Yes</p>	<p>As detailed in the ADG compliance table earlier within this report, due to the amalgamation of 2 units (Unit 11 and 12 on Level 2) the development has a solar compliance of 69.23% (9 out of 13 units comply). The development is considered acceptable in terms of solar and daylight access with no further net reduction in units capable of achieving solar access.</p> <p>The modification application retains the general form, bulk and scale of the building with alterations to the rooftop including layout, configuration of the air conditioner unit’s amendments to the size (not height) of the lift overrun. Shadow diagrams are provided by the applicant confirming shadows from the rooftop plant and equipment falls wholly within the roof having no adverse impact to adjoining properties.</p>
<p>1.3.8 Acoustic Privacy</p>		<p>The modification application does not seek to delete conditions of consent for Development Consent No. 34/19 to manage the noise emissions from plant and equipment (C29 Noise from Plant and Equipment) or air conditioners (C30 Air Conditioners in Residential Premises).</p> <p>Condition C4 of Development Consent No. 34/19 required a reduction in depth to the balconies of Units 13 and 14 due to the size of the terraces and subsequent noise impact. The architectural plans confirm the reduced depth to the respective balconies. The condition of consent can remain, however, due to the amalgamation of two units and the reduction in the total number of units the condition will need to be modified to refer to Units 12 and 13.</p>
<p>1.3.10 Visual Privacy</p>	<p>Yes</p>	<p>The modification application seeks no alteration to the previously approved building setbacks and privacy measures are to remain including window openings from units. The only amendments to openings would affect the lower ground floor units seeking a reduction in openings with views from the respective units.</p> <p>Condition C28 of DA No. 34/19 required the rooftop air conditioner units to be no higher than 1.3m, located on the south side of the lift and consolidated within a rectangular metal clad enclosure. The reason for Condition C28 is to minimise impacts on surrounding properties and improve the visual appearance of the locality.</p>

		<p>The modification application proposes the plant equipment to be similar to the requirements of Condition C28 ensuring the air conditioner units are consolidated in a rectangular shape and predominantly south of the lift overrun. The height of the metal enclosure is 1.2m sufficient to obscure the air conditioner units.</p> <p>The plans including roof plan and elevations satisfactorily demonstrate the plant equipment is located to minimise any adverse visual impact on the surrounding locality and therefore Condition C28 of DA No. 34/19 is recommended for deletion.</p>
1.4.1 Context	Yes	The modification retains the general site layout and building design with works predominantly internal amendments to unit layouts, basement reconfiguration and amendments to the layout of plant and equipment on the building rooftop.
1.4.2 Subdivision Pattern	Yes	The development proposes no change to the existing subdivision pattern.
1.4.3 Streetscape	Yes	The buildings presentation to the streetscape remains including provision of landscaping and tree canopy within the front setback. Conditions applied via DA No. 34/19 to ensure Council's infrastructure and footpaths will remain (refer to C5 Dilapidation Report Damage to Public Infrastructure & C21 Bond for Damage and Completion of Infrastructure Works).
1.4.5 Siting	Yes	The previously approved residential flat building orientation and siting would remain.
1.4.6 Setback - Front	Yes	The front setback of the building would remain as approved via DA 34/19 with a setback similar to adjoining properties.
1.4.6 Setback – Side	Yes	The modification seeks to retain the overall building size and form not increasing the building footprint or reducing the approved setbacks. The original development provided side setbacks that comfortably achieved compliance with the minimum 1.5m and generally the building complied with the building height plane (BHP).
1.4.6 Rear Setback – Rear	Yes	The modification application retains the developments 5.2 metre minimum rear setback, which increases at the upper levels, significantly more than the 1.5m specified in NSDCP, and which is further back but comparable to the buildings to either side.
1.4.7 Form Massing Scale	Yes	<p>The development does not seek additional height to the building apart from the addition of solar panels situated on the roof at RL 42.40 (12.52m). This non-compliance of 0.52m has been discussed earlier in the report and is considered acceptable in the site circumstances located below the height of the building parapet and therefore having no impact on bulk and scale of the building.</p> <p>The rooftop air conditioner enclosure is considered compact and centrally located to minimise size of the building. The facades of the building as approved via DA No. 34/19 would remain with no additional glazing to the street facades proposed.</p>
1.4.8 Built Form Character	Yes	The built form and materiality of the residential flat building as approved will remain. No works are proposed altering the façade and landscaping visible from the streetscape.
1.4.9 Dwelling Entry	Yes	The dwelling entrance will remain identifiable from the street.

1.4.10 Roofs	Yes	<p>The flat roof form of the residential flat building as approved under DA 34/19 will remain.</p> <p>Solar panels are proposed as part of the modification application. A condition of consent will require the solar panels to be of a height of RL 42.40 which is below the roof parapet to ensure they are not visible from Kurraba Road (C28 Solar Panels).</p>																																																										
1.4.12 Colours and Materials	Yes	<p>The external materials and finishes as approved by DA 34/19 will remain including the use of sandstone front wall with palisade style fencing behind, light brown coloured face brick, metal and painted render style cladding, and anodized metal privacy blades in a neutral palette of colours.</p>																																																										
1.4.13 Balconies – Apartments	Yes	<p>The development retains a functional private open space for each unit with either a balcony or terrace for lower level units to achieve compliance with s1.4.13 of the NSDCP 2013.</p>																																																										
1.4.14 Front Fences	Yes	<p>No alterations are proposed to the front fence/wall comprising low sandstone walls and a 1.5m palisade fencing.</p>																																																										
1.5 Quality Urban Environment																																																												
1.5.3 Safety and Security	Yes	<p>The development maintains a high level of safety for people using or visiting the building. The units facing Kurraba Road have window openings and private open spaces overlooking the streetscape to promote casual surveillance.</p>																																																										
1.5.4 Vehicle Access and Parking	Merit	<p>The application (DA No. 34/19) was approved with 24 residential car parking spaces including three (3) accessible spaces and four (4) visitor spaces within 2.5 basement levels compliant with the maximum parking rates specified within Section 10 of NSDCP.</p> <p>Below is a table of the approved car parking confirming a non-compliance with car parking rates in Section Table B-10.1, s10.2 of the NSDCP 2013.</p> <table border="1" data-bbox="751 1243 1345 1630"> <thead> <tr> <th>Type</th> <th>Number of Dwellings</th> <th>Max Car Parking Rate</th> <th>Permissible Parking</th> <th>Parking Provided</th> </tr> </thead> <tbody> <tr> <td colspan="5">Residential Flat Buildings in all zones other than B4 Mixed Use</td> </tr> <tr> <td>2 Bed</td> <td>5</td> <td>1 / dw</td> <td>5</td> <td rowspan="2">20</td> </tr> <tr> <td>3 Bed +</td> <td>9</td> <td>1.5 / dw</td> <td>14</td> </tr> <tr> <td>Visitors</td> <td>14</td> <td>0.25 / dw</td> <td>4</td> <td>4</td> </tr> <tr> <td colspan="3">Totals</td> <td>23</td> <td>24</td> </tr> </tbody> </table> <p>Below is a table confirming the required number of car spaces due to the amalgamation of 2 units results in a further exceedance in car parking greater than the rates in Table B-10.1.</p> <table border="1" data-bbox="751 1771 1345 2152"> <thead> <tr> <th>Type</th> <th>Number of Dwellings</th> <th>Max Car Parking Rate</th> <th>Permissible Parking</th> <th>Parking Provided</th> </tr> </thead> <tbody> <tr> <td colspan="5">Residential Flat Buildings in all zones other than B4 Mixed Use</td> </tr> <tr> <td>2 Bed</td> <td>4</td> <td>1 / dw</td> <td>4</td> <td rowspan="2">20</td> </tr> <tr> <td>3 Bed +</td> <td>9</td> <td>1.5 / dw</td> <td>14</td> </tr> <tr> <td>Visitors</td> <td>14</td> <td>0.25 / dw</td> <td>4</td> <td>4</td> </tr> <tr> <td colspan="3">Totals</td> <td>22</td> <td>24</td> </tr> </tbody> </table>	Type	Number of Dwellings	Max Car Parking Rate	Permissible Parking	Parking Provided	Residential Flat Buildings in all zones other than B4 Mixed Use					2 Bed	5	1 / dw	5	20	3 Bed +	9	1.5 / dw	14	Visitors	14	0.25 / dw	4	4	Totals			23	24	Type	Number of Dwellings	Max Car Parking Rate	Permissible Parking	Parking Provided	Residential Flat Buildings in all zones other than B4 Mixed Use					2 Bed	4	1 / dw	4	20	3 Bed +	9	1.5 / dw	14	Visitors	14	0.25 / dw	4	4	Totals			22	24
Type	Number of Dwellings	Max Car Parking Rate	Permissible Parking	Parking Provided																																																								
Residential Flat Buildings in all zones other than B4 Mixed Use																																																												
2 Bed	5	1 / dw	5	20																																																								
3 Bed +	9	1.5 / dw	14																																																									
Visitors	14	0.25 / dw	4	4																																																								
Totals			23	24																																																								
Type	Number of Dwellings	Max Car Parking Rate	Permissible Parking	Parking Provided																																																								
Residential Flat Buildings in all zones other than B4 Mixed Use																																																												
2 Bed	4	1 / dw	4	20																																																								
3 Bed +	9	1.5 / dw	14																																																									
Visitors	14	0.25 / dw	4	4																																																								
Totals			22	24																																																								

		<p>The reduction in 2 bed units results in a reduced maximum car parking rate of 22 car spaces. The modification application seeks to retain 24 car spaces not compliant with the maximum car parking rates stated in Table B-10.1, s10.2 of the NSDCP 2013.</p> <p>The continuation of accommodating 24 car spaces (a non-compliance of 2 car spaces) is not supported because the oversupply of car parking is a reliance on private car usage not facilitating alternative transport modes including walking and cycling and is therefore contrary to Objectives O1 & O2 in s10.2.1 of the NSDCP 2013.</p> <p>It is therefore recommended condition G19 & I3 of DA 34/19 are amended reducing the allocation of parking to 18 for residents and 4 spaces for visitors totaling a compliant 22 car parking spaces.</p> <p>The reduction in parking provision provides opportunity for alternative transport modes such as bicycles and motorbikes. The proposed plans only propose the provision of 2 x visitor bicycle spaces. Pursuant to Table B-10.4, s10.5 'Bicycle Parking and Associated Facilities' 1 bicycle space should be provided per dwelling (13 bicycle parking spaces) and Provision P6 of s10.5 requires bicycle storage facilities to be within the basement parking levels.</p> <p>Therefore, a reduction in car parking to comply with the rates in Table B-10.1, s10.2 of the NSDCP 2013 provides an opportunity for a compliant provision of bicycle parking meeting Objective O1 in s10.2 'Parking Provision' and Objective O1 in s10.5 'Bicycle Parking' that both encourage the use of bicycles as an alternative use of private motor vehicles.</p> <p>The modification application seeks storage for apartments located in the lower ground and basement levels to be altered and extended. The storage is located adjacent or behind parking spaces within the basement of the residential flat building. To ensure these storage areas remain for the purpose of storage not additional car parking a condition of consent is recommended (# Use of Storage Facilities).</p>																
<p>1.5.5 Site Coverage</p>	<p>Yes</p>	<p>Pursuant to Table B-1.6 in s1.5.5 'Site Coverage' of the NSDCP 2013 the maximum site coverage for a residential flat building is 45%.</p> <p>The original development (DA 34/19) was approved with a site coverage of 45% (654m²) and this would not change because the works subject to the modification application are either internalized or affect the roof of the development.</p>																
<p>1.5.6 Landscape Area & Unbuilt upon area</p>	<p>Yes</p>	<table border="1"> <thead> <tr> <th data-bbox="751 1738 911 1839">Control</th> <th data-bbox="911 1738 1043 1839">Existing DA 34/19</th> <th data-bbox="1043 1738 1182 1839">Proposed MOD 34/19/3</th> <th data-bbox="1182 1738 1342 1839">Compliance</th> </tr> </thead> <tbody> <tr> <td data-bbox="751 1839 911 1939">Site coverage Max 45%</td> <td data-bbox="911 1839 1043 1939">45% 654m²</td> <td data-bbox="1043 1839 1182 1939">45% 654m²</td> <td data-bbox="1182 1839 1342 1939">Yes</td> </tr> <tr> <td data-bbox="751 1939 911 2040">Landscaped area Min 40%</td> <td data-bbox="911 1939 1043 2040">40.1% 583m²</td> <td data-bbox="1043 1939 1182 2040">40.1% 583m²</td> <td data-bbox="1182 1939 1342 2040">Yes</td> </tr> <tr> <td data-bbox="751 2040 911 2132">Unbuilt-upon area Max 15%</td> <td data-bbox="911 2040 1043 2132">14.9% 218m²</td> <td data-bbox="1043 2040 1182 2132">14.9% 218m²</td> <td data-bbox="1182 2040 1342 2132">Yes</td> </tr> </tbody> </table>	Control	Existing DA 34/19	Proposed MOD 34/19/3	Compliance	Site coverage Max 45%	45% 654m ²	45% 654m ²	Yes	Landscaped area Min 40%	40.1% 583m ²	40.1% 583m ²	Yes	Unbuilt-upon area Max 15%	14.9% 218m ²	14.9% 218m ²	Yes
Control	Existing DA 34/19	Proposed MOD 34/19/3	Compliance															
Site coverage Max 45%	45% 654m ²	45% 654m ²	Yes															
Landscaped area Min 40%	40.1% 583m ²	40.1% 583m ²	Yes															
Unbuilt-upon area Max 15%	14.9% 218m ²	14.9% 218m ²	Yes															

		The compliant site coverage, landscaped area and un-built upon areas will remain with the modification application affecting internal living arrangements and additions to the rooftop.
1.5.7 Landscaping	Yes	<p>No amendments are proposed to landscaping apart from minor reduction in landscaping to the north western corner of the site to accommodate a revised decked terrace for Unit 02.</p> <p>It is noted that a tree known as Tree 24 (<i>Lophostemon confertus</i>) located within the north western corner of the site has been removed contrary to C3 (Retention of T24) of DA No. 34/19. The project arborist has recommended 1 large canopy tree to replace the tree removed and this is supported by Council's Landscape Development Officer recommending replacement tree planting with either a <i>Lophostemon confertus</i> or <i>Glochidion ferdinandii</i> (400l min) be planted in close proximity to the removed T24.</p> <p>It is therefore recommended that C3 of DA No. 34/19 is deleted and a condition of consent is added requiring the planting of a replacement tree of the same species in the north western corner of the site (C3 Tree Planting).</p>
1.5.9 Front Gardens	Yes	No works are proposed with previous landscaping within the front setback to Kurraba Road retained.
1.5.10 Private and Communal Open Space	Yes	<u>Private open space</u>
	Yes	<p>NSDCP requires 20sq.m private open space for 3 bedroom units, and 12sq.m for 2 bedroom units. ADG requires 12sq.m and 10sq.m respectively. As discussed earlier in this report, private open space either complies with or exceeds ADG requirements apart from a minor shortfall of 1m² for Unit 7 acceptable due to the generous internal living area for the unit coupled with access to common open space.</p> <p><u>Communal open space</u></p> <p>The previously approved communal open space area to the rear of the site at approximately 78sq.m will remain and is in excess of the 25sq.m minimum specified within NSDCP.</p>
1.5.13 Garbage Storage	Yes	The development maintains a bin store area alongside the street frontage, and there is adequate space within the basement for the storage of bulky waste. Standard conditions associated with DA Consent No. 34/19 are to remain relating to garbage and recycling (refer to Conditions C11, C26, and I4).
1.5.14 Site Facilities	Yes	Mailboxes continue to be provided within the front boundary wall, adjacent to the main entry to the site. The residential storage areas comply with the areas specified in the ADG.
1.6 Efficient Use of Resources		
1.6.1 Energy Efficiency	Yes	An amended 'Multi-Dwelling' BASIX Certificate has been submitted with the modification application to satisfy the aims of the SEPP.
	Yes	The modification application proposes photovoltaic solar panels to the roof of the building. The solar panels are a positive incorporation of on-site renewable energy to supplement the energy needs of the building complying with Provision P4, s1.6.1 of the NSDCP 2013.

CHARACTER STATEMENTS – PART C

South Cremorne Planning Area (Kurraba Point South Neighbourhood)

The proposal as modified has been considered in accordance with the character statement for the Kurraba Point South Neighbourhood within the South Cremorne Planning Area, where the desired future character is for medium to high density residential accommodation, generally comprising attached dwellings, multi dwelling housing and residential flat buildings according to the zone. The proposed development continues to deliver high density housing by way of a residential flat building and is therefore generally consistent with the desired future character of the Kurraba Point South Neighbourhood.

SECTION 7.11 CONTRIBUTIONS PLAN

The new North Sydney Local Infrastructure Contributions Plan came into effect on 1 March 2021. The North Sydney Local Infrastructure Contributions Plan 2020 has been developed in accordance with s7.11 and s7.12 of the Environmental Planning and Assessment Act 1979.

The application is not subject to Section 7.11 and/or Section 7.12 contributions under the North Sydney Local Infrastructure Contributions Plan 2020. Section 4.1 of the Plan states the previous North Sydney Section 94 Contributions Plan (2013) is repealed and the current Plan does not affect development consents applying to land in the North Sydney LGA containing conditions requiring contributions or levies under the repealed North Sydney Section 94 Contributions Plan (2013). Therefore, the previous condition C32 – Section 7.11 Contributions of Development Consent No. 34/19 remains and is not superseded by a new contribution.

REASONS FOR ORIGINAL APPROVAL

The original application (DA No. 34/19) was approved by Council for the following reasons (*in bold & italics*):

- ***The subject site is zoned R4 (High Density Residential) where residential flat buildings are permissible with consent of Council, and the development would provide for additional housing in the Kurraba Point South Neighbourhood, where the desired future character includes residential flat buildings.***

The development continues to provide additional housing despite the amalgamation of two units. The total number of units provided is 13 units which is a gain of 5 units compared to the prior development located at the subject site. The use of the site remains as a residential flat building permissible with consent in the R4 High Density Residential Zone.

- ***The proposed design, scale, massing and materiality of the development is considered satisfactory in the site context, which is generally typified by a mixture of strata titled residential flat buildings and large detached dwellings including several Locally and State Listed Heritage Items. The development is unlikely to adversely impact the setting and significance of these surrounding Heritage Items.***

The development's design, scale, massing and materiality would remain as approved via DA No. 34/19. Works are predominantly internalised associated with the amalgamation of 2 units on level 2 (Units 11 & 12) and minor internal design changes to apartment layouts and basement reconfiguration and relocation of car parking spaces. The roof is modified to include photovoltaic panels which are to be at a height at or below that of the building parapet facing Kurraba Road therefore having no visual impact on the streetscape. Due to the internalised nature of the works and sympathetic additions to the roof there will be no additional material impact to the significance of surrounding heritage items.

- ***The proposed development exceeds the maximum height limit for the site by up to 11.1%, however the submitted justification under Clause 4.6 in NSLEP is well founded given that the height breach is unlikely to result in materially increased environmental impacts including impacts on views, solar access and privacy, and the development is generally consistent with the objectives of both the building height control and the objective of the R4 High Density Residential Zone.***

The modification application does not increase the height limit for the building with no increase in height of the lift overrun, the air conditioner units are at a matching height as approved via DA 34/19 and the solar panels are to be sited at or below the height of the parapet walls. The alterations and additions to the roof would cause no additional loss of solar access or privacy for adjoining properties and marginal impact to views.

- ***The development provides compliance against most assessment criteria within SEPP 65 and ADG. Overall, the siting, scale and bulk of the development is acceptable and amenity impacts are minimised to an acceptable level.***

The development continues to comply with most assessment criteria within SEPP 65 and the ADG. A minor non compliance on solar access occurs due to the amalgamation of 2 units (Unit 11 and 12 on Level 2) resulting in a development that has a solar compliance of 69.23% (9 out of 13 units comply) slightly less than the required 70% in design criteria 1 of Objective 4A-1 of the ADG. The development is considered acceptable in terms of solar and daylight access because the modification application does not further reduce the number of units capable of achieving solar access but instead amalgamate two units on Level 2 that receive satisfactory solar access.

- ***The increase in vehicle movements resulting from this development will not be significant and traffic and parking conditions are unlikely to be unduly compromised. The use of a car lift within the basement is necessary due to the topography of the site and an on site car waiting bay is not justified given the very low probability of vehicles queuing to access the lift.***

The modification application seeks to amalgamate two units reducing the development's number of apartments from 14 to 13 apartments therefore traffic generated from the development is expected to be slightly less than originally approved. The modification application retains the use of a car lift.

- ***The proposal will require the removal of a number of trees from within the site, however the application has been amended to retain additional trees than first proposed, and the landscaping scheme provides for replenishment planting within compliant deep soil zones.***

The modification application does not propose additional tree removal but planting of a replenishment tree. As discussed earlier in the report a tree known as Tree 24 (*Lophostemon confertus*) located within the north western corner of the site has been removed contrary to C3 (Retention of T24) of DA No. 34/19. The project arborist in correspondence to Council dated 04 November 2021 has recommended 1 large canopy tree to replace the tree removed.

It is therefore recommended that C3 of DA No. 34/19 is deleted, and a condition of consent is added requiring the planting of a replacement tree of the same species in the north western corner of the site (C3 Tree Planting).

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	Yes
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	N/A
9. All relevant S4.15 considerations of Environmental Planning and Assessment (Amendment) Act 1979	Yes
10. Section 89 LGA 93 including Clause 12 Consideration of Local Government (Approvals) Regulation 1993	Yes

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 a R4 High Density Residential Zone where a residential flat building is a permissible form of development. Consequently, the proposal is considered to be suitable for the site having regard to the merits of the proposal as described in the above report.

SUBMITTERS CONCERNS

The following matters have been raised in the submissions where planning comments have been made to address the concerns raised by the submitters (*in bold and italics*):

- ***Conditions such as C12 Skylights and C13 Roofing Materials tried to mitigate the impact of the roof design to residents. These conditions will be rendered null and void by the installation of an excessive amount of solar panels, skylights and increased number of air conditioner units and other plant.***

Conditions C12 and C13 of DA Consent No. 34/19 remain and are not subject to deletion or modification. C12 is an important condition ensuring the skylights framing and flashing match the roof material and are no higher than 100mm above the roof plane. C13 ensures roofing materials cause no glare nuisance to adjoining properties. The number of air conditioner units has been amended to remain at 14 as per DA No. 34/19. The number of skylights remains at 6 with the modification application seeking differing locations on the skylights on the roof. Solar panels are proposed which have significant environmental and energy efficiency merits improving the energy efficiency of the building. Supporting evidence is provided by Calan Electrical Pty Ltd addressing concerns regarding the potential reflectivity from the solar panels.

- ***As part of the planning assessment for DA 34/19 the location of the air conditioners was moved. The revised application seeks to increase the number of air conditioning units and move them back to the original rejected location. The developers are seeking to void condition C28 and place units in the same location as originally proposed as well as increasing the height of the lift overrun.***

The original location of the air conditioner units would have been to the western and eastern side of the lift overrun in a square batten enclosure. The revised location and design of the air conditioner units are generally concurrent with C28 'Location of Plant' in DA Consent No. 34/19 with a location on the southern side of the lift in a rectangular open metal clad enclosure compliant with Condition C28 of DA Consent No. 34/19.

- ***The application does not consider views from 83 Kurraba Road and only one or two homes opposite the site has been considered.***

The assessment of this application does consider views to 83 Kurraba Road with a view impact analysis provided from various living spaces from Unit 6/83 Kurraba Road (DA 636 Issue D) and views from Level 3 of 83 Kurraba Road (DA 634 Issue D). Consideration of views from Unit 6/83 Kurraba Road is deliberated in the DCP Compliance Table.

- ***Aspects of the proposed amended DA that relate to the roof area should be considered by Council and Council needs to consider the cumulative impact of the changes.***

The amendments to the originally consented DA have been carefully considered and following a preliminary review a detailed letter was issued seeking amendments to the roof and landscaping and additional information requested such as a BASIX Certificate. Correspondence with the applicant and project team resulted in amendments to the development to ensure reduced height of the lift overrun, a reduction in air conditioner condensers on the roof and retention of landscaping to the north western corner of the site.

- ***The applicant is now seeking further variations that will collectively have an impact on our amenity especially given the losses we have already incurred due to the original DA.***

Council's preliminary review and correspondence to the applicant sought to minimise the additional height and bulk of roof elements including the lift overrun and plant and equipment to improve the amenity of properties overseeing the roof. Accordingly, amendments were made to reduce the bulk and scale of elements to the roof of the residential flat building.

- ***The works will also affect the value of our property, due to the view loss from extensive services.***

Alterations and additions to a roof of an approved residential flat building in a R4 High Density Zone is unlikely to affect the value of adjoining properties. Council has however, considered the importance of minimising roof additions especially the bulk and scale of the air conditioner units and height of the lift overrun and its impact on view loss. The applicant has amended the roof plan reducing the extent of air conditioner units and height of the lift overrun to ensure the rooftop does not compromise the amenity of surrounding area including adjoining properties.

- ***Remnants of the distant land views from our property that remains will be lost not shared.***

Distant land views pursuant to the Planning Principle 'Tenacity Consulting v Warringah Municipal Council [2003] NSWLEC 1046' have less value than iconic views or water views. It should be noted the overall form of the development remains with alterations to the air conditioner enclosure and provision of solar panels (not visible below the building parapet) sought only.

- ***We will have direct views from our living room and roof terrace into the roof and solar panels with an area of approximately 120m². It is untrue the solar panels will be flush with the roof as they require fittings to secure them to the roof. The glare coming off the solar panels will be tremendous and there is no way to ameliorate this.***

A condition of consent is recommended requiring the solar panels to be below the height of the building parapet. Furthermore, a supporting statement prepared by Calan Electrical confirms the black frames and black solar cells will result in as little as 2% reflectivity of light which is acceptable in an R4 Zone.

- ***We request the height increase be denied and the developers are requested to work within the already agreed lift overrun area due to view impact reasons.***

The height of the lift overrun has been amended to match the height of the lift overrun approved via DA No. 34/19 (RL 43.20).

- ***The additional lift overrun, quantum/height and position of air conditioning condensers and quantum/location of solar panels raise the overall height reducing district views for the three heritage properties opposite and present a roofscape of equipment poorly screened as the building has insufficient parapet/inherent façade forms within the height constraints of the site. Alternative locations for the air condensers should be considered such on each unit's balcony or the building height should be reduced through reduced floor to floor heights.***

The height of the lift overrun has been amended to match what was originally approved and the number of air conditioners on the rooftop has been reduced with air conditioner condensers located within the development.

- ***The proposed scale and bulk of the development would have a detrimental impact on the curtilage of our heritage item.***

View impact analysis for adjoining properties confirms the scale and bulk of the proposed air conditioner equipment would have an insignificant impact on the views or setting of heritage items.

- ***Documents submitted are either out of date, misleading or a misrepresentation of the setting. The application does not consider the loss of view from all living room windows at 146 Kurraba Road.***

The modification application is concordant with the level of detail provided for DA 34/19 and view impact analysis is provided for both level 1 and level 2 of 146 Kurraba Road (DA 632 Issue D & DA633 Issue D).

- ***The streetscape images are outdated showing a jacaranda canopy and other trees screening the built works.***

Streetscape images are not essential to determination of a development application and not cited in the approved set of plans often primarily providing a photomontage of the likely development only.

- ***The original DA did not represent the lift overrun on the street elevations at all. Is the lift overrun an amendment to the DA or new work not approved with the original DA?***

The lift overrun is no longer an amendment but as per the originally approved via DA 34/19.

- ***The Jacaranda at the front of the site is in jeopardy due to excessive pruning and inadequate protections provided. We request supplementary trees are provided in addition to the Jacaranda via condition.***

The Jacaranda has been subject to prior compliance investigations and the project arborist (Advanced Treescape Consulting) attended the site on 27 October 2021 finding building materials within the tree protection zone that have subsequently been removed. The project arborist has confirmed that the tree is in good health and the builders oversight has been rectified. The project arborist has also confirmed in a letter dated 18 November 2021 that the site is regularly inspected by the arborist.

CONCLUSION & REASONS

The proposed modifications are considered to be generally consistent with the originally approved development application and s.4.55 of the EP & A Act 1979. Furthermore, the modifications do not result in any material amenity impact to adjoining properties or the surrounding area. The proposed modifications are consistent with the reasons for the granted of development consent to the originally approved development and is considered to be acceptable.

The proposed modification seeks to amalgamate Unit 11 (3 bed) with Unit 12 (2 bed) on Level 2 to a 5 bed unit which is acceptable retaining a satisfactory variety in population mix for the development comprising 4 x 2 bed units, 8 x 3 bed units and a 1 x 5 bed unit.

The proposed works do not seek to exceed the previously approved maximum height of 13.32m (RL 43.20) and the overall bulk of the building remains with no increase proposed to the building roof parapets and lift overrun.

The modifications maintain a development complying with the site coverage, landscaped area and un-built upon area requirements stipulated in the NSDCP 2013.

The modification proposes a satisfactory consolidated layout with air conditioner units in a rectangular form surrounded by an open metal clad enclosure and the number of air conditioner condensers on the roof remains at fourteen with additional air conditioner condensers located in the basement to minimise the bulk and scale of plant and equipment on the roof. A 1.2m height of the enclosure is proposed which is sufficient to adequately screen the air conditioner units.

Solar panels are proposed which have a significant environmental and energy efficiency merit improving the energy efficiency of the building. Supporting evidence is provided by Calan Electrical Pty Ltd addressing concerns regarding the potential reflectivity from the solar panels.

Having regard to the provisions of section 4.55 & 4.15(1) of the Environmental Planning and Assessment Act 1979, the proposed development as modified is substantially the same development as originally consented to. The application is therefore recommended for **approval**.

RECOMMENDATION

PURSUANT TO SECTION 4.55 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

THAT the North Sydney Planning Panel exercising the functions of Council approve the modification of development consent DA No. 34/19 dated 07/08/2019 in respect of a proposal to alterations to the rooftop, reduce the number of apartments from 14 to 13 via the amalgamation of 2 units and internal alterations to apartment and basement layout at 85 Kurraba Road, Kurraba Point under the provisions of Section 4.55 of the Environmental Planning and Assessment Act only insofar as will provide for the following:

Add Condition A5 as follows:

Development in accordance with Plans (s4.55 Amendments)

A5. The development being carried out in accordance with plans identified in Condition A2 of the consent and A5 of the modification to consent endorsed with Council's approval stamp, except as modified by the modifications shown on:

Plan Nos	Revision No.	Description of Works	Prepared by	Received
DA001	D	Project Summary	PBD Architects	15 February 2022
DA100	D	Basement 2	PBD Architects	15 February 2022
DA101	E	Basement 1	PBD Architects	15 February 2022
DA102	E	Lower Ground Floor Plan	PBD Architects	15 February 2022
DA103	E	Ground Floor Plan	PBD Architects	15 February 2022
DA104	E	Level 1 Plan	PBD Architects	15 February 2022
DA105	E	Level 2 Plan	PBD Architects	15 February 2022
DA106	G	Level 3 Plan	PBD Architects	15 February 2022
DA107	F	Roof Plan	PBD Architects	15 February 2022
DA200	D	Elevation 01	PBD Architects	15 February 2022

DA201	D	Elevation 02	PBD Architects	15 February 2022
DA300	D	Section 01	PBD Architects	15 February 2022
DA301	D	Section 02	PBD Architects	15 February 2022

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

Delete Condition C3 Retention of Trees: and C28 Location of Plant

Add new Conditions C3, C28 & I7 as follows:

Tree Planting

- C3. The following tree is required to be planted and retained as part of the development consent in accordance with AS 4970-2009 – Protection of trees on development sites:

Tree	Location	Container Size (l)
1 x Lophostemon confertus or 1 x Glochidion ferdinandii	Within landscaped north western corner of the site in close proximity to the removed Tree 24 Lophostemon confertus	400l

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: To ensure that tree planting provided enhances environmental and landscaped amenity)

Solar Panels

- C28. The solar panels to be located on the roof of the building must be at a height of RL 42.40 not above the building parapet. The solar panel materials must be factory pre finished with low glare and reflectivity properties. The selected solar panels material must not cause a glare nuisance or excessive reflectivity to adjoining or nearby properties.

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 the height of the solar panels are below the building parapet not evident from the street and that excessive glare or reflectivity nuisance from solar panels does not occur as a result of the development)

Use of Storage Facilities

17. The storage facilities on the ground level, lower ground level, basement levels 01 and 02 must be used for the nominated purposes as shown on the approved plans and only by the residents of the building.

The storage areas as indicated on the plans must be enclosed with a metal enclosure/cage so as to prevent the use of storage spaces as car spaces.

Any changes to the allocation of the use and design of these facilities would require further approval from Council.

The restrictions on the use of the underground storage facilities must be incorporated in the by-law of any strata plan for the approved development.

(Reason: To ensure compliance)

Modify Conditions C22, C23, C34, G14, G19 and I3 as follows:

Tree Protection Measures to be shown on Construction Drawings

- C22. The tree protection measures contained in the Arboricultural Impact Appraisal and Method Statement (Revision B) prepared by Naturally Trees dated 29 May 2019 shall be shown clearly on the Construction Certificate drawings. ~~Necessary tree protection for Tree T24 (to be retained pursuant to condition C3 of this consent) shall also be shown on the drawings, as advised the by project arborist.~~

Plans and specifications showing the said tree protection measures must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure the construction plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure that appropriate tree protection measures are shown on construction drawings)

Protection of Trees

- C23. The following tree(s) are required to be protected and retained as part of the development consent in accordance with AS 4970-2009 – Protection of trees on development sites:

Tree	Location	Height
Tree 3 <i>Jacaranda mimosifolia</i>	Eastern boundary	9m
Tree 6 <i>Syzigium paniculatum</i>	North eastern boundary	14m
Tree 18 <i>Lophostemon confertus</i>	NW corner of site	16m
Tree 24 <i>Lophostemon confertus</i>	NW corner of site	18m
Tree 28 <i>Pittosporum undulatum</i>	SW boundary fence	10m
Tree 17 <i>Phoenix canariensis</i>	SW boundary of 83 Kurraba Road	10m

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.

Any tree(s) shown as being retained on the approved plans (regardless of whether they are listed in the above schedule or not) must be protected and retained in accordance with this condition.

(Reason: Protection of existing environmental and community assets)

BASIX Certificate

C34. Under clause 97A(3) of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in BASIX Certificate No. ~~(991892M_04 dated 30 May 2019)~~ **(991892M_07 dated 17 February 2022)** for the development are fulfilled. 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: To ensure the proposed development will meet the Government's requirements for sustainability and statutory requirements)

Certification of Tree Condition

G14. Prior to the issue of an Occupation Certificate, a report prepared by an appropriately qualified person (being an arborist or the like) must be submitted to the Certifying Authority, describing the health of the tree(s) specifically nominated below: -

Tree	Location	Height
Tree 3 <i>Jacaranda mimosifolia</i>	Eastern boundary	9m
Tree 6 <i>Syzigium paniculatum</i>	North eastern boundary	14m
Tree 18 <i>Lophostemon confertus</i>	NW corner of site	16m
Tree 24 <i>Lophostemon confertus</i>	NW corner of site	18m
<i>Lophostemon confertus</i> or <i>Glochidion ferdinandii</i>	NW corner of site	
Tree 28 <i>Pittosporum undulatum</i>	SW boundary fence	10m
Tree 17 <i>Phoenix canariensis</i>	SW boundary of 83 Kurraba Road	10m

The report must detail the condition and health of the nominated trees upon completion of the works, and shall certify that the trees have not been significantly damaged during the works on the site, and shall confirm that the trees have reasonable prospects for survival.

(Reason: To ensure compliance with the terms of this consent)

Allocation of Spaces

- G19. Car parking spaces must be provided and maintained at all times on the subject site. The spaces shall be allocated to uses within the building in accordance the following table:

No. spaces	Use
20 spaces 18 spaces	Residential
4 spaces	Residential - Visitors

The car parking spaces are to be identified on-site by line-marking and numbering upon the completion of the works and prior to issue of Occupation Certificate. Car parking spaces provided must only be used in conjunction with the approved uses contained within the development.

In the case of Strata subdivision any car parking for strata lots for residential purposes must be individually allocated to its corresponding residential strata lot as part of each lots' unit entitlement.

Visitor parking facilities must be designated as common property on the strata plan. Visitor parking facilities must not at any time be allocated, sold, licensed or leased for the exclusive use of any occupier or owner and must be retained as common property by the Owners Corporation for use by building visitors.

Note: The extra two car parking spaces on the approved plans must be converted for use as motorcycle and/or bicycle parking and remain as common property in any strata plan.

(Reason: To ensure that adequate parking facilities to service the development are provided on site)

Allocation of Spaces

- I3. The allocation of Carparking spaces within the development must be maintained at all times in accordance with the terms of this consent. The allocation of spaces must be maintained in accordance with the following table:

No. spaces	Use
20 spaces 18 spaces	Residential
4 spaces	Residential - Visitors

Car parking spaces provided must only be used in conjunction with the approved uses contained within the development.

In the case of Strata subdivision any car parking for strata lots for residential purposes must be individually allocated to its corresponding residential strata lot as part of each lot's unit entitlement. Visitor parking facilities must be designated as common property on the strata plan.

Visitor parking facilities must not at any time be allocated, sold, licensed or leased for the exclusive use of any occupier or owner and must be retained as common property by the Owners Corporation for use by building visitors.

Note: The extra two car parking spaces on the approved plans must be converted for use as motorcycle and/or bicycle parking and remain as common property in any strata plan.

(Reason: To ensure that adequate parking facilities to service the development are provided on site)

Compliance with Certain conditions

G20. Prior to the issue of any Occupation Certificate, conditions ~~C3~~, **C3, C28**, C4, C16, C17, C23, D1, G2 and G14 must be certified as having been implemented on site and complied with.

(Reason: To ensure the development is completed in accordance with the requirements of this consent)

Thomas Holman
ASSESSMENT OFFICER

Robyn Pearson
TEAM LEADER ASSESSMENTS

Stephen Beattie
MANAGER DEVELOPMENT SERVICES

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF OBTAINING FURTHER CONSULTANT AUTHORITY CONFORMATION WILL BE REQUIRED AT CE STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

AMENDMENT LEGEND:

- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

- Minor accessible parking relocation for structure alignment with above
- Additional storage area
- Relocation of accessible parking from LG carpark level to basement 2
- Relocation of 1 x parking bay from LG carpark level to basement 1
- Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
- Removal of fire egress access from storage area
- Removal of cleaner's basin
- Additional services area
- Minor change to internal layout
- Unit 11 and (previous) 12 amalgamation
- Proposed lift overrun at RL 43.20
- Relocation of AC condenser units as per DA Condition of consent #C.28
- Reduction of balcony extent as per DA Condition of consent #C.4
- Removal of window and minor change to internal layout
- Proposed photovoltaic panel on the roof
- Removal of sunlight from living room and add to bathroom for unit 12
- Relocated condenser front to basement
- Revised balcony area for Unit 07
- Relocated condenser screen length and height
- Added sight line at 5500

PROJECT INFORMATION

85 Kurraba Road, Kurraba Point	
Site Area (m ²)	1455
Site Coverage	45%
Zoning	R4 - High Density Residential
Height Control	12m

UNIT MIX

Level	Bed: 1	Bed: 2	Bed: 3	Total
LOWER GROUND	0	0	2	2
GROUND FLOOR	0	3	0	3
LEVEL 1	0	1	3	4
LEVEL 2	0	0	2	2
LEVEL 3	0	0	2	2
TOTAL	0	4	9	13
	0%	31%	69%	100%

WASTE GENERATION & MANAGEMENT

Type of Bin	Rates	Litres / Per Week	No. of Bins Required	Proposed
Garbage	240L / 4 dwellings	780	3.25 (240L)	4 (240L) BINS
Recycling	240L / 4 dwellings	780	3.25 (240L)	4 (240L) BINS

Other Requirements

	Requirements	Required	Proposed
Site Coverage	max. 45% of Site Area (NSDCP 2013)	654.75 sqm	654 sqm (45%)
Landscaped Area	min. 40% of Site Area (NSDCP 2013)	582 sqm	583 sqm (40.1%)
Un-built Upon Area	max. 15% of Site Area (NSDCP 2013)	218.25 sqm	218 sqm (14.9%)
Solar Access	min. 70% of Apartments (ADG)	10 units (min)	9 units = 69.2%
Cross Ventilation	min. 60% of Apartments (ADG)	9 units (min)	12 units = 92%
Adaptable Units	15% of Apartments (NSDCP 2013)	1.95 units	3 units
Liveable Units	20% of Apartments (NSDCP 2013)	2.6 units	3 units
Deep Soil	min. 7% of Site Area (ADG)	101.8 sqm	273.8 sqm (18.8%)
Communal Open Space	min. 25% of Site Area (ADG)	363.75 sqm	78.4 sqm (6%) - COS 95 sqm - Communal Cellar

AREA SCHEDULE

Level	Unit No	Type	Adaptable	Liveable	Internal Area (m ²)	Terrace/ Balcony (m ²)	Storage Compliance	Storage within Apartment (m ³)	Min. Carpark Storage (m ³)	Total Storage Provided (m ³)
LOWER GROUND	UNIT 1	3 BED			149	231	Y	9.7	22.1	32.5
	UNIT 2	3 BED		✓	129	105	Y	8.2	22.1	31.0
GROUND FLOOR	UNIT 3	2 BED	✓		112	10	Y	4.8	22.1	27.6
	UNIT 4	2 BED	✓	✓	112	15	Y	4.5	22.1	27.3
	UNIT 5	2 BED	✓	✓	92	10	Y	4.0	22.1	26.8
	UNIT 6	3 BED			139	50	Y	9.1	22.1	31.9
	UNIT 7	3 BED			127	10	Y	5.2	22.1	28.0
LEVEL 1	UNIT 8	3 BED			131	12	Y	15.2	22.1	38.0
	UNIT 9	2 BED			108	56	Y	6.3	22.1	29.1
LEVEL 2	UNIT 10	3 BED			215	20	Y	17.1	22.1	39.9
	UNIT 11	3 BED			267	36	Y	19.7	22.1	35.5
LEVEL 3	UNIT 12	3 BED			210	28	Y	14.6	22.1	37.4
	UNIT 13	3 BED			185	29	Y	10.8	22.1	33.6
TOTAL	13 UNITS									

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING	A	26.01.2019	DA SUBMISSION			
	B	27.02.2019	REVISED DA SUBMISSION			
	C	16.09.2021	ISSUE FOR SECTION 4.55 SUBMISSION			
	D	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			
85 KURRABA ROAD, KURRABA POINT NSW 2089						
CLIENT: WKJ PTY LTD						

DA001

PROJECT SUMMARY



ISSUE: D
JOB NO. 1840

ABN 56 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul & Kevin NSW 7768

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY INFORMATION WILL BE REQUIRED AT CL STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
- COPIES OF DESIGN SHOWN HEREON IS RETAINED BY PWD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

PLAN LEGEND:

AP	ACCESS PANEL	RD	ROLLER DOOR
B	BOLLARD	SK	SKYLIGHT
FEEX	FENCING - LIGHTWEIGHT TYPE X	ST	STORAGE
FE	FIRE EXTINGUISHER	SWP	STORMWATER PIT
FH	FIRE HOSE	V	VISITOR CAR PARKING SPACE
HL	HIGHLIGHT WINDOW		
LDR	LINEAR DRAINAGE		
ND	NAILBOX		
NGL	NATURAL GROUND LEVEL		
OP	OFFICE WINDOW		
DP	DUCTS WINDOW		
PB	PLANTER BOX (TO FUTURE DETAIL)		
PS	PRIVATE SCREEN		

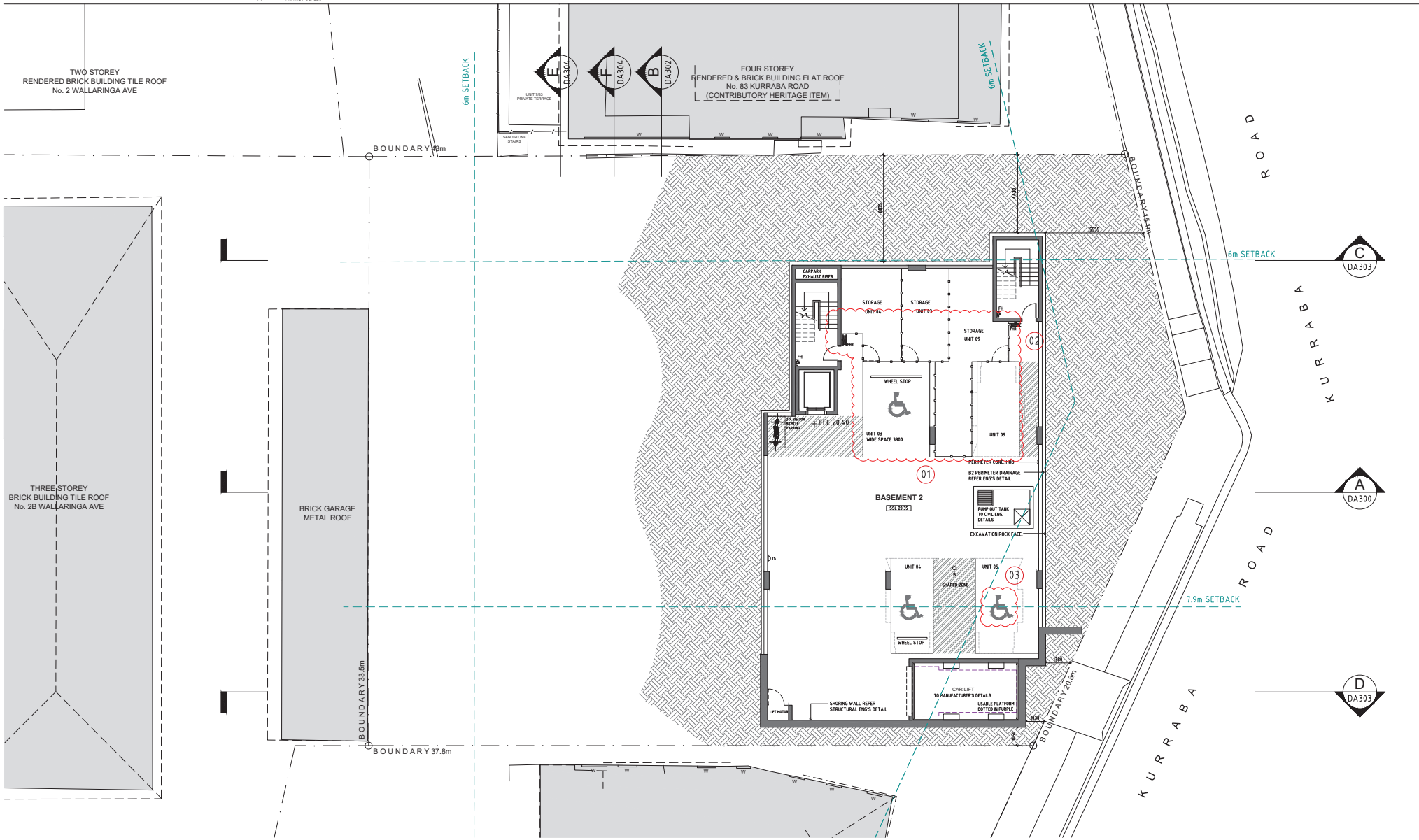
LANDSCAPE LEGEND:

(Red dashed circle)	EXISTING TREE TO BE REMOVED
(Green dashed circle)	TREE PROTECTION ZONE
(Green solid circle)	EXISTING TREES TO BE RETAINED
(Light green fill)	LANDSCAPE - COMMON
(Dark green fill)	LANDSCAPE - PRIVATE

AMENDMENT LEGEND:

(Red circle with dot)	PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)
-----------------------	---

- AMENDMENT LIST:**
1. Minor accessible parking relocation for structure alignment with above
 2. Additional storage area
 3. Relocation of accessible parking from LG carpark level to basement 2
 4. Relocation of 1 x parking bay from LG carpark level to basement 1
 5. Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 6. Removal of fire egress access from storage area
 7. Removal of ceiling's baffle
 8. Additional services area
 9. Minor change to internal layout
 10. Unit 11 and (previous) 12 amalgamation
 11. Proposed lift overrun at RL 43.20
 12. Relocation of AC condenser units as per DA Condition of consent #C.28
 13. Reduction of balcony extent as per DA Condition of consent #C.4
 14. Removal of window and minor change to internal layout
 15. Proposed photovoltaic panel on the roof
 16. Removal of skylight from living room and add to bathroom for unit 12.
 17. Relocated condenser front to basement
 18. Revised balcony area for unit 07
 19. Reduced condenser screen length and height
 20. Added sight line at 50001



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
 85 KURRABA ROAD, KURRABA POINT
 NSW 2089
 CLIENT: WKJ PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	27.05.2019	REVISED DA SUBMISSION			
B	16.09.2021	ISSUE FOR SECTION 4.55 SUBMISSION			
C	11.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			
D	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			



DA100
BASEMENT 2 PLAN

ISSUE: D
 JOB NO. 1840



ABN 56 147 035 550
 Level 2, 52 Albion Street, Surry Hills NSW 2010
 Nominated Architect: Paul & Kevin NSW 7758

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY INFORMATION WILL BE REQUIRED AT CD STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PWD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

PLAN LEGEND:

AP	ACCESS PANEL	RD	ROLLER DOOR
B	BOLLARD	SK	SKYLIGHT
FEEX	FENCING - LIGHTWEIGHT TYPE x	ST	STORAGE
FE	FIRE EXTINGUISHER	SWP	STORMWATER PIT
FH	FIRE HOSE	V	VISITOR CAR PARKING SPACE
HL	HIGHLIGHT WINDOW		
LDR	LINEAR DRAINAGE		
ND	NAILDIE		
NGL	NATURAL GROUND LEVEL		
OP	OPACIDE WINDOW		
DP	DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED		
PB	PLANTER BOX (T/O FUTURE DETAIL)		
PS	PRIVATE SCREEN		

LANDSCAPE LEGEND:

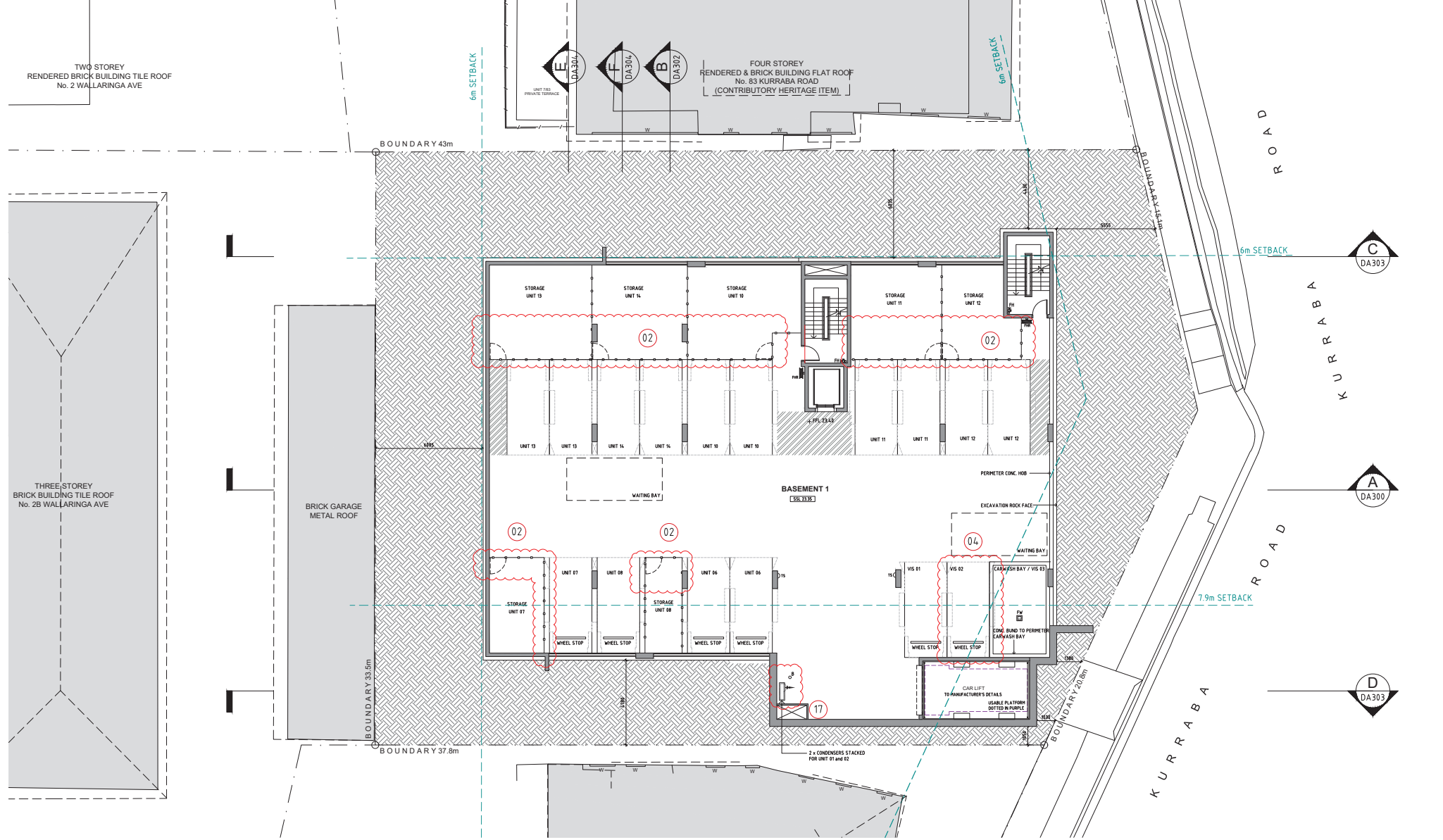
(Red dashed circle)	EXISTING TREE TO BE REMOVED
(Green dashed circle)	TREE PROTECTION ZONE
(Green solid circle)	EXISTING TREES TO BE RETAINED
(Green hatched area)	LANDSCAPE - COMMON
(Green solid area)	LANDSCAPE - PRIVATE

AMENDMENT LEGEND:

(Red circle with number)	PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)
--------------------------	---

- AMENDMENT LIST:**
- Minor accessible parking relocation for structure alignment with above
 - Additional storage area
 - Relocation of accessible parking from LG carpark level to basement 2
 - Relocation of 1 x parking bay from LG carpark level to basement 1
 - Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 - Removal of fire egress access from storage area
 - Removal of carwash basin
 - Additional services area
 - Minor change to internal layout
 - Unit 11 and (previous) 12 amalgamation

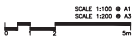
- Proposed lift overrun at RL 43.20
- Relocation of AC condenser units as per DA Condition of consent RC.28
- Reduction of balcony extent as per DA Condition of consent RC.4
- Removal of window and minor change to internal layout
- Proposed photovoltaic panel on the roof
- Removal of sunlight from living room and add to bathroom for unit 12
- Relocated condenser front to basement
- Revised balcony area for Unit 07
- Reduced condenser screen length and height
- Added sight line at 5000'



DEVELOPMENT APPLICATION DRAWINGS

ISSUE	DATE	DESCRIPTION
A	26.01.2019	DA SUBMISSION
B	27.02.2019	PROPOSED DA SUBMISSION
C	16.09.2021	ISSUE FOR SECTION 4.55 SUBMISSION
D	11.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION
E	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION

ISSUE	DATE	DESCRIPTION



DA101
BASEMENT 1 PLAN

ISSUE: E
JOB NO. 1840



P - 02 9608 8140 E - info@pdwarchitects.com.au W - www.pdwarchitects.com.au
ABN 56 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul & Kevin NSW 7768

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY INFORMATION WILL BE REQUIRED AT CL STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

PLAN LEGEND:

- AP ACCESS PANEL
- B SOLARIED
- FEEX FENCING - LIGHTWEIGHT TYPE X
- FE FENCE
- FH FIRE HOSE
- NL NIGHT WINDOW
- LDR LINEAR DRAINAGE
- ND NATURAL DRAINAGE
- NGL NATURAL GROUND LEVEL
- OP OPERABLE WINDOW
- PF PLANTER BOX (TO FUTURE DETAIL)
- PS PRIVACY SCREEN
- RD ROLLER DOOR
- SK SKYLIGHT
- ST STORAGE
- SWP STORMWATER PIT
- V VISITOR CAR PARKING SPACE

LANDSCAPE LEGEND:

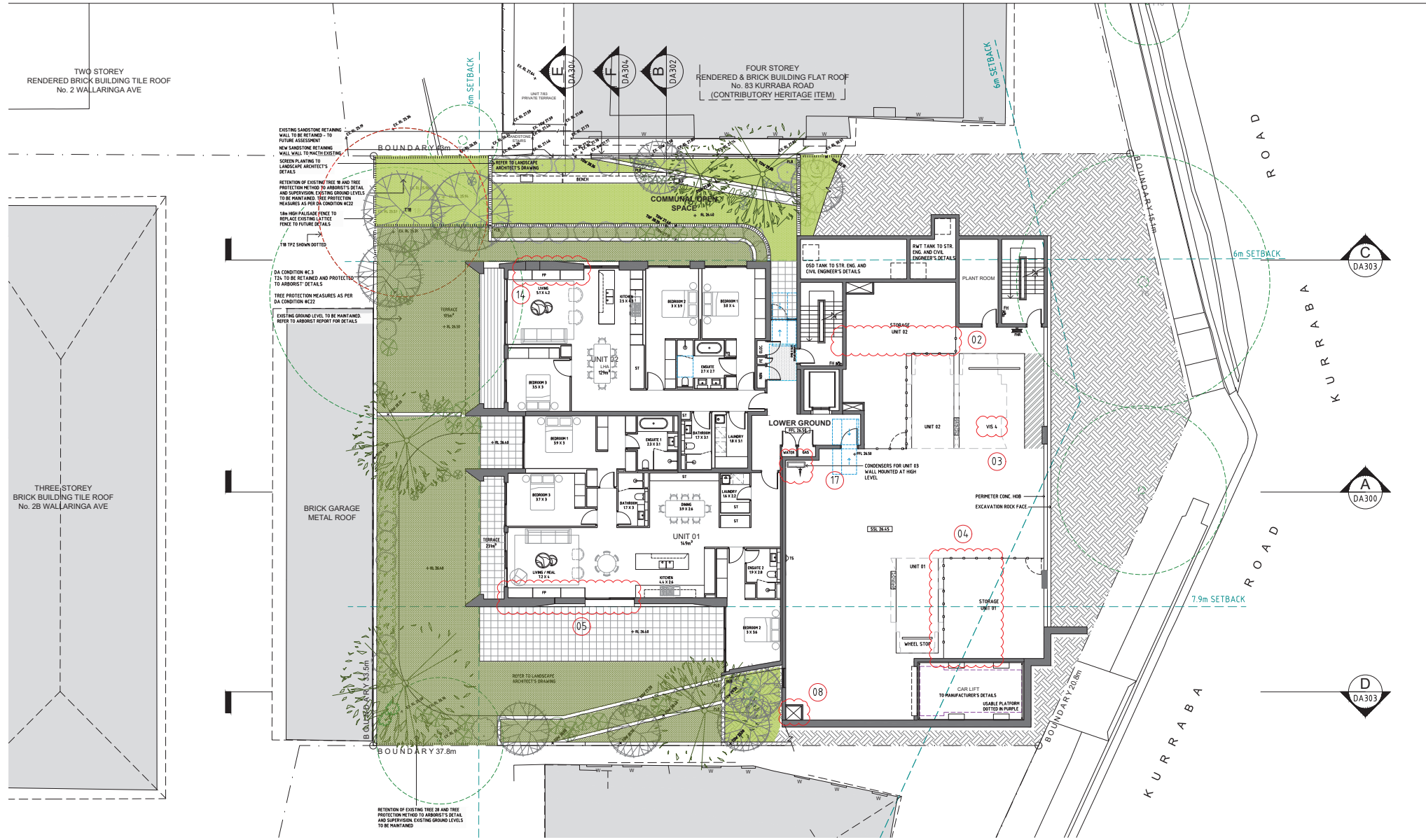
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION ZONE
- EXISTING TREES TO BE RETAINED
- LANDSCAPE - COMMON
- LANDSCAPE - PRIVATE

AMENDMENT LEGEND:

- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

- Minor accessible parking relocation for structure alignment with above
- Additional storage area
- Relocation of accessible parking from LG carpark level to basement 2
- Relocation of 1 x parking bay from LG carpark level to basement 1
- Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
- Removal of fire egress access from storage area
- Removal of ceiling's baffle
- Additional services area
- Minor change to internal layout
- Unit 11 and (previous) 12 amalgamation
- Proposed lift overrun at RL 43.20
- Relocation of AC condenser units as per DA Condition of consent RC.28
- Reduction of balcony extent as per DA Condition of consent RC.4
- Removal of window and door change to internal layout
- Proposed photovoltaic panel on the roof
- Removal of awning from living room and add to bathroom for unit 12
- Relocated condenser front to basement
- Revised balcony area for unit 01
- Reduced condenser screen length and height
- Added sight line at 55001



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING	A	26.01.2019	DA SUBMISSION			
	B	27.05.2019	PROPOSED DA SUBMISSION			
	C	16.09.2021	ISSUE FOR SECTION 4.55 SUBMISSION			
	D	11.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			
	E	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			

85 KURRABA ROAD, KURRABA POINT
NSW 2089

CLIENT: WKU PTY LTD



SCALE 1:100 @ A
SCALE 1:200 @ A4
5m

DA102
LOWER GROUND FLOOR PLAN

DA102

ISSUE: E
JOB NO. 1840

PBD ARCHITECTS

ABN 56 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Blakey NSW 7768

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY INFORMATION WILL BE REQUIRED AT CD STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
- COPIES OF DESIGN SHOWN HEREON IS RETAINED BY PWD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

PLAN LEGEND:

- AP ACCESS PANEL
- B BOLLARD
- FEEX FENCING - LIGHTWEIGHT TYPE X
- FE FENCING - STANDARD
- FH FIRE HOSE
- HL HIGHLIGHT WINDOW
- LDR LINEAR DRAINAGE
- ND NALDIE
- NGL NATURAL GROUND LEVEL
- OP OFFICE WINDOW
- SP SPACER WINDOW
- PS PLANTER BOX (TO FUTURE DETAIL)
- PS PRIVACY SCREEN
- RD ROLLER DOOR
- SK SKYLIGHT
- ST STORAGE
- SWP STORMWATER PIT
- V VISITOR CAR PARKING SPACE

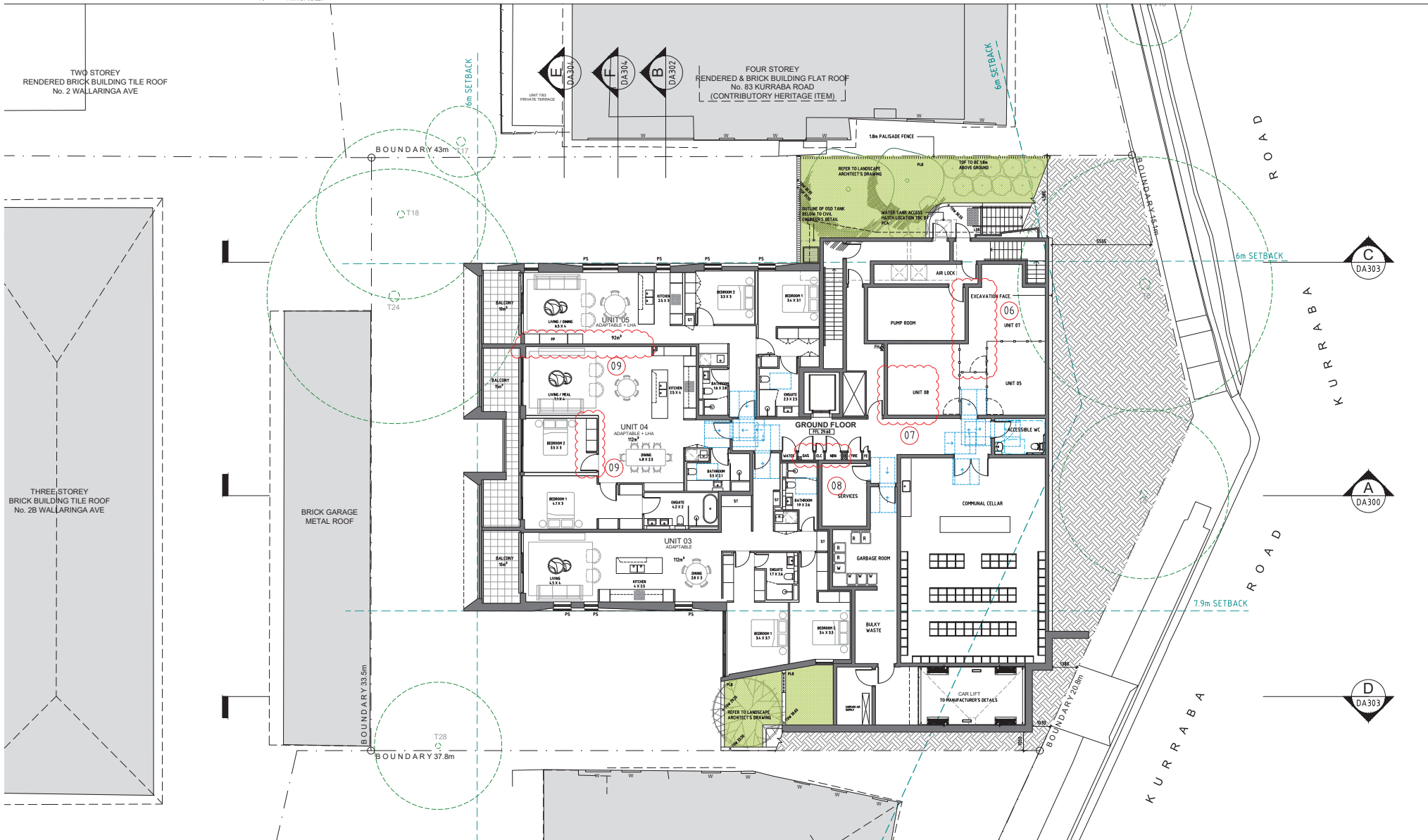
LANDSCAPE LEGEND:

- EXISTING TREE TO BE REMOVED
- TREE PROTECTION ZONE
- EXISTING TREES TO BE RETAINED
- LANDSCAPE - COMMON
- LANDSCAPE - PRIVATE

AMENDMENT LEGEND:

- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

- AMENDMENT LIST:**
- Minor accessible parking relocation for structure alignment with above
 - Additional storage area
 - Relocation of accessible parking from LG carpark level to basement 2
 - Relocation of 1 x parking bay from LG carpark level to basement 1
 - Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 - Removal of fire egress access from storage area
 - Removal of ceiling's baffle
 - Additional services area
 - Minor change to internal layout
 - Unit 11 and (previous) 12 amalgamation
 - Proposed lift overrun at RL 43.20
 - Relocation of AC condenser units as per DA Condition of consent RC.28
 - Reduction of balcony extent as per DA Condition of consent RC.4
 - Removal of window and minor change to internal layout
 - Proposed photovoltaic panel on the roof
 - Removal of awning from living room and add to bathroom for unit 12
 - Relocated condenser front to basement
 - Revised balcony area for Unit 07
 - Reduced condenser screen length and height
 - Added sight line at 500m



DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING

85 KURRABA ROAD, KURRABA POINT
NSW 2089

CLIENT: WKJ PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	26.01.2019	DA SUBMISSION			
B	27.05.2019	PROPOSED DA SUBMISSION			
C	16.09.2021	ISSUE FOR SECTION 4.50 SUBMISSION			
D	11.02.2022	ISSUE FOR SECTION 4.50 SUBMISSION			
E	11.02.2022	ISSUE FOR SECTION 4.50 SUBMISSION			



SCALE 1:100 @ A
SCALE 1:100 @ A4

DA103
GROUND FLOOR PLAN

ISSUE: E
JOB NO. 1840

PWD | ARCHITECTS

ABN 56 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Blevins NSW 2768

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY INFORMATION WILL BE REQUIRED AT CD STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
- COPIES OF DESIGN SHOWN HEREOF IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

PLAN LEGEND:

AP	ACCESS PANEL	RD	ROLLER DOOR
B	BOLLARD	SK	SKYLIGHT
FE	FENCING - LIGHTWEIGHT TYPE X	ST	STORAGE
FE	FIRE EXTINGUISHER	STP	STORMWATER PIT
FI	FIRE HOSE	V	VISITOR CAR PARKING SPACE
HL	HIGHLIGHT WINDOW		
LDR	LINEAR DRAINAGE		
ND	NATURAL DRAINAGE		
NGL	NATURAL GROUND LEVEL		
OP	OFFICE WINDOW		
DP	DUCTS		
PS	PRIVATE SCREEN		

LANDSCAPE LEGEND:

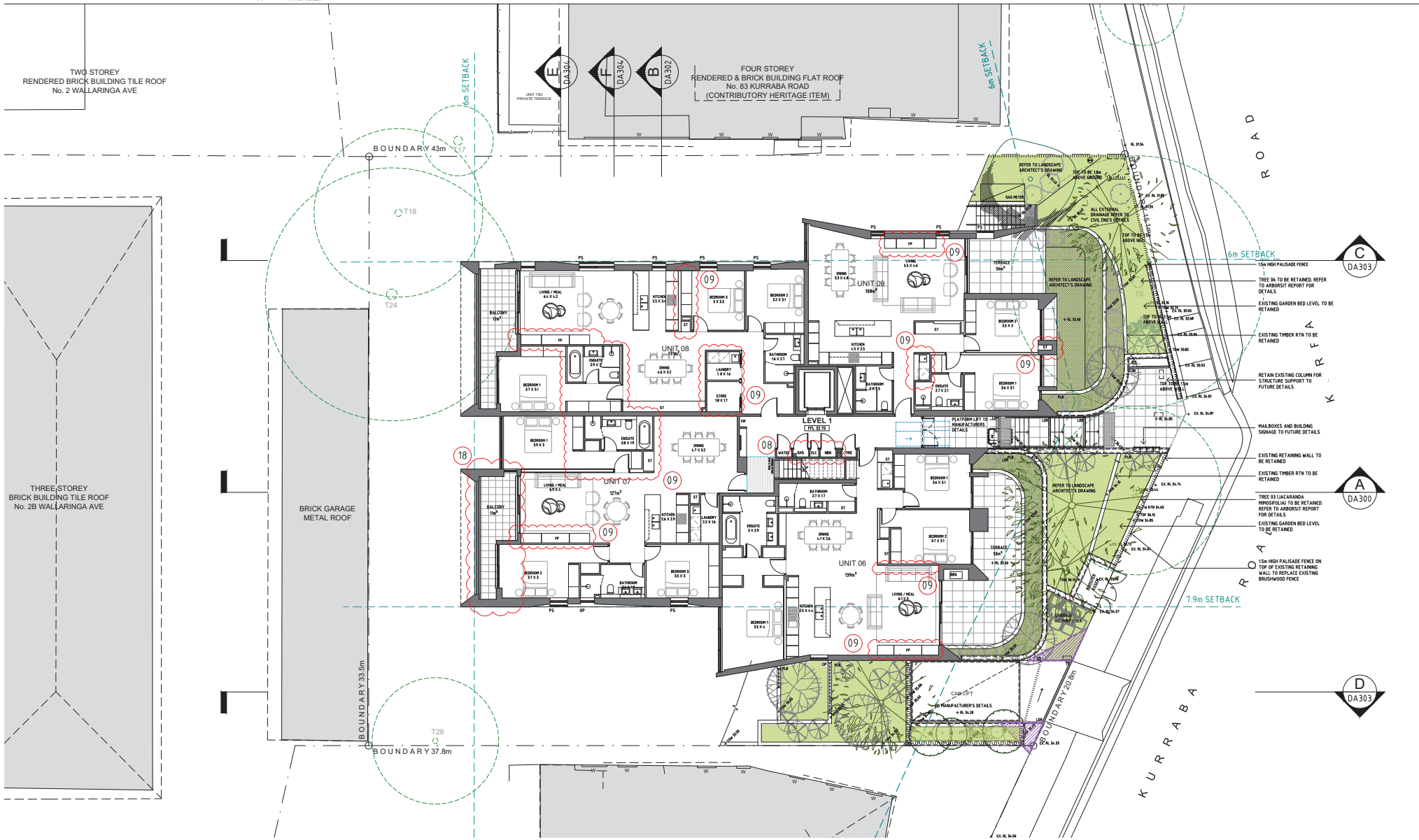
(Green circle)	EXISTING TREE TO BE REMOVED
(Red circle)	TREE PROTECTION ZONE
(Green circle with dot)	EXISTING TREES TO BE RETAINED
(Green square)	LANDSCAPE - COMMON
(Dark green square)	LANDSCAPE - PRIVATE

AMENDMENT LEGEND:

(Red circle) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

- AMENDMENT LIST:**
1. Minor accessible parking relocation for structure alignment with above
 2. Additional storage area
 3. Relocation of accessible parking from LG carpark level to basement 2
 4. Relocation of 1 x parking bay from LG carpark level to basement 1
 5. Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 6. Removal of fire egress access from storage area
 7. Removal of ceasing's basin
 8. Additional services area
 9. Minor change to internal layout
 10. Unit 11 and (previously) 12 amalgamation

11. Proposed lift overrun at RL 43.20
12. Relocation of AC condenser units as per DA Condition of consent RC.28
13. Reduction of balcony extent as per DA Condition of consent RC.4
14. Removal of window and minor change to internal layout
15. Proposed photovoltaic panel on the roof
16. Removal of skylight from living room and add to bathroom for unit 12
17. Relocated condenser from to basement
18. Relocate balcony area for Unit 07
19. Reduced condenser screen length and height
20. Added sight line at 50001



DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING
 85 KURRABA ROAD, KURRABA POINT
 NSW 2089
 CLIENT: WKU PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	26.01.2019	DA SUBMISSION			
B	27.02.2019	PROPOSED ON SUBMISSION			
C	16.09.2021	ISSUE FOR SECTION 4.50 SUBMISSION			
D	11.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			
E	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			



SCALE 1:100 @ A
 SCALE 1:200 @ A2

DA104
 LEVEL 1 PLAN

ISSUE: E
 JOB NO. 1840

PBD ARCHITECTS

P - 02 9668 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
 Level 2, 52 Albion Street, Surry Hills NSW 2010
 Nominated Architect: Paul Blake NSW 2768

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY INFORMATION WILL BE REQUIRED AT CL STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

PLAN LEGEND:

AP	ACCESS PANEL	RD	ROLLER DOOR
R	ROSLAND	SK	SKYLIGHT
FEEX	FENCING - LIGHTWEIGHT TYPE X	ST	STORAGE
FE	FIRE EXTINGUISHER	SWP	STORMWATER PIT
FH	FIRE HOSE	V	VISITOR CAR PARKING SPACE
HL	HIGHLIGHT WINDOW		
LDR	LINEAR DRAINAGE		
ND	NALDECK		
NGL	NATURAL GROUND LEVEL		
OP	OFFICE WINDOW		
DP	DRIVEWAY		
PB	PLANTER BOX (T/O FUTURE DETAIL)		
PS	PRIVATE SCREEN		

LANDSCAPE LEGEND:

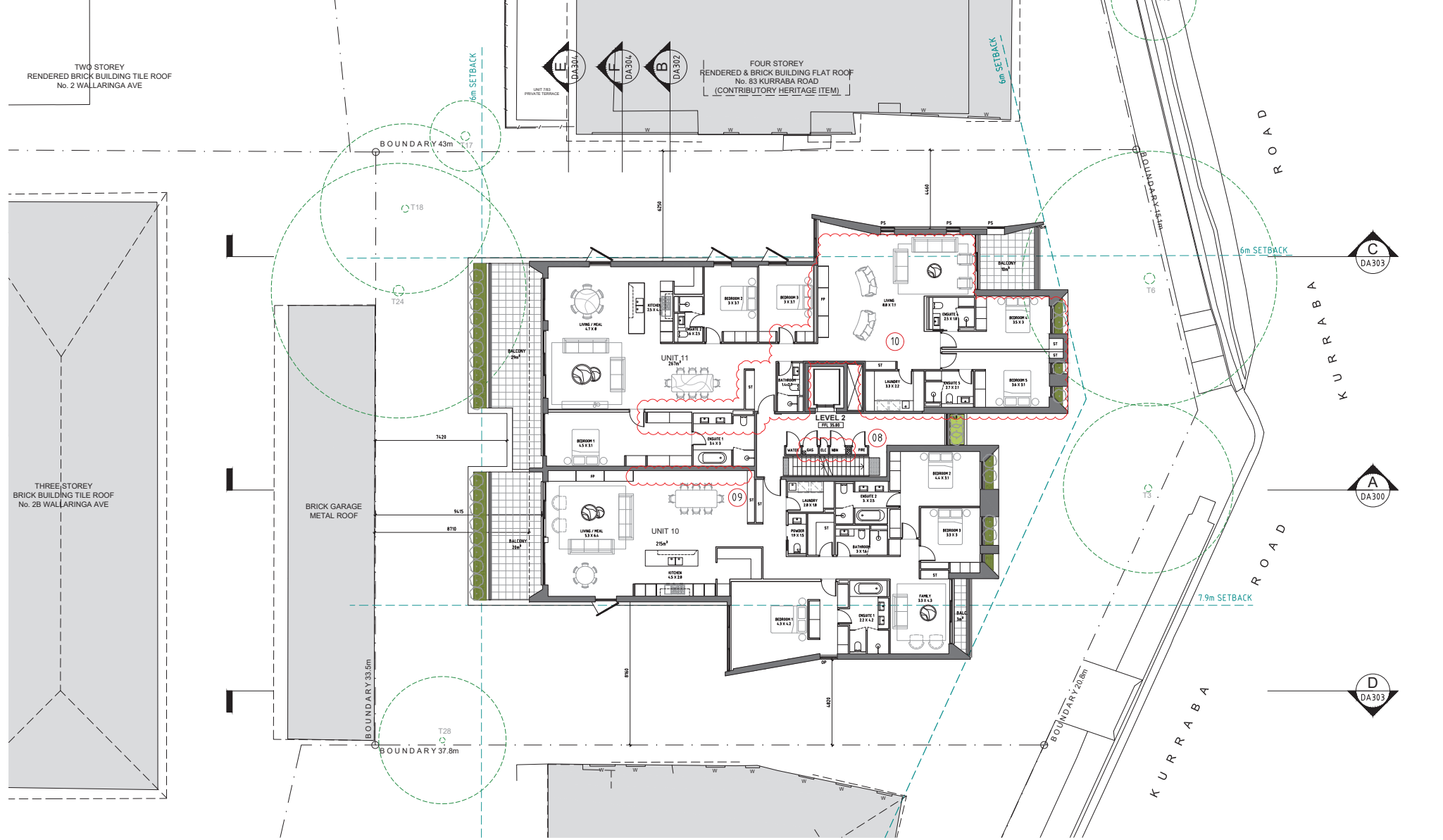
(Red dashed circle)	EXISTING TREE TO BE REMOVED
(Green dashed circle)	TREE PROTECTION ZONE
(Green solid circle)	EXISTING TREES TO BE RETAINED
(Green hatched area)	LANDSCAPE - COMMON
(Green solid area)	LANDSCAPE - PRIVATE

AMENDMENT LEGEND:

(Red circle with dot)	PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)
-----------------------	---

- AMENDMENT LIST:**
1. New accessible parking relocation for structure alignment with above
 2. Additional storage area
 3. Relocation of accessible parking from LG carpark level to basement 2
 4. Relocation of 1 x parking bay from LG carpark level to basement 1
 5. Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 6. Removal of fire egress access from storage area
 7. Removal of ceiling's baffle
 8. Additional services area
 9. Minor change to internal layout
 10. Unit 11 and (previous) 12 amalgamation

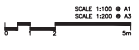
11. Proposed lift overrun at RL 43.20
12. Reduction of AC condenser units as per DA Condition of consent RC.28
13. Reduction of balcony extent as per DA Condition of consent RC.4
14. Removal of window and door change to internal layout
15. Proposed photovoltaic panel on the roof
16. Removal of awning from living room and add to bathroom for unit 12
17. Relocated balcony area for unit 01
18. Relocated balcony area for unit 01
19. Reduced condenser screen length and height
20. Added sight line at 50001



DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING
 85 KURRABA ROAD, KURRABA POINT
 NSW 2089
 CLIENT: WKJ PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	26.01.2019	DA SUBMISSION			
B	27.02.2019	PROPOSED DA SUBMISSION			
C	16.09.2021	ISSUE FOR SECTION 4.50 SUBMISSION			
D	11.02.2022	ISSUE FOR SECTION 4.50 SUBMISSION			
E	14.02.2022	ISSUE FOR SECTION 4.50 SUBMISSION			



DA105
 LEVEL 2 PLAN

ISSUE: E
 JOB NO. 1840



P - 02 9688 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
 Level 2, 52 Albion Street, Surry Hills NSW 2010
 Nominated Architect: Paul & Leanne NSW 2768

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF DA ONLY. FURTHER CONSULTANT AUTHORITY INFORMATION WILL BE REQUIRED AT CE STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY. FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

PLAN LEGEND:

AP ACCESS PANEL
 B BOLLARD
 FEEX FENCING - LIGHTWEIGHT TYPE X
 FE FENCING - STANDARD
 FH FIRE HOSE
 HL HIGHLIGHT WINDOW
 LDR LINEN DR
 NL NATURAL LIGHT
 NGL NATURAL GROUND LEVEL
 OP OFFICE PARTITION
 PF PLANTER BOX (1 TO FUTURE DETAIL)
 PS PRIVATE SCREEN

LANDSCAPE LEGEND:

EXISTING TREE TO BE REMOVED
 TREE PROTECTION ZONE
 EXISTING TREES TO BE RETAINED
 LANDSCAPE - COMMON
 LANDSCAPE - PRIVATE

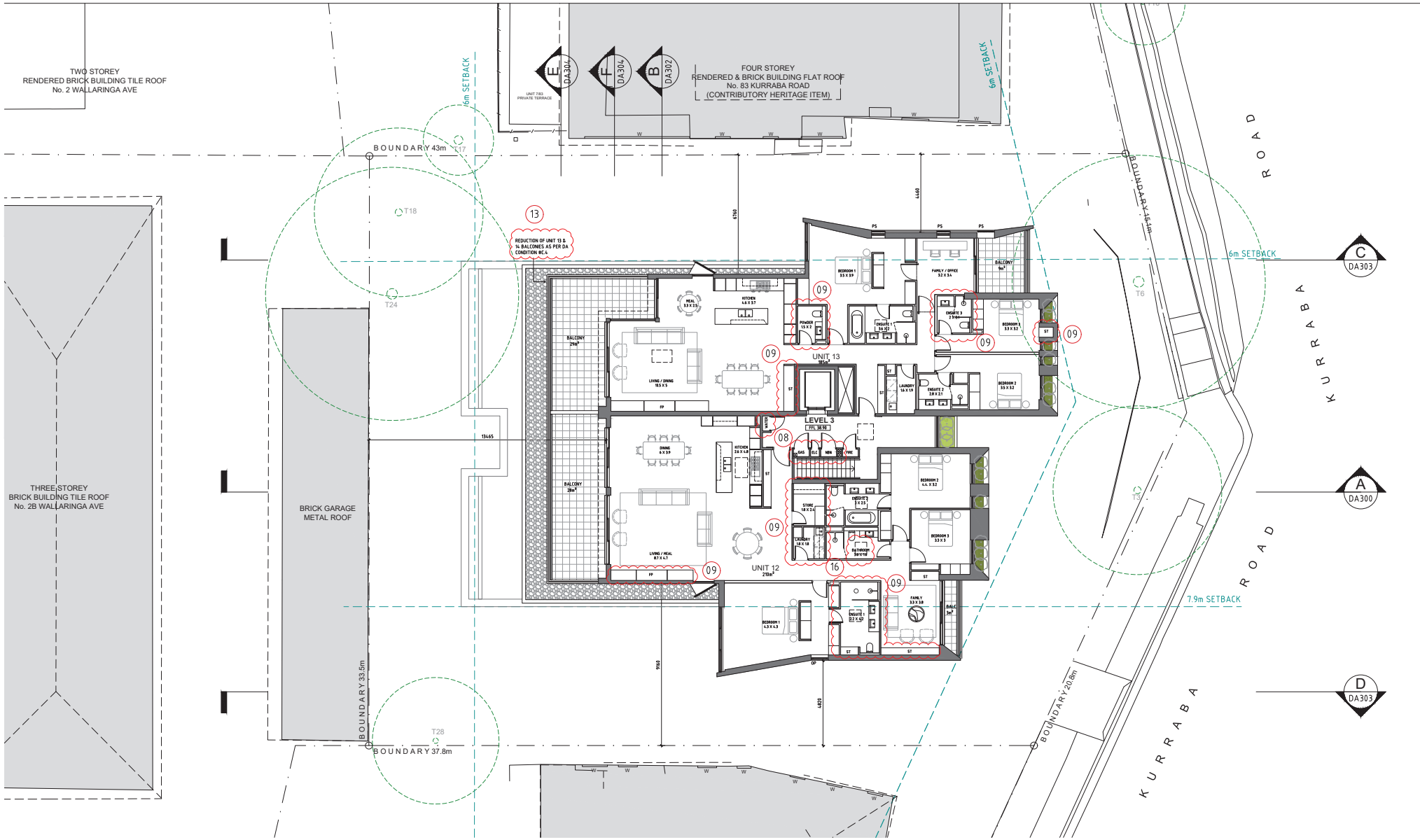
AMENDMENT LEGEND:

PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

1. New accessible parking relocation for structure alignment with above
2. Additional storage area
3. Relocation of accessible parking from LG carpark level to basement 2
4. Relocation of 1 x parking bay from LG carpark level to basement 1
5. Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
6. Removal of fire egress access from storage area
7. Removal of ceiling's baffle
8. Additional services area
9. Minor change to internal layout
10. Unit 11 and (previous) 12 amalgamation

11. Proposed lift overrun at RL 43.20
12. Relocation of A/C condenser units as per DA Condition of consent RC.28
13. Reduction of balcony extent as per DA Condition of consent RC.4
14. Removal of window and minor change to internal layout
15. Proposed photovoltaic panel on the roof
16. Removal of awning from living room and add to bathroom for unit 12.
17. Relocated balcony area for unit 07
18. Relocated balcony area for unit 07
19. Reduced condenser screen length and height
20. Added sight line at 50001



DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING
 85 KURRABA ROAD, KURRABA POINT
 NSW 2089
 CLIENT: WKJ PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	26.01.2019	DA SUBMISSION			
B	27.02.2019	REVISED DA SUBMISSION			
C	18.09.2019	REVISED BALCONY DEPTH			
D	16.09.2021	ISSUE FOR SECTION 4.95 SUBMISSION			
E	03.11.2021	ISSUE FOR SECTION 4.95 SUBMISSION			
F	11.02.2022	ISSUE FOR SECTION 4.95 SUBMISSION			
G	11.02.2022	ISSUE FOR SECTION 4.95 SUBMISSION			



SCALE 1:100 @ A1
 SCALE 1:200 @ A2

DA106
 LEVEL 3 PLAN

ISSUE: G
 JOB NO. 1840

PBD ARCHITECTS
 ABN 56 147 035 550
 Level 2, 52 Albion Street, Surry Hills NSW 2010
 Nominated Architect: Paul & Leanne NSW 7768

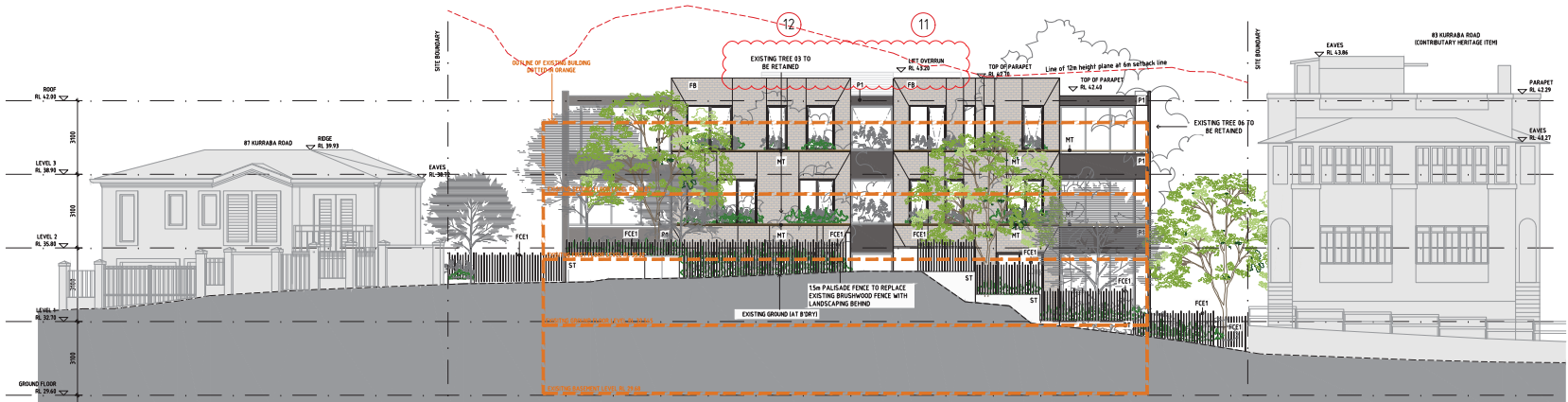
- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA/DA-1. FOR FURTHER CONSULTANT AUTHORITY CONFIRMATION WILL BE REQUIRED AT CL STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY. FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

AMENDMENT LEGEND:

- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

- Minor accessible parking relocation for structure alignment with above
- Additional storage area
- Relocation of accessible parking from LG carpark level to basement 2
- Relocation of 1 x parking bay from LG carpark level to basement 1
- Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
- Removal of fire egress access from storage area
- Removal of carport's basin
- Additional services area
- Minor change to internal layout
- Unit 11 and (previously) 12 amalgamation
- Proposed lift overrun at RL 43.20
- Relocation of AC condenser units as per DA Condition of consent RC.28
- Reduction of balcony extent as per DA Condition of consent RC.4
- Removal of window and minor change to internal layout
- Proposed photovoltaic panel on the roof
- Removal of skylight from living room and add to bathroom for unit 12
- Relocated condenser front to basement
- Revised balcony area for Unit 07
- Reduced condenser screen length and height
- Added sight line at 500ft



01 KURRABA ROAD ELEVATION
SCALE 1:100 @ A1



02 NORTHWEST ELEVATION
SCALE 1:100 @ A1

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING
85 KURRABA ROAD, KURRABA POINT
NSW 2089
CLIENT: WKU PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	26.01.2019	DA SUBMISSION			
B	27.05.2019	PROPOSED DA SUBMISSION			
C	16.09.2021	ISSUE FOR SECTION 4.55 SUBMISSION			
D	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			



DA200
ELEVATION 01

ISSUE: D
JOB NO. 1840



P - 02 9688 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
ABN 56 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Blevins NSW 7768

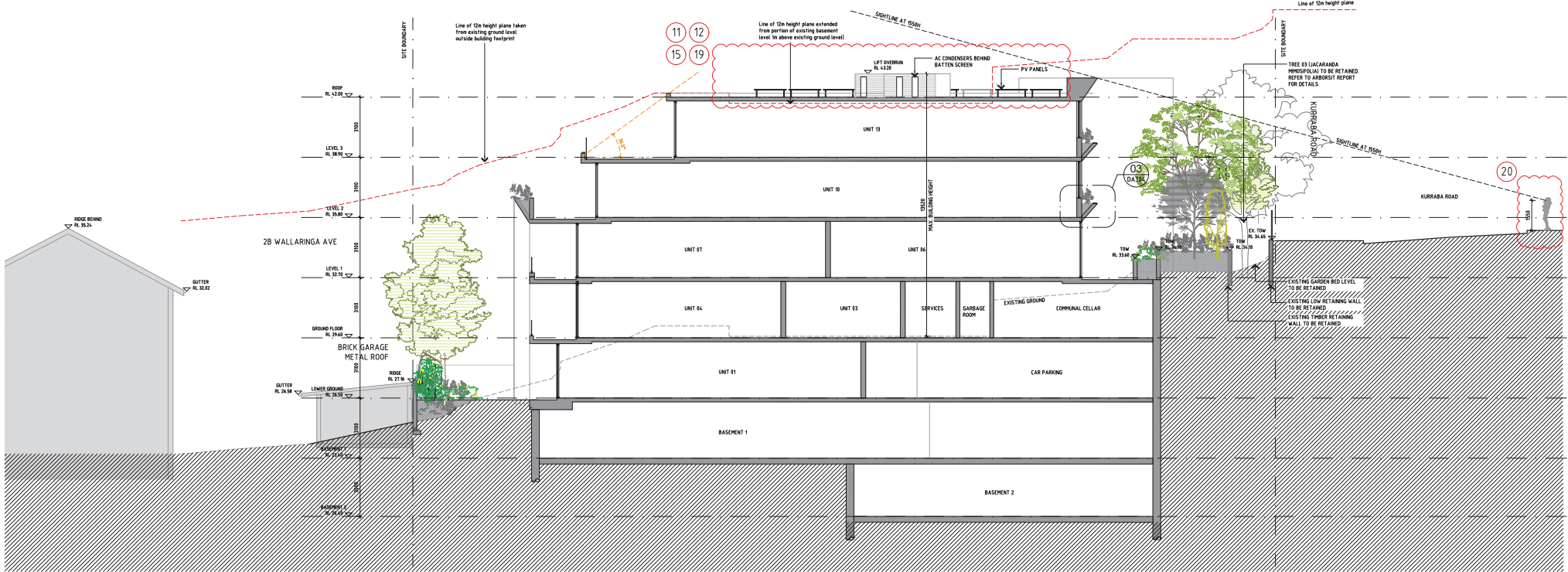
GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF DA ONLY. FURTHER CONSULTANT AUTHORITY CONFORMATION WILL BE REQUIRED AT CI STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
- AREA SCHEDULES SUPPLIES ARE APPROXIMATE ONLY. FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

AMENDMENT LEGEND:

○ PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

- AMENDMENT LIST:**
1. New accessible parking relocation for structure alignment with above
 2. Additional storage area
 3. Relocation of accessible parking from LG carpark level to basement 2
 4. Relocation of 1 x parking bay from LG carpark level to basement 1
 5. Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 6. Removal of fire egress access from storage area
 7. Removal of cabinet's base
 8. Additional services area
 9. Minor change to internal layout
 10. Unit 11 and (previous) 12 amalgamation
 11. Proposed lift overrun at RL 43.20
 12. Relocation of AC condenser units as per DA Condition of consent RC.28
 13. Reduction of balcony extent as per DA Condition of consent RC.4
 14. Removal of window and minor change to internal layout
 15. Proposed photovoltaic panel on the roof
 16. Removal of sunlight from living room and add to bathroom for unit 12
 17. Relocated condenser front to basement
 18. Revised balcony area for unit 07
 19. Reduced condenser screen length and height
 20. Added sight line at 500mm



01 SECTION A
SCALE 1:100 @ A1

DEVELOPMENT APPLICATION DRAWINGS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	26.01.2019	DA SUBMISSION			
B	27.05.2019	PROPOSED DA SUBMISSION			
C	16.09.2021	ISSUE FOR SECTION 4.50 SUBMISSION			
D	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING
85 KURRABA ROAD, KURRABA POINT
NSW 2089
CLIENT: WKJ PTY LTD



DA300
SECTION 01

ISSUE: D
JOB NO. 1840



ABN 56 147 035 550
Level 2, 52 Alison Street, Surry Hills NSW 2010
Nominated Architect: Paul Bujovic NSW 2768

GENERAL NOTES:

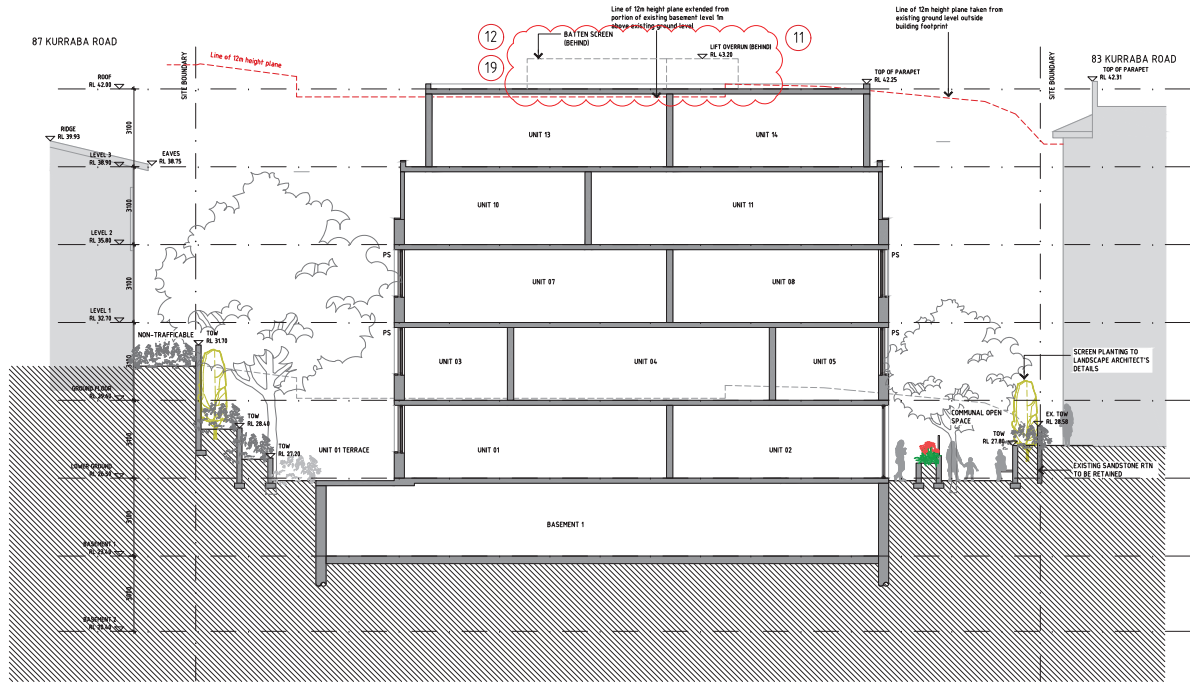
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF DA ONLY. FURTHER CONSULTANT AUTHORITY CORROBORATION WILL BE REQUIRED AT CI STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PWD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY. FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

AMENDMENT LEGEND:

PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

- Minor accessible parking relocation for structure alignment with above
- Additional storage area
- Relocation of accessible parking from LG carpark level to basement 2
- Relocation of 1 x parking bay from LG carpark level to basement 1
- Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
- Removal of fire egress access from storage area
- Removal of cleaner's basin
- Additional services area
- Minor change to internal layout
- Unit 11 and (previous) 12 amalgamation
- Proposed lift overrun at RL 43.20
- Relocation of AC condenser units as per DA Condition of consent #C.28
- Reduction of balcony extent as per DA Condition of consent #C.4
- Removal of window and minor change to internal layout
- Proposed photovoltaic panel on the roof
- Removal of sunlight from living room and add to bathroom for unit 12
- Relocated condenser from roof to basement
- Revised balcony area for Unit 07
- Reduced condenser screen length and height
- Added sight line at 5000



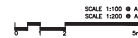
01 SECTION B
SCALE 1:100 @ A1

DEVELOPMENT APPLICATION DRAWINGS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	26.01.2019	DA SUBMISSION			
B	27.02.2019	REVISED DA SUBMISSION			
C	16.09.2021	ISSUE FOR SECTION 4.55 SUBMISSION			
D	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			

85 KURRABA ROAD, KURRABA POINT
NSW 2089

CLIENT: WKJ PTY LTD



DA301
SECTION 02

ISSUE: D
JOB NO. 1840



ABN 56 147 035 550
www.pwdarchitects.com.au
Level 2, 52 Alison Street, Surry Hills NSW 2010
Nominated Architect: Paul & Kevin NSW 7768

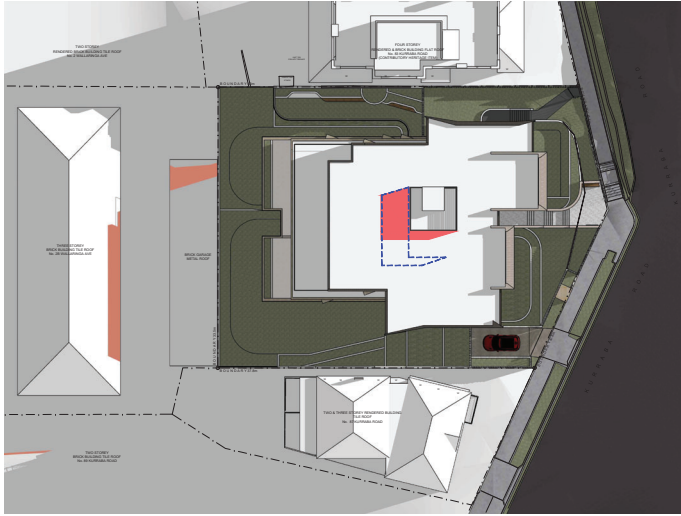
- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULT ONLY AUTHORITY CONSIDERATION WILL BE REQUIRED AT CI STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
 - COPRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

AMENDMENT LEGEND:

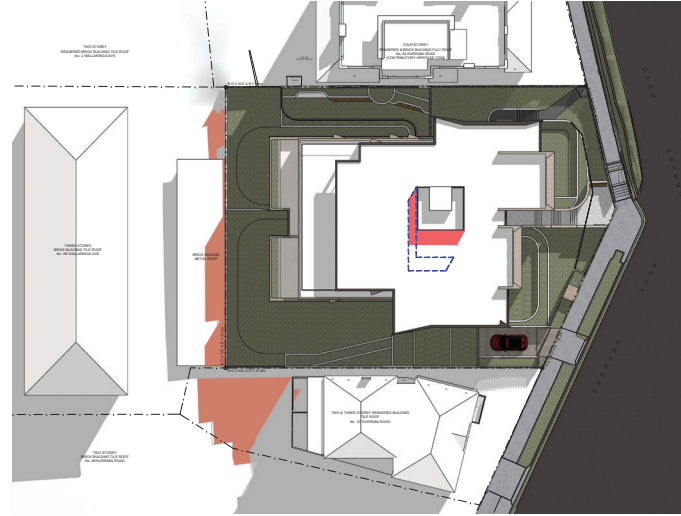
○ PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

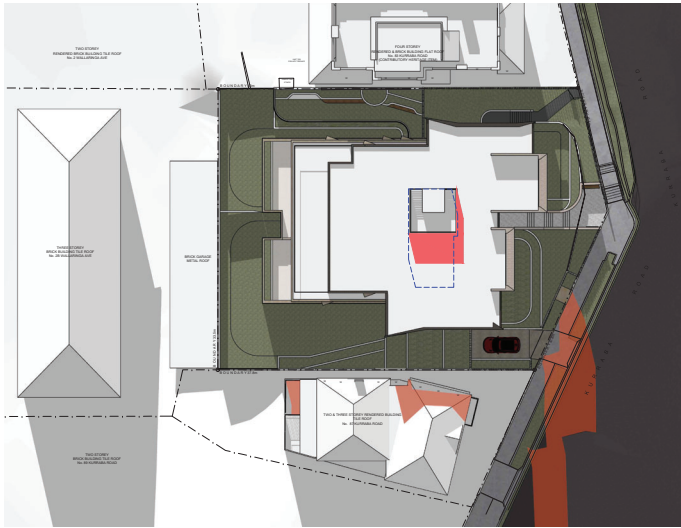
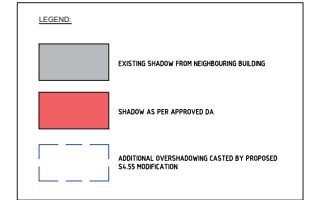
1. Minor accessible parking relocation for structure alignment with above
2. Additional storage area
3. Relocation of accessible parking from LG carpark level to basement 2
4. Relocation of 1 x parking bay from LG carpark level to basement 1
5. Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
6. Removal of fire egress access from storage area
7. Removal of cleaner's basin
8. Additional services area
9. Minor change to internal layout
10. Unit 11 and (previously) 12 amalgamation
11. Proposed lift overrun at RL 43.20
12. Reduction of A/C condenser units as per DA Condition of consent #C.28
13. Reduction of balcony extent as per DA Condition of consent #C.4
14. Removal of window and door change to internal layout
15. Proposed photovoltaic panel on the roof
16. Removal of sunlight from living room and add to bathroom for unit 12.
17. Relocated condenser front to basement
18. Revised balcony area for Unit 07
19. Reduced condenser screen length and height
20. Added sight line at 55001



01 21ST JUNE - 9AM
SCALE 1:300 @ A1



02 21ST JUNE - 12PM
SCALE 1:300 @ A1



03 21ST JUNE - 3PM
SCALE 1:300 @ A1

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING 85 KURRABARA ROAD, KURRABARA POINT NSW 2089 CLIENT: WKJ PTY LTD	A	26.01.2019	DA SUBMISSION			
	B	27.05.2019	REVISED DA SUBMISSION			
	C	16.09.2021	ISSUE FOR SECTION 4.55 SUBMISSION			
	D	08.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			
	E	11.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			
	F	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			



DA621

SHADOW DIAGRAM JUNE

ISSUE: F
JOB NO. 1840



ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Bulevic NSW 7768

- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA/DALE - FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT CI STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBO ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- AMENDMENT LEGEND:**
- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

- AMENDMENT LIST:**
- Minor accessible parking reallocation for structure alignment with above
 - Additional storage area
 - Relocation of accessible parking from LG carpark level to basement 2
 - Relocation of 1 x parking bay from LG carpark level to basement 1
 - Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 - Removal of fire egress access from storage area
 - Removal of cleaner's basin
 - Additional services area
 - Minor change to internal layout
 - Unit 11 and (previous) 12 amalgamation

- Proposed lift overrun at RL 43.20
- Relocation of AC condenser units as per DA Condition of consent #C.28
- Reduction of balcony extent as per DA Condition of consent #C.4
- Removal of window and door change to internal layout
- Proposed photovoltaic panel on the roof
- Removal of sunlight from living room and add to bathroom for unit 12
- Relocated condenser front to basement
- Revised balcony area for Unit 07
- Reduced condenser screen length and height
- Added sight line at 55001



01 EXISTING VIEW FROM 142 KURRABA RD - LEVEL 1 VIEW
NS



03 APPROXIMATE CAMERA LOCATION
NS



02 PROPOSED VIEW FROM 142 KURRABA RD - LEVEL 1 VIEW
NS

EXISTING TREE 03 TO BE RETAINED

EXISTING TREE 06 TO BE RETAINED

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING 85 KURRABA ROAD, KURRABA POINT NSW 2089 CLIENT: WKJ PTY LTD	A	26 01 2019	DA SUBMISSION			
	B	27 05 2019	PROPOSED DA SUBMISSION			
	C	16 08 2021	ISSUE FOR SECTION 4.55 SUBMISSION			
	D	14 02 2022	ISSUE FOR SECTION 4.55 SUBMISSION			

DA630

VIEW IMPACT ANALYSIS 01
142 KURRABA RD, KURRABA POINT

ISSUE: D
JOB No. 1840

PBO | ARCHITECTS

ABN 36 147 035 550
P - 02 9688 8140 E - info@pboarchitects.com.au W - www.pboarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul B. Lewis NSW 7768

- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULT ONLY AUTHORITY CONSIDERATION WILL BE REQUIRED AT CI STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- AMENDMENT LEGEND:**
- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)
- AMENDMENT LIST:**
- Minor accessible parking relocation for structure alignment with above
 - Additional storage area
 - Relocation of accessible parking from LG carpark level to basement 2
 - Relocation of 1 x parking bay from LG carpark level to basement 1
 - Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 - Removal of fire egress access from storage area
 - Removal of carport's basin
 - Additional services area
 - Minor change to internal layout
 - Unit 11 and (previous) 12 amalgamation
 - Proposed lift overrun at RL 43.20
 - Relocation of AC condenser units as per DA Condition of consent #C.28
 - Reduction of balcony extent as per DA Condition of consent #C.4
 - Removal of window and door change to internal layout
 - Proposed photovoltaic panel on the roof
 - Removal of sunlight from living room and add to bathroom for unit 12
 - Relocated condenser front to basement
 - Revised balcony area for Unit 07
 - Reduced condenser screen length and height
 - Added sight line at 500m



01 EXISTING VIEW FROM 146 KURRABA RD - LEVEL 1 VIEW
NS



03 APPROXIMATE CAMERA LOCATION
NS



EXISTING TREE 06 TO BE RETAINED

EXISTING TREE 03 TO BE RETAINED

02 PROPOSED VIEW FROM 146 KURRABA RD - LEVEL 1 VIEW
NS

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING 85 KURRABA ROAD, KURRABA POINT NSW 2099 CLIENT: WKJ PTY LTD	A	26.01.2019	DA SUBMISSION			
	B	27.03.2019	REVISED DA SUBMISSION			
	C	16.08.2021	ISSUE FOR SECTION 4.55 SUBMISSION			
	D	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			

DA632

VIEW IMPACT ANALYSIS 03
146 KURRABA RD, KURRABA POINT

ISSUE: D
JOB NO. 1840



ABN: 36 147 035 550
P: 02 9688 8140 E: info@pbdarchitects.com.au W: www.pbdarchitects.com.au
Level 2, 52 Alison Street, Surry Hills NSW 2010
Nominated Architect: Paul B. Lewis NSW 7768

- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA/DALE - FURTHER CONSULTANT AUTHORITY CONFORMATION WILL BE REQUIRED AT CI STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBO ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

AMENDMENT LEGEND:

○ PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

1. Minor accessible parking reallocation for structure alignment with above
2. Additional storage area
3. Relocation of accessible parking from LG carpark level to basement 2
4. Relocation of 1 x parking bay from LG carpark level to basement 1
5. Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
6. Removal of fire egress access from storage area
7. Removal of carport's back
8. Additional services area
9. Minor change to internal layout
10. Unit 11 and (previous) 12 amalgamation
11. Proposed lift overrun at RL 43.20
12. Relocation of AC condenser units as per DA Condition of consent #C.28
13. Reduction of balcony extent as per DA Condition of consent #C.4
14. Removal of window and door change to internal layout
15. Proposed photovoltaic panel on the roof
16. Removal of sunlight from living room and add to bathroom for unit 12.
17. Relocated condenser front to basement
18. Revised balcony area for Unit 07
19. Reduced condenser screen length and height
20. Added sight line at 55001



01 EXISTING VIEW FROM 146 KURRABA RD - LEVEL 2 VIEW
NS



03 APPROXIMATE CAMERA LOCATION
NS



EXISTING TREE 06 TO BE RETAINED

EXISTING TREE 03 TO BE RETAINED

02 PROPOSED VIEW FROM 146 KURRABA RD - LEVEL 2 VIEW
NS

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING 85 KURRABA ROAD, KURRABA POINT NSW 2089 CLIENT: WKJ PTY LTD	A	26.01.2019	DA SUBMISSION			
	B	27.02.2019	PROPOSED DA SUBMISSION			
	C	16.09.2021	ISSUE FOR SECTION 4.55 SUBMISSION			
	D	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			

DA633
VIEW IMPACT ANALYSIS 04
146 KURRABA RD, KURRABA POINT

ISSUE: D
JOB No. 1840



ABN 36 147 035 550
P - 02 9688 8140 E - info@pboarchitects.com.au W - www.pboarchitects.com.au
Level 2, 52 Alison Street, Surry Hills NSW 2010
Nominated Architect: Paul Bulevic NSW 7768

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY CONFORMATION WILL BE REQUIRED AT CI STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- AMENDMENT LEGEND:**
- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

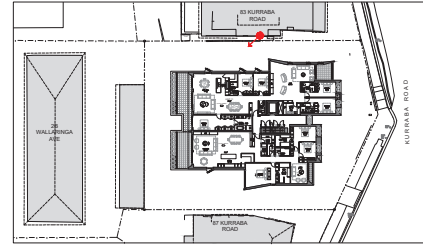
- AMENDMENT LIST:**
- Minor accessible parking relocation for structure alignment with above
 - Additional storage area
 - Relocation of accessible parking from LG carpark level to basement 2
 - Relocation of 1 x parking bay from LG carpark level to basement 1
 - Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 - Removal of fire egress access from storage area
 - Removal of cleaner's basin
 - Additional services area
 - Minor change to internal layout
 - Unit 11 and (previously) 12 amalgamation
 - Proposed lift overrun at RL 43.20
 - Relocation of AC condenser units as per DA Condition of consent #C.28
 - Reduction of balcony extent as per DA Condition of consent #C.4
 - Removal of window and door change to internal layout
 - Proposed photovoltaic panel on the roof
 - Removal of sunlight from living room and add 1x bathroom for unit 12
 - Relocated condenser front to basement
 - Revised balcony area for Unit 07
 - Reduced condenser screen length and height
 - Added sight line at 500ft



01 EXISTING VIEW FROM 83 KURRABA RD - KITCHEN WINDOW AT LEVEL 3 TOWARDS SUBJECT SITE



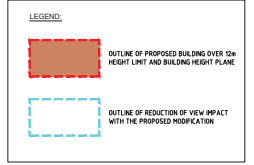
03 APPROXIMATE CAMERA LOCATION



02 DA APPROVED VIEW FROM 83 KURRABA RD - KITCHEN WINDOW AT LEVEL 3 TOWARDS SUBJECT SITE



04 PROPOSED VIEW FROM 83 KURRABA RD - KITCHEN WINDOW AT LEVEL 3 TOWARDS SUBJECT SITE



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING 85 KURRABA ROAD, KURRABA POINT NSW 2099 CLIENT: WKJ PTY LTD	A	26 01 2019	DA SUBMISSION			
	B	27 02 2019	REVISED DA SUBMISSION			
	C	07 12 2021	ISSUE FOR SECTION 4.55 SUBMISSION			
	D	14 02 2022	ISSUE FOR SECTION 4.55 SUBMISSION			

DA634
VIEW IMPACT ANALYSIS 05
83 KURRABA RD, KURRABA POINT

ISSUE: D
JOB NO. 1840



ABN 56 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Bulevic NSW 2768

- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULT ONLY AUTHORITY CONSIDERATION WILL BE REQUIRED AT CE STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PWD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - AREA SCHEDULED SUPPLIES ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- AMENDMENT LEGEND:**
- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

- AMENDMENT LIST:**
1. New accessible parking relocation for structure alignment with above
 2. Additional storage area
 3. Relocation of accessible parking from LG carpark level to basement 2
 4. Relocation of 1 x parking bay from LG carpark level to basement 1
 5. Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 6. Removal of fire egress access from storage area
 7. Removal of ceasing's basin
 8. Additional services area
 9. Minor change to internal layout
 10. Unit 11 and (previous) 12 amalgamation

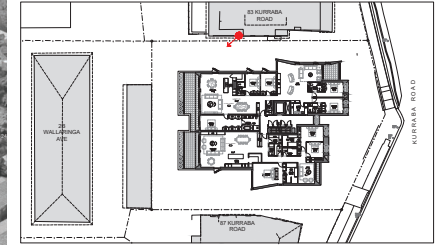
11. Proposed lift overrun at RL 43.20
12. Relocation of AC condenser units as per DA Condition of consent RC.28
13. Reduction of balcony extent as per DA Condition of consent RC.4
14. Removal of window and minor change to internal layout
15. Proposed photovoltaic panel on the roof
16. Removal of sunlight from living room and add 1x bathroom for unit 12
17. Relocated condenser front to basement
18. Revised balcony area for Unit 07
19. Reduced condenser screen length and height
20. Added sight line at 5000'



01 EXISTING VIEW FROM 83 KURRABA RD - REAR LOUNGE WINDOW AT LEVEL 3 TOWARDS SUBJECT SITE



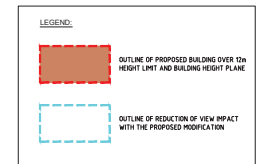
03 APPROXIMATE CAMERA LOCATION



02 DA APPROVED VIEW FROM 83 KURRABA RD - REAR LOUNGE WINDOW AT LEVEL 3 TOWARDS SUBJECT SITE



04 PROPOSED VIEW FROM 83 KURRABA RD - REAR LOUNGE WINDOW AT LEVEL 3 TOWARDS SUBJECT SITE



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING 85 KURRABA ROAD, KURRABA POINT NSW 2099	A	26.01.2019	DA SUBMISSION			
	B	27.05.2019	PROPOSED DA SUBMISSION			
	C	07.12.2021	ISSUE FOR SECTION 4.55 SUBMISSION			
	D	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			
CLIENT: WKJ PTY LTD						

DA635
VIEW IMPACT ANALYSIS 06
83 KURRABA RD, KURRABA POINT

ISSUE: D
JOB NO. 1840



ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buckley NSW 7768

- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULT LOCAL AUTHORITY CONFORMANCE WILL BE REQUIRED AT CE STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- AMENDMENT LEGEND:**
- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

- AMENDMENT LIST:**
1. Minor accessible parking relocation for structure alignment with above
 2. Additional storage area
 3. Relocation of accessible parking from LG carpark level to basement 2
 4. Relocation of 1 x parking bay from LG carpark level to basement 1
 5. Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
 6. Removal of fire egress access from storage area
 7. Removal of carport's basin
 8. Additional services area
 9. Minor change to internal layout
 10. Unit 11 and (previous) 12 amalgamation
 11. Proposed lift overrun at RL 43.20
 12. Relocation of AC condenser units as per DA Condition of consent #C.28
 13. Reduction of balcony extent as per DA Condition of consent #C.4
 14. Removal of window and minor change to internal layout
 15. Proposed photovoltaic panel on the roof
 16. Removal of daylight from living room and add to bathroom for unit 12
 17. Relocated condenser front to basement
 18. Revised balcony area for Unit 07
 19. Reduced condenser screen length and height
 20. Added sight line at 55001



01 EXISTING VIEW FROM 6/83 KURRABA RD - ROOFTOP VIEW TOWARDS SUBJECT SITE



03 APPROXIMATE CAMERA LOCATION



02 DA APPROVED VIEW FROM 6/83 KURRABA RD - ROOFTOP VIEW TOWARDS SUBJECT SITE



03 PROPOSED VIEW FROM 6/83 KURRABA RD - ROOFTOP VIEW TOWARDS SUBJECT SITE

DEVELOPMENT APPLICATION DRAWINGS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	27 05 2019	REVISED DA SUBMISSION			
B	18 09 2021	ISSUE FOR SECTION 4.95 SUBMISSION			
C	07 12 2021	ISSUE FOR SECTION 4.95 SUBMISSION			
D	14 02 2022	ISSUE FOR SECTION 4.95 SUBMISSION			

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
85 KURRABA ROAD, KURRABA POINT
NSW 2089
CLIENT: WKJ PTY LTD

DA636

VIEW IMPACT ANALYSIS 07
83 KURRABA RD, KURRABA POINT

ISSUE: D
JOB NO. 1840

PBD | ARCHITECTS

ABN 36 147 035 550
P - 02 9688 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Alison Street, Surry Hills NSW 2010
Nominated Architect: Paul Bulevich NSW 7768

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY CONFORMATION WILL BE REQUIRED AT CI STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPIRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

AMENDMENT LEGEND:

PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

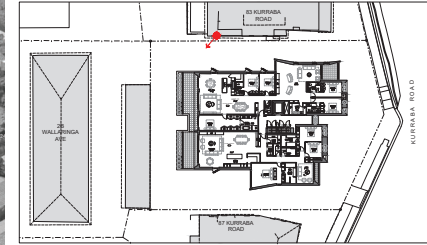
1. Minor accessible parking relocation for structure alignment with above
2. Additional storage area
3. Relocation of accessible parking from LG carpark level to basement 2
4. Relocation of 1 x parking bay from LG carpark level to basement 1
5. Removal of 2 x windows and introduction of a sliding door to provide direct access to the southern terrace
6. Removal of fire egress access from storage area
7. Removal of ceasing's basin
8. Additional services area
9. Minor change to internal layout
10. Unit 11 and (previous) 12 amalgamation
11. Proposed lift overrun at RL 43.20
12. Relocation of AC condenser units as per DA Condition of consent RC.28
13. Reduction of balcony extent as per DA Condition of consent RC.4
14. Removal of window and minor change to internal layout
15. Proposed photovoltaic panel on the roof
16. Removal of sunlight from living room and add to bathroom for unit 12
17. Relocated condenser front to basement
18. Revised balcony area for Unit 07
19. Reduced condenser screen length and height
20. Added sight line at 500ft



01 EXISTING VIEW FROM 83 KURRABA RD - MOST REAR LOUNGE WINDOW AT LEVEL 3 TOWARDS SUBJECT SITE
NS



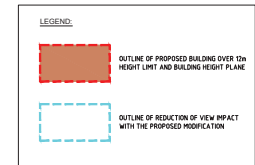
03 APPROXIMATE CAMERA LOCATION
NS



02 DA APPROVED VIEW FROM 83 KURRABA RD - MOST REAR LOUNGE WINDOW AT LEVEL 3 TOWARDS SUBJECT SITE
NS



04 PROPOSED VIEW FROM 83 KURRABA RD - MOST REAR LOUNGE WINDOW AT LEVEL 3 TOWARDS SUBJECT SITE
NS



DEVELOPMENT APPLICATION DRAWINGS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	27.05.2019	REVISED DA SUBMISSION			
B	07.12.2021	ISSUE FOR SECTION 4.55 SUBMISSION			
C	14.02.2022	ISSUE FOR SECTION 4.55 SUBMISSION			

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
85 KURRABA ROAD, KURRABA POINT
NSW 2089
CLIENT: WKJ PTY LTD

DA637
VIEW IMPACT ANALYSIS 08
83 KURRABA RD, KURRABA POINT

ISSUE: C
JOB No. 1840

PBD | ARCHITECTS

ABN 56 147 035 550
W: www.pbdarchitects.com.au
Level 2, 52 Alison Street, Surry Hills NSW 2010
Nominated Architect: Paul Bulevich NSW 7758