



NSLPP MEETING HELD ON 02/08/2023

SECTION 4.55 MODIFICATION REPORT

Attachments:

1. Site Plan
2. Proposed S4.55 (DA432/21/5) plans
3. Approved S4.,55 (DA432/21/3) plans

ADDRESS/WARD: 2 Sutherland Street, Cremorne

APPLICATION No: DA432/2021/5

PROPOSAL: Section 4.55(2) modification relating to the demolition of an existing residential flat building and construction of a part 4, part 5 storey residential flat building containing 11 apartments with basement parking for 18 vehicles, and landscaping and associated works.

OWNER: AP Land No 1 Pty Ltd

APPLICANT: AP Development No 1 Pty Ltd

AUTHOR: Michael Stephens, Senior Assessment Officer

DATE OF REPORT: 14 July 2023

DATE LODGED: 23 May 2023

SUBMISSIONS: Nil

RECOMMENDATION: Approval

EXECUTIVE SUMMARY

This application made under Section 4.55(2) of the Environmental Planning and Assessment Act 1979 seeks consent to modify development consent DA432/2021 for the demolition of an existing residential flat building and construction of a part 4, part 5 storey residential flat building containing 11 apartments with basement parking for 18 vehicles, and landscaping and associated works at 2 Sutherland Street, Cremorne.

The application is reported to the North Sydney Local Planning Panel for determination as the application relates to a Section 4.55(2) modification which involves modifications relating to condition of consent endorsed by the Panel.

The assessment of the original development application recommended a deferred commencement condition (AA1) to delete a subterranean bedroom for Unit 1 located on the lower ground floor of the building. The Panel in determining the application, endorsed the recommended condition and further outlined the reasons for the imposition of the condition in the granting of development consent.

In accordance with Section 4.55(3) of the Act, the consent authority must take into consideration the reasons given by the consent authority, in this instance the Panel, for the grant of the consent that is sought to be modified.

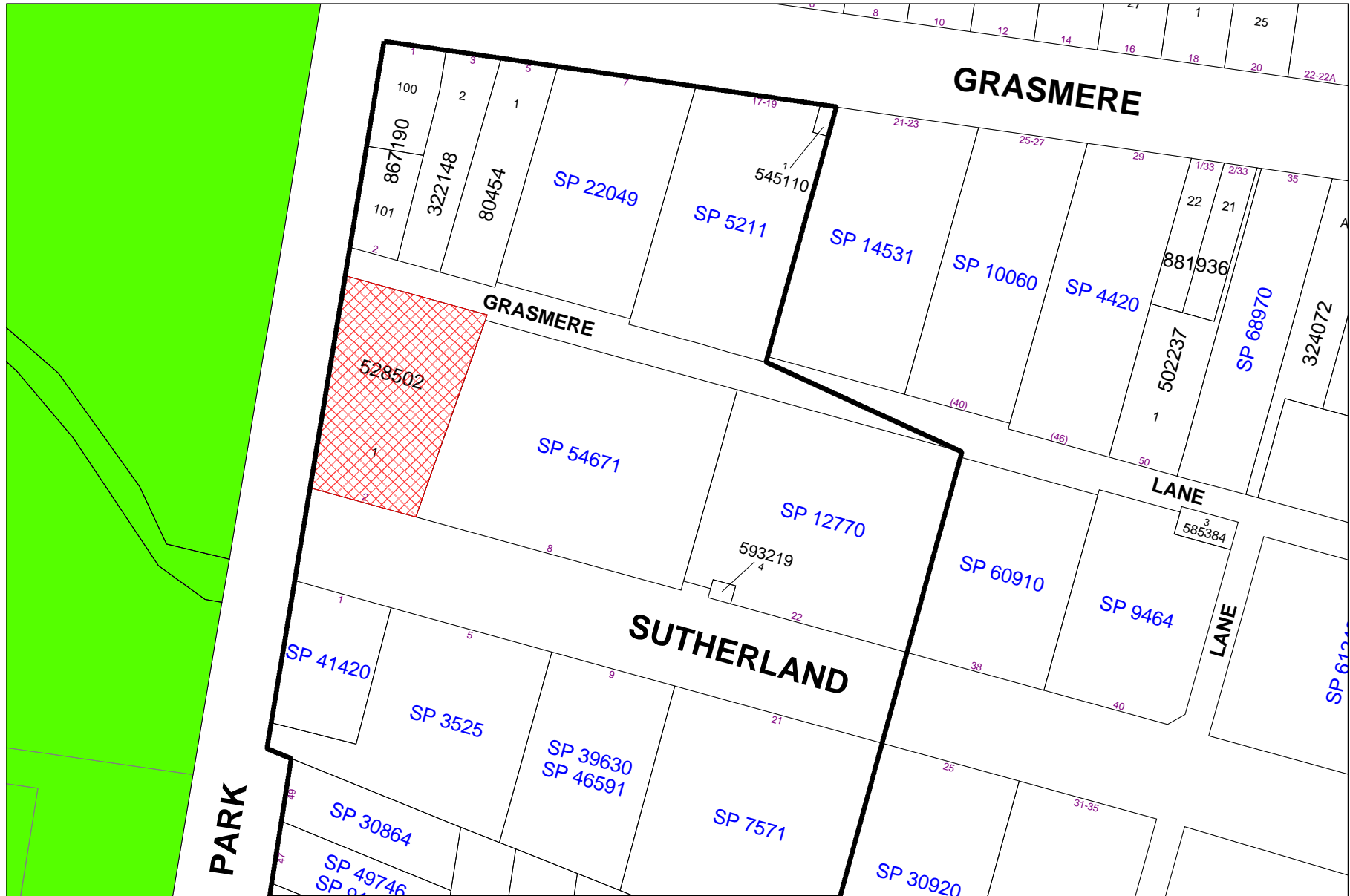
The proposed modifications reduce the depth of the apartment to provide improved amenity towards the rear of the apartment to accommodate an additional bedroom, which is located substantially below ground the adjacent footpath level, however, would achieve reasonable amenity due to the favourable northern aspect of the apartment which is otherwise located at or above existing ground level.

The proposed modifications to the apartment have achieved the intent of Condition AA1, in that the additional bedroom is located predominantly at ground level and would achieve a reasonable degree of amenity.

The application was notified in accordance with Council's Community Engagement Protocol, however, no submissions were received.

On balance the modification application is considered to be reasonable and is recommended for approval.

LOCATION MAP



Property/Applicant ● Submitters - Properties Notified

DESCRIPTION OF PROPOSAL

This application made under Section 4.55(2) of the Act seeks consent to modify development consent DA432/2021, most recently modified under application DA432/2021/3, relating to the demolition of an existing residential flat building and construction of a part 4, part 5 storey residential flat building containing 11 apartments with basement parking for 18 vehicles, and landscaping and associated works.

The proposed modifications include:

- Reduction in the depth of the open plan kitchen, dining and living area from 9.5m to 8m.
- Deletion of the window within the western elevation of the kitchen associated with the reduction in the depth of the room open plan room.
- Use of the approved storage area behind the kitchen as an additional bedroom, increasing the size of the apartment from a one-bedroom apartment to a two bedroom apartment within its existing floor area.
- Internal alterations to the approved storage areas to construct the proposed bedroom with a walk-in-robe and ensuite, and retention of a large storage room.
- Construction of a new window with a step out to provide light and amenity to the proposed additional bedroom.
- There is no change to the extent of excavation or location of retaining walls within the western side setback of the building.

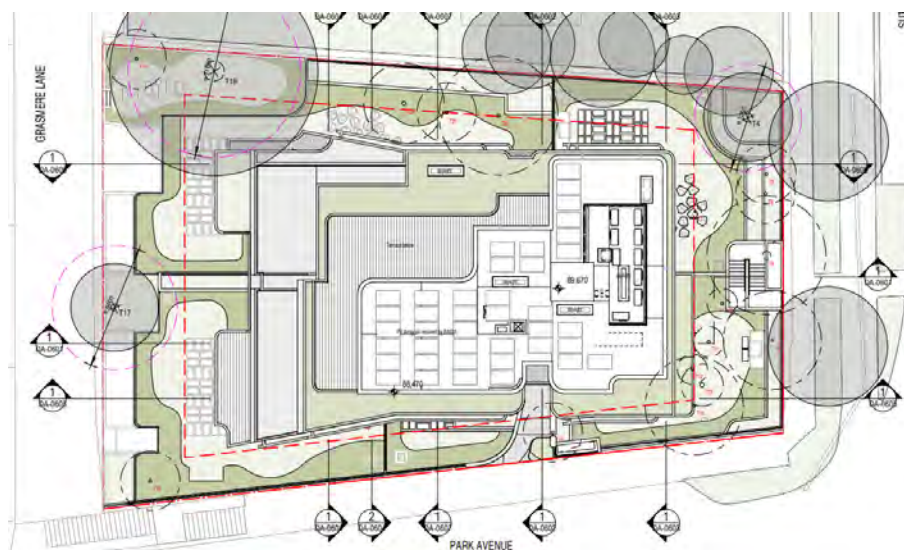


Figure 1. Proposed Site Plan (No Change)

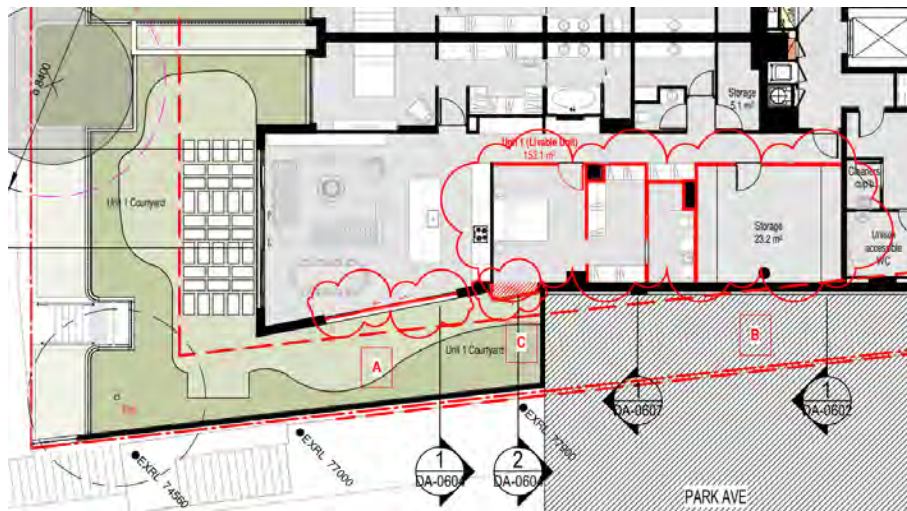


Figure 2. Proposed Lower Ground Floor Level Plan



Figure 3. Proposed Northern Elevation (No Change)



Figure 4. Proposed Western Elevation (at the building line behind existing footpath retaining wall)

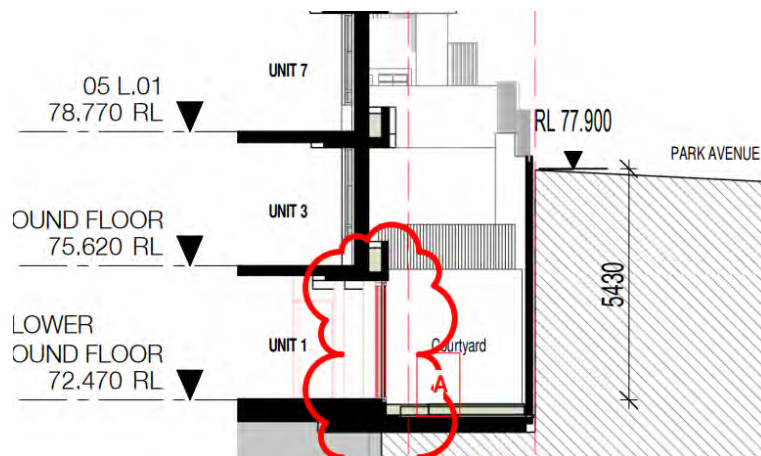


Figure 5. Proposed Section through Bedroom 2 or Unit 1



Figure 6. Montage of western side courtyard

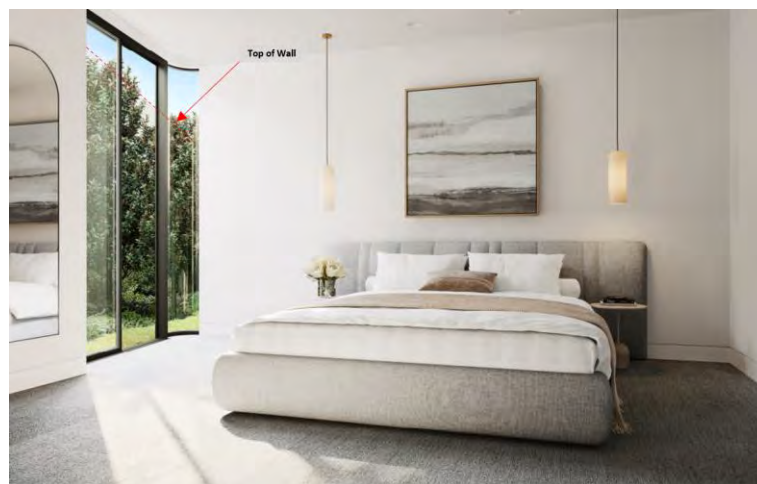


Figure 7. Montage of Bedroom 2's outlook

Review of Determined Plans

The proposed modifications plans have been revised against the stamped approved plans to ensure that no further changes have been made outside of the scope of the proposed modifications sought under this application. It is noted that there are some discrepancies regarding landscaping and paving, however, these do not affect the plans recommended to form part of the consent as identified in Condition A# and are in part also to be informed by the approved landscape plans.

Consent Authority

The Minister's Local Planning Panel Direction dated 30 June 2020 outlines the types of developments that are to be determined by the Local Planning Panel which includes Section 4.55(2) applications for modifications to consents approved by the Panel, if:

- The application seeks to modify a condition imposed or modified by the Panel.
- The application meets the criteria for development application set out in the Schedules to the direction relating to conflict of interest, contentious development or departure from development standards.

The assessment recommended condition AA1 requiring the second bedroom of Unit 1 on the lower ground floor to be deleted. The Panel, in granting consent to the application, also raised concern with the subterranean nature of the proposed second bedroom and the lack of amenity that could be achieved. For the purpose of the above, it is considered that the proposed modification would affect the operation or intent of the condition (AA1) as endorsed by the Panel through their reasons, although not specifically imposed or amended by the Panel, such that the Section 4.55(2) modification should be referred to the Panel for determination.

In addition, Section 4.55(3), requires the consent authority must take into consideration the reasons given by the consent authority in the grant of the consent that is sought to be modified. In this instance, the reason for approval provided by the Panel outlined the necessity of the condition to enable granting of the consent and therefore, in considering the proposed modification, the Panel should be afforded the opportunity to determine the modification application as it relates to the reasons provided by the Panel in the granting of the original consent and the operation of the aforementioned condition.

STATUTORY CONTROLS

North Sydney Local Environmental Plan 2013

- Zoning – R4 High Density Residential
- Item of Heritage – No
- In Vicinity of Item of Heritage – Item I0024 “Cammeray Park”
- Conservation Area – No

Environmental Planning and Assessment Act 1979

- s7.11 Infrastructure Contributions

SEPP No. 65 - Design Quality of Residential Apartment Development

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

POLICY CONTROLS

North Sydney Development Control Plan 2013

Apartment Design Guide

North Sydney Local Infrastructure Contributions Plan 2020

DESCRIPTION OF LOCALITY

The subject site is legally described as Lot 1 in DP 528502 and is known as 2 Sutherland Street, Cremorne. The site is located on the northern (low) side of Sutherland Street and the eastern low side of Park Avenue. The site has a rear laneway to the north, being Grasmere Lane.

The site is an irregular trapezoid shape. The site has frontages to Sutherland Street of 23.2m, Park Avenue of 46.04m, and Grasmere Lane of 31.4m and a western side boundary of 44.6m, equating to a site area of 1247.8sqm. The land falls from the front (Sutherland Street) to the rear (Grasmere Lane) by approximately 10.6-11.8m, and from the west (Park Avenue) to the eastern side boundary (adjoining No. 8 Sutherland Street) by approximately 4.0-7.2m.



Figure 7. Aerial Image of the subject site and surrounds (Nearmap captured 17 May 2022)

The site is zoned R4 High Density Residential and contains an existing four storey residential flat building containing 21 apartments. The existing building steps down the slope of the land and has multiple levels of basement and ground level parking.



Figure 8. NSLIP 2013 Land use zoning map with the subject site shown outlined in yellow.

The surrounding development typology includes a mix of residential development with residential flats buildings located towards the south and east and dwelling houses towards the north.

The site is located opposite Cammeray Park which is identified as a heritage item of local significance in Schedule 5 to NSLEP 2013. The subject site and surrounding residential properties are not identified as a heritage item or located within a conservation area.



Figure 9. Existing western side undercroft and courtyard below Park Avenue

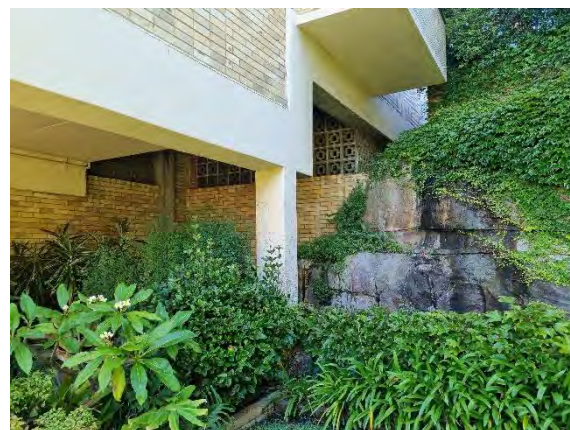


Figure 10. Existing western side undercroft and courtyard below Park Avenue



Figure 11. Existing excavated parking area



Figure 12. Existing western courtyard adjacent to Park Avenue

RELEVANT DEVELOPMENT HISTORY

On 3 August 2022, Development Application **DA432/2021** was approved by the North Sydney Local Planning Panel, subject to a deferred commencement.

On 11 November 2022, the Deferred Commencement Conditions were satisfied, and the consent made operative from 11 November 2022 to 11 November 2027.

On 9 November 2022, Modification Application **DA432/2021/02** lodged under section 4.55(1A) of the Act to modify various conditions of consent to enable the staging of the construction certification. The application was approved on 25 January 2023.

On 22 December 2022, Modification Application **DA432/2021/03** lodged under section 4.55(2) of the Act for various modification relating NCC/BCA construction issues was approved under delegation on 7 June 2023.

On 13 April 2023, Modification Application **DA432/2021/04** lodged under section 4.55(2) of the Act was rejected because insufficient information had been submitted.

On 13 April 2023, Modification Application **DA432/2021/05** lodged under section 4.55(2) of the Act for to modify Unit 1 on the lower ground floor level to accommodate an additional bedroom (“the Subject Modification Application”).

RELEVANT APPLICATION HISTORY

Date	Assessment
23 May 2023	The subject modification application was lodged with Council via the NSW Planning Portal.
31 May 2023	The application was notified in accordance with Council’s Community Engagement Protocol from 9 June 2023 until 23 June 2023
31 May 2023	A ‘Stop the Clock’ letter was sent to the applicant requesting additional information including a Design Verification Statement.
3 July 2023	A revised Design Verification Statement was provided to satisfy SEPP 65.
3 July 2023	Revised plans were submitted to consolidate the recent approval of Modification Application DA432/2021/04. There were no changes to the proposed modifications.

REFERRALS

Building

The modification application was referred to Council’s Building Surveyors who advised that the application was supported by a NCC BCA compliance report which concluded that the proposed development could comply with the NCC BCA. No further conditions were recommended.

SUBMISSIONS

The development application was notified in accordance with Council’s Community Engagement Protocol from 9 June 2023 until 23 June 2023, however, no submissions were received.

CONSIDERATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 2013

Section 4.55 Modifications of Consents – Other

- (1) *A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—*

- (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 proposed modified development is considered to be substantially the same development as the development for which consent was originally granted. The proposed modifications would allow Unit 1 to have two bedroom as originally proposed by resolving the amenity related issues that required deletion of this bedroom under condition AA1. There are no other changes to the overall nature or size of the development. The proposed additional bedroom is located within the approved building envelope and is compatible with the size of the approved apartment.

- (b) *it has consulted with the relevant Minister, public authority or approval body; and*

Referral to the Minister, any public authority or external approval body was not required.

- (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*

The modification application was notified in accordance with Council's Community Engagement Protocol from 9 June 2023 until 23 June 2023.

- (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.*

No submissions were received.

- (3) In determining the application for modification, has taken into consideration such matters referred to under Section 4.15 (1) as are relevant. Consideration of the reasons given by the consent authority for the grant of the consent that is sought to be modified in accordance with Section 4.55(3).

The proposed modifications are assessed against the matters for consideration in Subsection 4.15(1) of the Act further in this report. With regard to the reasons for the granting of the original consent in accordance with Subsection 4.55(3), the Panel's reasons for making the determination are assessed below:

The Council Officers Report, Recommendation and Conditions are endorsed by the Panel.

Panel Reason:

The Panel supported the deletion of the second bedroom of Unit 1 in accordance with the North Sydney DCP (Clause 1.3.1). The habitable room should be no more than 1m below the ground level whereas the proposed is 7m below the footpath level, and this unit has limited amenity. The typographical error in Condition AA1 is corrected to refer to Unit 1.

The Panel noted the additional submission from the applicant regarding the Affordable Housing Contribution and the Supplementary Report provided by Council. The Panel is of the view that the Council report substantiates the assessment and contribution to be levied.

The Panel notes the conditions are drafted as per the standard conditions. The Applicant may seek specific amendments to these later if they see fit to do so.

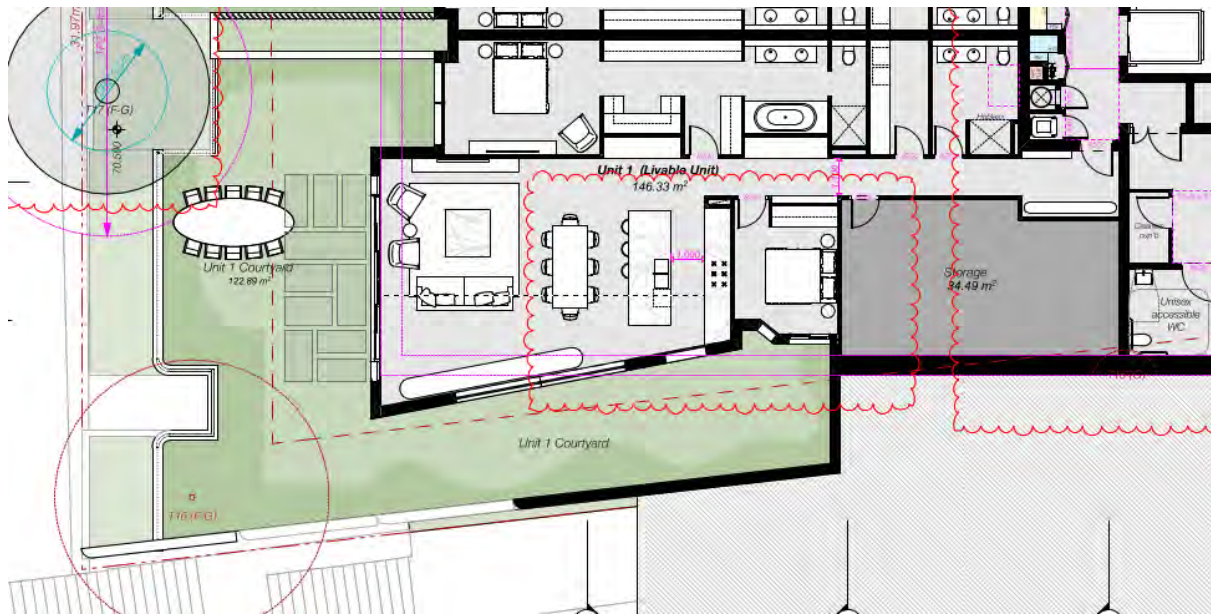


Figure 13. Originally proposed Unit 1 plan – subject to Condition AA1

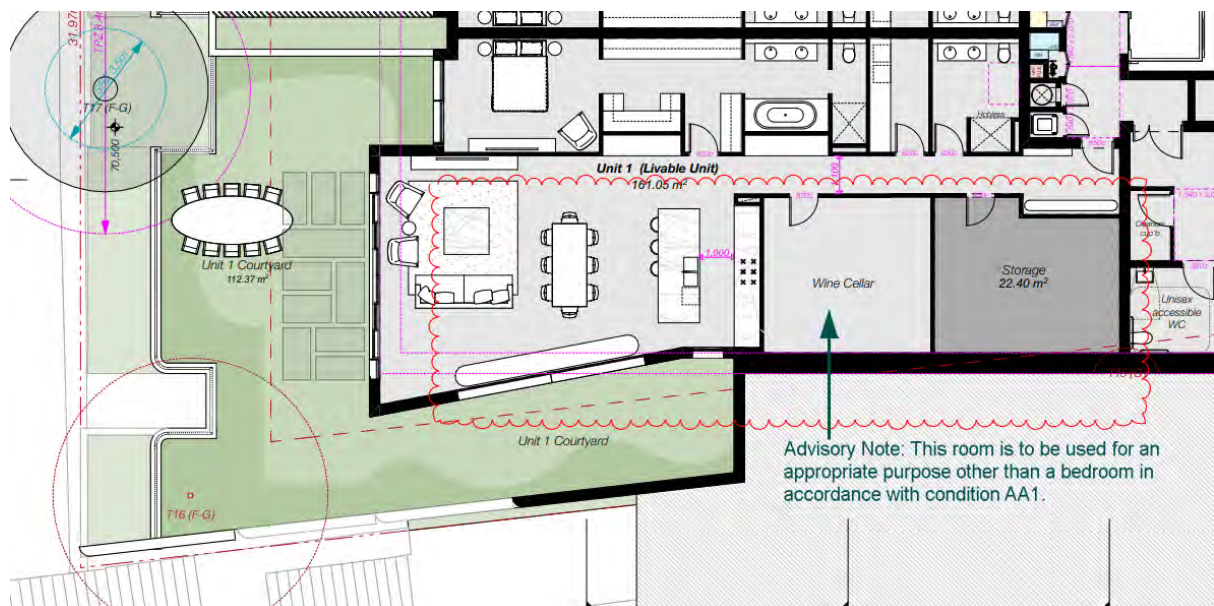


Figure 14. Unit 1 plan complying with Condition AA1 (Stamped Approved Plan from Operative Consent dated 11 November 2023).

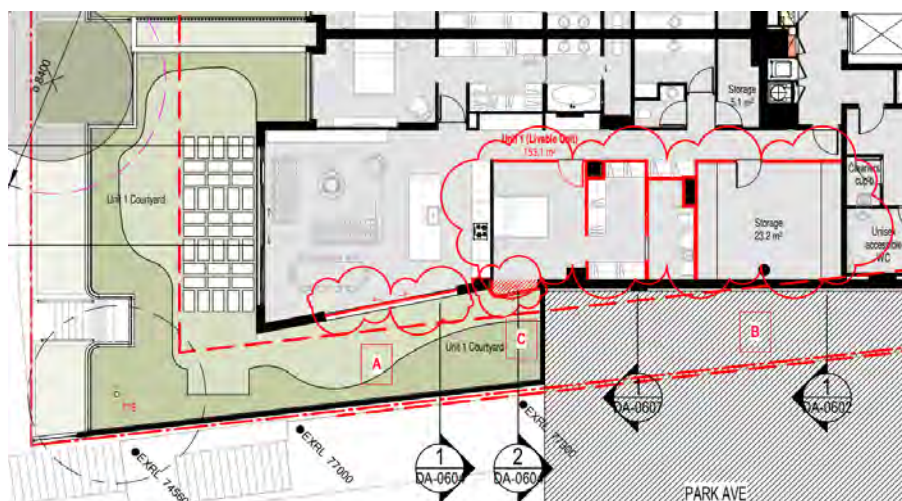


Figure 15. Proposed Unit 1 Plan (DA432/2021/5)

The proposed modifications are considered to be consistent with the reasons for approval in that the reason for the imposition of condition AA1 has been satisfactorily resolved with respect to the proposed second bedroom of Unit 1 on the lower ground floor level. The amenity is addressed below with respect to the relevant design criteria and development controls in the ADG and NSDCP 2013.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in Non-Rural Areas

Section 2.6 of the Policy specifies that a person must not clear declared vegetation in a non-rural area of the State without consent. The Policy confers the ability for a council to declare vegetation in a Development Control Plan where consent is required to remove or impact the vegetation. Section 16 of Part B in NSDCP 2013 specifies declared trees for the purpose of the Policy which includes primarily trees over 5m in height or crown width.

The original application involved the removal of several trees and potential impact to others to undertake the proposed excavation and construction works. The development was considered to satisfy the provisions of the Policy in that consent was sought for the works and that the matters in Section 16 of Part B in NSDCP 2013 were satisfied. The proposed modifications do not seek to remove any additional trees or increase the potential impact to existing trees to be retained and therefore no further consideration is required regarding this Policy.

Chapter 6 – Sydney Harbour Catchment

The subject site is not located within the Foreshores and Waterways Area as mapped in the Policy and is not overly visible from Sydney Harbour or its foreshores. The original application was found to be satisfactory, being unlikely to adversely impact the scenic quality of the foreshore, or the natural environmental processes related to the water catchment and the proposed modifications would not give rise to any additional potential impacts.

State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development

In accordance with Section 102 of the Environmental Planning and Assessment Regulations 2021, the subject modification application made under section 4.55(2) of the Act is to be accompanied by a design verification statement. The design verification was prepared by the same architect who designed the original development and has satisfactorily addressed the Design Quality Principles in Schedule 1, the objectives in the ADG, and verified that the modifications do not diminish or detract from the design quality of the original development or compromise the design intent of the original development.

The proposed modifications are evaluated in accordance with the Design Quality Principles in Schedule 1 of the Policy.

Principle 1: Context and neighbourhood character

The proposed modification would allow a second bedroom to be incorporated for Unit 1 located on the lower ground floor level as originally proposed. The size of the apartment, and its amenities, is consistent with that of a two bedroom apartment. There would be no change to the bulk and scale of the building or its contribution to the character of the neighbourhood.

Principle 2: Built form and scale

The proposed additional bedroom is located within the existing the building envelope and would not change the perceived built form or scale of the building.

Principle 3: Density

The proposed additional bedroom would increase the number of two-bedroom apartments to three. The building would still contain a total of 11 apartments comprising larger two- and three- bedroom apartments.

Principle 4: Sustainability

The proposed modifications would not significantly affect the sustainability of the development.

Principle 5: Landscape

The proposed modifications would not significantly affect the landscaped character of the development.

Principle 6: Amenity

The amenity of Unit 1 located on the lower ground floor level would be acceptable. The proposed second bedroom would achieve some amenity via the side courtyard, including some direct solar access even in mid-winter. The proposed bedroom has been shifted further towards the north in comparison to the originally proposed bedroom which was deleted via condition AA1. The ADG does not require bedrooms to achieve solar access, and the apartment otherwise would provide a high level of amenity given the favourable northern aspect and large external courtyard. The bedroom is capable of achieving the relevant NCC requirements for habitable rooms.

Principle 7: Safety

The proposed modifications would not detract from the safety or security of the development.

Principle 8: Housing diversity and social interaction

The proposed modifications would not meaningfully detract from diversity within the building or opportunities for social interaction amongst residents. Whilst the proposed modification would result in the loss of a one-bedroom apartment, in favour of a two-bedroom apartment, the size of the apartment was otherwise commensurate with a typical two-bedroom apartment and the building comprised larger two- and three-bedroom apartments which is more typical of the more suburban setting.

Principle 9: Aesthetics

The proposed modifications would not detract from the aesthetics of the approved development. The proposed additional bedroom is located below the footpath level and would not be overly visible from the public domain.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A revised BASIX Certificate has been submitted. **Condition C46** is required to be amended accordingly.

North Sydney Local Environmental Plan 2013

Permissibility

The proposed development involves modifications to an approved residential flat building. The subject site is zoned R4 High Density Residential. The proposed development for the purpose of a residential flat building is a permitted use within the zone.

Objectives of the zone

The objectives of the **R4 High Density Residential zone** are as follows:

- *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 proposed modified development remains consistent with the objectives of the zone. The proposed modifications would provide additional housing, in the form of an additional bedroom, within a high density residential environment. The proposed modifications would not detract from the natural or cultural heritage or character of the area. Unit 1, with the proposed additional bedroom, would achieve a reasonable level of amenity and there would not be any additional impacts to the amenity of the surrounding properties.



Figure 16. NSLEP 2013 Land use zoning map with the subject site shown outlined in yellow.

Clause 4.3 - Height of buildings

The subject site has a maximum permitted building height of 12m pursuant to clause 4.3(2) in NSLEP 2013. The proposed modification relates to the lower ground floor level of the approved building, having a maximum height of 4.7m measured from existing ground level and therefore complies with the development standard.

Clause 5.10 – Heritage conservation

This clause was satisfied with respect to the original application. The proposed modifications do not give rise to any further consideration with respect to heritage conservation.

Clause 6.10 – Earthworks

This clause was satisfied with respect to the original application. The proposed modifications do not give rise to any further consideration with respect to earthworks. The extend of excavation within the western side setback area adjacent to the proposed additional bedroom remains unchanged from the approved development (operative consent).

Clause 6.12 – Residential flat buildings

This clause was satisfied with respect to the original application. The proposed modifications do not give rise to any further consideration with respect to site isolation.

POLICY CONTROLS

Apartment Design Guide (ADG)

The proposed development has also been considered against the Apartment Design Guide and is generally compliant as detailed in the table below:

Amenity	Design Criteria	Comment	Compliance									
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 3.00 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>There is no proposed change to the approved communal open space area. The proposed additional bedroom would not materially affect the demand for communal open space and therefore the existing arrangement remains acceptable.</p>	Acceptable									
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>3 m minimum width</i> • <i>Minimum 7% of the site area</i> <p><i>Design Guidance 15% of the site where the site area is greater than 1,500 sqm</i></p>	<p>There is no proposed change to the approved deep soil area.</p>	Yes									
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> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> </tbody> </table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	<p>There are no proposed changes to the building separation achieved to adjoining properties.</p>	Acceptable
Building Height	Habitable rooms and balconies	Non-habitable rooms										
Up to 12m (4 storeys)	6m	3m										
Up to 25m (5-8 storeys)	9m	4.5m										

<p>3G - Pedestrian Access and 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>There are no proposed changes to the approved pedestrian building entries.</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 street-scapes</i></p>	<p>There are no proposed changes to the approved vehicle access arrangements.</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</i> <p><i>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> <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>There are no proposed changes to the number of bike or car parking spaces. One- or two-bedroom apartments are both limited to a maximum of one car parking space per dwelling and therefore there is no change to the relevant parking rates.</p>	<p>Yes</p>

Amenity	Design Criteria		
4A - Solar and daylight access	<p><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 9.00 am and 3.00 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas</i></p>	<p>A total of 16/22 (72%) apartments would receive adequate solar access to living rooms and private open space areas which complies with this requirement.</p> <p>This design criteria does not apply to bedrooms. Nethertheless, Unit 1 would achieve a minimum of 2 hours solar access between 9:00am and 3:00pm in mid-winter and the proposed additional bedroom would also receive some direct solar access.</p>	<p>Yes</p>
4B - Natural ventilation	<p><i>All habitable rooms are naturally ventilated.</i></p> <p><i>The layout and design of single aspect apartments maximises natural ventilation.</i></p> <p><i>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></p>	<p>A total of 14/22 (63%) apartments are naturally cross ventilated which complies with this requirement.</p>	<p>Yes</p>
4C - Ceiling Heights	<p><i>Ceiling height achieves sufficient natural ventilation and daylight access - Minimum 2.7 m (habitable rooms), 2.4 m for second floor where it does not exceed 50% of the apartment area.</i></p>	<p>Unit 1, including the proposed additional bedroom would achieve the minimum required internal floor to ceiling heights.</p>	<p>Yes</p>
4D 1 - Apartment size and layout	<p><i>Apartments are required to have the following minimum internal areas: 50 m² (1B), 70 m² (2B), 90 m² (3B)</i></p> <p><i>Additional bathrooms increase the minimum internal area by 5 m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12 m² each</i></p> <p><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></p>	<p>Unit 1 is proposed to be increased in size from a one-bedroom to a two-bedroom unit. The apartment would have an internal floor area of 150sqm, excluding storage rooms, and exceeds the minimum required internal areas for a two-bedroom apartment.</p> <p>The proposed additional bedroom has a window within an external wall which is more than 10% of the floor area of the room in size and would provide daylight and air to the proposed bedroom.</p>	<p>Yes</p>

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> 	The depth of the open plan kitchen, dining and living area of Unit 1 is proposed to be reduced by 1.5m to 8m, although still complies with this design criteria.	Yes
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>3.6 m for studio and 1 bedroom apartments</i> <i>4 m for 2 and 3 bedroom h</i> 	The proposed additional bedroom for Unit 1 has an internal floor area of 15sqm and complies with this design criteria.	Yes
4E - Private open space and balconies	<p><i>All apartments are required to have primary balconies as follows: Studio apartments – 4 m² 1 bedroom apartments – 8 m², minimum depth 2 m</i></p> <p><i>2 bedroom apartments 10 m² minimum depth 2 m</i></p> <p><i>3+ bedroom apartments 12 m² minimum depth 2.4 m</i></p> <p><i>The minimum balcony depth to be counted as contributing to the balcony area is 1.0 m</i></p> <p><i>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 15 m² and a minimum depth of 3 m</i></p>	Unit 1 has a large external courtyard and exceeds the minimum requirements for a two-bedroom apartment.	Yes
4F - Common circulation and spaces	<ol style="list-style-type: none"> <i>The maximum number of apartments off a circulation core on a single level is eight</i> 	There are no changes proposed to the number of apartments on each level.	Yes
4G - Storage	<p><i>Studio apartments- 4 m³</i></p> <p><i>1 bedroom apartments- 6 m³</i></p> <p><i>2 bedroom apartments- 8 m³</i></p> <p><i>3+bedroom apartments- 10 m³</i></p>	<p>There are no changes proposed to the storage areas provided within the development.</p> <p>Unit 1 would retain internal storage areas exceeding the minimum required for a two-bedroom apartment.</p>	Yes

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

North Sydney Development Control Plan 2013

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013 PART B - SECTION 1 - Residential Development																																
	<i>Complies</i>	<i>Comments</i>																														
1.2 Function																																
Section 1.2.1 - Mixed residential population	No, however acceptable	<p>The proposed modifications would affect the approved dwelling mix by reducing the number of one-bedroom apartments by one and increasing the number of two-bedroom apartments by one. The dwelling mix is assessed in the table below:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Dwelling Size</th> <th>Control</th> <th>Approved* (%)</th> <th>Proposed (%)</th> <th>Complies</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>Min 2</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">No</td> </tr> <tr> <td>1 bedroom</td> <td>Min 2</td> <td style="text-align: center;">1 (9%)</td> <td style="text-align: center;">0 (0%)</td> <td style="text-align: center;">No</td> </tr> <tr> <td>2 bedroom</td> <td>Min 2</td> <td style="text-align: center;">2 (18%)</td> <td style="text-align: center;">3 (27%)</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td>3 bedroom</td> <td>Min 2</td> <td style="text-align: center;">8 (73%)</td> <td style="text-align: center;">8 (73%)</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td style="text-align: center;">+</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><i>*Subject to condition AA1</i></p> <p>The proposed dwelling mix would include only two- and three-bedroom apartments which is considered acceptable given the suburban location of the site and would cater for larger households. The size of Unit 1, being some 150sqm, is compatible with a larger two-bedroom apartment rather than a one-bedroom apartment as currently approved.</p> <p>The subject bedroom was not originally required to be deleted (Condition AA1) due to the non-compliance with the dwelling mix requirements.</p>	Dwelling Size	Control	Approved* (%)	Proposed (%)	Complies	Studio	Min 2	0	0	No	1 bedroom	Min 2	1 (9%)	0 (0%)	No	2 bedroom	Min 2	2 (18%)	3 (27%)	Yes	3 bedroom	Min 2	8 (73%)	8 (73%)	Yes	+				
Dwelling Size	Control	Approved* (%)	Proposed (%)	Complies																												
Studio	Min 2	0	0	No																												
1 bedroom	Min 2	1 (9%)	0 (0%)	No																												
2 bedroom	Min 2	2 (18%)	3 (27%)	Yes																												
3 bedroom	Min 2	8 (73%)	8 (73%)	Yes																												
+																																
Section 1.2.2 - Universal Design and Adaptable Housing	Yes	There are no changes proposed to the provision of adaptable housing.																														
Section 1.2.3 - Maintaining residential accommodation	N/A	The provisions relating to the retention of residential accommodation were considered for the original application and are not relevant to the proposed modification application.																														
Section 1.2.4 - Maintaining affordable housing	N/A	The provisions relating to the retention of affordable rental housing were considered for the original application and are not relevant to the proposed modification application.																														
1.3 Environmental criteria																																
Section 1.3.1 - Topography	No, however acceptable.	The proposed additional bedroom for Unit 1 located on the lower ground floor level would be in part located below existing ground level given that approximately half the internal floor area to be excavated into the rockfall shown in figure 18 below. Nevertheless, the window within the northwestern corner of the room would be located above existing ground level with an outlook to the western site courtyard area beneath the adjoining footpath level.																														




Figure 17. Location of proposed bedroom (forward of existing rock wall)



Figure 18. Section of proposed bedroom location within western side courtyard

In comparison to the originally proposed bedroom, which was required to be deleted under condition AA1, the proposed bedroom has been shifted north towards the unexcavated area. As indicated in **figure 18** above, the proposed bedroom windows would be located forward of the existing rockface and are technically located above existing ground level, despite being below the adjacent footpath level. The proposed bedroom would achieve some amenity, including direct solar access from the north and north-west where the adjoining land falls away and is more open to the sky.

The design of the bedroom window has also been amended to capture more sunlight into the window by stepping out the window casement.

		 <p>Figure 19. Solar access (approx. 12:30-1:30pm in mid-winter)</p> <p>The proposed modifications to the apartment have achieved the intent of Condition AA1 in that any bedrooms should achieve a reasonable level of amenity.</p>
Section 1.3.6 - Views	Yes	The proposed modifications are contained within the existing building envelope and would not result in any view impacts.
Section 1.3.7 - Solar access	Yes	The proposed modifications are contained within the existing building envelope and would not result in any additional overshadowing to adjoining properties.
Section 1.3.8 - Acoustic privacy	Yes	The proposed modifications would not give rise to any additional acoustic privacy impacts.
Section 1.3.10 - Visual privacy	Yes	The proposed modifications would not give rise to any additional visual privacy impacts. The proposed additional bedroom for Unit 1 would have an outlook towards the courtyard of the apartment and would not overlook other apartments within the development or dwellings within surrounding properties.
1.4 Quality Built Form		
Section 1.4.5 - Siting	Yes	There are no changes proposed to the siting of the building.
Section 1.4.6 - Front Setback	Yes	There are no changes proposed to the front setback.
Section 1.4.6 - Setbacks (Side and Rear) Section 1.4.4 - Laneway	Yes	There are no changes proposed to the building setbacks.
Section 1.4.7 - Form, massing and scale	Yes	There is no substantive change to the form, massing and scale of the development. The proposed modifications to the lower ground floor level would not be readily visible from the public domain.
Section 1.4.8 - Built form character	Yes	There is no substantive change to the built form character of the development.
Section 1.4.9 - Building entry	Yes	There are no changes proposed to the pedestrian building entries.
Section 1.4.10 - Roofs	Yes	There are no changes proposed to the roof form.
Section 1.4.12 - Colours and materials	Yes	There are no changes proposed to the approved materials and finishes schedule.
Section 1.4.13 - Balconies - apartments	Yes	There are no changes proposed to the approved balconies and courtyards. The size of the courtyard associated with the apartment proposed to be modified is more than sufficient for a two bedroom apartment.
Section 1.4.14 - Front fences	Yes	There are no changes proposed to the approved front fencing.
1.5 Quality urban environment		
Section 1.5.1 - High quality residential accommodation	Yes	These provisions largely mirror the ADG requirements and are considered to be satisfactorily achieved as outlined above (Refer to ADG compliance table above).
Section 1.5.3 - Safety and security	Yes	There are no changes proposed that would detract from the safety or security of the development.
Section 1.5.4 - Vehicle Access and Car Parking	Yes	There are no changes proposed to the vehicle access or car parking arrangements.

Section 10.2.1 – Parking Rates	Yes	There are no changes proposed to the number of parking spaces or allocation to units.
Section 1.5.5 - Site Coverage Section 1.5.6 - Unbuilt Area and Landscaped Area	Yes	The proposed modifications would not alter the level of compliance with the relevant site coverage, unbuilt upon area or landscaped areas. The proposed modifications are essentially contained within the existing building envelope. The proposed small step out of the window casement (0.75sqm) of the additional bedroom is contained below the existing planter eave and was considered site coverage for the previous assessments.
Section 1.5.9 - Private and Communal Open Space	Yes	There are no changes proposed to the approved communal open space or private open space arrangements
Section 1.5.12 - Garbage storage	Yes	There are no changes proposed to the approved waste management arrangements or facilities.
Section 1.5.13 - Site Facilities	Yes	There are no changes proposed to the approved site facilities. A replacement tree is proposed to be relocated to improve the access to the fire hydrant booster.
1.6 Efficient use of resources		
BASIX	Yes	A valid revised multi-dwelling BASIX certificate has been provided.

Part C Character Statements - Section 5.3

The subject site is located within the **Waters Neighbourhood** of the **North Cremorne Planning Area**.

The proposed modifications would not detract from the character of the area having regard to the desire future character and desired built form provisions identified in Sections 5.3.2 and 5.3.3 of the character statement of Part C in NSDCP 2013.

SECTION 7.11 CONTRIBUTIONS

The development consent was subject to a condition requiring payment of a development contribution levied under Section 7.12 of the Act, calculated in accordance with Council’s Infrastructure Contributions Plan.

The approved development did not result in an increase in the number of residents and therefore a levy under Section 7.11 of the Act, being less than the levy under Section 7.12 of the Act, did not apply. The proposed development would increase the number of bedrooms within the development, however, the levy calculated under Section 7.12 of the Act remains higher and therefore continues to apply.

The proposed modifications would not substantively alter the cost of works and therefore the existing levy calculated under Section 7.12 of the Act remains satisfactory to address the requirements of the Act and the North Sydney Local Contributions Plan 2020.

ALL LIKELY IMPACTS OF THE DEVELOPMENT

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

ENVIRONMENTAL APPRAISAL	CONSIDERED
1. Statutory Controls	Yes
2. Policy Controls	Yes
3. Design in relation to existing building and natural environment	Yes
4. Landscaping/Open Space Provision	Yes
5. Traffic generation and Carparking provision	Yes
6. Loading and Servicing facilities	N/A
7. Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	Yes
8. Site Management Issues	Yes
9. All relevant s4.15(1) considerations of Environmental Planning and Assessment (Amendment) Act 1979	Yes

SUBMITTERS CONCERNS

The development application was notified in accordance with Council's Community Engagement Protocol from 9 June 2023 until 23 June 2023. No submissions were received.

SITE SUITABILITY

The subject site is considered to be suitable for the proposed development.

PUBLIC INTEREST

There are no matters raised in which approval of the application would not be in the public interest.

HOW THE COMMUNITY VIEWS WERE TAKEN INTO CONSIDERATION

The application, and subsequent amended application was notified in accordance with Council Community Engagement Protocol from 9 June 2023 until 23 June 2023. No submissions were received, nevertheless, the potential impacts of the proposed modifications have been considered in this report.

CONCLUSION + REASONS

The modification application meets the requirements of Section 4.55 of the Act and the assessment has taken into consideration the reasons for approval of the original application and the matters for consideration outlined in Section 4.15(1) of the Act, which have been satisfied. The proposed modifications are permissible, meet the development standards and relevant provisions in NSLEP 2013, and are generally in accordance with the objectives of the ADG and NSDCP 2013.

The proposed modifications to Unit 1 on the lower ground floor level would facilitate the addition of a second bedroom which was previously required to be deleted under Condition AA1 due to its poor amenity. The proposed modification to the apartment would ensure that the proposed bedroom would receive reasonable amenity. This has been achieved by limiting the depth of the open plan kitchen, dining and living area so that the proposed bedroom is located further towards the north and therefore would be less deeply recessed within the western side courtyard area which is located below the adjacent footpath level. The proposed bedroom would have an outlook towards the north-west and would receive some direct solar access in the afternoon hours even in mid-winter.

The proposed modifications would not affect the character of the area or adversely impact the amenity of the dwellings within the approved development or surrounding properties.

The application is therefore considered reasonable and is recommended for approval.

RECOMMENDATION

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

THAT the North Sydney Local Planning Panel, exercising the functions of Council, as the consent authority, under Section 4.55 of the EP&A Act grant consent to modify Development Consent DA432/2021 for the demolition of an existing residential flat building and construction of a part 4, part 5 storey residential flat building containing 11 apartments with basement parking for 18 vehicles, and landscaping and associated works only so far in so:

A. Impose Condition A6 as follows:

Development in accordance with Plan (S4.55 Modifications)

- A6. The development being carried out in accordance with plans identified in Condition A1 of the consent and endorsed with Council's approval stamp, except as modified by the modifications shown in colour on:

Plan Nos.	Issue	Description	Dated	Prepared by	Received
DA0203	2	Lower Ground Floor Plan	17 March 2023	3EM Architects	3 July 2023
DA0504	2	West Elevation	17 March 2023		3 July 2023
DA0602	2	Section B	17 March 2023		3 July 2023
DA0604	3	Section E & E1	17 March 2023		3 July 2023
DA0605	3	Section F	17 March 2023		3 July 2023

except as amended by the following conditions and this consent.

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

B. To amend condition C46 as follows

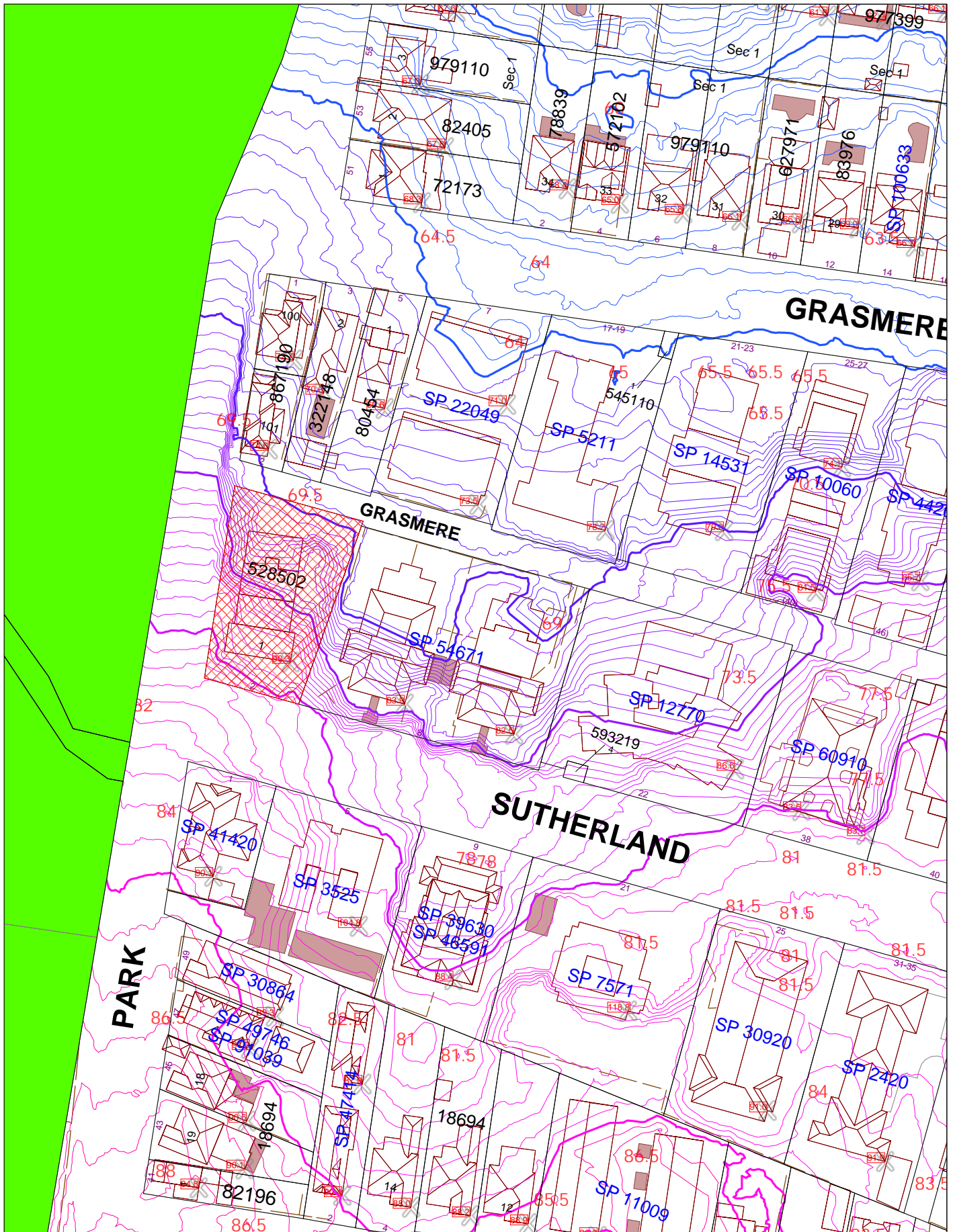
BASIX Certificate

C46 Under clause 97A(3) of the Environmental Planning and Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in BASIX Certificate No. **1256357M_6** dated **8 March 2023** 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)

Michael Stephens
A/TEAM LEADER ASSESSMENTS

Stephen Beattie
MANAGER OF DEVELOPMENT SERVICES



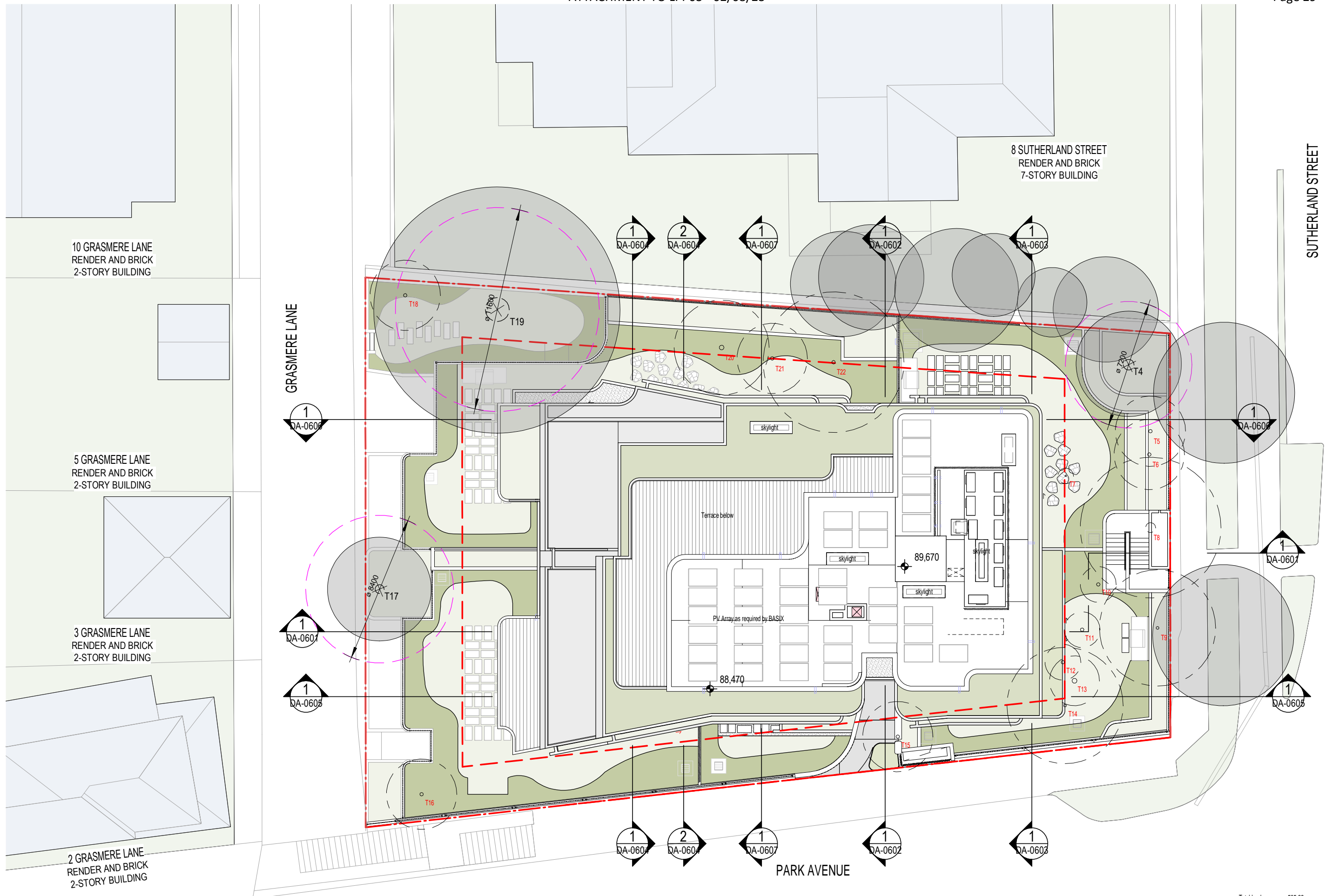
North Sydney Council

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

Scale: 1:1200 approx.





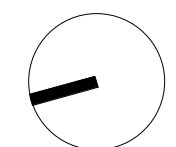
Total landscape area 505.36m²

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Nominated Architects: Matthew Young - 8646

Client	Rev.	Date	Revision	By	Chk.
PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	25.11.2022	ISSUED FOR S4.55 No 1		
	2	10.03.2023	ISSUED FOR S4.55 No 1		
	3	17.03.2023	ISSUED FOR S4.55 No 2		



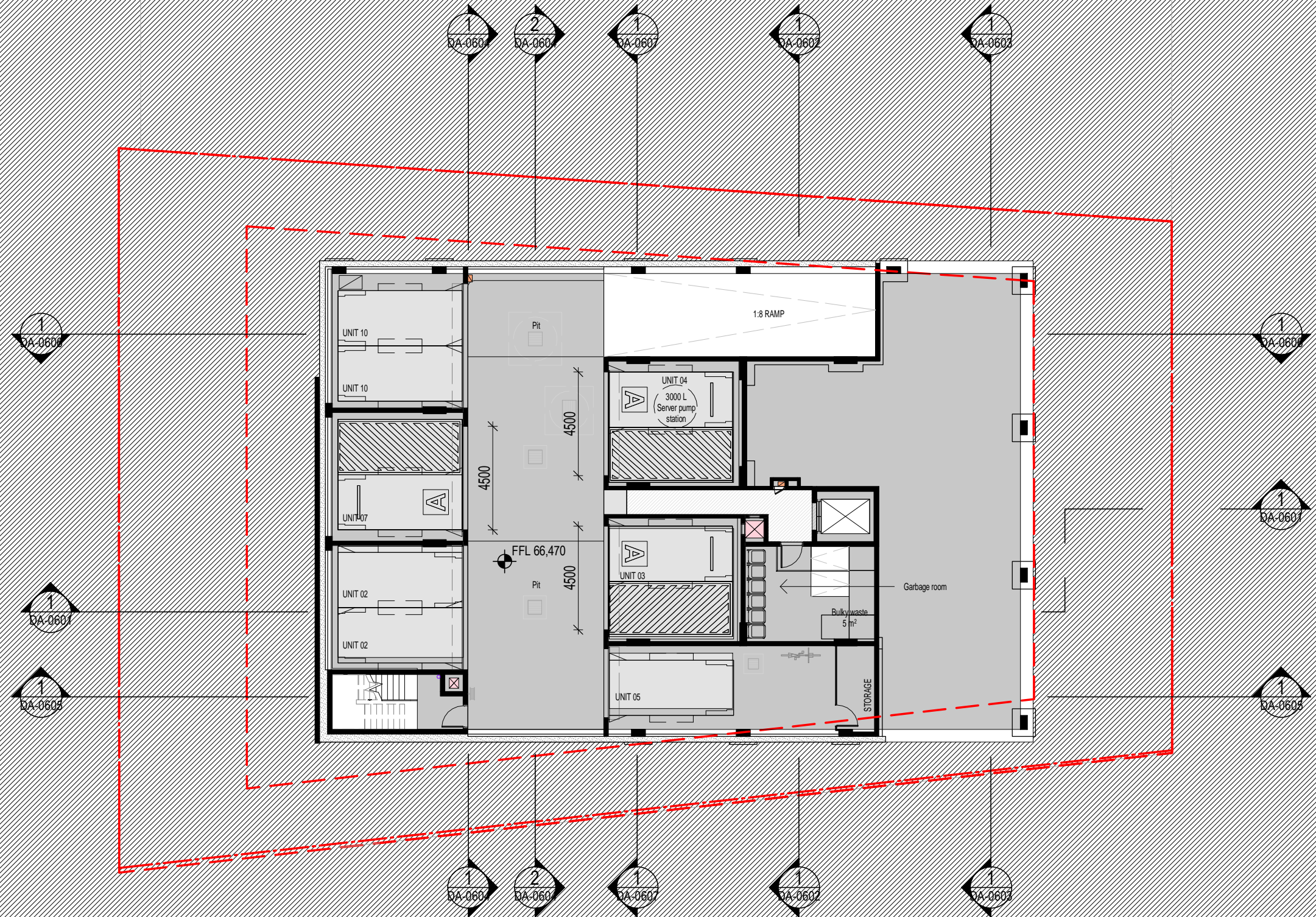
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Drawing Name	Drawn	Chk.	
SITE PLAN	PC	MY	
Job No.	Drawing No.	Revision	
6060	DA-0100	3	

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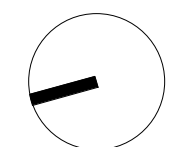
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Project
Residential Apartments

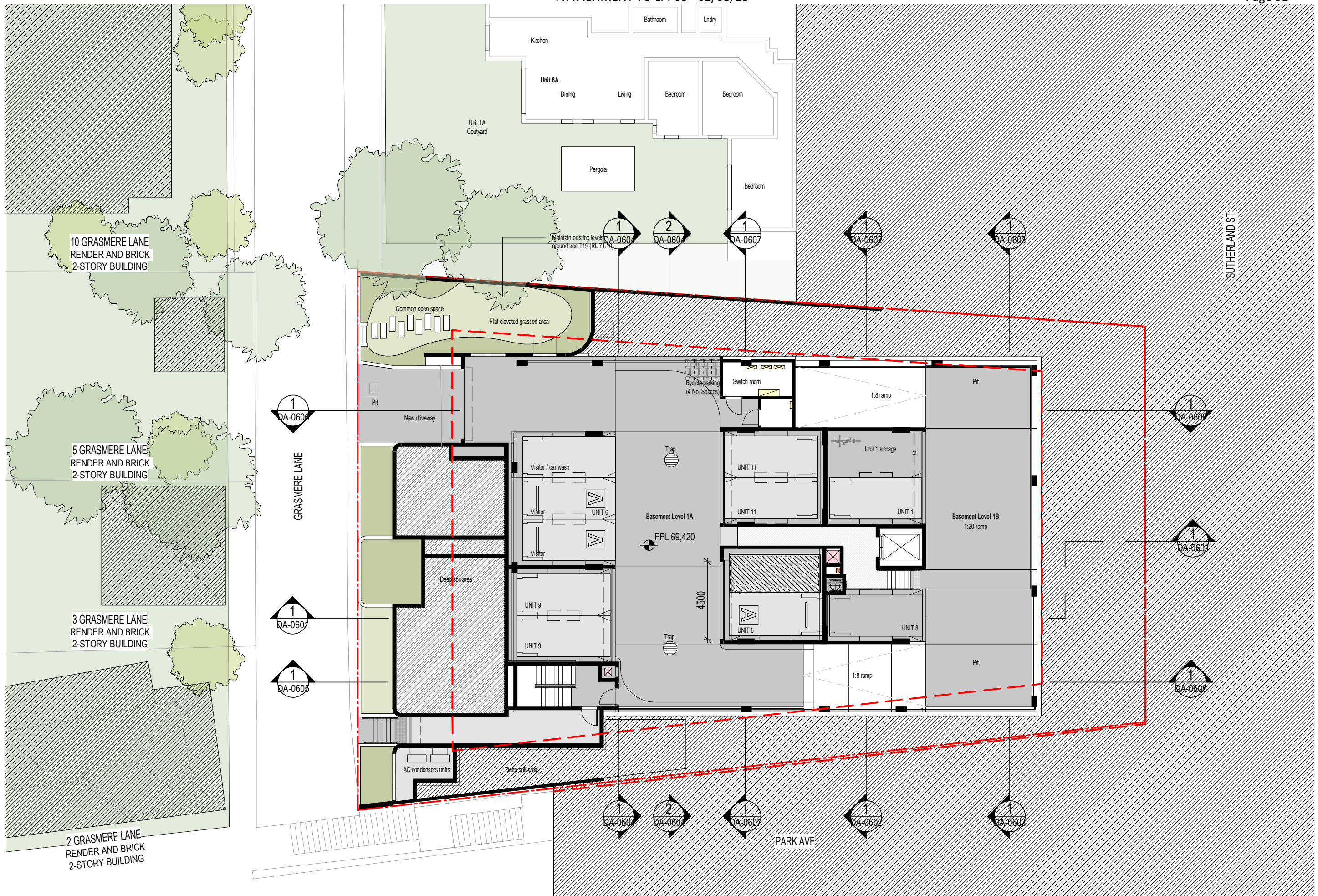
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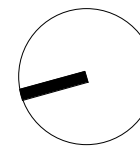
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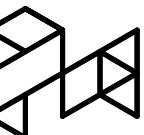
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Residential Apartments
Drawing Name
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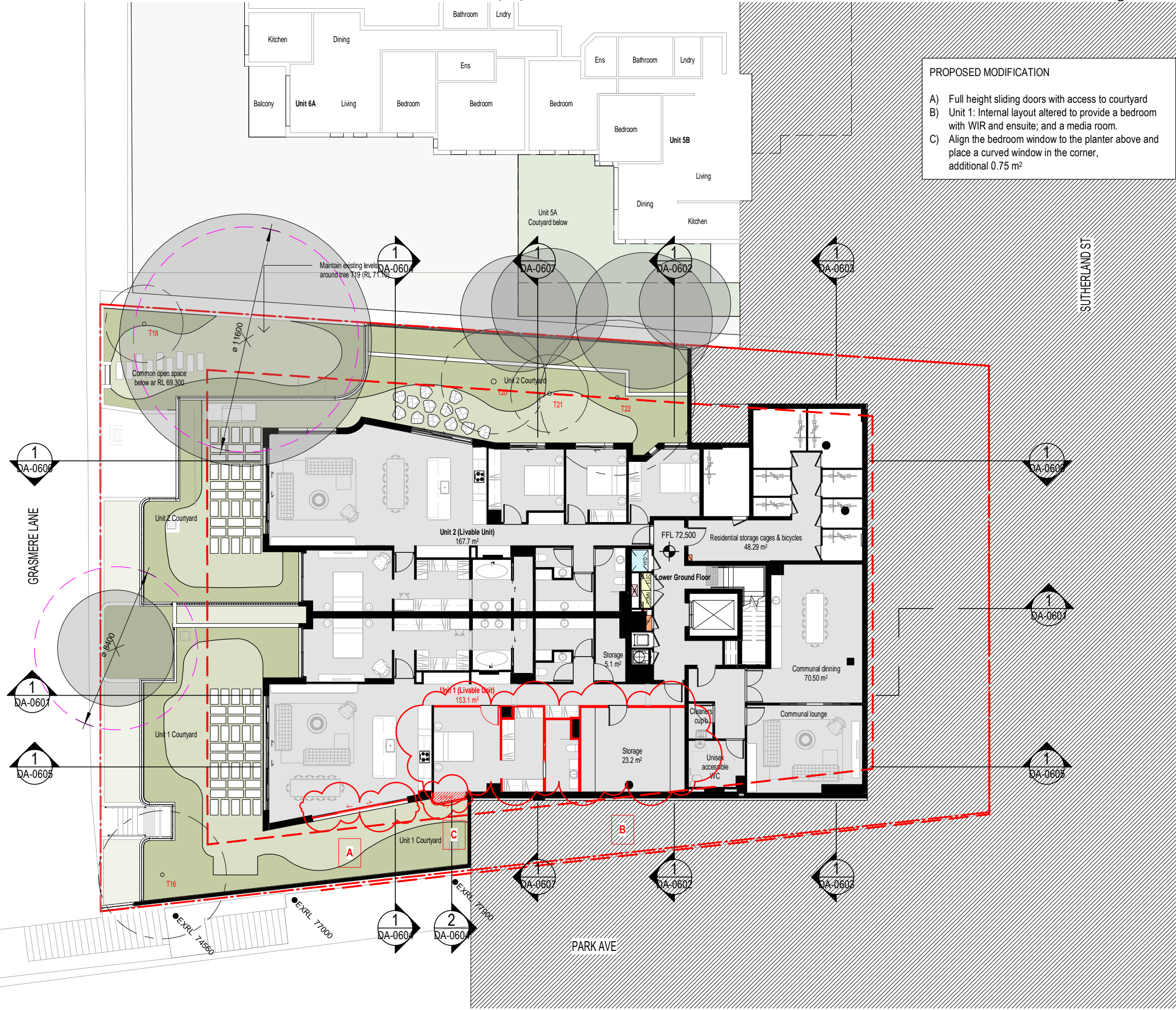
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6060	DA-0202	2

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PROPOSED MODIFICATION

- A) Full height sliding doors with access to courtyard
- B) Unit 1: Internal layout altered to provide a bedroom with WIR and ensuite; and a media room.
- C) Align the bedroom window to the planter above and place a curved window in the corner, additional 0.75 m²



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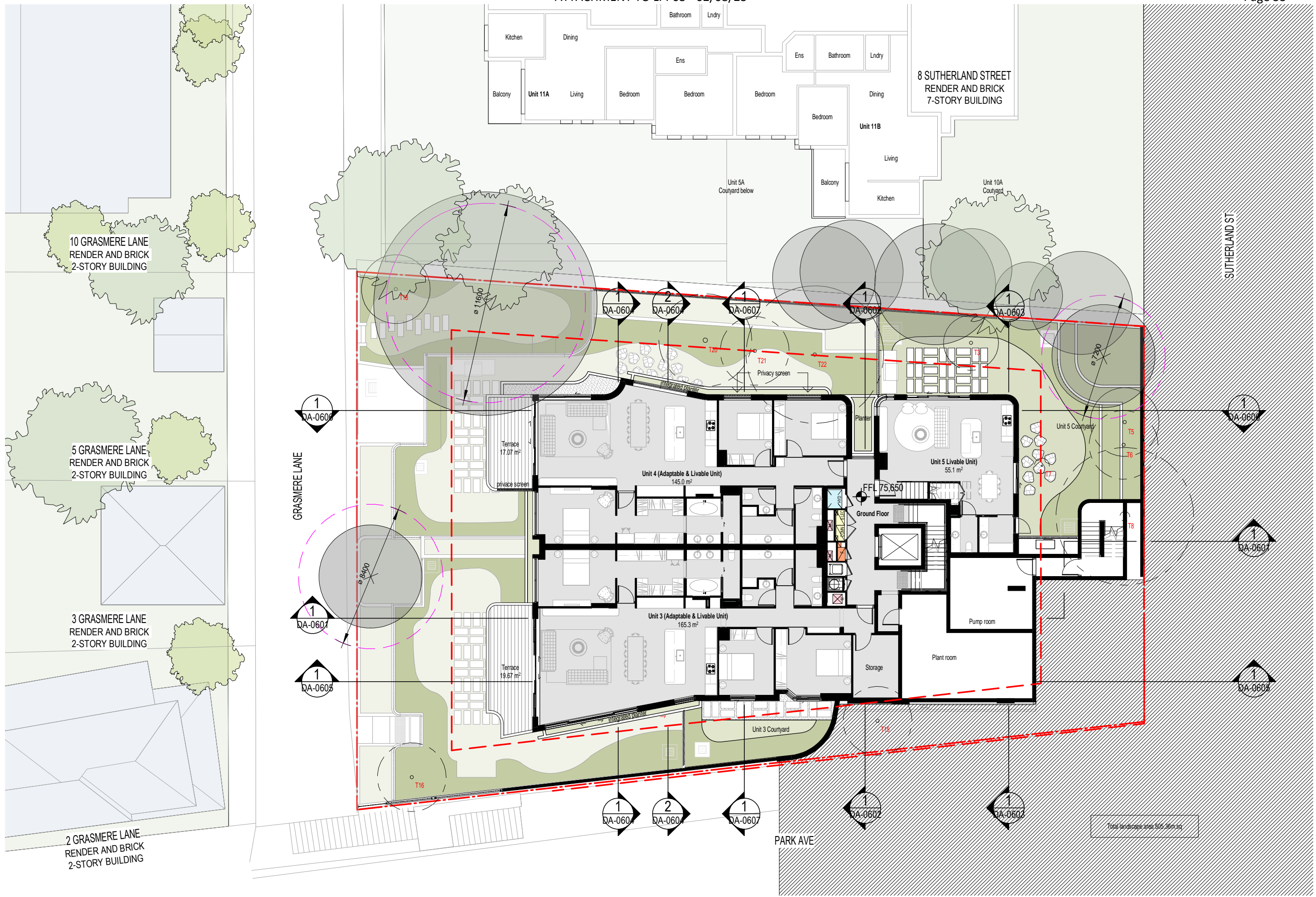
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Residential Apartments
 LOWER GROUND FLOOR

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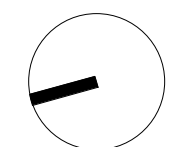
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	3	17.03.2023	ISSUED FOR S4.55 No 2		



Project: Residential Apartments
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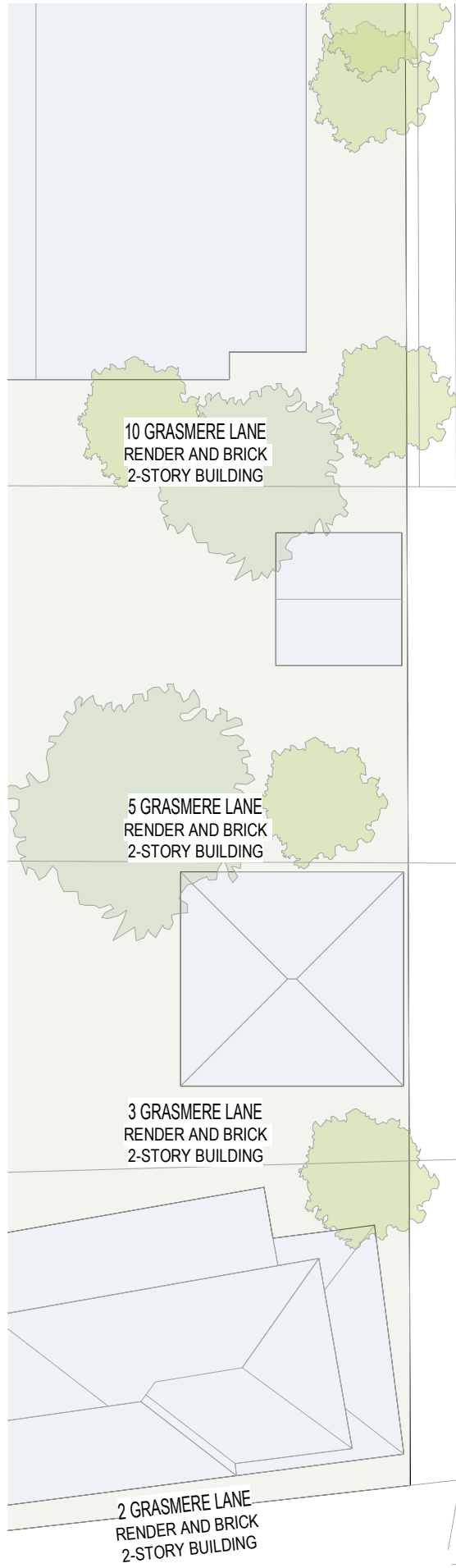
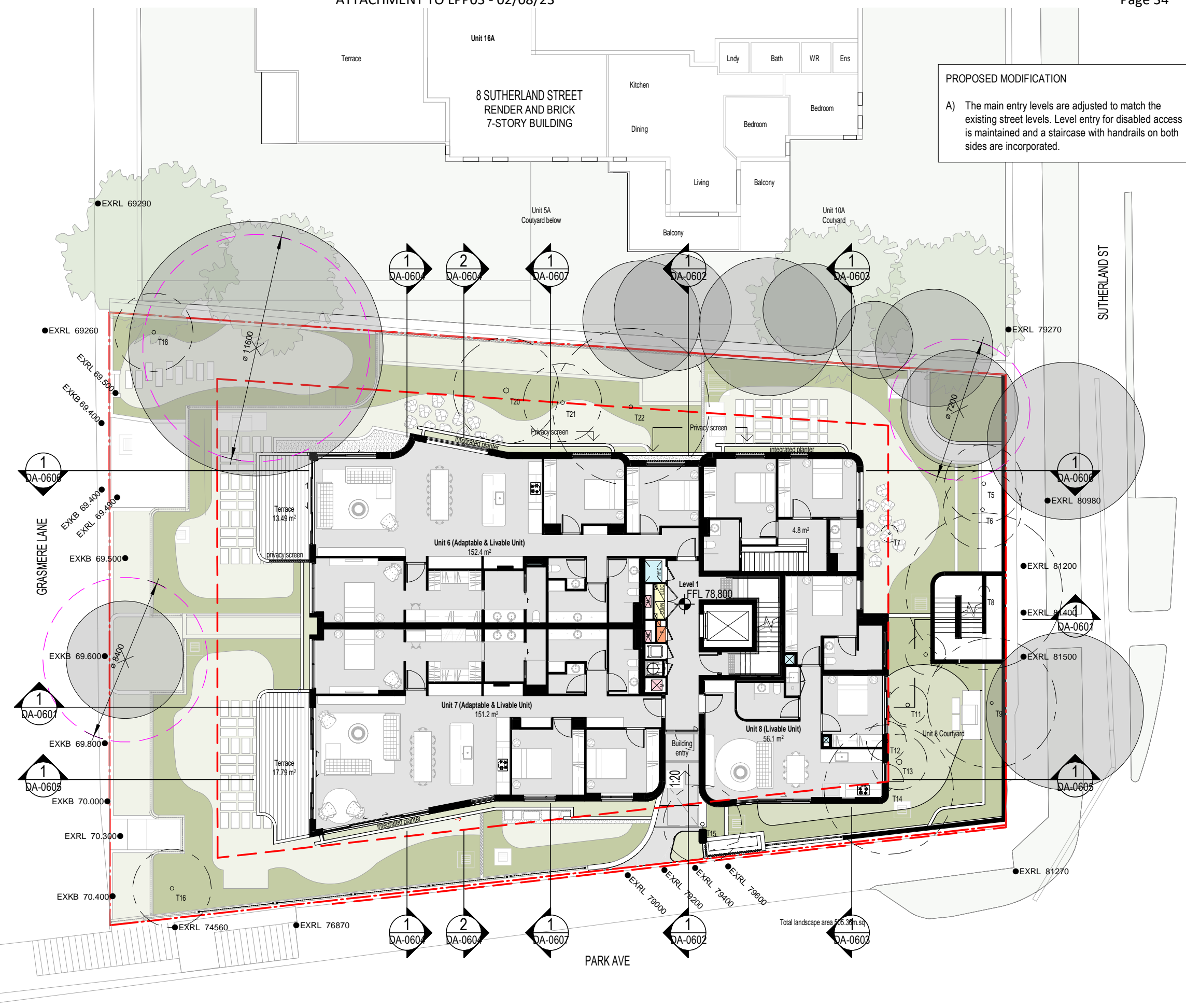
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PROPOSED MODIFICATION

A) The main entry levels are adjusted to match the existing street levels. Level entry for disabled access is maintained and a staircase with handrails on both sides are incorporated.



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3	17.03.2023	ISSUED FOR S4.55 No 2		

Project
Residential Apartments

Drawing Name
L.01

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10 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

5 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

3 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

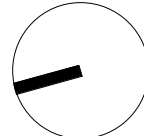
2 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

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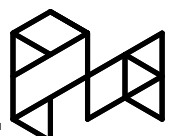
Nominated Architects: Matthew Young - 8646

Client	Rev.	Date	Revision	By	Chk.
PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	25.11.2022	ISSUED FOR S4.55 No 1		
	2	10.03.2023	ISSUED FOR S4.55 No 1		
	3	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	
Drawing Name		Drawn	Chk.	
L.02		PC	MY	
	Job No.	Drawing No.	Revision	
	6060	DA-0206	3	

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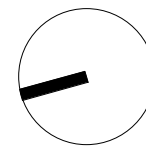


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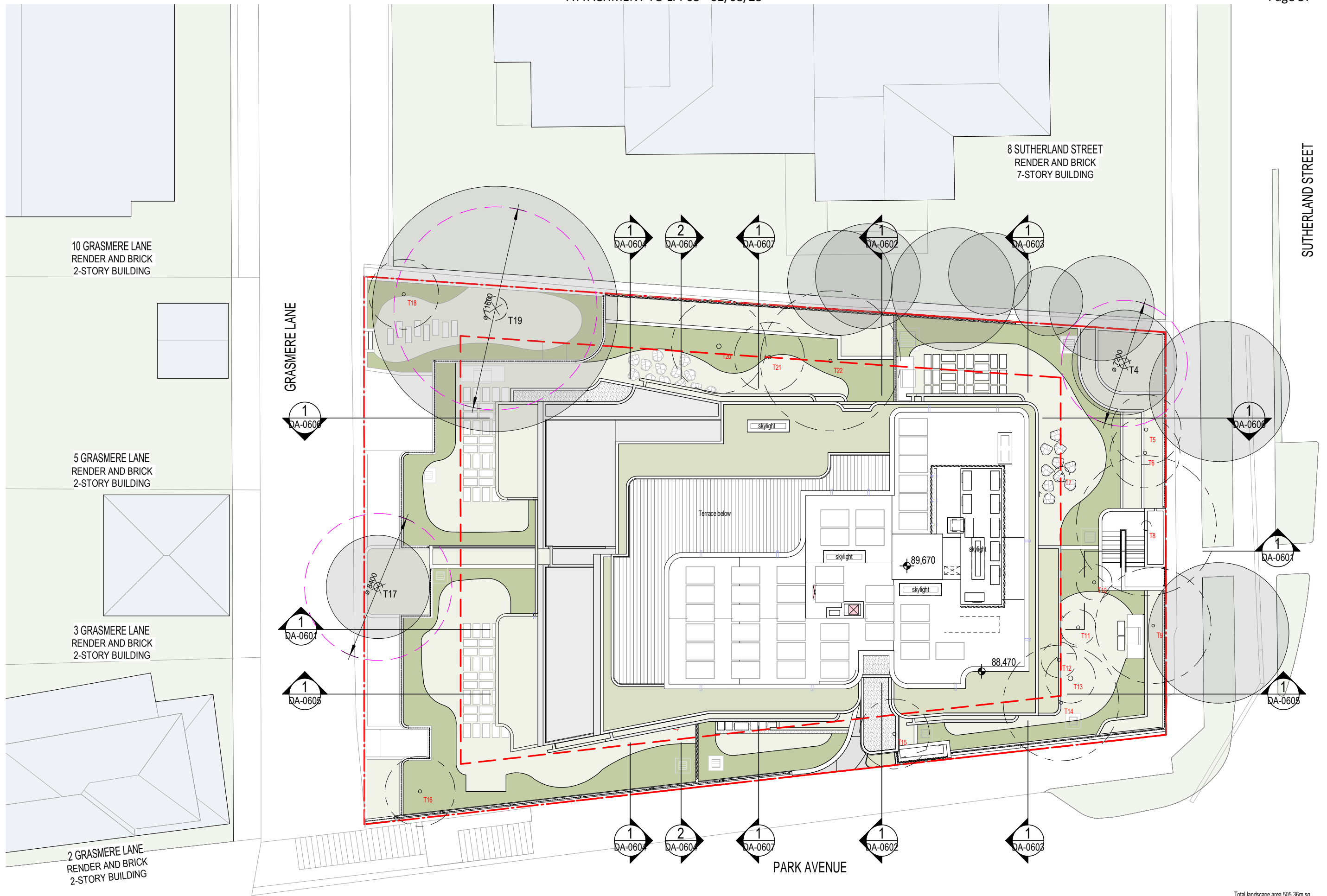
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	2	10.03.2023	ISSUED FOR S4.55 No 1		
	3	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	
Drawing Name		Drawn	Chk.	
L.03		PC	MY	
	Job No.	Drawing No.	Revision	
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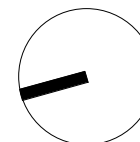
Total landscape area 505.36m.sq

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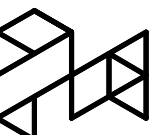
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PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	25.11.2022	ISSUED FOR S4.55 No 1		
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	3	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Drawing Name	Job No.	Drawing No.	Revision	
ROOF PLAN	6060	DA-0208	3	



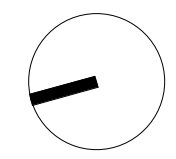


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	3	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Residential Apartments	17.03.2023	1 : 200	@ A3	
Drawing Name	Drawn	Chk.		
EAST ELEVATION	PC	MY		
Job No.	Drawing No.	Revision		
6060	DA-0501	3		

FOR INFORMATION



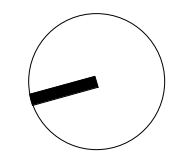
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	2	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Drawing Name		Drawn	CHK.	
NORTH ELEVATION		PC	MY	
Job No.	Drawing No.	Revision		
6060	DA-0502	2		



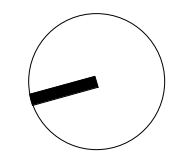
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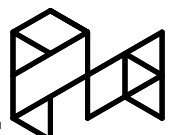
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PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	25.11.2022	ISSUED FOR S4.55 No 1		
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	3	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Drawing Name		Drawn	Chk.	
SOUTH ELEVATION		PC	MY	
Job No.	Drawing No.	Revision		
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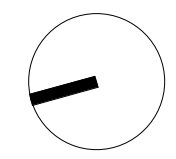


PROPOSED MODIFICATION

- A) Full height sliding doors with access to courtyard
- B) Align the bedroom window to the planter above and place a curved window in the corner.



Client	Rev.	Date	Revision	By	Chk.
PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	25.11.2022	ISSUED FOR S4.55 No 1		
	2	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Drawing Name	Drawn	Chk.		
WEST ELEVATION	PC	MY		
Job No.	Drawing No.	Revision		
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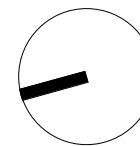
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Rev.	Date	Revision	By	Chk.
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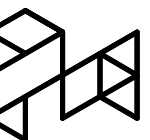


Project
Residential Apartments
 Drawing Name
WEST ELEVATION w/fence

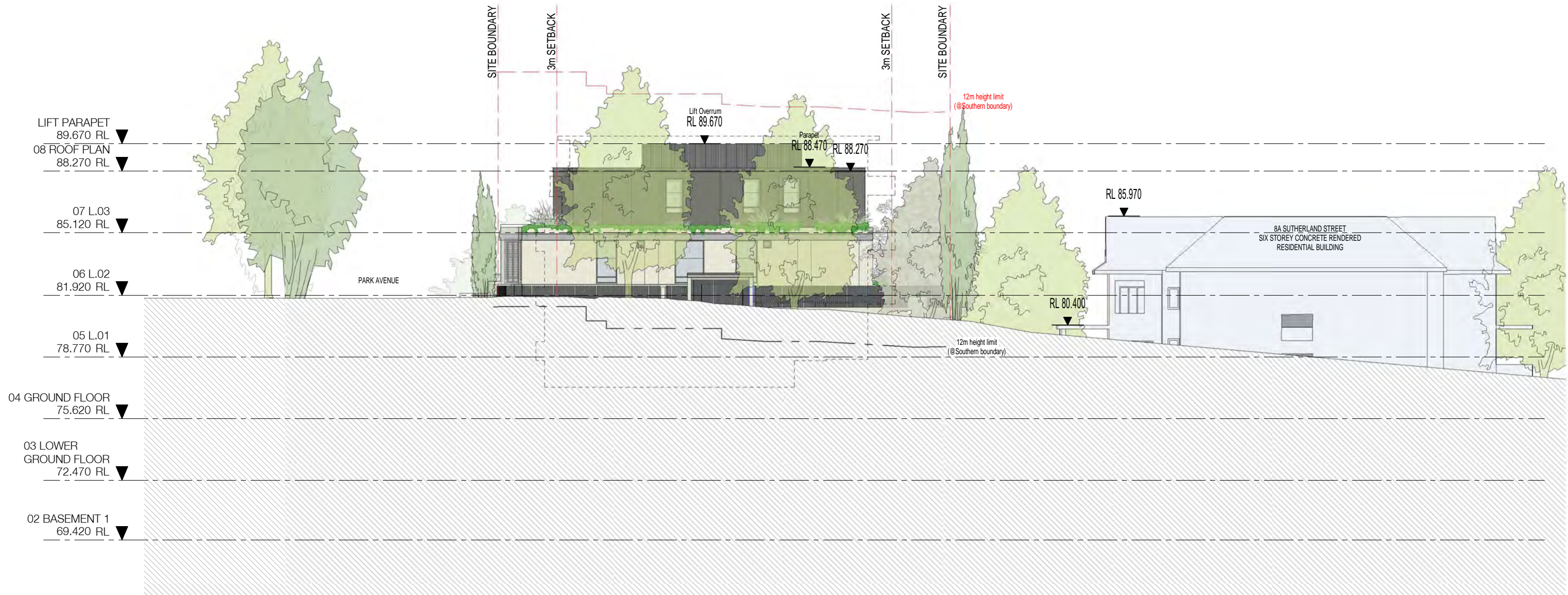
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Drawn	CHK.	
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6060	DA-0505	2

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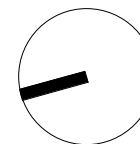
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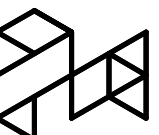
Project
Residential Apartments

Drawing Name
SOUTH ELEVATION w/fence

Date	Scale	Sheet Size
17.03.2023	1 : 200	@ A3
Drawn	Chk.	
PC	MY	
Job No.	Drawing No.	Revision
6060	DA-0506	3

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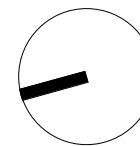
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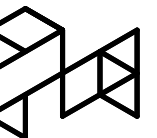
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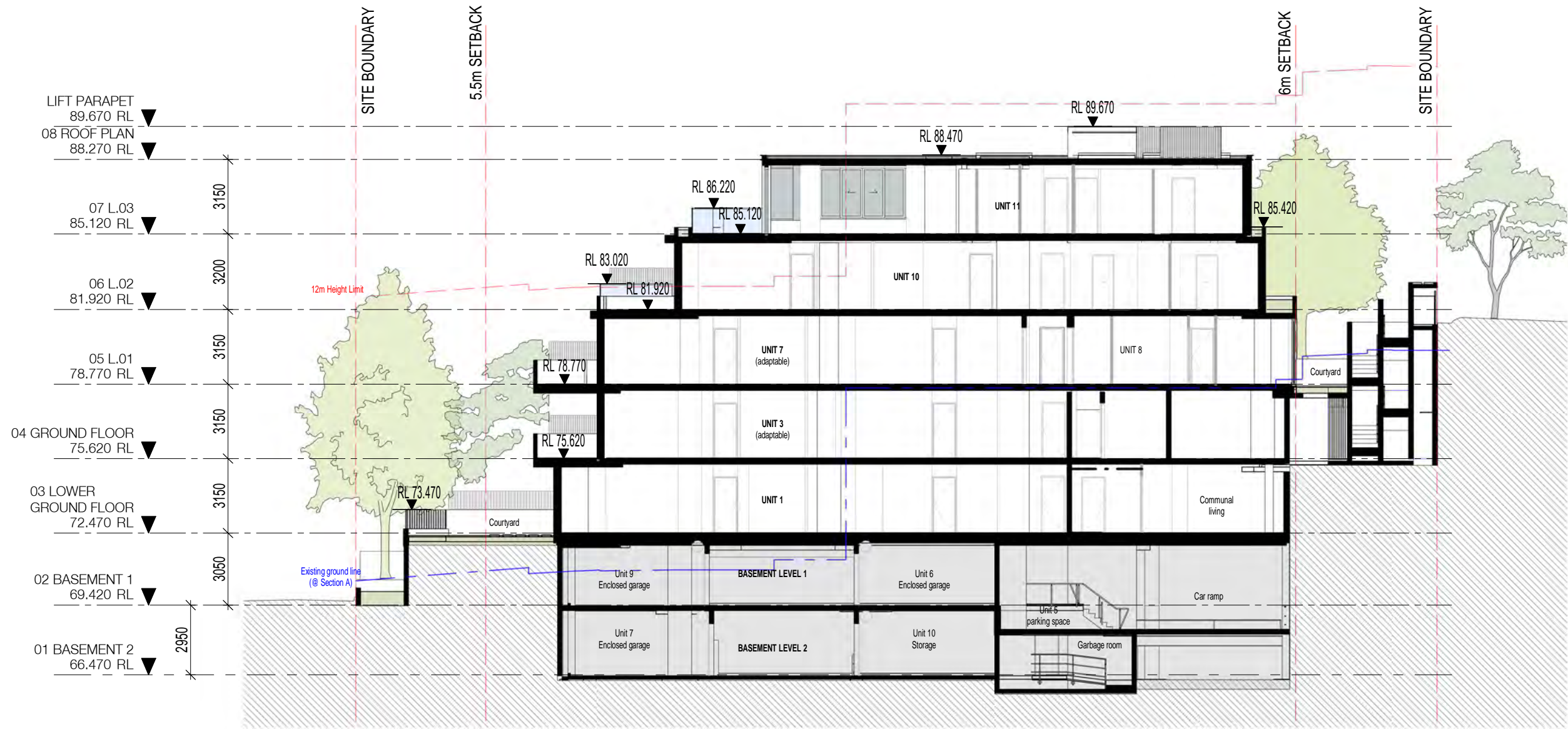
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PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	25.11.2022	ISSUED FOR S4.55 No 1		
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Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Drawing Name	Drawn	Chk.		
EAST ELEVATION w/fence	PC	MY		
Job No.	Drawing No.	Revision		
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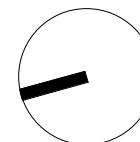
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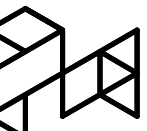
Project
Residential Apartments

Drawing Name
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Job No.	Drawing No.	Revision
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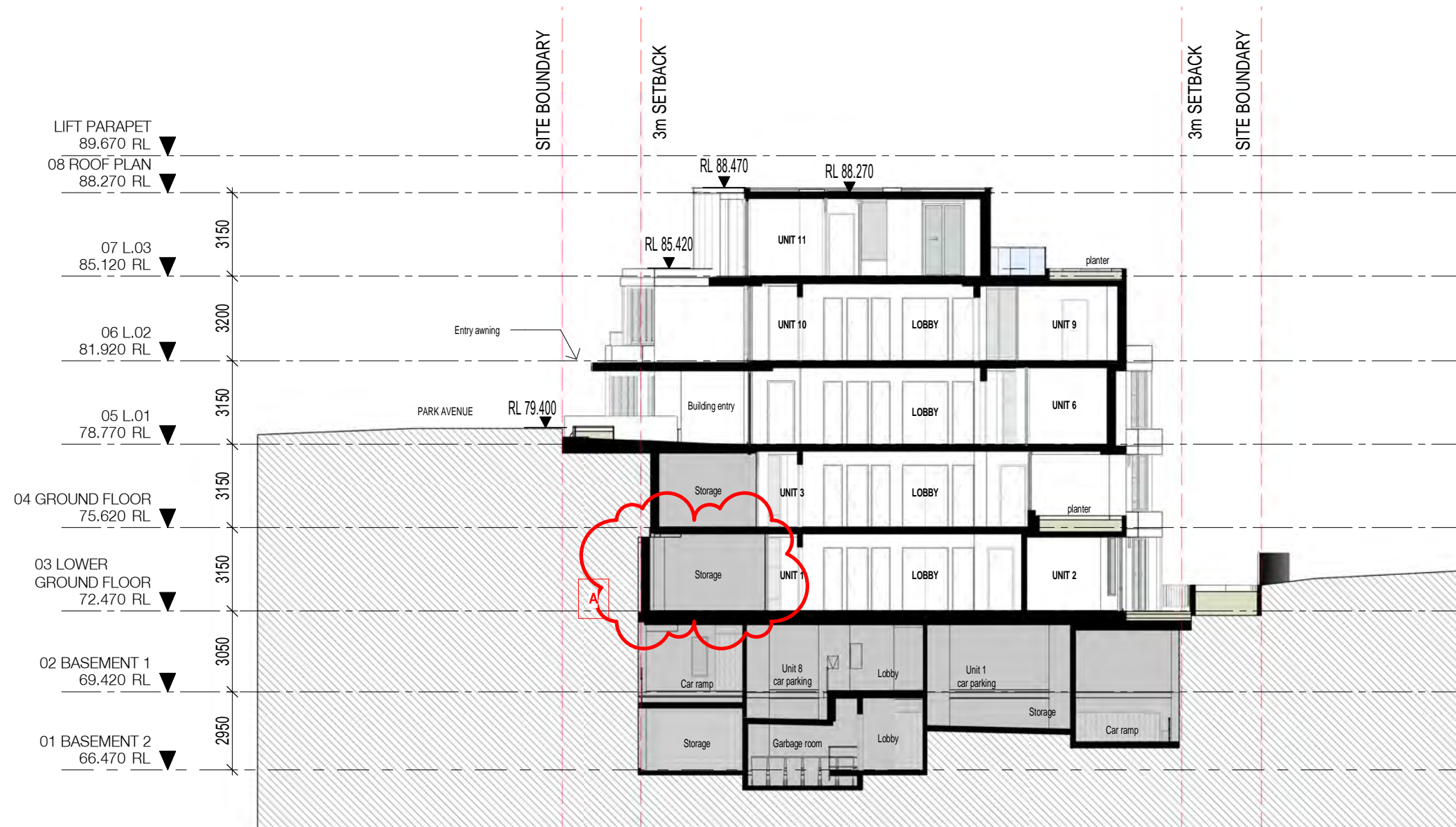
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PROPOSED MODIFICATION
 A) Unit 1: Internal layout altered to provide a bedroom with WIR and ensuite; and a media room.

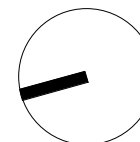


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3	17.03.2023	ISSUED FOR S4.55 No 2		

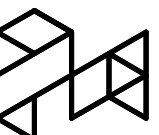


Project
Residential Apartments
 Drawing Name
SECTION B

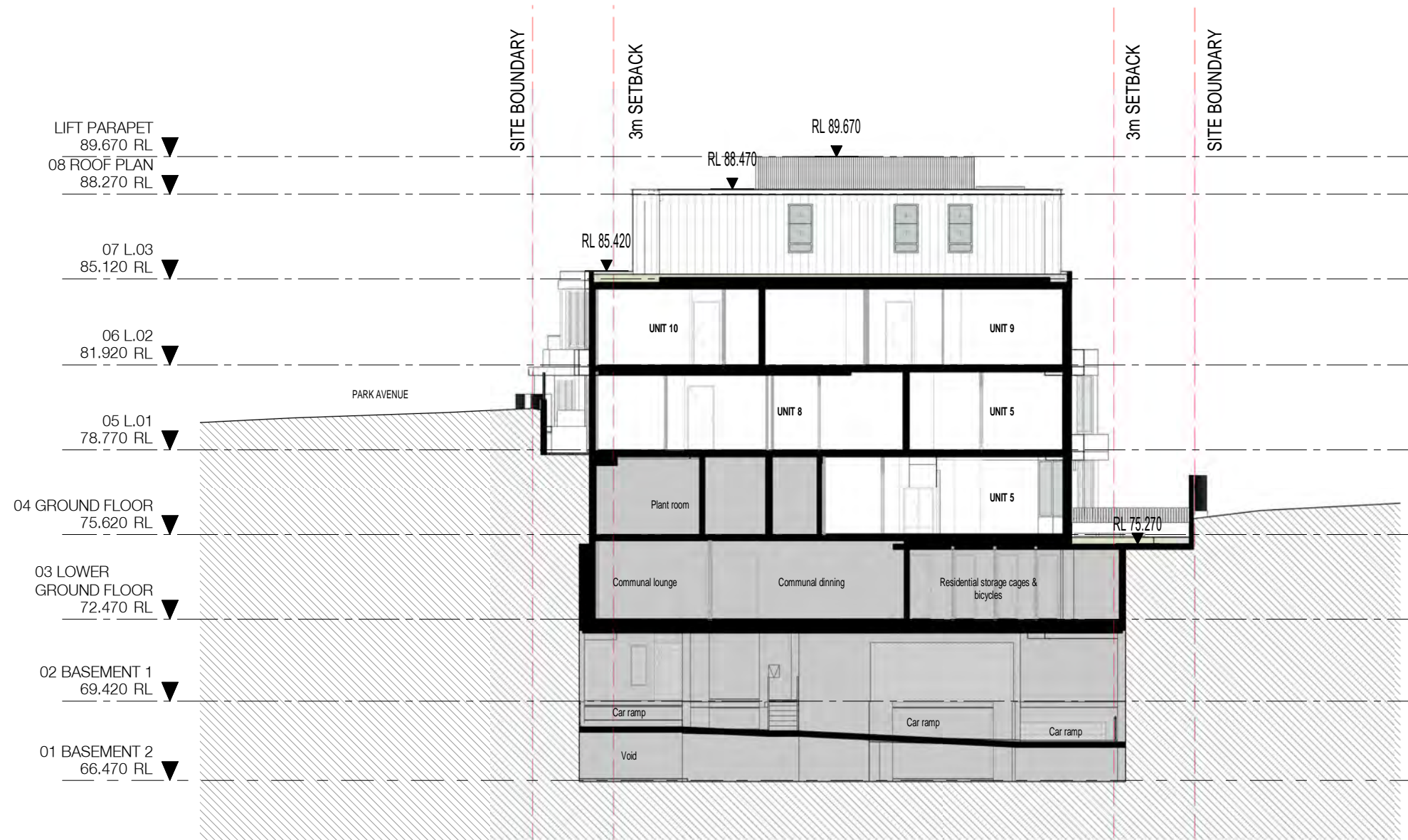
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Drawn	Chk.	
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6060	DA-0602	3

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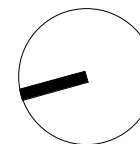


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Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Drawing Name	Drawn	Chk.		
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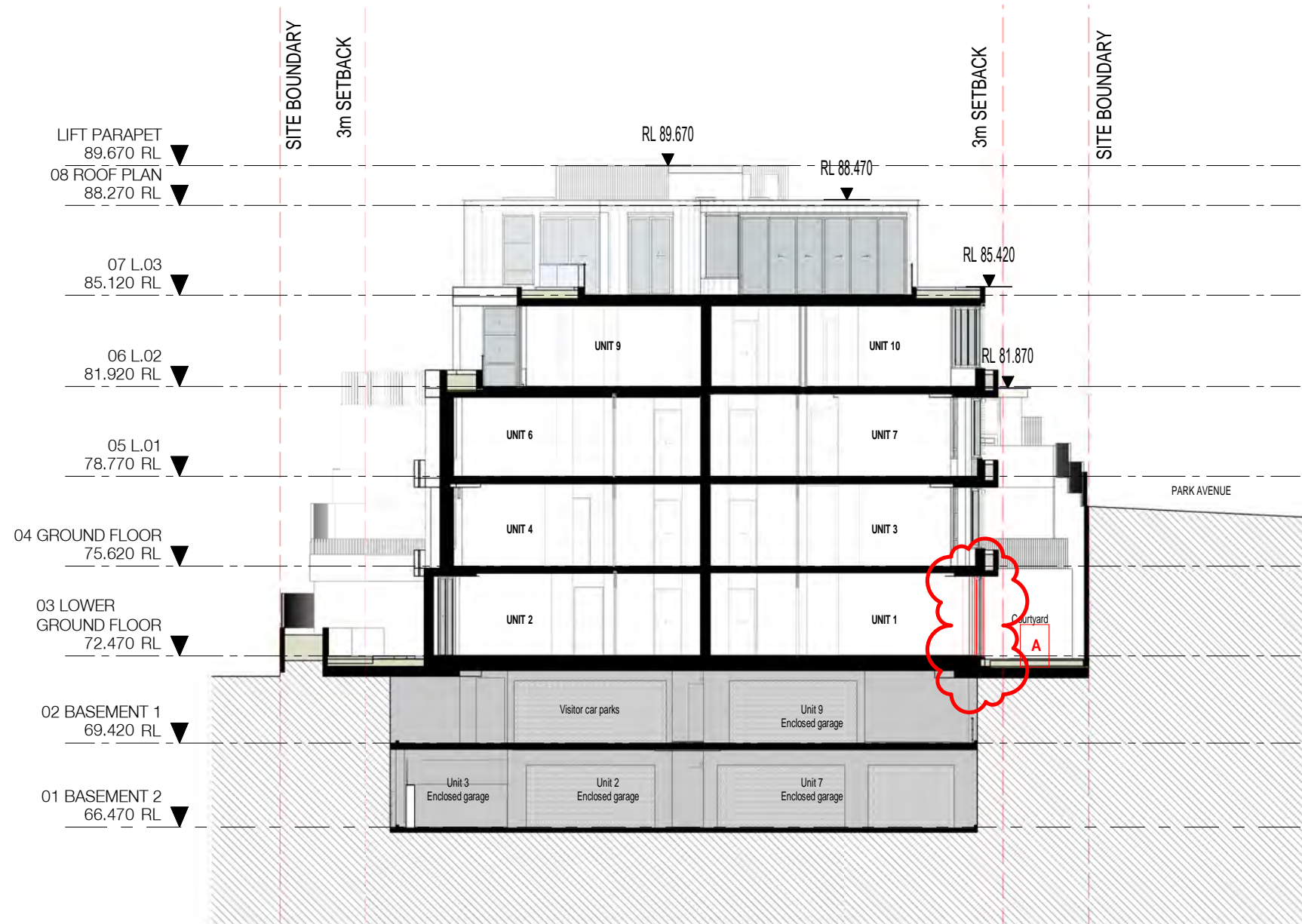
FOR INFORMATION

PROPOSED MODIFICATION

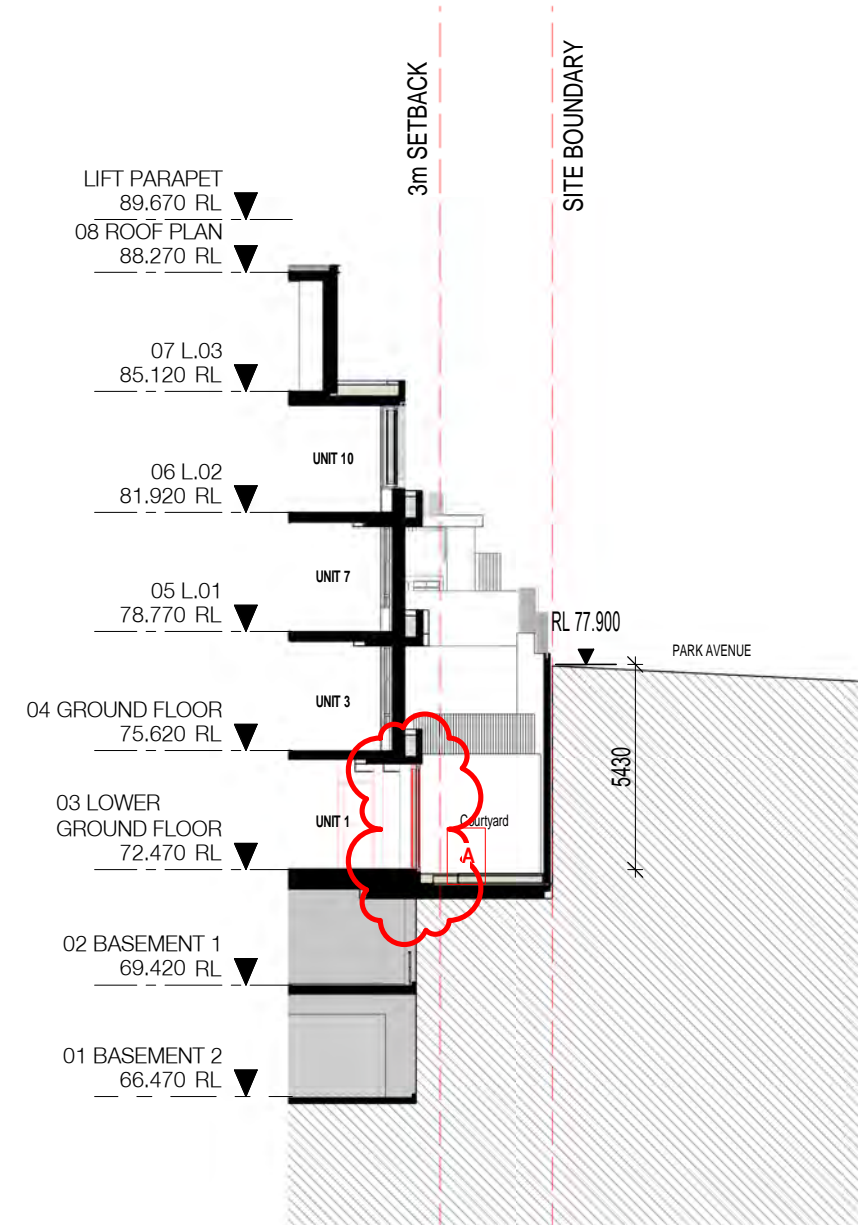
A) The main entry levels are adjusted to match the existing street levels. Level entry for disabled access is maintained and a staircase with handrails on both sides are incorporated.

PROPOSED MODIFICATION

A) Full height sliding doors with access to courtyard



1 SECTION E
1 : 200



2 SECTION E1
1 : 200

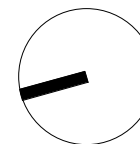
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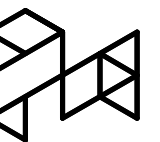
Nominated Architects: Matthew Young - 8646

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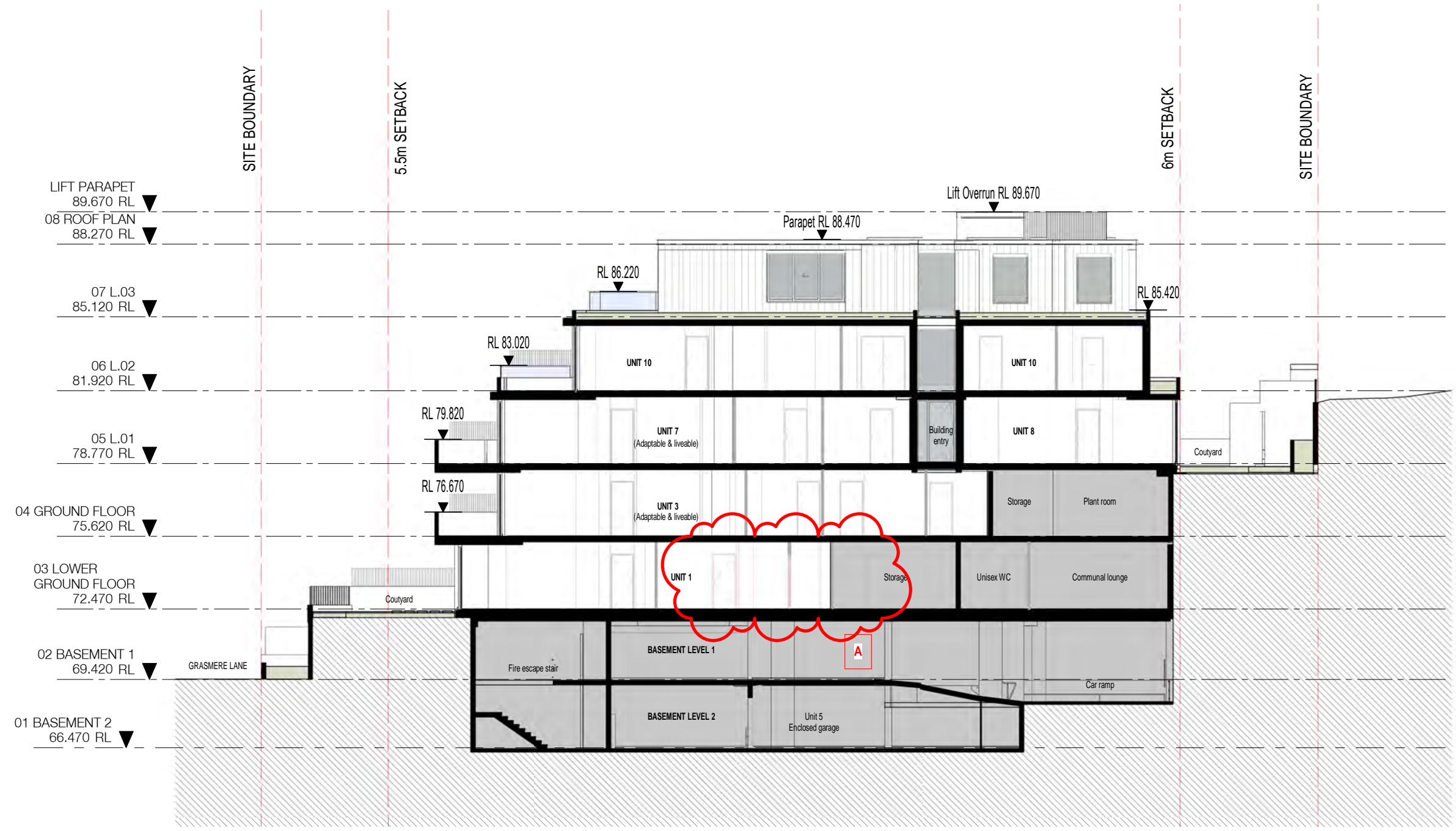
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Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Drawing Name		Drawn	Chk.	
SECTION E		PC	MY	
Job No.	Drawing No.	Revision		
6060	DA-0604	3		



PROPOSED MODIFICATION
 A) Unit 1: Internal layout altered to provide a bedroom with WIR and ensuite; and a media room.

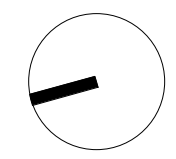


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PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	25.11.2022	ISSUED FOR S4.55 No 1		
	2	10.03.2023	ISSUED FOR S4.55 No 1		
	3	17.03.2023	ISSUED FOR S4.55 No 2		

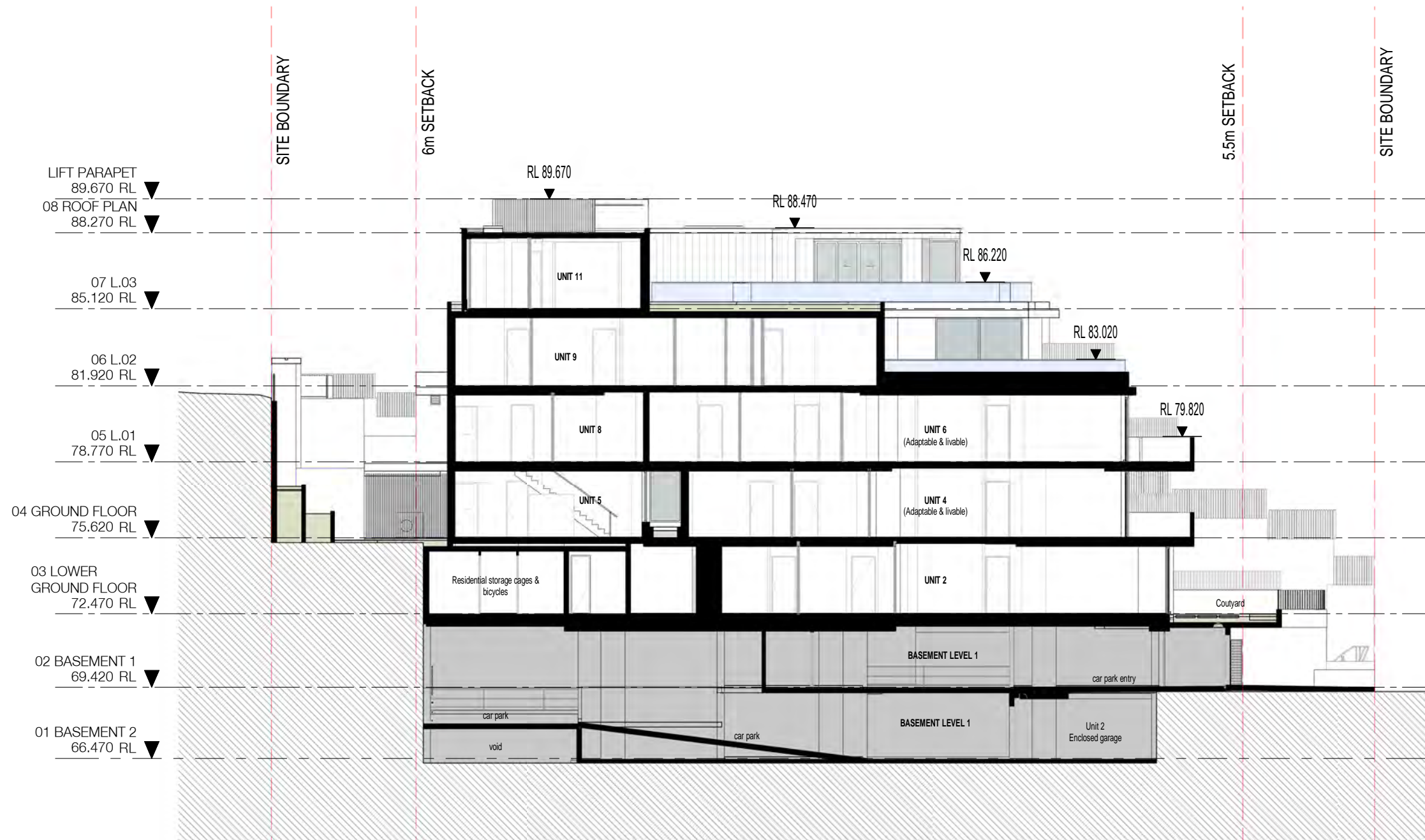


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Residential Apartments	17.03.2023	1 : 200	@ A3
Drawing Name	Drawn	Chk.	
SECTION F	PC	MY	
Job No.	Drawing No.	Revision	
6060	DA-0605	3	

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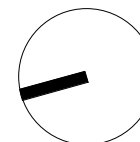
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2	17.03.2023	ISSUED FOR S4.55 No 2		



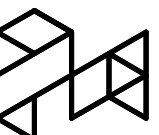
Project
Residential Apartments

Drawing Name
SECTION G

Date	Scale	Sheet Size
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Drawn	Chk.	
PC	MY	
Job No.	Drawing No.	Revision
6060	DA-0606	2

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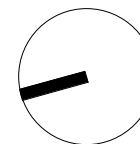
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Rev.	Date	Revision	By	Chk.
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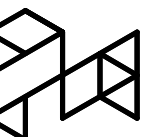
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Residential Apartments

Drawing Name
SECTION H

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Job No.	Drawing No.	Revision
6060	DA-0607	2

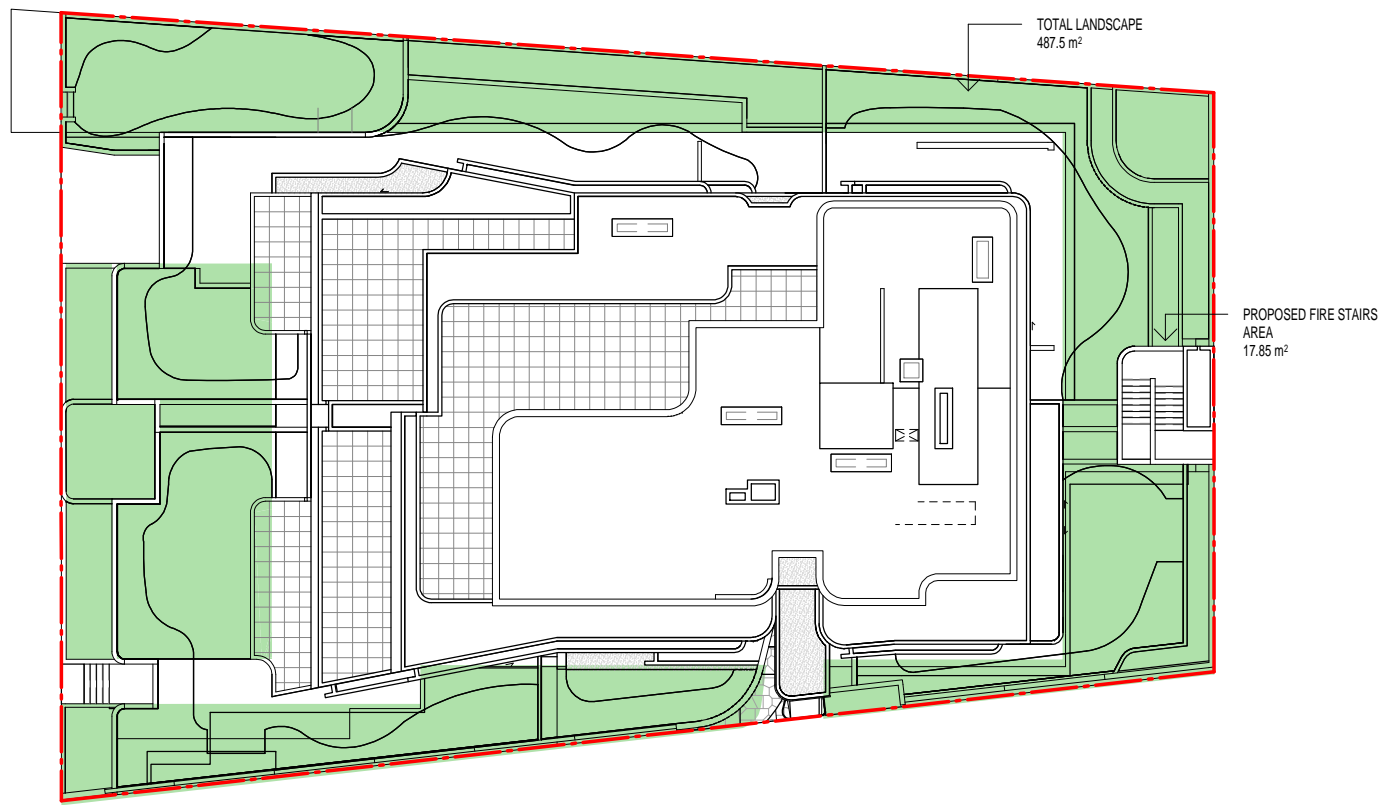
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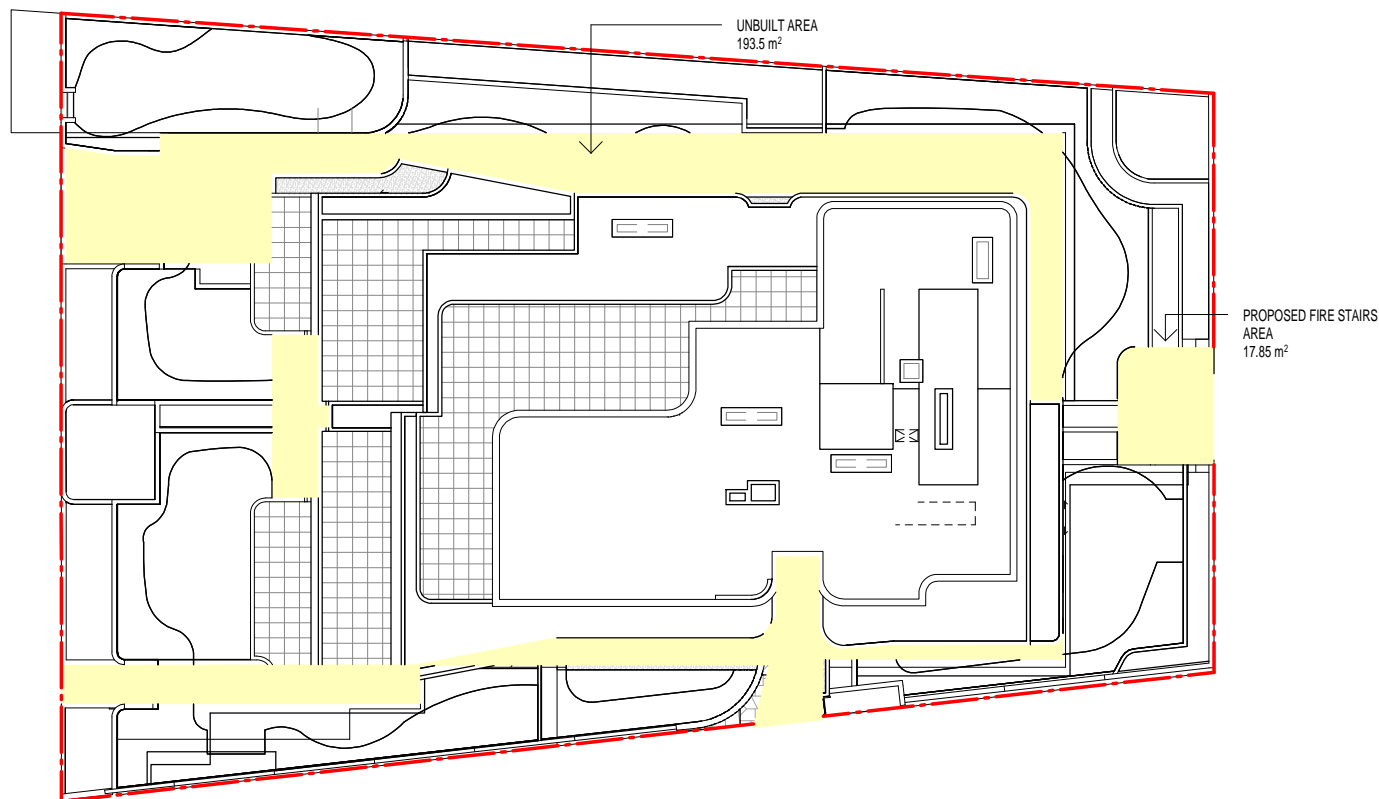


28/06/2023 4:26:03 PM

FOR INFORMATION



1 LANDSCAPE AREA DIAGRAM
1 : 300



2 UN-BUILT AREA DIAGRAM
1 : 300

North Sydney DCP 2013

1.5.6 Landscape Area

P2 (a) Landscaped area is considered to comprise all parts of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area,
(b) The area of any access handle, access way or right of carriage way is to be excluded from the calculation of site area, landscaped area and un-built upon areas

North Sydney LEP 2013

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

- R4 High Density Housing - 40% minimum Landscaped area
- 15% Un-built upon area 15% max

COMPLIANCE SUMMARY

Site Area: 1247.79m²
 Required Landscape Area (min): 499.12m² = 40% of site area
 Proposed Landscape area: 487.5m² = 39.06% of site area

LANDSCAPED AREA



PROPOSED MODIFICATION

- A) Align the bedroom window to the planter above and place a curved window in the corner, additional 0.75 m²

North Sydney DCP 2013

1.5.6 Un-built upon area

P2 (c) the following items are considered to constitute un-built upon area:

- (i) any part of a basement which does not comprise site coverage;
- (ii) unenclosed balconies, decks, pergolas and the like;
- (iii) paving and patios (porous and non-porous);
- (iv) driveways and car stand areas (porous and non-porous); or
- (v) water features.

However, un-built upon area excludes:

- (vi) anything else defined as site-coverage; or
- (vii) anything else comprising landscaped area.

COMPLIANCE SUMMARY

Site Area: 1247.79m²
 Unbuilt area control (max): 187.17m² = 15% of site area
 Proposed un-built area: 193.5m² = 15.5% of site area

UN-BUILT UPON AREA

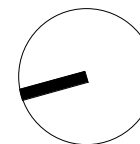


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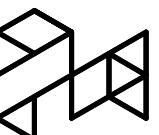
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Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 300	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Drawing Name	Drawn	Chk.		
LANDSCAPE & UNBUILT AREA PLAN	PC	MY		
Job No.	Drawing No.	Revision		
6060	DA-2000	3		



North Sydney DCP 2013

1.5.5 Site Coverage

P2 For the purposes of P1, the following items are considered to constitute site coverage:

- (a) buildings are defined by the EP&A Act 1979;
- (b) garages and carports;
- (c) sheds;
- (d) enclosed/covered balconies, decks, pergolas and the like;
- (e) swimming pools, spa pools and the like;
- (f) other structures including:
 - (i) permanent BBQ structures;
 - (ii) cabanas;
 - (iii) external staircases;
 - (iv) gazebos;
 - (v) greenhouse/glasshouse;
 - (vi) plantrooms;
 - (vii) rainwater tanks;
 - (viii) ramps;
 - (ix) garbage storage facilities.

However, site coverage excludes:

- (g) any basement;
- (h) any part of an awning that is outside the subject site;
- (i) any eaves;
- (j) unenclosed balconies, decks, pergolas and the like;
- (k) paving and patios (porous and non-porous);
- (l) driveways and car stand areas (porous and non-porous);
- (m) water features; or
- (n) anything else defined as landscaped area.

Maximum site coverage for Residential Flat Building - 45%

COMPLIANCE SUMMARY

Site Area:	1247.79m²	
Allowable site coverage:	561.50m ²	= 45% of site area
Total site coverage:	560.4 m ²	= 44.9% of site area
Required Landscape Area (min):	499.12m ²	= 40% of site area
Proposed Landscape area:	487.5m ²	= 39.06% of site area
Maximum un-built area:	187.17m ²	= 15% of site area
Proposed un-built area:	193.5mm ²	= 15.5% of site area

North Sydney LEP 2013

Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage.

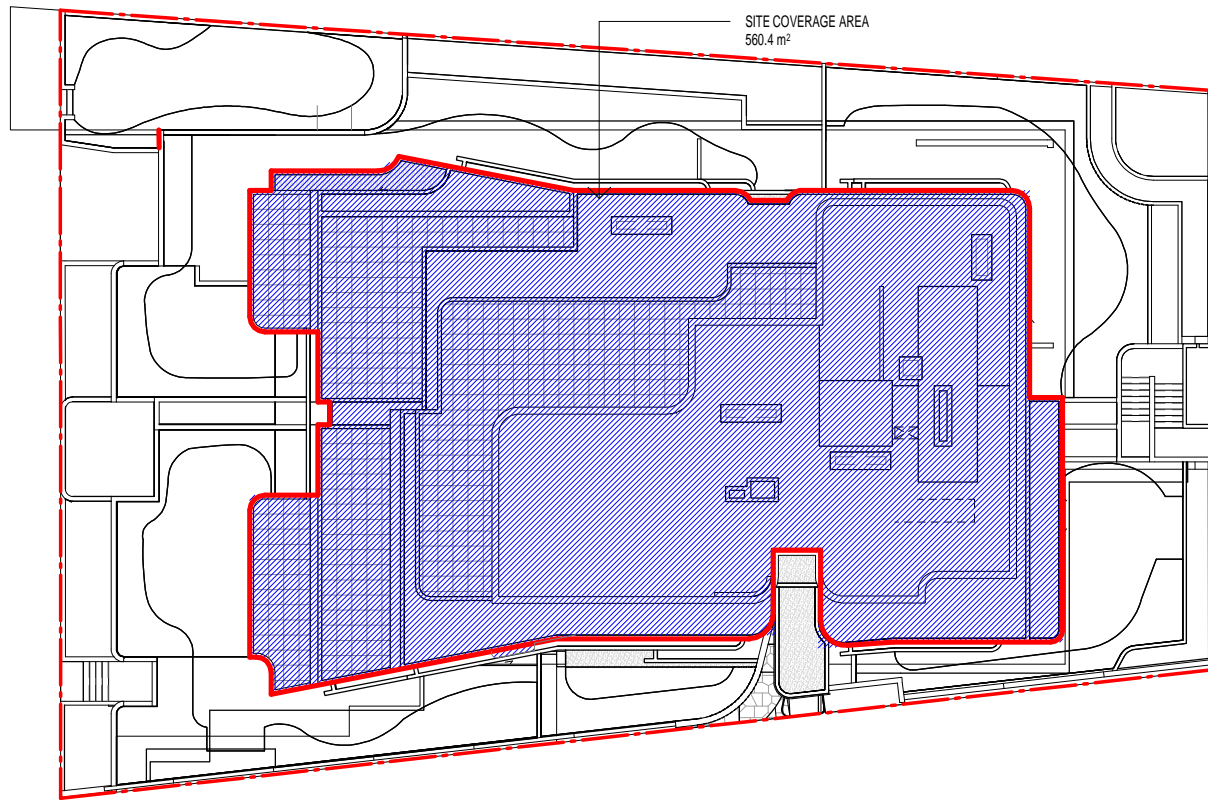
- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

Maximum site coverage for R4 High Density Housing - 45%

SITE COVERAGE AREA

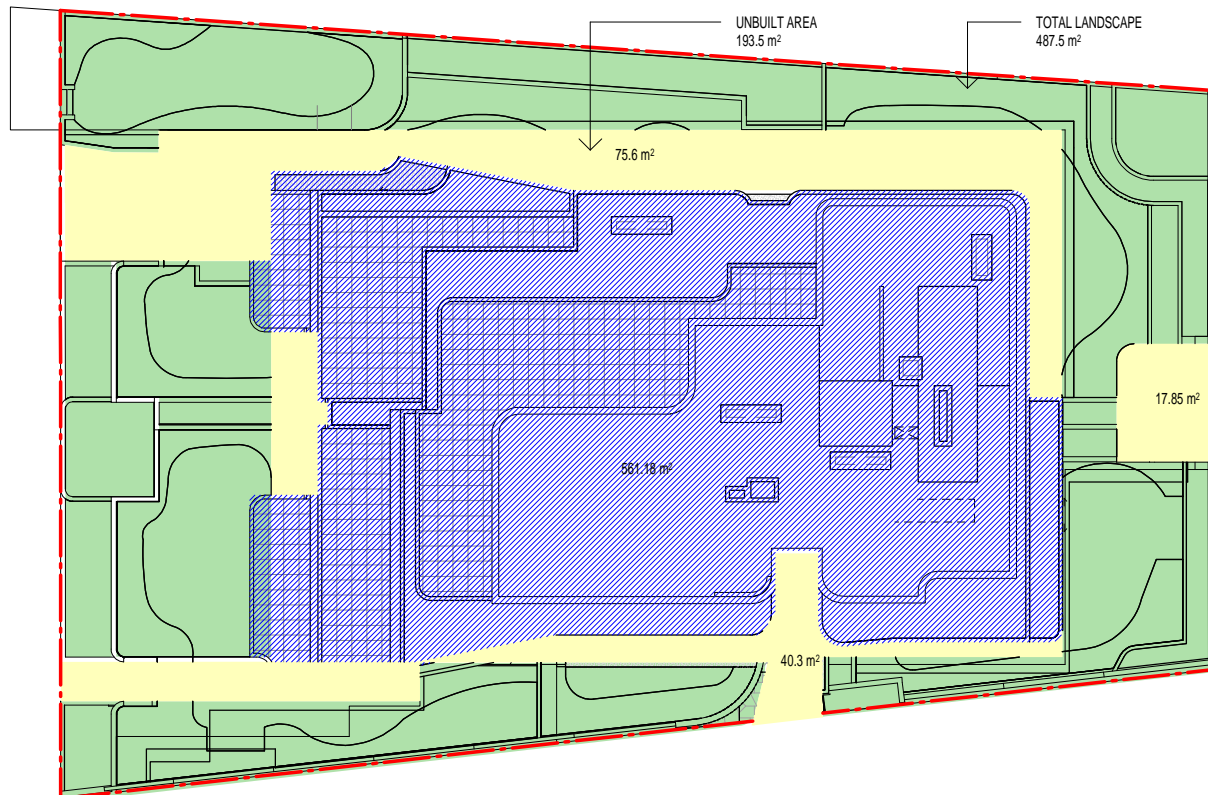
COMPLIANCE SUMMARY

Site Area:	1247.79m ²
Allowable site coverage:	561.50m ² = 45% of site area
Proposed site coverage:	560.4m ² = 44.9% of site area



1 SITE COVERAGE DIAGRAM

1 : 300



2 COMBINED SITE DIAGRAM

1 : 300

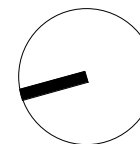
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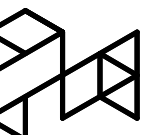
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	2	10.03.2023	ISSUED FOR S4.55 No 1		
	3	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 300	@ A3	
Drawn	CHK.			Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
PC	MY			
Job No.	Drawing No.	Revision		
6060	DA-2001	3		



PROPOSED MODIFICATION

A) Align the bedroom window to the planter above and place a curved window in the corner, additional 0.75 m²



June 21 - 12:00 pm



June 21 - 12:30pm



June 21 - 1:00pm



June 21 - 1:30 pm



June 21 - 2:00pm



June 21 - 2:30pm

June 21 - 1:30pm

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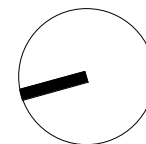
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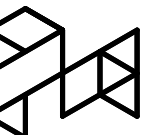
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Residential Apartments

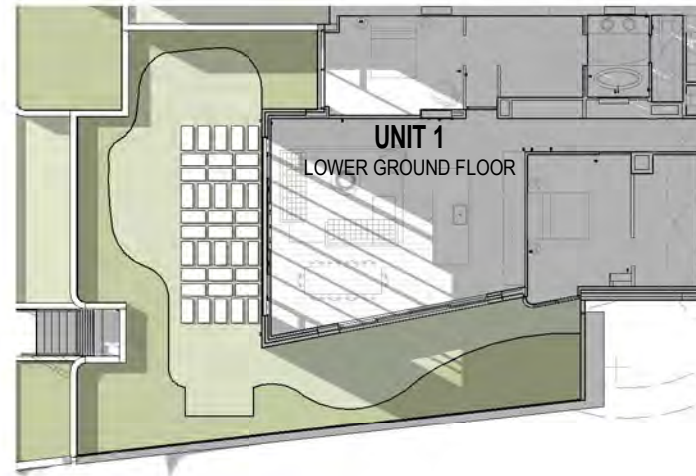
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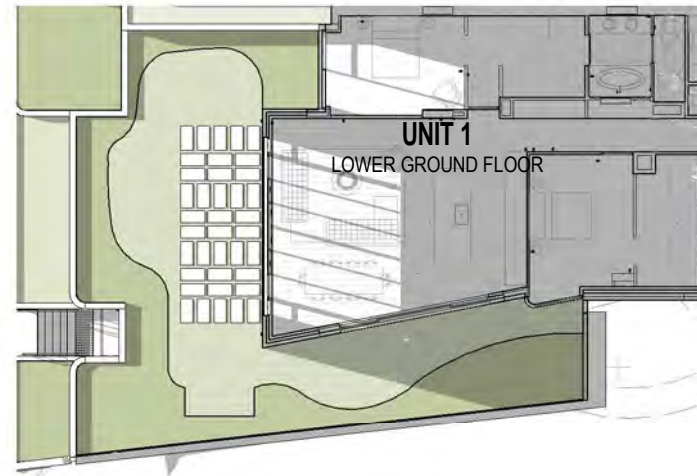
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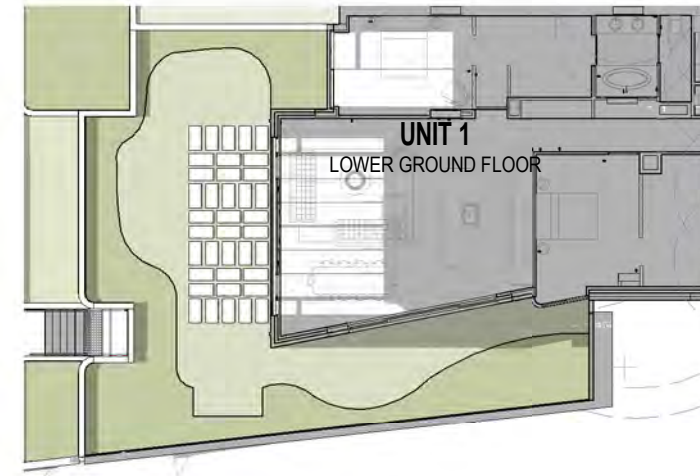




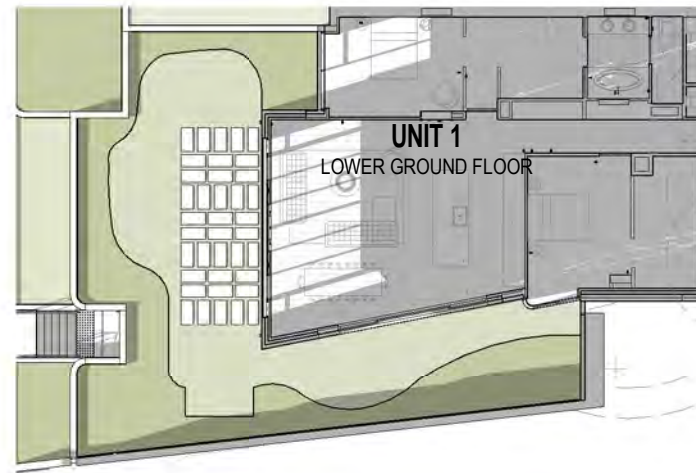
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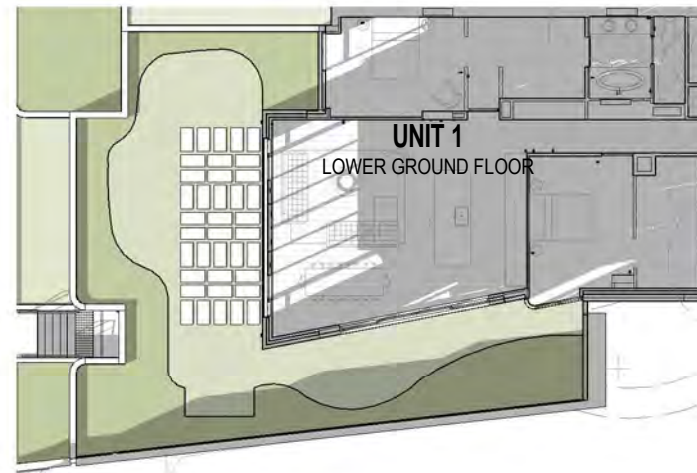
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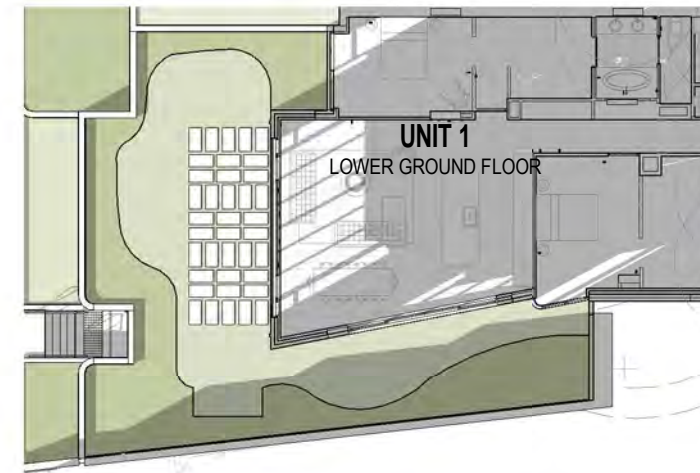
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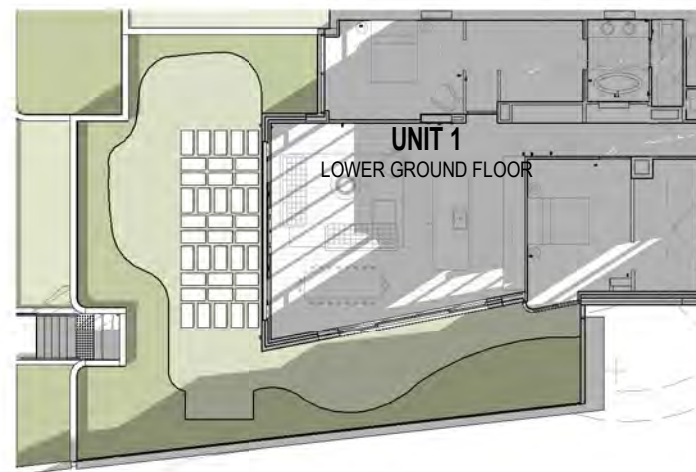
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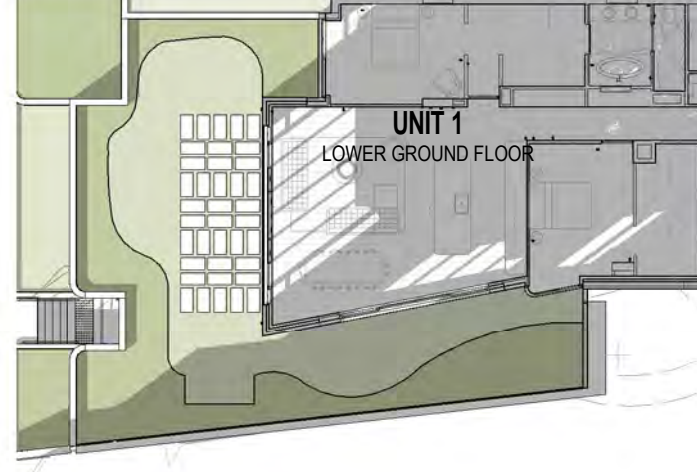
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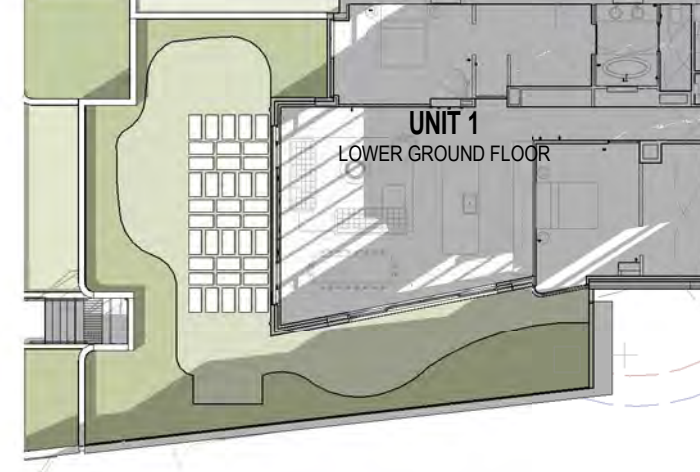
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June 21 - 1:00 pm



June 21 - 1:15 pm



June 21 - 1:30 pm

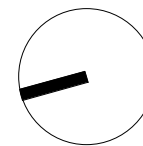
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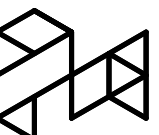
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Drawing Name
SOLAR STUDY PLAN - 21
JUNE

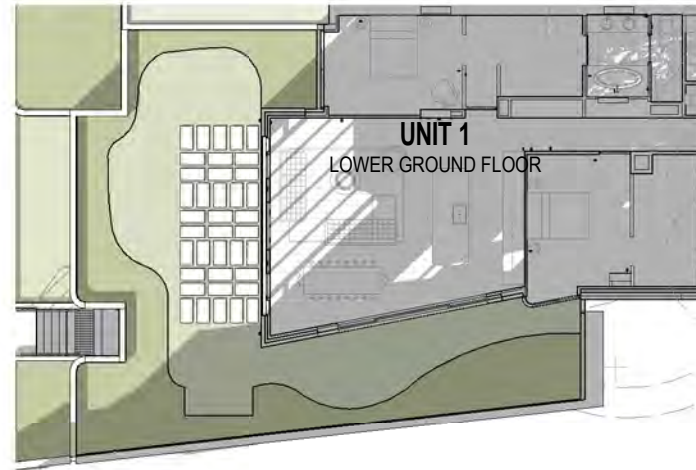
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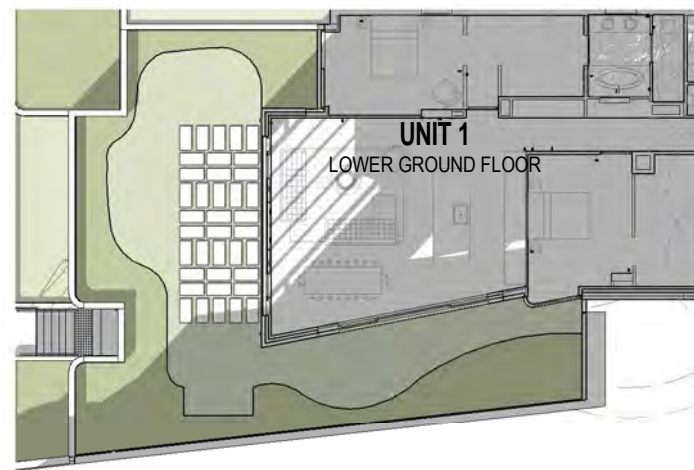
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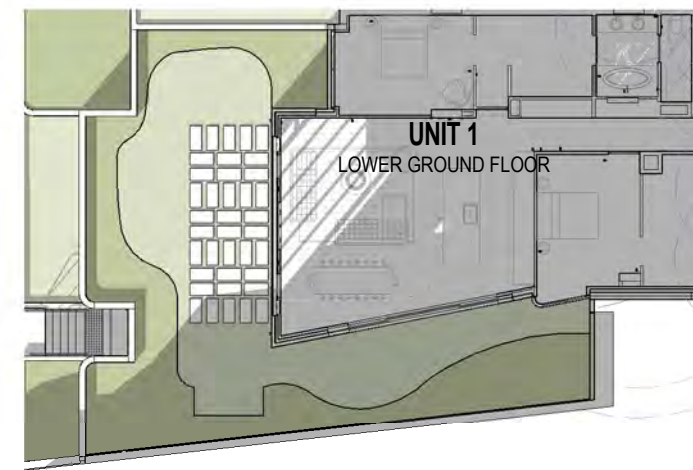
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June 21 - 1:45 pm



June 21 - 2:00 pm



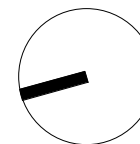
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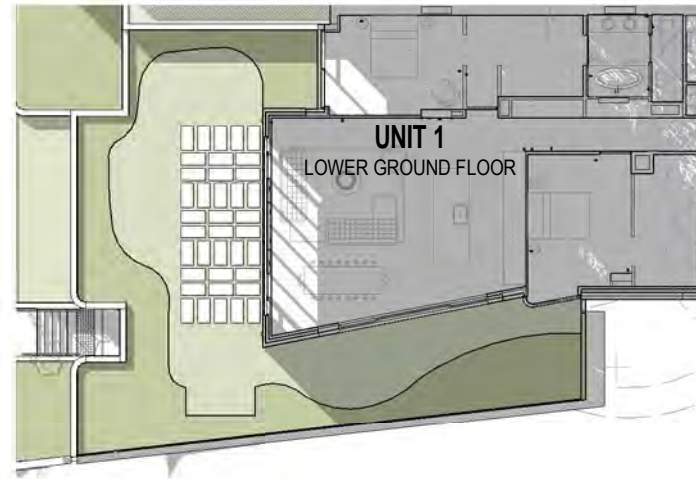


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Residential Apartments	17.03.2023		@ A3
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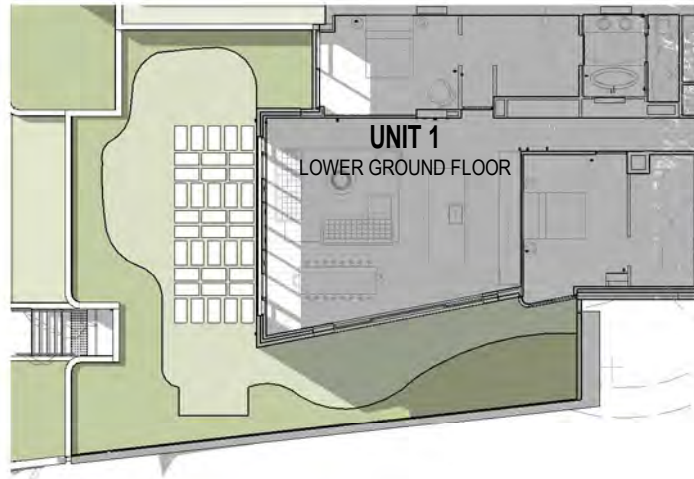
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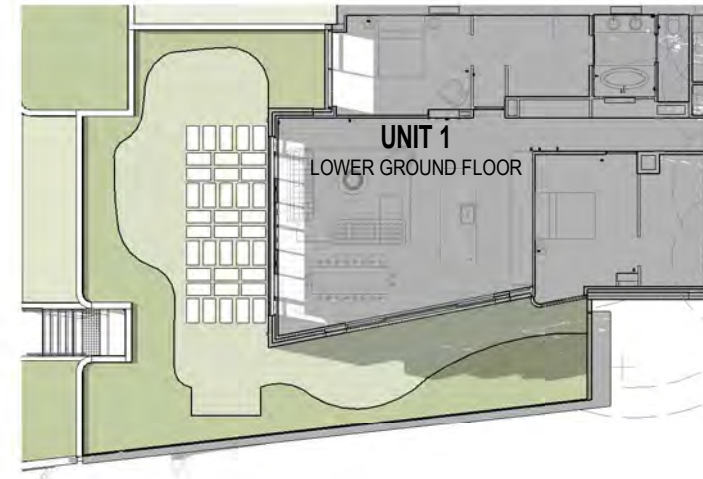
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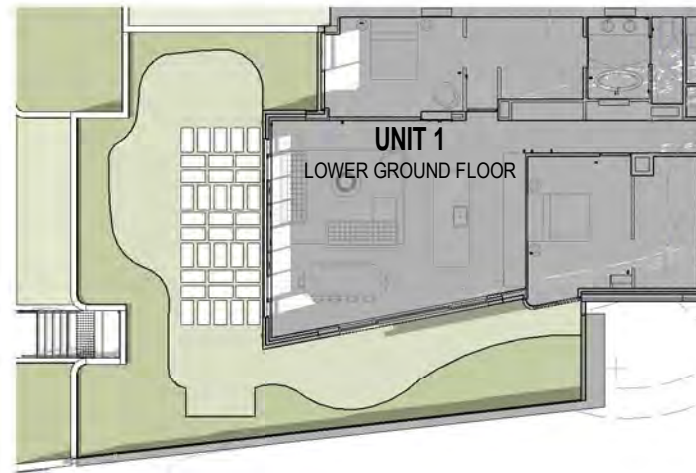
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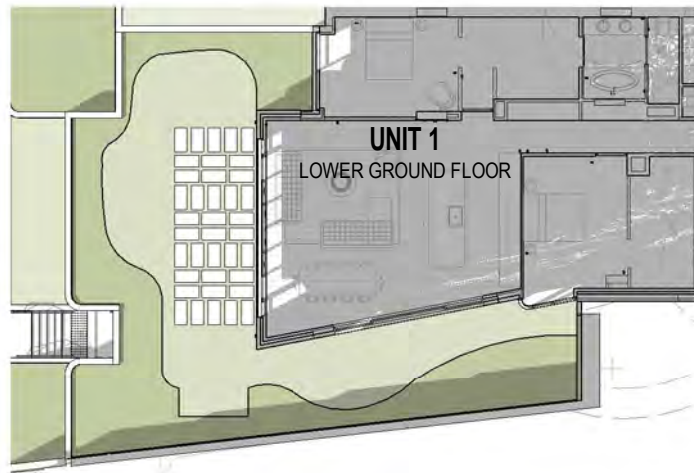
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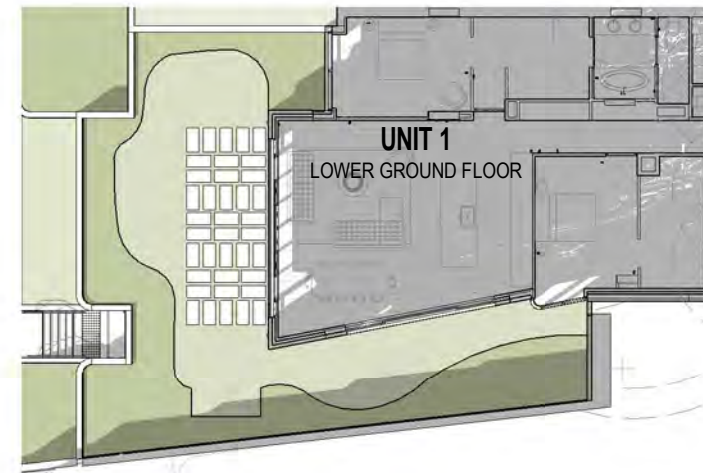
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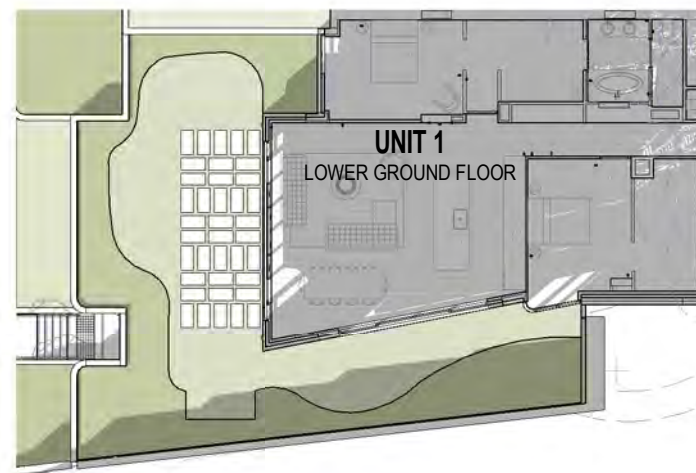
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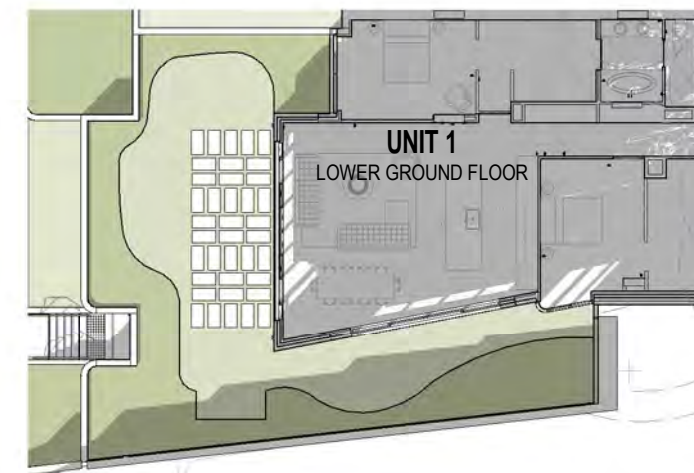
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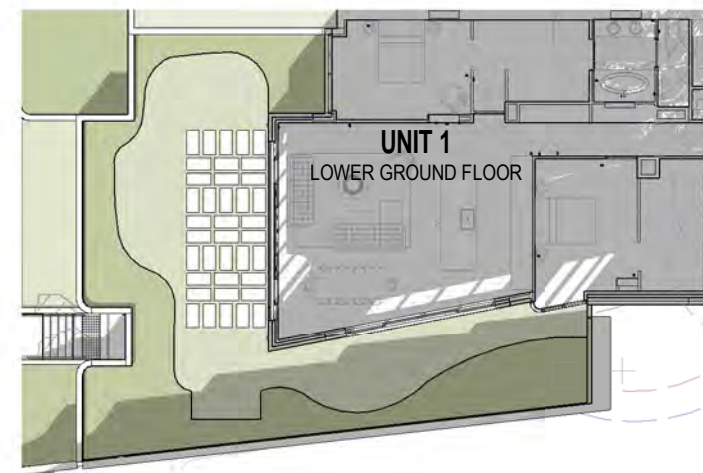
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March 21 - 1:00 pm



March 21 - 1:15 pm



March 21 - 1:30 pm

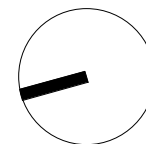
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Nominated Architects: Matthew Young - 8646

Client
PLATFORM PROJECT SERVICES
2 SUTHERLAND STREET,
CREMORNE 2090

Rev.	Date	Revision	By	Chk.
1	17.03.2023	ISSUED FOR S4.55 No 2		



Project
Residential Apartments

Drawing Name
SOLAR STUDY PLAN - 21
MARCH

Date
17.03.2023

Scale
@ A3

Drawn
PC

Chk.
MY

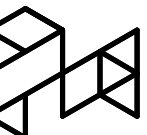
Job No.
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Drawing No.
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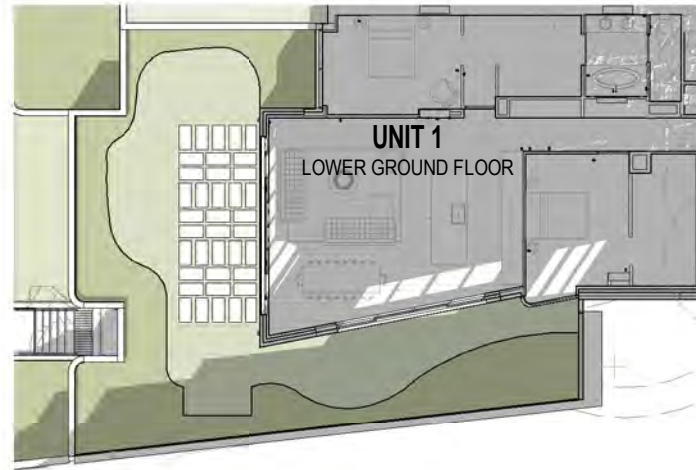
Revision
1

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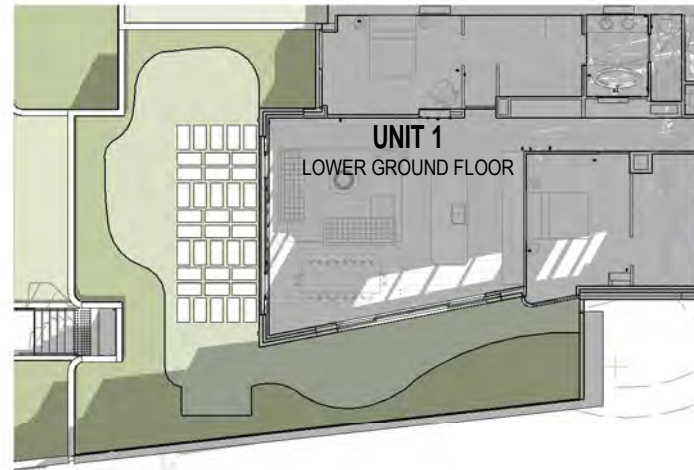
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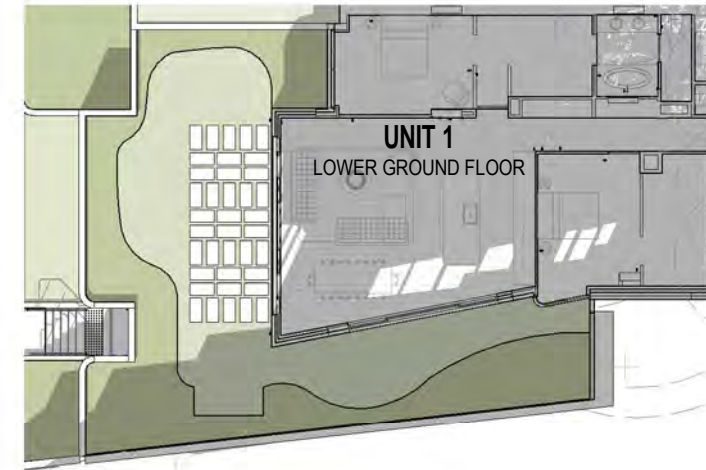
FOR INFORMATION



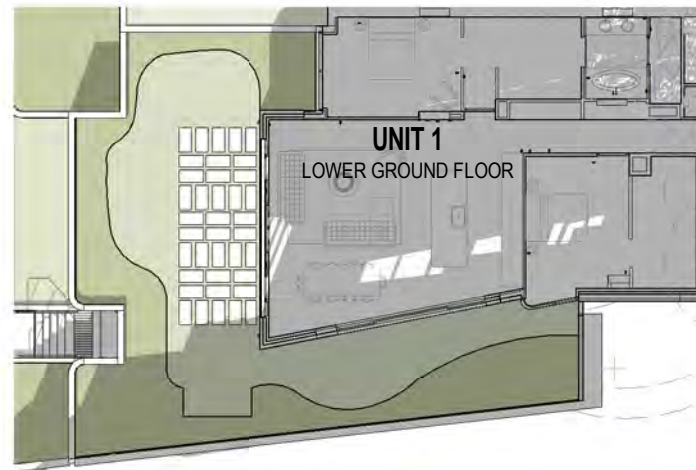
March 21 - 1:45 pm



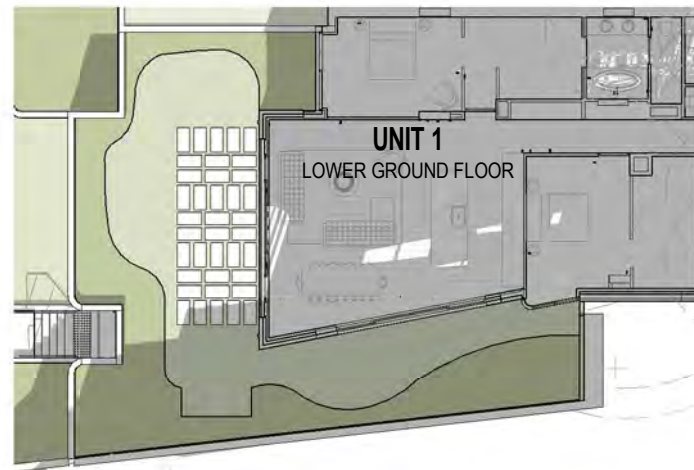
March 21 - 2:00 pm



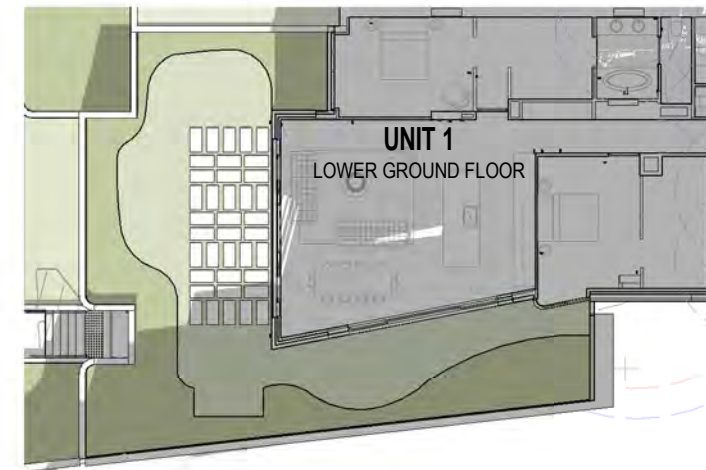
March 21 - 2:15 pm



March 21 - 2:30 pm



March 21 - 2:45 pm



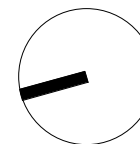
March 21 - 3:00 pm

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Client	Rev.	Date	Revision	By	Chk.
PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size
Residential Apartments	17.03.2023		@ A3
Drawing Name	Job No.	Drawn	Chk.
SOLAR STUDY PLAN - 21 MARCH	6060	PC	MY
	Drawing No.	Revision	
	DA-3004	1	

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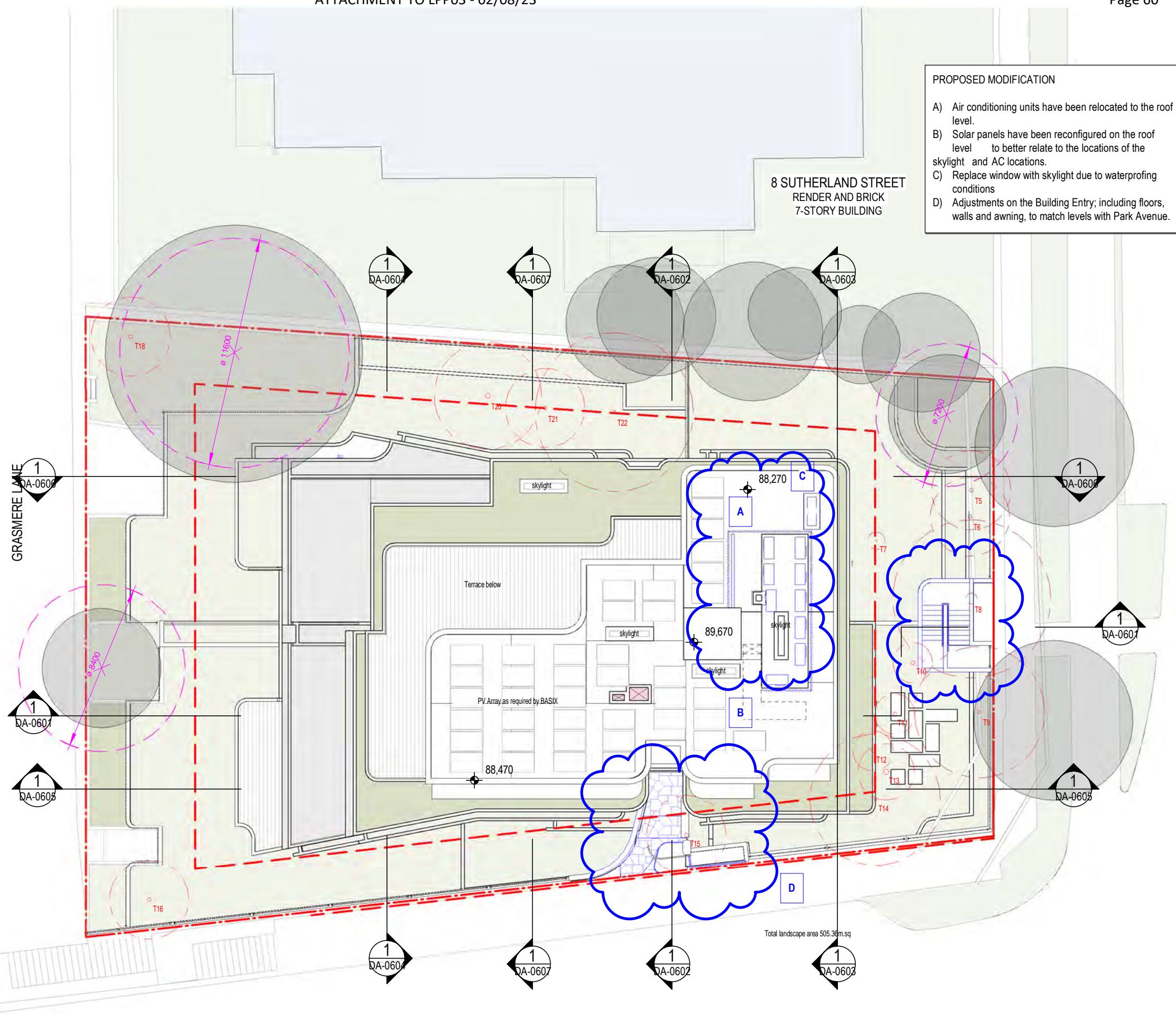
DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by:
M. Stephens

PROPOSED MODIFICATION

- A) Air conditioning units have been relocated to the roof level.
- B) Solar panels have been reconfigured on the roof level to better relate to the locations of the skylight and AC locations.
- C) Replace window with skylight due to waterproofing conditions
- D) Adjustments on the Building Entry; including floors, walls and awning, to match levels with Park Avenue.



10 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

5 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

3 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

2 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

8 SUTHERLAND STREET
RENDER AND BRICK
7-STORY BUILDING

GRASMERE LANE
1
DA-0601

1
DA-0601

1
DA-0603

1
DA-0601

1
DA-0607

1
DA-0602

1
DA-0603

1
DA-0601

1
DA-0601

1
DA-0603

1
DA-0601

1
DA-0607

1
DA-0602

1
DA-0603

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FOR INFORMATION

Client
PLATFORM PROJECT SERVICES
2 SUTHERLAND STREET,
CREMORNE 2090

Design Team

Rev.	Date	Revision
1	25.11.2022	ISSUED FOR S4.55 No1
2	10.03.2023	ISSUED FOR S4.55 No1

Revision

By: CHK

Project
Residential Apartments

Drawing Name
SITE PLAN

Date
10.03.2023

Scale
1 : 200

Sheet Size
@ A3

Reg No.
6060

Drawn
PC

CHK.
MY

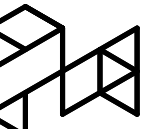
Job No.
6060

Drawing No.
DA-0100

Revision
2

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14/03/2023 11:02:27 AM



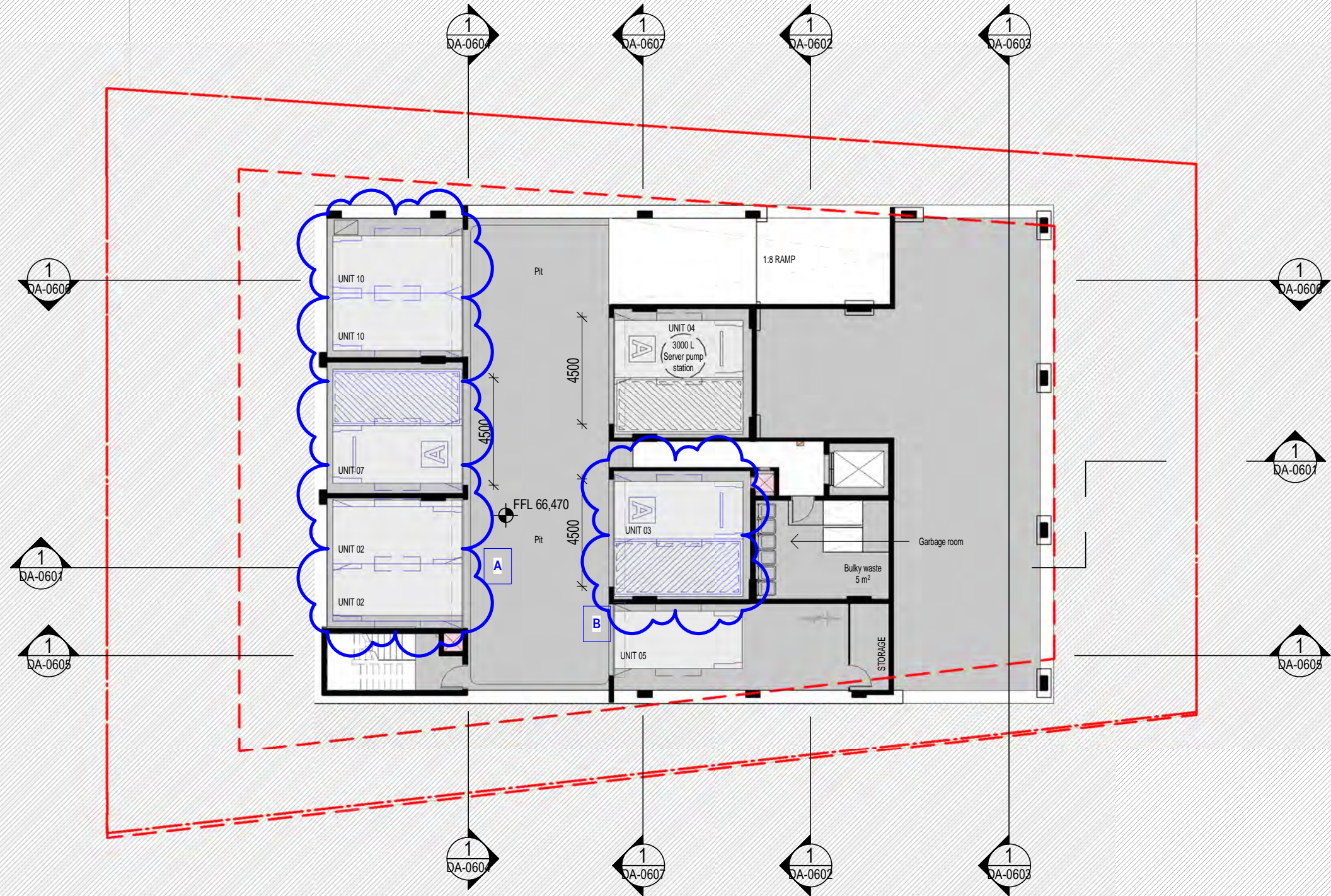
DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by:
M. Stephens

PROPOSED MODIFICATION

- A) The parking for Unit 10 and Unit 3 has been switched
- B) The parking for Unit 7 and Unit 2 has been switched



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FOR INFORMATION

Client
PLATFORM PROJECT SERVICES
2 SUTHERLAND STREET,
CREMORNE 2090

Design Team

Rev. Date
1 25.11.2022

Revision
ISSUED FOR S4.55 No1

By CHK.

Project
Residential Apartments

Date Scale Sheet Size
25.11.2022 1 : 200 @ A3

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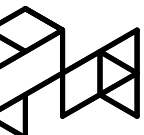
Reg No. Drawn CHK.

PC MY

Job No. Drawing No. Revision
6060 DA-0201 1

Drawing Name
BASEMENT 02

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DEVELOPMENT APPLICATION APPROVED
 This plan is referred to in the Notice of Determination
 DA No: 432/2021/3
 Date: 13 June 2023
 Authorised by: M. Stephens

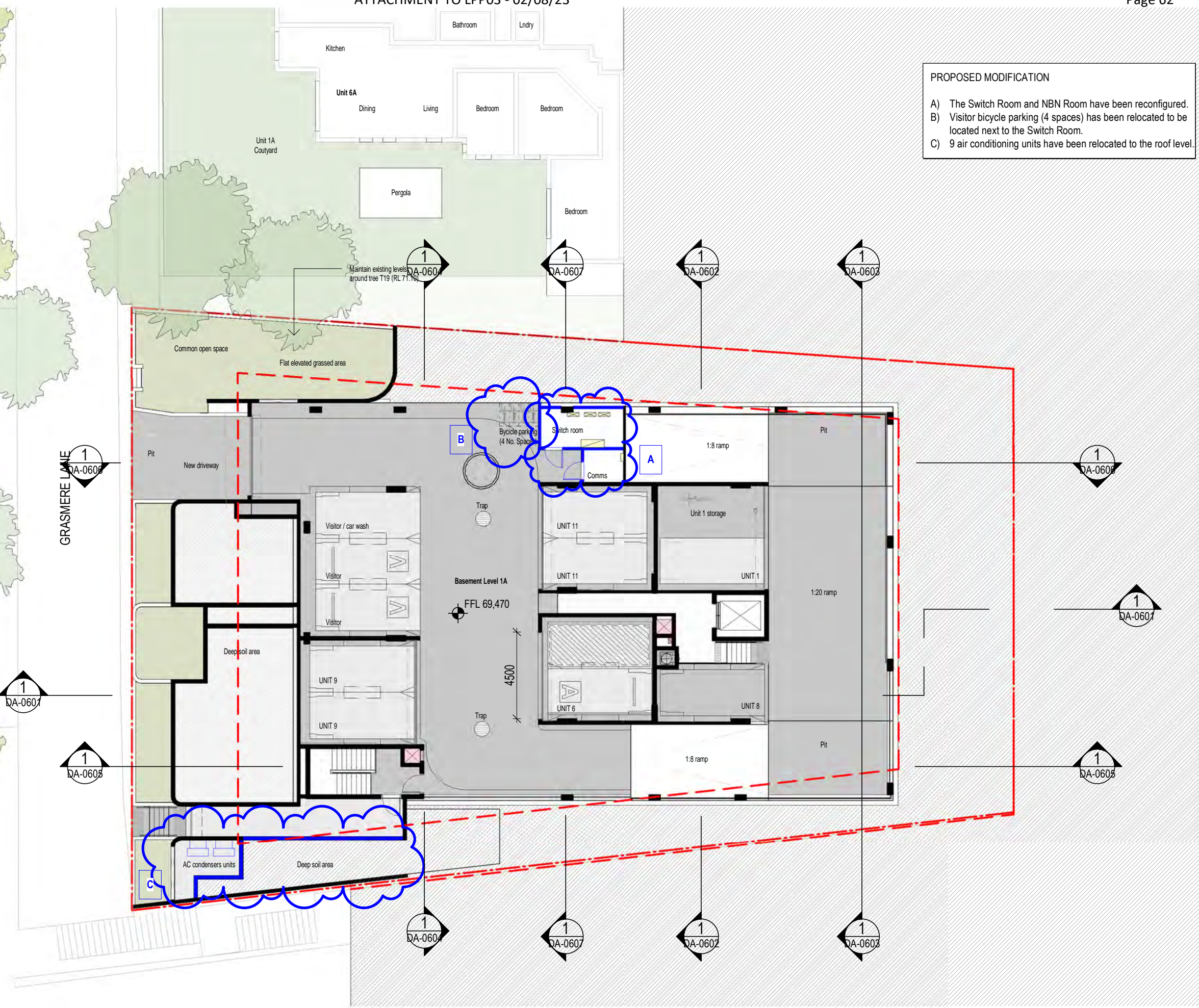
PROPOSED MODIFICATION
 A) The Switch Room and NBN Room have been reconfigured.
 B) Visitor bicycle parking (4 spaces) has been relocated to be located next to the Switch Room.
 C) 9 air conditioning units have been relocated to the roof level.

10 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING

5 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING

3 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING

2 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING



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Client: PLATFORM PROJECT SERVICES
 Design Team: 2 SUTHERLAND STREET, CREMORNE 2090

Rev. 1 Date: 25.11.2022
 Revision: ISSUED FOR S4.55 No1

By: CHK.
 Project: Residential Apartments

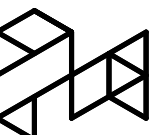
Date: 25.11.2022
 Scale: 1 : 200
 Sheet Size: @ A3

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Drawing Name: BASEMENT 01

Reg No. 6060
 Drawn: PC
 CHK: MY
 Job No. 6060
 Drawing No. DA-0202
 Revision: 1

FOR INFORMATION



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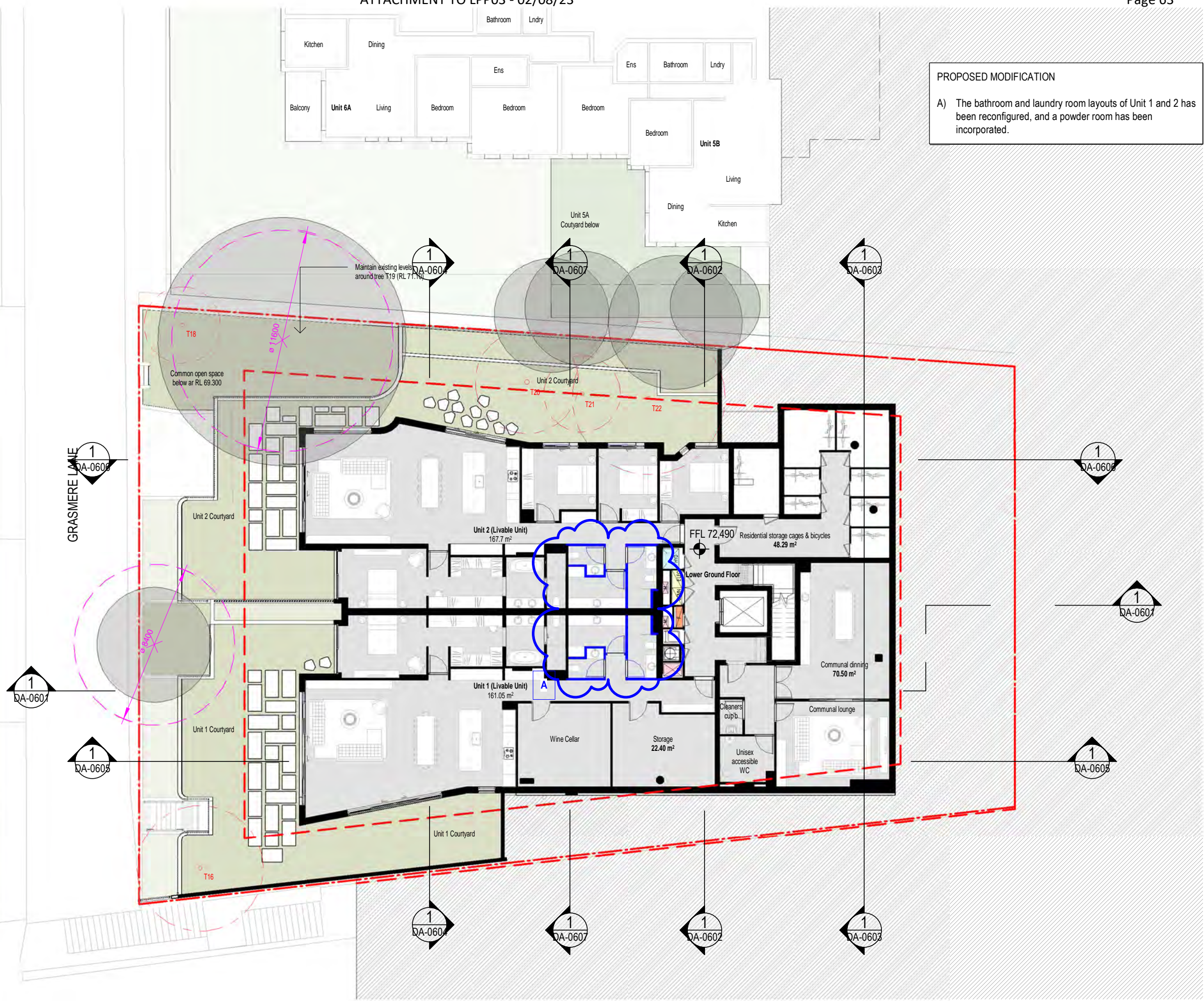
DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by: M. Stephens

PROPOSED MODIFICATION

A) The bathroom and laundry room layouts of Unit 1 and 2 has been reconfigured, and a powder room has been incorporated.



10 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

5 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

3 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

2 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

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Client
PLATFORM PROJECT SERVICES
2 SUTHERLAND STREET,
CREMORNE 2090

Design Team

Rev.	Date	Revision
1	25.11.2022	ISSUED FOR S4.55 No1

By: CHK

Project
Residential Apartments

Date	Scale	Sheet Size
25.11.2022	1 : 200	@ A3

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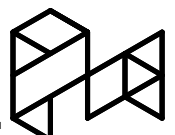
Reg No.	Drawn	CHK.
	PC	MY

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Job No.	Drawing No.	Revision
6060	DA-0203	1

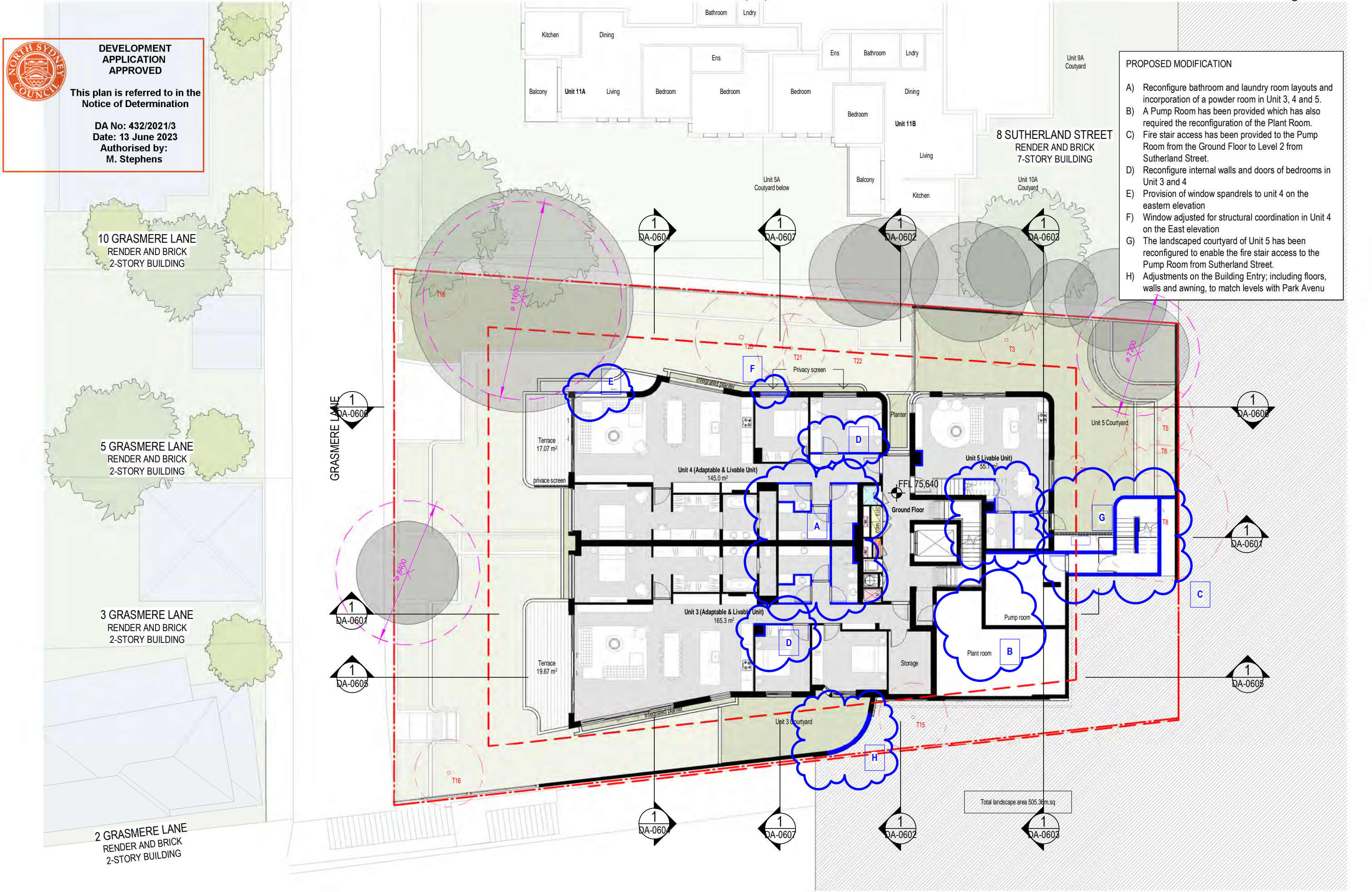
Drawing Name
LOWER GROUND FLOOR

FOR INFORMATION



NORTH SYDNEY COUNCIL
DEVELOPMENT APPLICATION APPROVED
 This plan is referred to in the Notice of Determination
 DA No: 432/2021/3
 Date: 13 June 2023
 Authorised by: M. Stephens

- PROPOSED MODIFICATION**
- A) Reconfigure bathroom and laundry room layouts and incorporation of a powder room in Unit 3, 4 and 5.
 - B) A Pump Room has been provided which has also required the reconfiguration of the Plant Room.
 - C) Fire stair access has been provided to the Pump Room from the Ground Floor to Level 2 from Sutherland Street.
 - D) Reconfigure internal walls and doors of bedrooms in Unit 3 and 4
 - E) Provision of window spandrels to unit 4 on the eastern elevation
 - F) Window adjusted for structural coordination in Unit 4 on the East elevation
 - G) The landscaped courtyard of Unit 5 has been reconfigured to enable the fire stair access to the Pump Room from Sutherland Street.
 - H) Adjustments on the Building Entry; including floors, walls and awning, to match levels with Park Avenue



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 PLATFORM PROJECT SERVICES
 2 SUTHERLAND STREET,
 CREMORNE 2090

Rev.	Date	Revision
1	25.11.2022	ISSUED FOR S4.55 No1
2	10.03.2023	ISSUED FOR S4.55 No1

By: CHK

Project
 Residential Apartments

Date
 10.03.2023

Scale
 1 : 200

Sheet Size
 @ A3

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Reg No.
 6060

Drawn
 PC

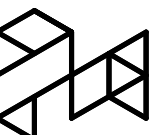
CHK.
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Job No.
 6060

Drawing No.
 DA-0204

Revision
 2

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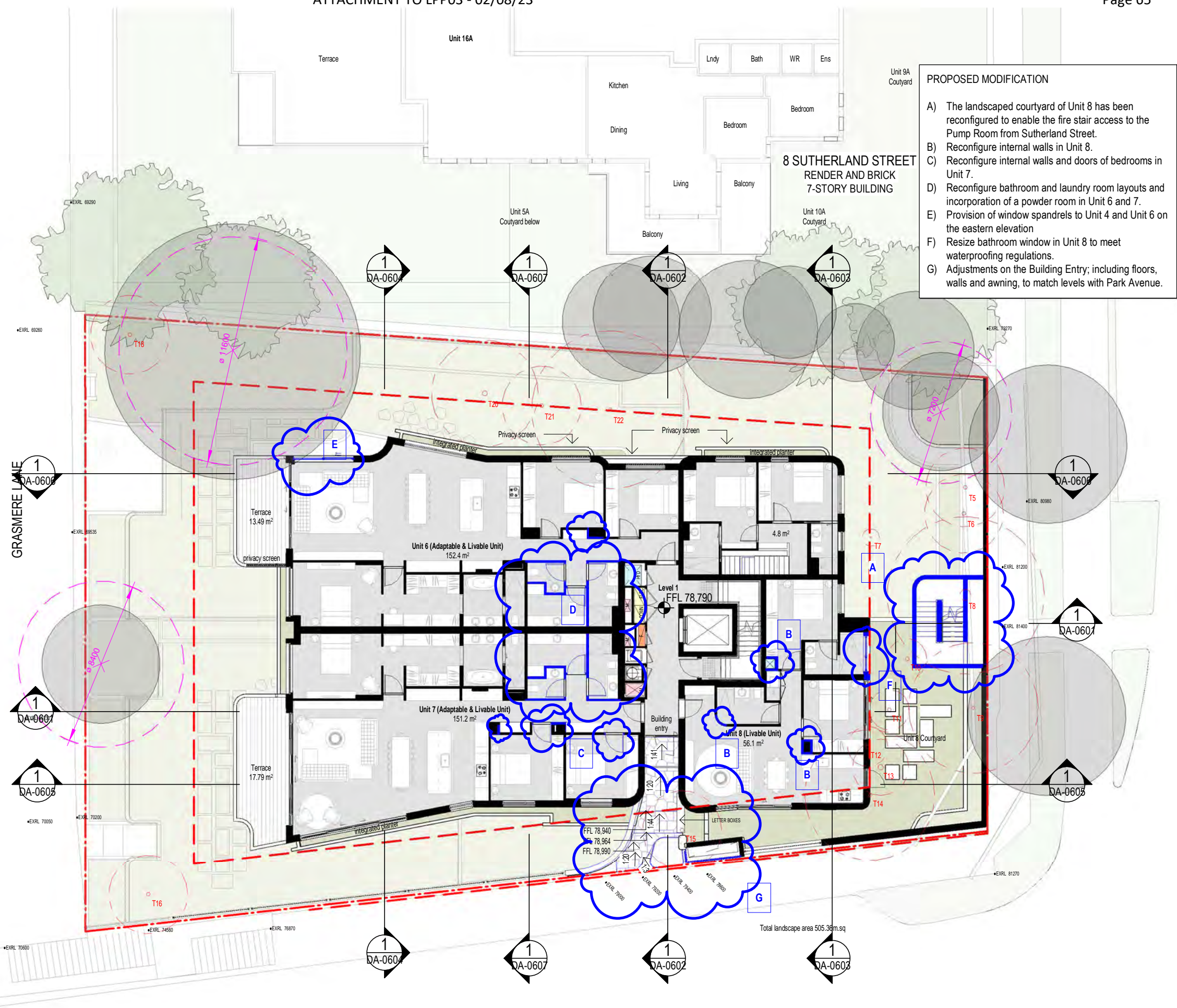


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Drawing Name
 GROUND FLOOR

NORTH SYDNEY COUNCIL
DEVELOPMENT APPLICATION APPROVED
 This plan is referred to in the Notice of Determination
 DA No: 432/2021/3
 Date: 13 June 2023
 Authorised by: M. Stephens

- PROPOSED MODIFICATION**
- A) The landscaped courtyard of Unit 8 has been reconfigured to enable the fire stair access to the Pump Room from Sutherland Street.
 - B) Reconfigure internal walls in Unit 8.
 - C) Reconfigure internal walls and doors of bedrooms in Unit 7.
 - D) Reconfigure bathroom and laundry room layouts and incorporation of a powder room in Unit 6 and 7.
 - E) Provision of window spandrels to Unit 4 and Unit 6 on the eastern elevation
 - F) Resize bathroom window in Unit 8 to meet waterproofing regulations.
 - G) Adjustments on the Building Entry; including floors, walls and awning, to match levels with Park Avenue.



10 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING

5 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING

3 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING

2 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING

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 2 SUTHERLAND STREET,
 CREMORNE 2090

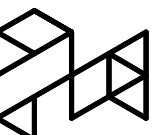
Rev.	Date	Revision	By	CHK.
1	25.11.2022	ISSUED FOR S4.55 No1		
2	10.03.2023	ISSUED FOR S4.55 No1		

Project
Residential Apartments

Drawing Name
 L.01

Date	Scale	Sheet Size
10.03.2023	1 : 200	@ A3
Reg No.	Drawn	CHK.
6060	PC	MY
Job No.	Drawing No.	Revision
6060	DA-0205	2

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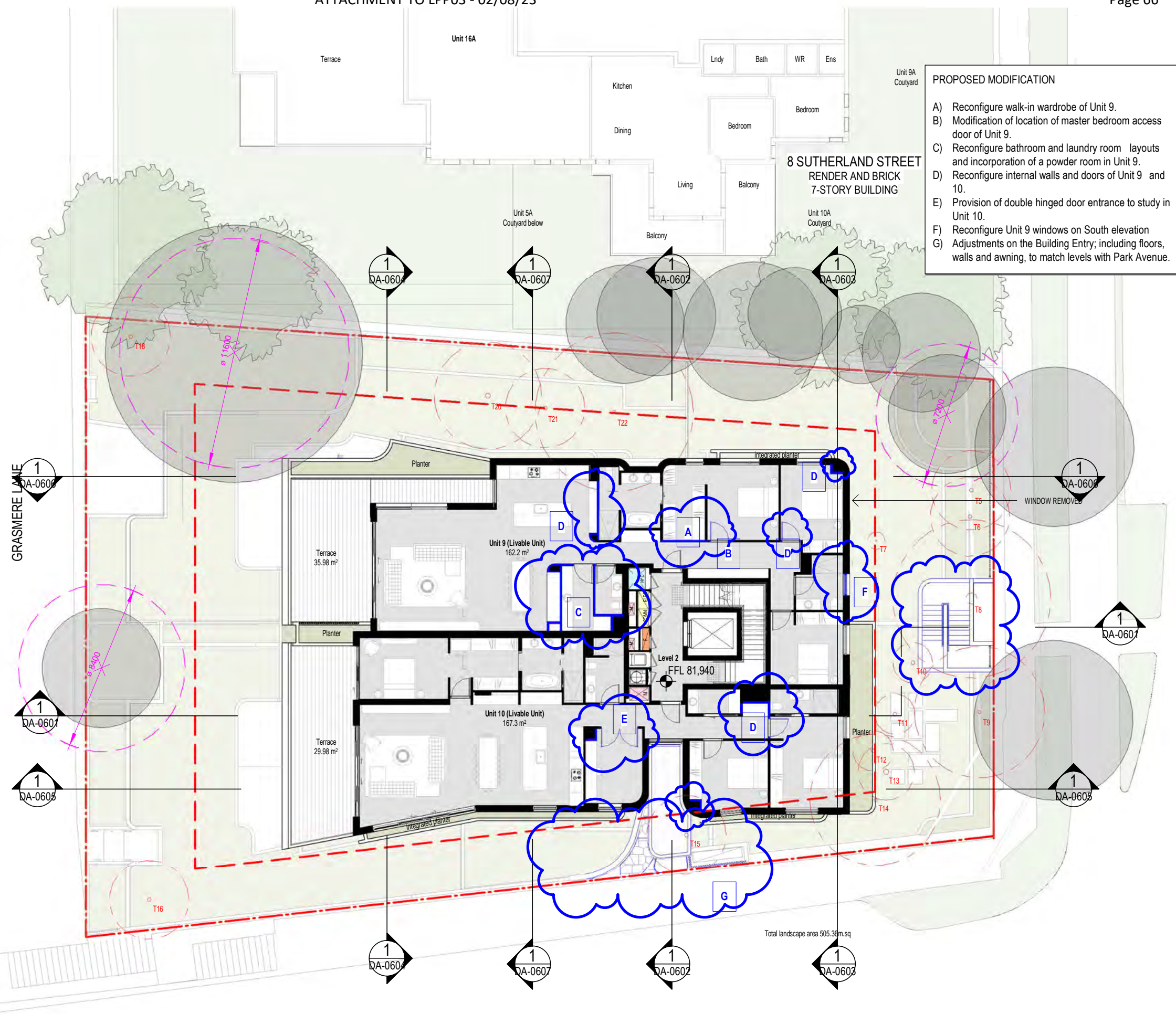


FOR INFORMATION

14/03/2023 11:00:35 AM

NORTH SYDNEY COUNCIL
DEVELOPMENT APPLICATION APPROVED
 This plan is referred to in the Notice of Determination
 DA No: 432/2021/3
 Date: 13 June 2023
 Authorised by: M. Stephens

- PROPOSED MODIFICATION**
- A) Reconfigure walk-in wardrobe of Unit 9.
 - B) Modification of location of master bedroom access door of Unit 9.
 - C) Reconfigure bathroom and laundry room layouts and incorporation of a powder room in Unit 9.
 - D) Reconfigure internal walls and doors of Unit 9 and 10.
 - E) Provision of double hinged door entrance to study in Unit 10.
 - F) Reconfigure Unit 9 windows on South elevation
 - G) Adjustments on the Building Entry; including floors, walls and awning, to match levels with Park Avenue.



10 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING

5 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING

3 GRASMERE LANE
 RENDER AND BRICK
 2-STORY BUILDING

2 GRASMERE LANE
 RENDER AND BRICK
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Client
PLATFORM PROJECT SERVICES
 2 SUTHERLAND STREET,
 CREMORNE 2090

Design Team

Rev.	Date	Revision
1	25.11.2022	ISSUED FOR S4.55 No1
2	10.03.2023	ISSUED FOR S4.55 No1

Revision

By: CHK

Project
Residential Apartments

Date
 10.03.2023

Scale
 1 : 200

Sheet Size
 @ A3

3EM Architects

Reg No.
 6060

Drawn
 PC

CHK.
 MY

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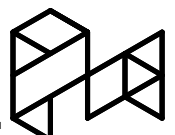
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Drawing No.
DA-0206

Revision
2

Drawing Name
 L.02

FOR INFORMATION



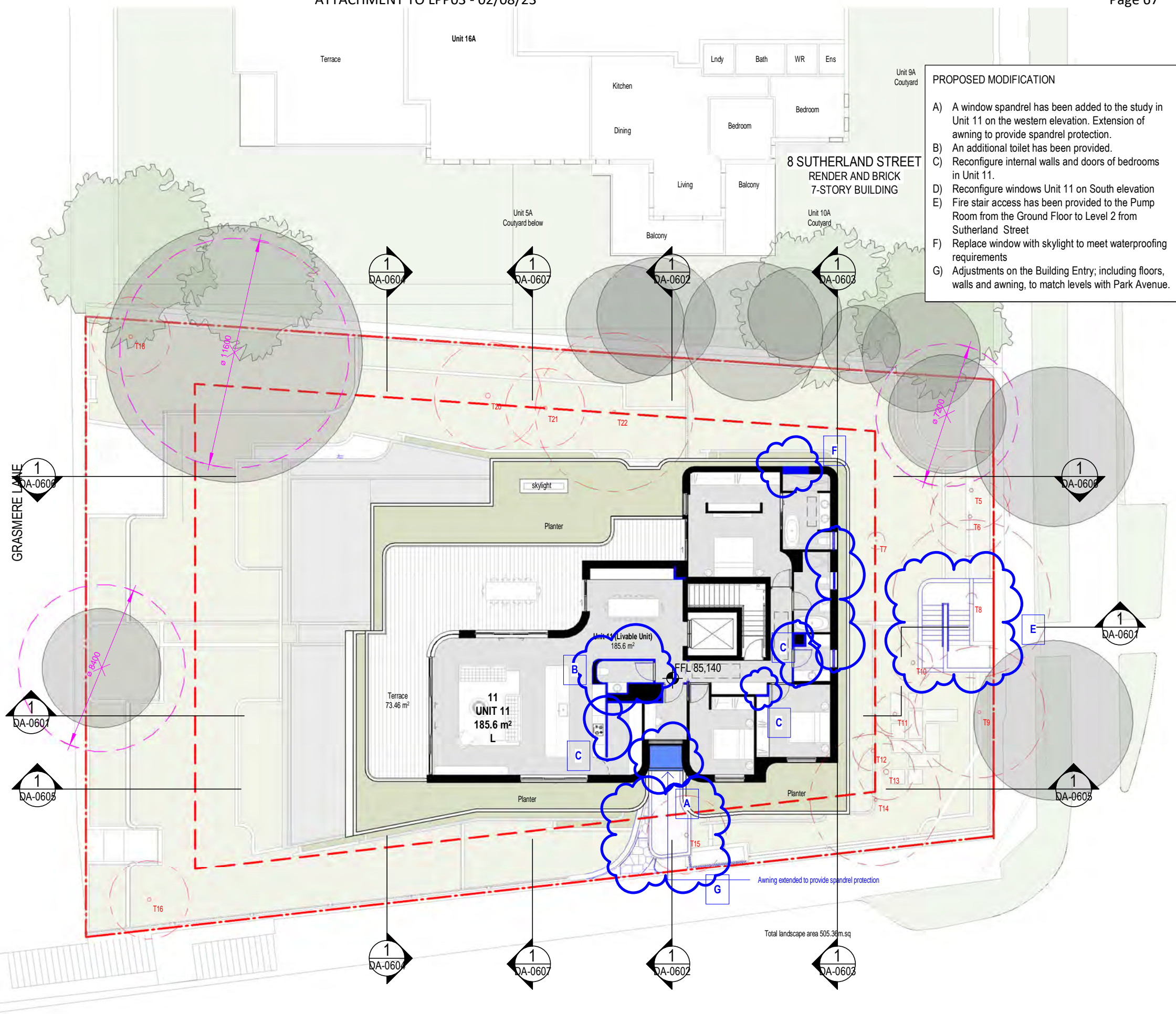


DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by: M. Stephens

- PROPOSED MODIFICATION**
- A) A window spandrel has been added to the study in Unit 11 on the western elevation. Extension of awning to provide spandrel protection.
 - B) An additional toilet has been provided.
 - C) Reconfigure internal walls and doors of bedrooms in Unit 11.
 - D) Reconfigure windows Unit 11 on South elevation
 - E) Fire stair access has been provided to the Pump Room from the Ground Floor to Level 2 from Sutherland Street
 - F) Replace window with skylight to meet waterproofing requirements
 - G) Adjustments on the Building Entry; including floors, walls and awning, to match levels with Park Avenue.



10 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

5 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

3 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

2 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

8 SUTHERLAND STREET
RENDER AND BRICK
7-STORY BUILDING

UNIT 11
185.6 m²
L

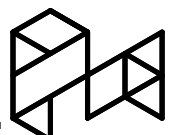
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Client	Design Team	Rev.	Date	Revision	By	CHK.	Project	Date	Scale	Sheet Size	3EM Architects
PLATFORM PROJECT SERVICES		1	25.11.2022	ISSUED FOR S4.55 No1			Residential Apartments	10.03.2023	1 : 200	@ A3	
2 SUTHERLAND STREET, CREMORNE 2090		2	10.03.2023	ISSUED FOR S4.55 No1							
							Drawing Name	Reg No.	Drawn	CHK.	Level 1
							L.03	6060	PC	MY	59 Gt Buckingham St
								Job No.	Drawing No.	Revision	Redfern NSW
								6060	DA-0207	2	2016 Australia
											T 0435 599 774
											3emarchitects.com.au

FOR INFORMATION



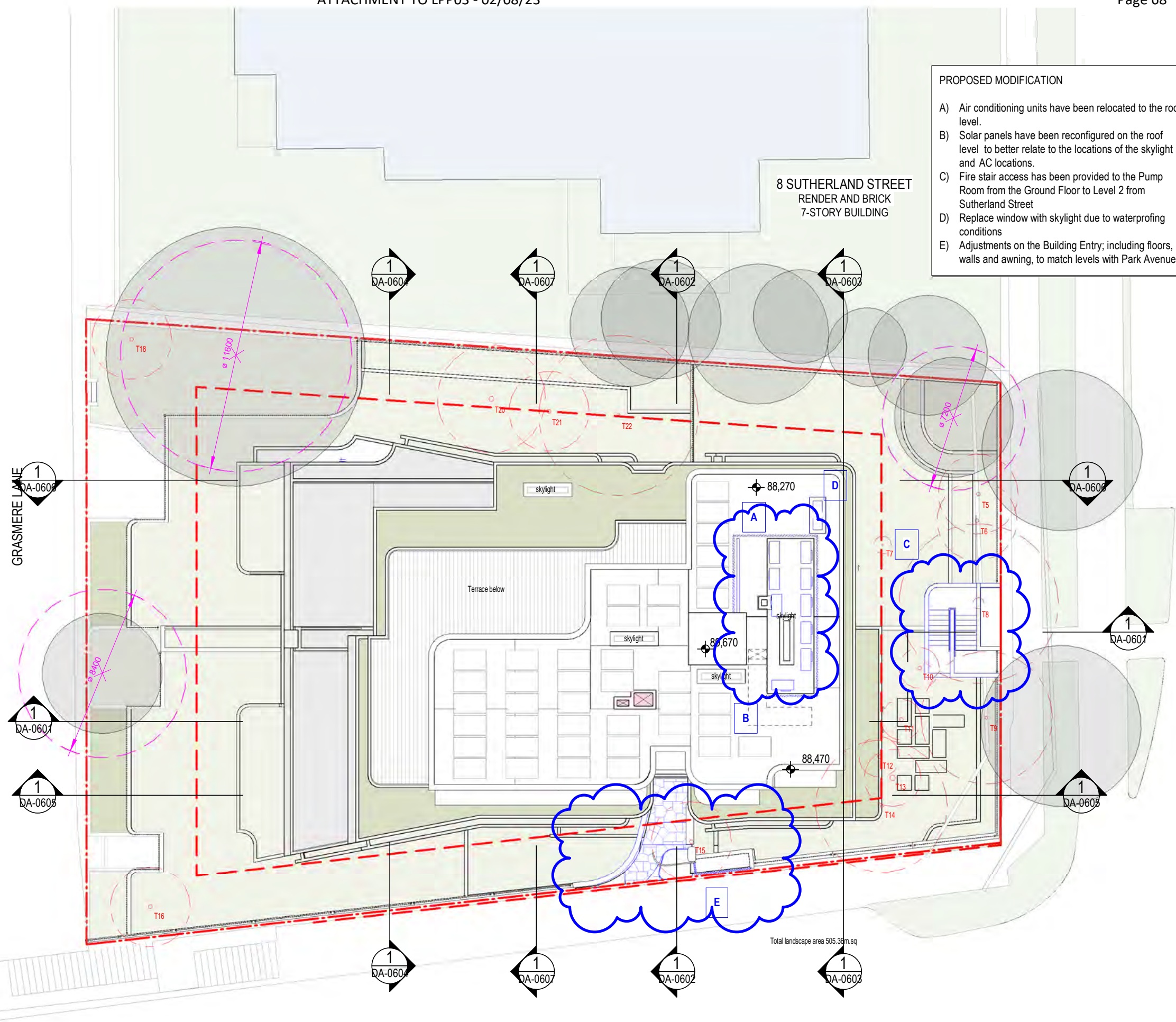
NORTH SYDNEY COUNCIL

DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by: M. Stephens

- PROPOSED MODIFICATION**
- A) Air conditioning units have been relocated to the roof level.
 - B) Solar panels have been reconfigured on the roof level to better relate to the locations of the skylight and AC locations.
 - C) Fire stair access has been provided to the Pump Room from the Ground Floor to Level 2 from Sutherland Street
 - D) Replace window with skylight due to waterproofing conditions
 - E) Adjustments on the Building Entry; including floors, walls and awning, to match levels with Park Avenue.



10 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

5 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

3 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

2 GRASMERE LANE
RENDER AND BRICK
2-STORY BUILDING

8 SUTHERLAND STREET
RENDER AND BRICK
7-STORY BUILDING

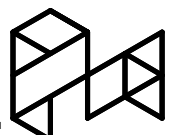
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The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Matthew Young - 8646

Client	Design Team	Rev.	Date	Revision	By	CHK.	Project	Date	Scale	Sheet Size	3EM Architects
PLATFORM PROJECT SERVICES		1	25.11.2022	ISSUED FOR S4.55 No1			Residential Apartments	10.03.2023	1 : 200	@ A3	
2 SUTHERLAND STREET, CREMORNE 2090		2	10.03.2023	ISSUED FOR S4.55 No1							
							Drawing Name	Reg No.	Drawn	CHK.	Level 1
							ROOF PLAN	6060	PC	MY	Suite 104
								Job No.	Drawing No.	Revision	59 Gt Buckingham St
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											2016 Australia
											T 0435 599 774
											3emarchitects.com.au

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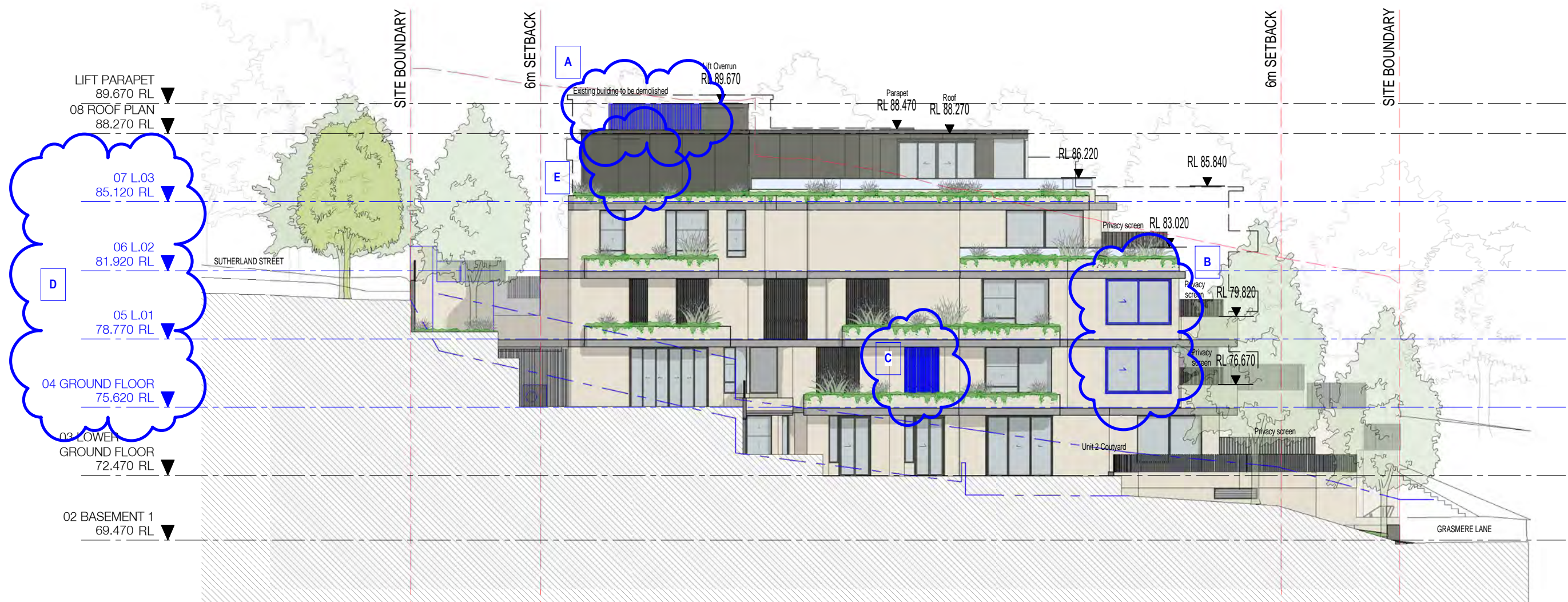
NORTH SYDNEY COUNCIL

DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by: M. Stephens

- PROPOSED MODIFICATION**
- A) Air conditioning units have been relocated to the roof level.
 - B) Provision of window spandrels to Unit 4 and Unit 6 on the eastern elevation
 - C) Window adjusted for structural coordination in Unit 4 on East elevation.
 - D) The floor levels have been reduced to 3.150m from 3.200m
 - E) Replace window with skylight to meet waterproofing requirements



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Nominated Architects: Matthew Young - 8646

Client
PLATFORM PROJECT SERVICES
2 SUTHERLAND STREET,
CREMORNE 2090

Design Team

Rev.	Date	Revision
1	25.11.2022	ISSUED FOR S4.55 No1
2	10.03.2023	ISSUED FOR S4.55 No1

Revision

ISSUED FOR S4.55 No1
ISSUED FOR S4.55 No1

By CHK

Project

Residential Apartments

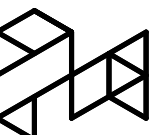
Date: 10.03.2023
Scale: 1 : 200
Sheet Size: @ A3

Reg No. Drawn: PC
CHK: MY

Job No. 6060
Drawing No. DA-0501
Revision: 2

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2016 Australia
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3emarchitects.com.au



FOR INFORMATION

Drawing Name
EAST ELEVATION

NORTH SYDNEY COUNCIL

DEVELOPMENT APPLICATION APPROVED

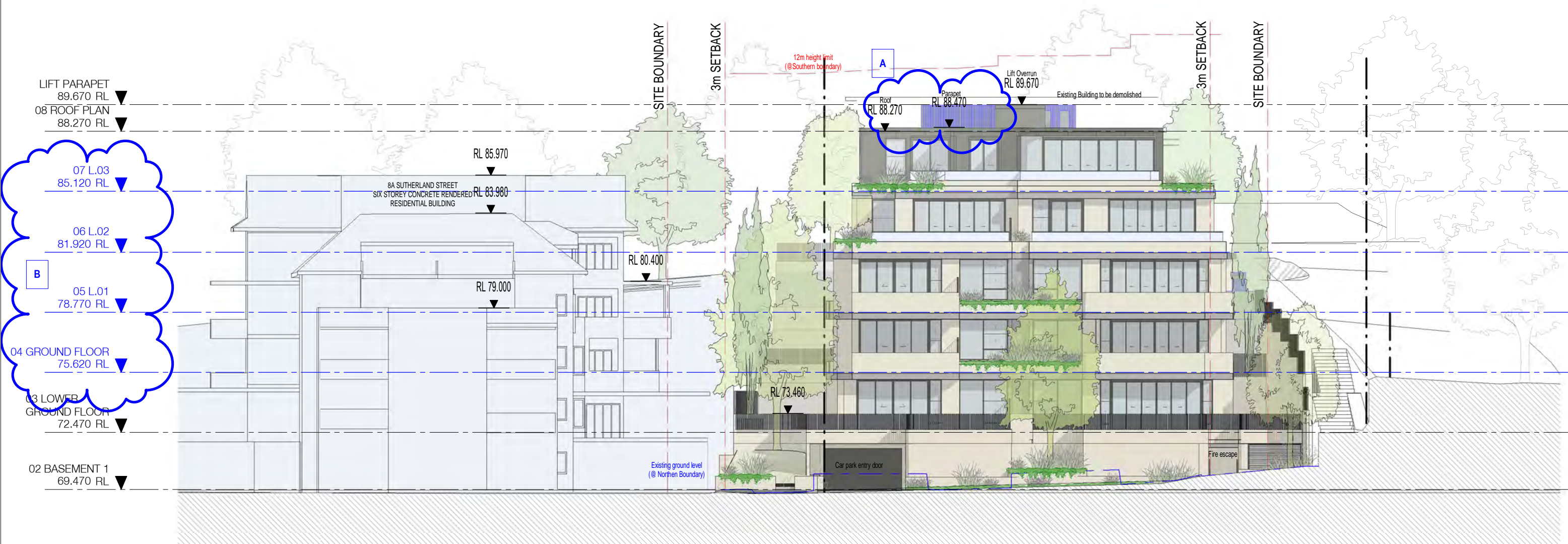
This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by: M. Stephens

PROPOSED MODIFICATION

A) Air conditioning units have been relocated to the roof level.

B) The floor levels have been reduced to 3.150m from 3.200m



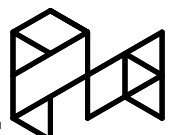
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Nominated Architects: Matthew Young - 8646

FOR INFORMATION

Client	Design Team	Rev.	Date	Revision	By	CHK.	Project	Date	Scale	Sheet Size	3EM Architects
PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090		1	25.11.2022	ISSUED FOR S4.55 No1			Residential Apartments	25.11.2022	1 : 200	@ A3	
							Drawing Name NORTH ELEVATION				
								Reg No.	Drawn	CHK.	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
								Job No.	DA-0502	Revision	
								6060		1	





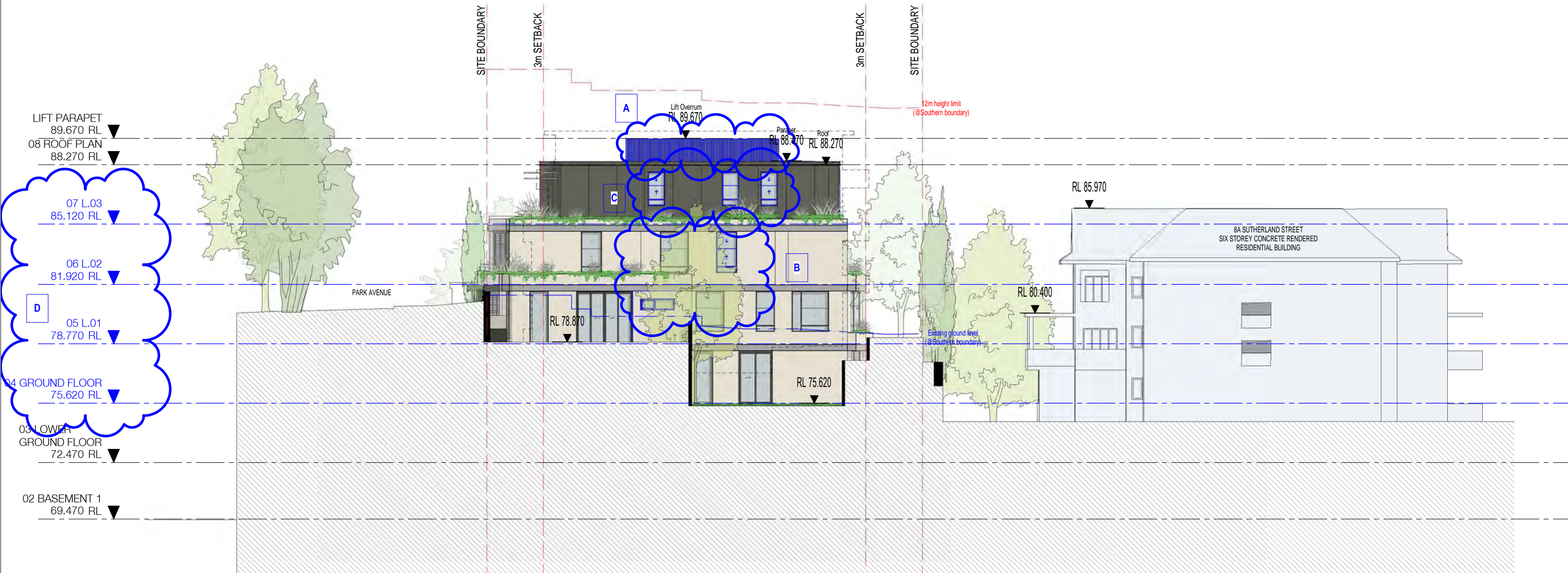
DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by:
M. Stephens

PROPOSED MODIFICATION

- A) Air conditioning units have been relocated to the roof level.
- B) Reconfigure windows Unit 8 and Unit 9 on South elevation
- C) Reconfigure windows Unit 11 on South elevation
- D) The floor levels have been reduced to 3.150m from 3.200m



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The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Matthew Young - 8646

Client
PLATFORM PROJECT SERVICES
2 SUTHERLAND STREET,
CREMORNE 2090

Design Team

Rev.	Date	Revision
1	25.11.2022	ISSUED FOR S4.55 No1
2	10.03.2023	ISSUED FOR S4.55 No1

By
CHK.

Project
Residential Apartments

Date
10.03.2023

Scale
1 : 200

Sheet Size
@ A3

3EM Architects

Reg No.
PC

Drawn
MY

CHK.

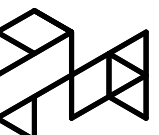
Level 1
Suite 104
59 Gt Buckingham St
Redfern NSW
2016 Australia
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Job No.
6060


Drawing No.
DA-0503

Revision
2

Drawing Name
SOUTH ELEVATION



FOR INFORMATION

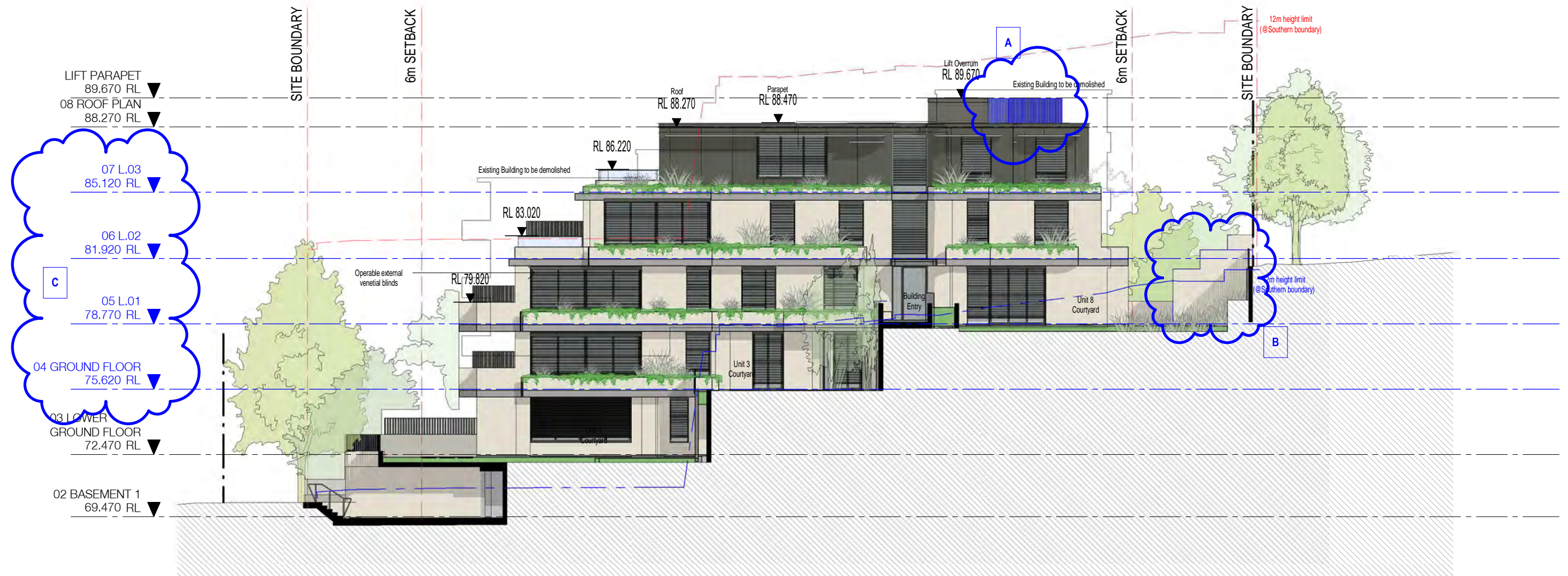


DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by:
M. Stephens

- PROPOSED MODIFICATION**
- A) Air conditioning units have been relocated to the roof level.
 - B) Fire stair access has been provided to the Pump Room from the Ground Floor to Level 2 from Sutherland Street.
 - C) The floor levels have been reduced to 3.150m from 3.200m



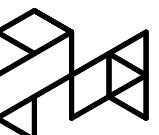
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The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Matthew Young - 8646

FOR INFORMATION

Client	Design Team	Rev.	Date	Revision	By	CHK.	Project	Date	Scale	Sheet Size	3EM Architects
PLATFORM PROJECT SERVICES		1	25.11.2022	ISSUED FOR S4.55 No1			Residential Apartments	25.11.2022	1 : 200	@ A3	
2 SUTHERLAND STREET, CREMORNE 2090											Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
							Drawing Name	Reg No.	Drawn	CHK.	
							WEST ELEVATION	6060	PC	MY	
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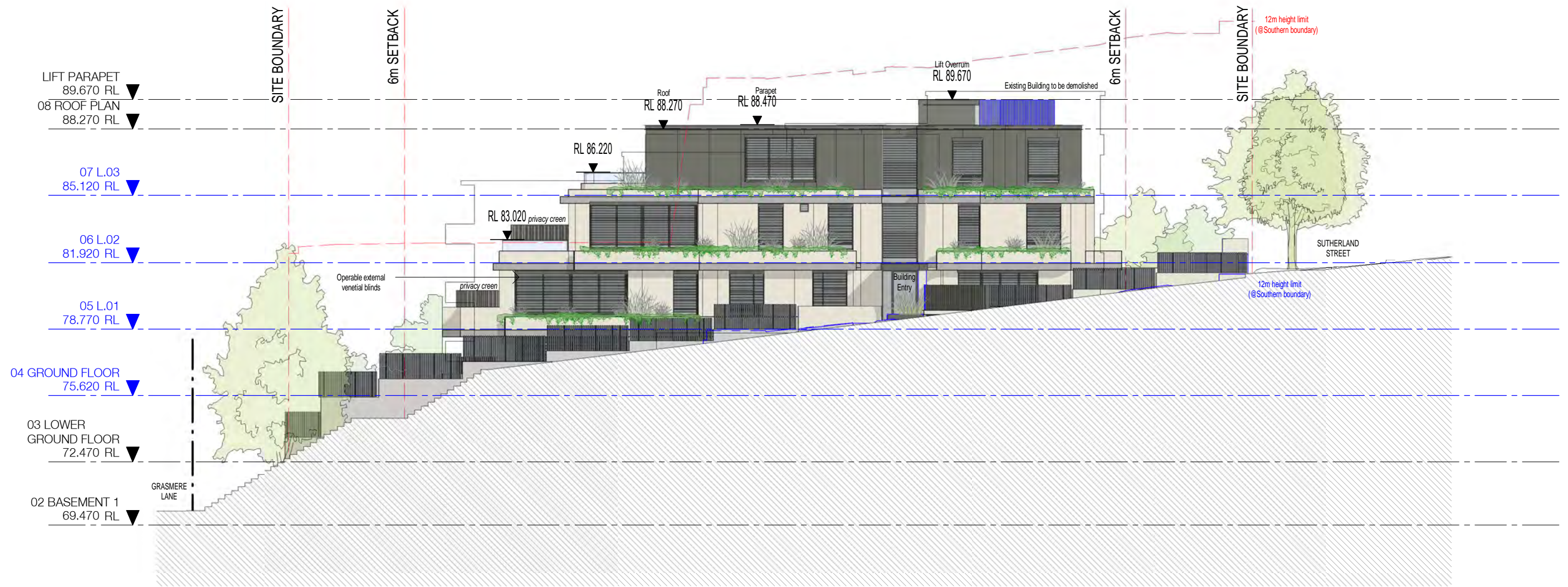


NORTH SYDNEY COUNCIL

DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by: M. Stephens

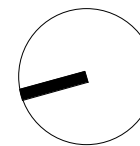


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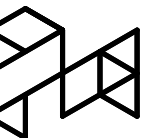
The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.
Nominated Architects: Matthew Young - 8646

FOR INFORMATION

Client	Rev.	Date	Revision	By	Chk.
PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	25.11.2022	ISSUED FOR S4.55 No 1		
	2	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
West Elevation w/fence				
Job No.	Drawing No.	Revision		
6060	DA-0505	2		



DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by: M. Stephens

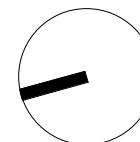


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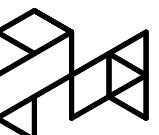
The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Matthew Young - 8646


Client	Rev.	Date	Revision	By	Chk.
PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	25.11.2022	ISSUED FOR S4.55 No 1		
	2	10.03.2023	ISSUED FOR S4.55 No 1		
	3	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Drawing Name	Drawn	Chk.		
SOUTH ELEVATION w/fence	PC	MY		
Job No.	Drawing No.	Revision		
6060	DA-0506	3		



FOR INFORMATION



DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by:
M. Stephens

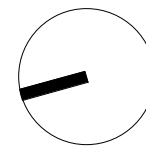


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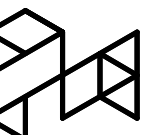
The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.
Nominated Architects: Matthew Young - 8646

FOR INFORMATION

Client	Rev.	Date	Revision	By	Chk.
PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090	1	25.11.2022	ISSUED FOR S4.55 No 1		
	2	10.03.2023	ISSUED FOR S4.55 No 1		
	3	17.03.2023	ISSUED FOR S4.55 No 2		



Project	Date	Scale	Sheet Size	3EM Architects
Residential Apartments	17.03.2023	1 : 200	@ A3	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
Drawing Name	Drawn	CHK.		
EAST ELEVATION w/fence	PC	MY		
Job No.	Drawing No.	Revision		
6060	DA-0507	3		



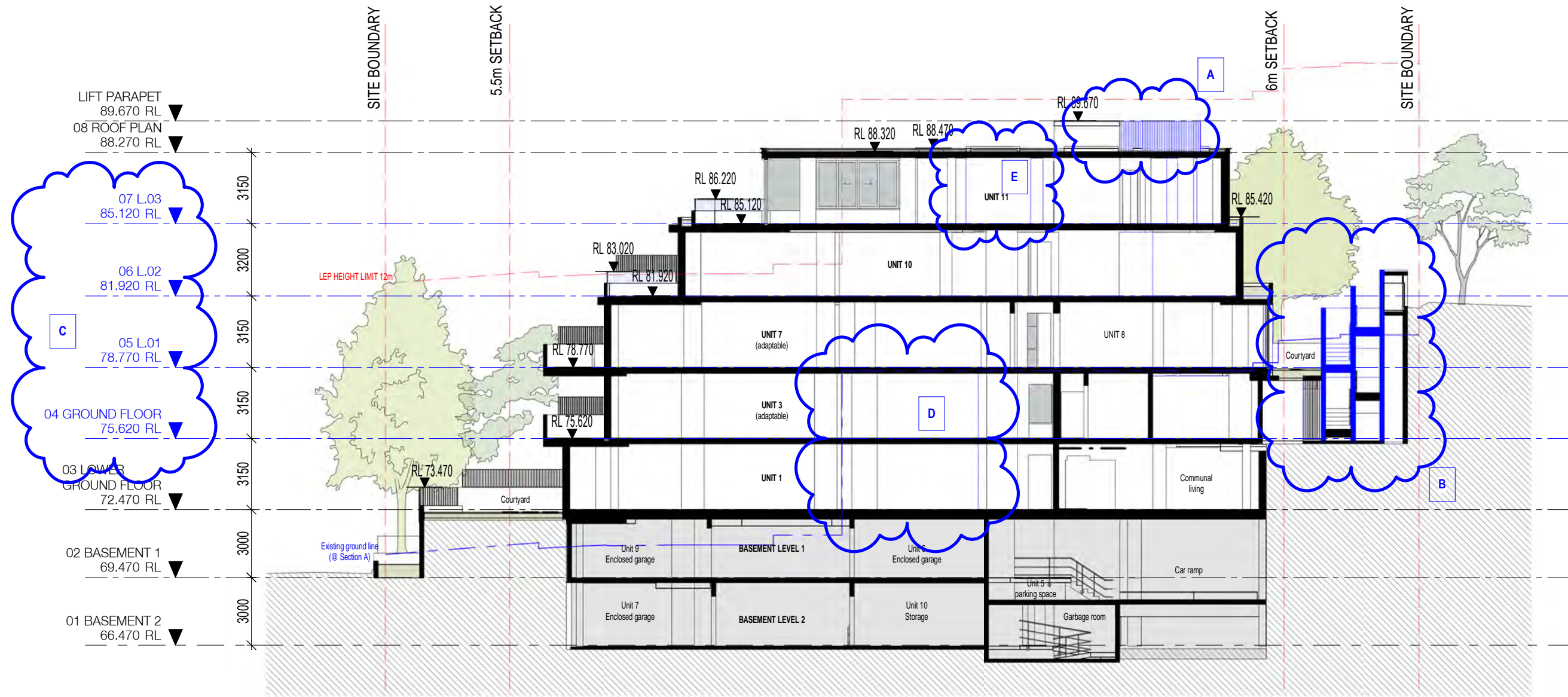
NORTH SYDNEY COUNCIL

DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by: M. Stephens

- PROPOSED MODIFICATION**
- A) Air conditioning units have been relocated to the roof level.
 - B) Fire stair access has been provided to the Pump Room from the Ground Floor to Level 2 from Sutherland Street.
 - C) The floor levels have been reduced to 3.150m from 3.200m
 - D) The bathroom and laundry room layouts of Unit 1, 2, 3 and 4 has been reconfigured, and a powder room has been incorporated.
 - E) An additional toilet has been provided in Unit 11.

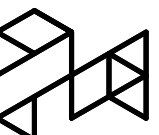



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Nominated Architects: Matthew Young - 8646

FOR INFORMATION

Client	Design Team	Rev.	Date	Revision	By	CHK.	Project	Date	Scale	Sheet Size	3EM Architects
PLATFORM PROJECT SERVICES		1	25.11.2022	ISSUED FOR S4.55 No1			Residential Apartments	25.11.2022	1 : 200	@ A3	
2 SUTHERLAND STREET, CREMORNE 2090											
							Drawing Name				
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									PC	MY	Suite 104
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											T 0435 599 774
											3emarchitects.com.au





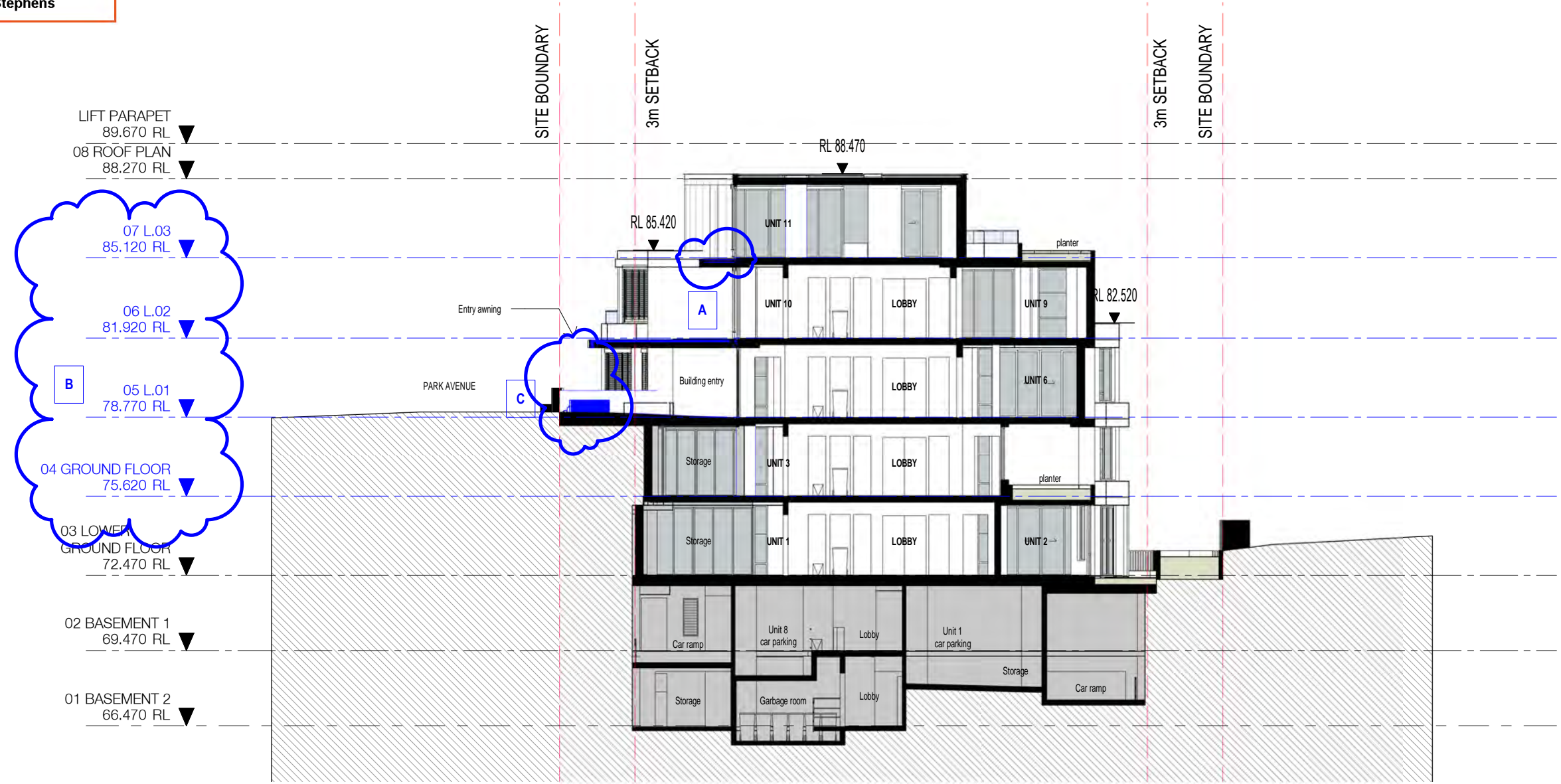
DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
 Date: 13 June 2023
 Authorised by:
 M. Stephens

PROPOSED MODIFICATION

- A) A window spandrel has been added to the study in Unit 11 on the western elevation. Extension of awning to provide spandrel protection.
- B) The floor levels have been reduced to 3.150m from 3.200m
- C) Adjustments on the Building Entry; including floors, walls and awning, to match levels with Park Avenue.



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Nominated Architects: Matthew Young - 8646

FOR INFORMATION

Client
PLATFORM PROJECT SERVICES
 2 SUTHERLAND STREET,
 CREMORNE 2090

Design Team

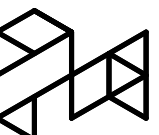
Rev.	Date	Revision
1	25.11.2022	ISSUED FOR S4.55 No1
2	10.03.2023	ISSUED FOR S4.55 No1

By: CHK
 Project
Residential Apartments

Date: 10.03.2023
 Scale: 1 : 200
 Sheet Size: @ A3

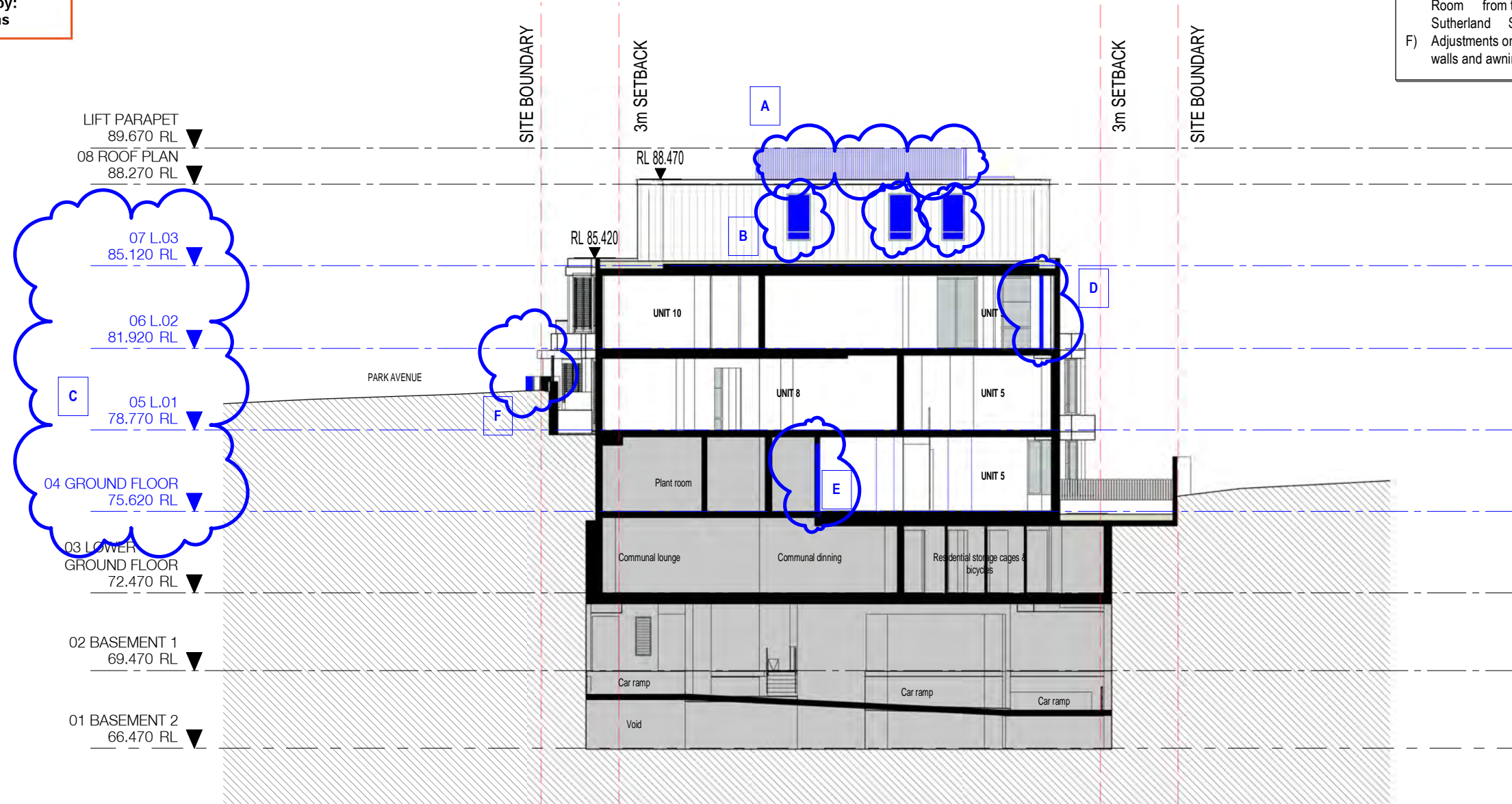
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	PC	MY
Job No.	Drawing No.	Revision
6060	DA-0602	2

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 Suite 104
 59 Gt Buckingham St
 Redfern NSW
 2016 Australia
 T 0435 599 774
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NORTH SYDNEY COUNCIL
DEVELOPMENT APPLICATION APPROVED
 This plan is referred to in the Notice of Determination
 DA No: 432/2021/3
 Date: 13 June 2023
 Authorised by: M. Stephens

- PROPOSED MODIFICATION**
- A) Air conditioning units have been relocated to the roof level.
 - B) Reconfiguration windows Unit 11 on South elevation
 - C) The floor levels have been reduced to 3.150m from 3.200m
 - D) Reconfigure internal walls and doors of Unit 9 and 10.
 - E) Fire stair access has been provided to the Pump Room from the Ground Floor to Level 2 from Sutherland Street.
 - F) Adjustments on the Building Entry; including floors, walls and awning, to match levels with Park Avenue.



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 Nominated Architects: Matthew Young - 8646

Client
PLATFORM PROJECT SERVICES
2 SUTHERLAND STREET,
CREMORNE 2090

Design Team

Rev.	Date	Revision
1	25.11.2022	ISSUED FOR S4.55 No1
2	10.03.2023	ISSUED FOR S4.55 No1

Revision

By CHK.

Project
Residential Apartments

Date
 10.03.2023

Scale
 1 : 200

Sheet Size
 @ A3

3EM Architects

Reg No.
 PC

Drawn
 MY

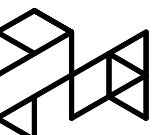
CHK.
 MY

Job No.
6060

Drawing No.
DA-0603

Revision
2

Level 1
 Suite 104
 59 Gt Buckingham St
 Redfern NSW
 2016 Australia
 T 0435 599 774
 3emarchitects.com.au



FOR INFORMATION

Drawing Name
SECTION D



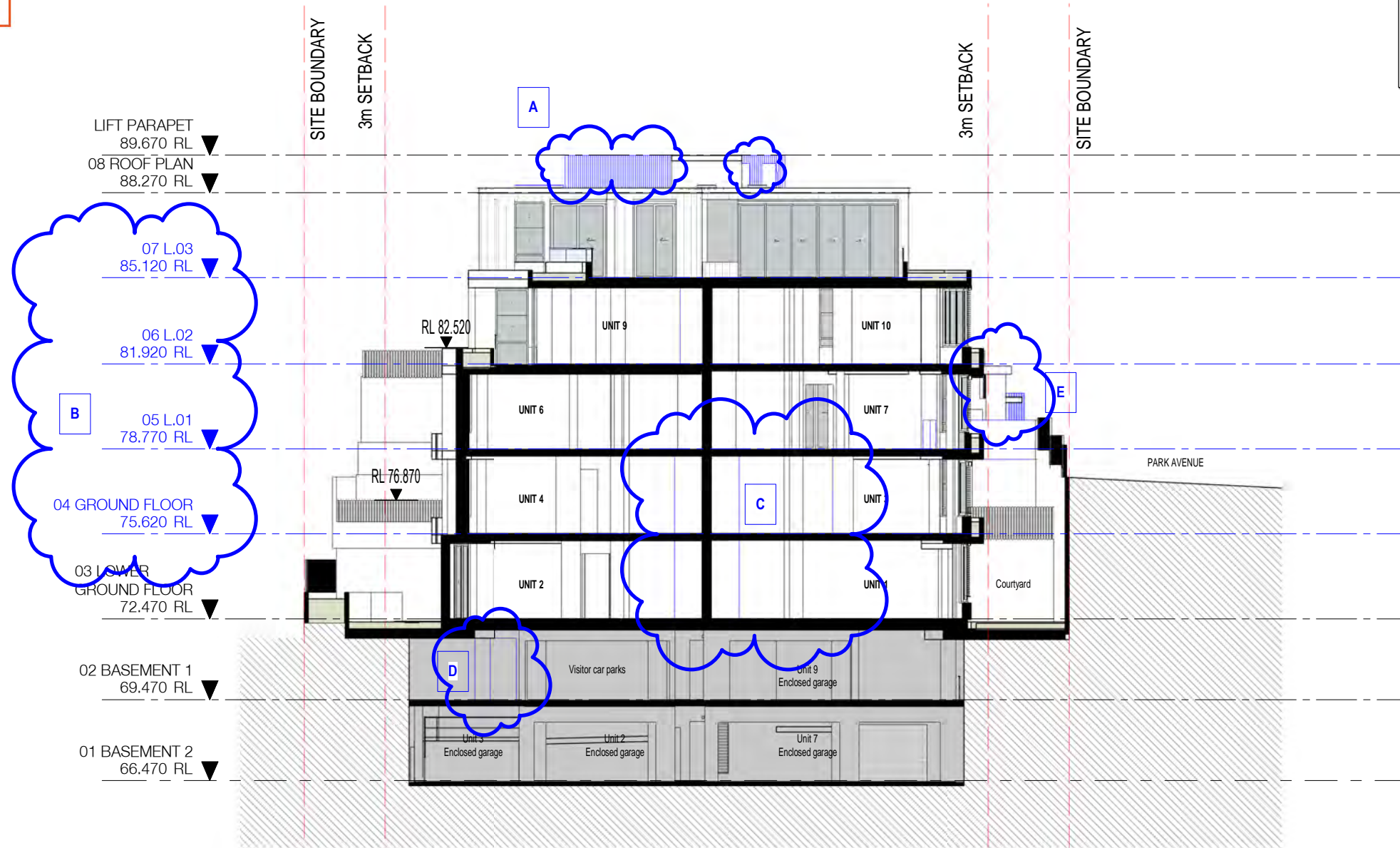
DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by:
M. Stephens

PROPOSED MODIFICATION

- A) A window spandrel has been added to the study in Unit 11 on the western elevation. Extension of awning to provide spandrel protection.
- B) The floor levels have been reduced to 3.150m from 3.200m
- C) The bathroom and laundry room layouts of Unit 1, 2, 3 and 4 has been reconfigured, and a powder room has been incorporated.
- D) The Switch Room and NBN Room have been reconfigured.
- E) Adjustments on the Building Entry; including floors, walls and awning, to match levels with Park Avenue.



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Nominated Architects: Matthew Young - 8646

FOR INFORMATION

Client
PLATFORM PROJECT SERVICES
2 SUTHERLAND STREET,
CREMORNE 2090

Design Team

Rev.	Date	Revision
1	25.11.2022	ISSUED FOR S4.55 No1
2	10.03.2023	ISSUED FOR S4.55 No1

Revision

By CHK

Project

Residential Apartments

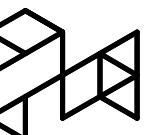
Date	Scale	Sheet Size
10.03.2023	1 : 200	@ A3

3EM Architects

Reg No.	Drawn	CHK.
	PC	MY

Job No.	Drawing No.	Revision
6060	DA-0604	2

Level 1
Suite 104
59 Gt Buckingham St
Redfern NSW
2016 Australia
T 0435 599 774
3emarchitects.com.au



Drawing Name
SECTION E

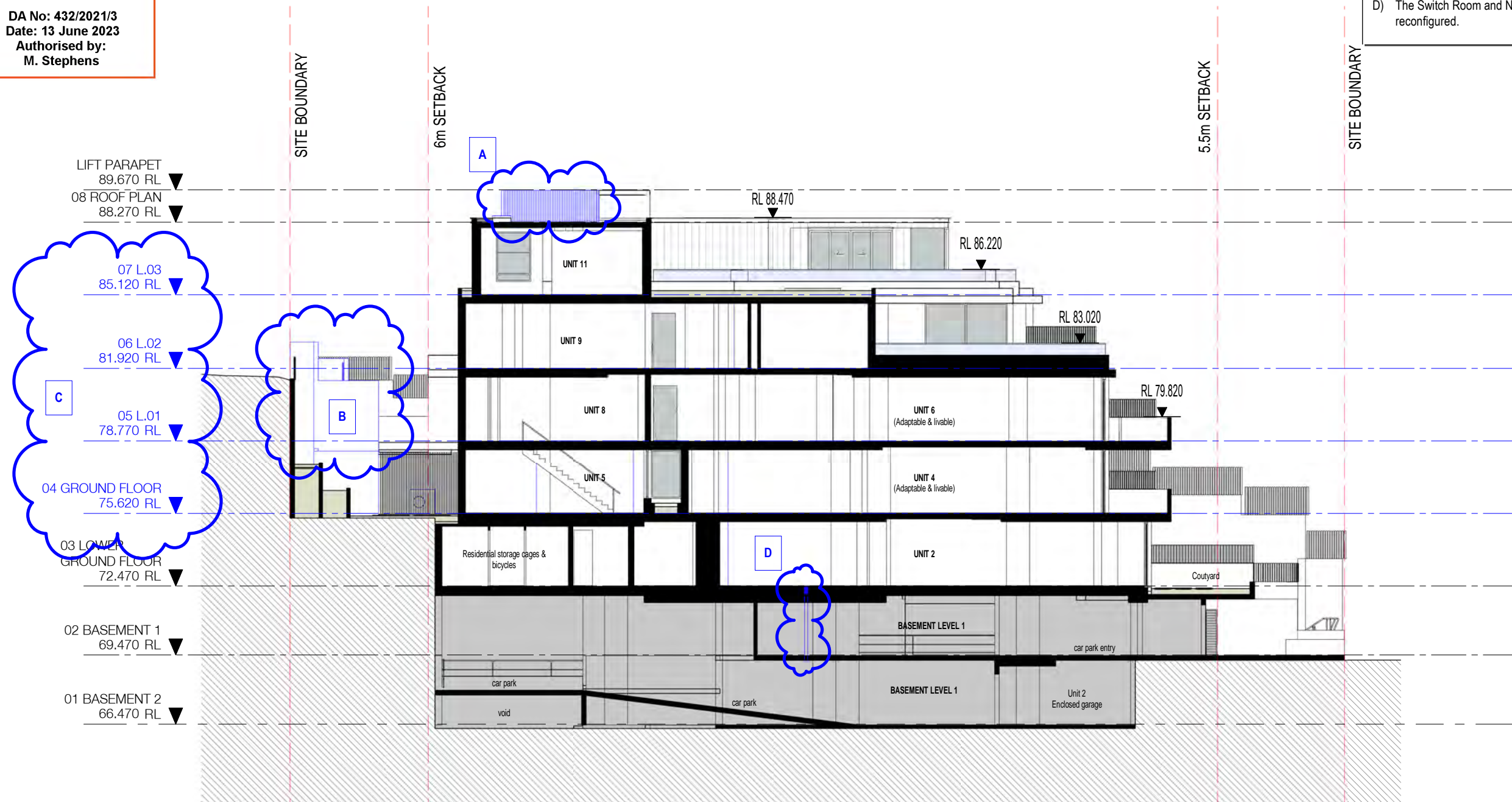
NORTH SYDNEY COUNCIL

DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by: M. Stephens

- PROPOSED MODIFICATION
- A) Air conditioning units have been relocated to the roof level.
 - B) Fire stair access has been provided to the Pump Room from the Ground Floor to Level 2 from Sutherland Street.
 - C) The floor levels have been reduced to 3.150m from 3.200m
 - D) The Switch Room and NBN Room have been reconfigured.



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Nominated Architects: Matthew Young - 8646

FOR INFORMATION

Client
PLATFORM PROJECT SERVICES
2 SUTHERLAND STREET,
CREMORNE 2090

Design Team

Rev. Date
1 25.11.2022

Revision
ISSUED FOR S4.55 No1

By CHK.

Project
Residential Apartments

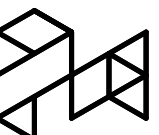
Date Scale Sheet Size
25.11.2022 1 : 200 @ A3

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Reg No. Drawn CHK.
PC MY

Job No. Drawing No. Revision
6060 DA-0606 1

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Drawing Name
SECTION G

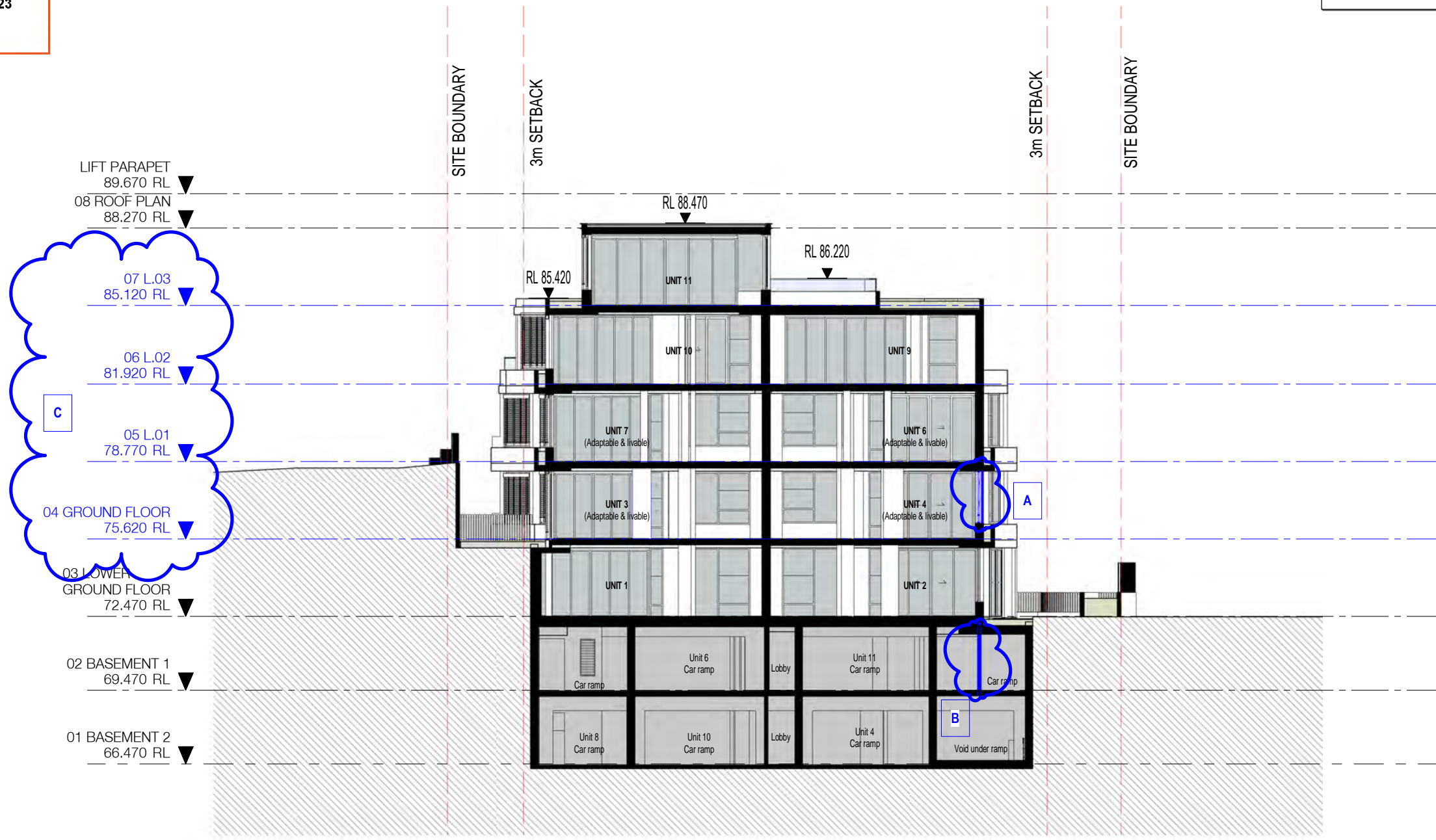
DEVELOPMENT APPLICATION APPROVED

This plan is referred to in the Notice of Determination

DA No: 432/2021/3
Date: 13 June 2023
Authorised by: M. Stephens

PROPOSED MODIFICATION

- A) Window adjusted for structural coordination in Unit 4 on the East elevation
- B) The Switch Room and NBN Room have been reconfigured.
- D) The floor levels have been reduced to 3.150m from 3.200m



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Nominated Architects: Matthew Young - 8646

FOR INFORMATION

Client	Design Team	Rev.	Date	Revision	By	CHK.	Project	Date	Scale	Sheet Size	3EM Architects
PLATFORM PROJECT SERVICES 2 SUTHERLAND STREET, CREMORNE 2090		1	25.11.2022	ISSUED FOR S4.55 No1			Residential Apartments	25.11.2022	1 : 200	@ A3	
							Drawing Name SECTION H				
								Reg No. 6060	Drawn PC	CHK. MY	Level 1 Suite 104 59 Gt Buckingham St Redfern NSW 2016 Australia T 0435 599 774 3emarchitects.com.au
								Job No. 6060	Drawing No. DA-0607	Revision 1	