

**NSLPP MEETING HELD ON 02/08/2023****Attachments:**

1. Architectural Plans
2. Heritage Council of NSW Letter

ADDRESS: 115, 117, 119 Holt Avenue Cremorne**APPLICATION No:** 115/2023**PROPOSAL:** Demolition of 3 Dwelling Houses and associated works, and construction of a 3-storey Residential Flat Building of 16 dwellings, basement parking and associated works**PLANS REF:**

Plan No.	Issue No.	Description	Prepared by	Dated
DA 000	1	Cover Sheet	PBD Architects	13.03.23
DA 003	1	Demolition Plan	PBD Architects	13.03.23
DA 100	1	Basement 2 Plan	PBD Architects	13.03.23
DA 101	1	Basement 1 Plan	PBD Architects	17.03.23
DA 102	1	Ground Floor Plan	PBD Architects	13.03.23
DA 103	1	Level 1 Plan	PBD Architects	13.03.23
DA 104	1	Level 2 Plan	PBD Architects	13.03.23
DA 105	1	Roof Terrace Plan	PBD Architects	13.03.23
DA106	1	Roof Plan	PBD Architects	13.03.23
DA 200	1	Elevations 01	PBD Architects	13.03.23
DA 201	1	Elevations 02	PBD Architects	13.03.23
DA 300	1	Sections	PBD Architects	13.03.23
DA400		Material Finishes	PBD Architects	13.03.23
DA 500	1	Compliance Diagram	PBD Architects	13.03.23
DA 501	1	Cross Ventilation Diagram	PBD Architects	17.03.23
DA 502	1	Storage Diagram	PBD Architects	17.03.23
DA 600	1	Adaptable Unit 1	PBD Architects	13.03.23
DA 601	1	Adaptable Unit 2	PBD Architects	13.03.23
DA 610, DA 611	1	Solar Access Diagrams Sheets 1 & 2	PBD Architects	17.03.23
DA 620, DA 621, DA 622	1	Shadow Diagrams	PBD Architects	17.03.23

OWNER: Holt Avenue Cremorne Pty Ltd**APPLICANT:** Mersonn Pty Ltd**AUTHOR:** Jim Davies Executive Assessment Planner**DATE OF REPORT:** 18 July 2023**DATE LODGED:** 4 April 2023**RECOMMENDATION:** Refusal

EXECUTIVE SUMMARY

This development application seeks approval for demolition of the dwelling house on each of the 3 lots that comprise the site and construction of a 16 unit, 3-storey residential flat building, with a basement comprising 20 resident parking spaces and 4 visitor parking spaces, storage and plant, with a rooftop communal open space. The grounds are proposed to be landscaped with planting of native and exotic species, also involving removal of 7 trees, temporary removal and replanting of 9 trees, preservation of 3 trees on-site, 4 street trees and protection of 6 trees on neighbouring properties.

Determination of the application by the North Sydney Local Planning Panel is required due to the application being subject to the provisions of SEPP 65 – Design Quality of Residential Apartment Development, the application proposing to breach the height maximum by more than 10% and more than 10 objections having been received. The site is also subject to a Interim Heritage Order.

Notification of the proposal attracted 45 submissions objecting to the proposed development, raising key issues including:

- Loss of heritage
- Noncompliance with the building height development standard,
- The proposal being out of character with the streetscape and other development in the locality
- Loss of privacy
- Overshadowing
- Impacts on views
- Potential property damage due to depth and proximity of excavation to property boundaries

A more comprehensive summary of issues raised by submitters is included in the report.

By way of background, this application was preceded by DA 243/21, which is the subject of a Class 1 appeal to the Land & Environment Court. This earlier application has been the subject of a conciliation conference process which has resulted in the design of the proposed development. Two separate development applications (the subject DA 115/23 and the on appeal DA 243/21), for the one site are now effectively identical.

The subject application was lodged as integrated development, as approval under the Heritage Act 1977 is required to demolish the three existing dwelling houses on the site. Approval for their demolition is necessitated by the houses being the subject of an Interim Heritage Order, issued on 11 March 2023 by the Minister for Heritage and Environment.

As the consent authority for the demolition application, the Heritage Council of NSW advised Council the application would not be approved, as approval cannot be granted to an application to demolish a building the subject of an Interim Heritage Order, per s. 63 (2) of the Heritage Act 1977. Approval was also denied, for reason that the houses have been assessed by Council-appointed consultants GML Heritage, as having historic, aesthetic, rarity and representative values and because it is not possible to mitigate or minimise the impacts (of demolishing the three houses).

Upon receipt of the refusal advice from the Heritage Council, the applicant was asked to consider withdrawal of the development application. At the time of writing, no reply had been received.

In these circumstances, consent cannot be granted to the development application. Granting consent is prevented by s. 4.47 (4) of the Environmental Planning & Assessment act 1979. The development application is accordingly recommended for refusal.

DESCRIPTION OF PROPOSAL

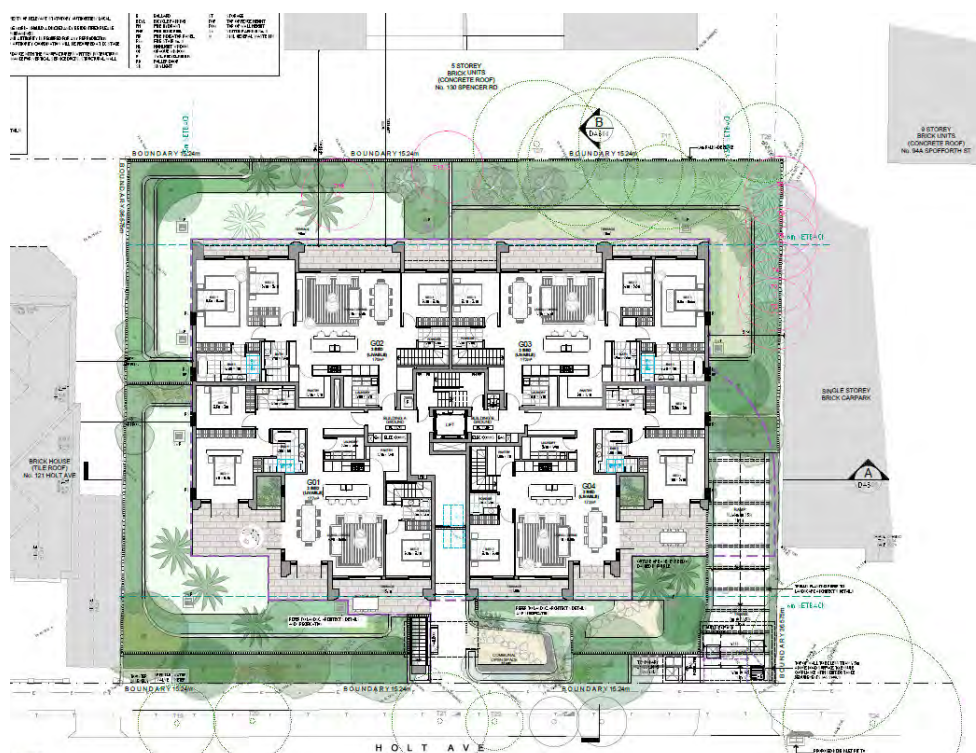
The proposal comprises:

- Demolition of three existing dwellings (one on each lot) and ancillary works.
- Construction of a stepped, three-level residential flat building of 16 dwellings, being 8 x 2 bedroom units and 8 x 3 bedroom units.
- A split, two-level basement with parking for 24 vehicles (20 resident spaces, 4 visitor spaces) and 19 bicycles, plant rooms, storage areas and vertical circulation.
- Landscaped grounds and a communal roof top terrace, with lift access to the roof.

The photo montage and drawings below illustrate the proposed development. A full set of architectural drawings accompanies this report (Attachment 1).



Photomontage of proposed development, as viewed from across Holt Avenue (PBD Architects).



Site and ground floor plan – light green areas indicate private open space. Trees to be retained are shown by green circles, trees to be transplanted or removed are shown by red circles (PBD Architects).



Sections through the proposed building showing the roof terrace, three residential levels and the basement. In the lower drawing, to the right is part of the 3 – 5 storey flat building at 130 Spencer Road, north of the site.

STATUTORY CONTROLS

But for approval of the application being prevented by the EP&A Act, the following planning instruments and policies would have applied to the application.

North Sydney LEP 2013

- Zoning – R3 Medium Density Residential
- Maximum building height development standard
- Exceptions to a development standard

State Environmental Planning Policies

- SEPP 65 Design Quality of the Residential Apartment Development (and the Apartment Design Guide)
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Resilience and Hazards) 2021
- SEPP (Transport and Infrastructure) 2021

POLICY CONTROLS

- North Sydney DCP 2013
- North Sydney Local Infrastructure Contributions Plan 2020

DESCRIPTION OF SITE

Three single storey (all with an in-roof addition), Federation-era dwelling houses occupy the three lots which comprise the site. Each has a separate garage or car port, with formal fencing and hedging to their front boundaries. As shown below, 119 Holt Avenue has a metal roof and a garage adjacent to the footpath. 117 has a carport at the rear of the land and 115 a carport beside the house.

Each lot is rectangular with frontages of 15.24m and depths of 36.575m. The lots have a combined site area of 1,671m² and a frontage of 45.72m.

In the site's vicinity, land on Holt Street mainly drops from north to south and has a cross-fall from west to east. From the western boundary of 119 Holt Ave to the eastern flank of 115 Holt Ave, the site falls about 2.2m over a distance of 45.72m, a slope of some 1 in 20 or 5%. Across the centre of the site (the middle of No 117), the fall from north to south is about 1.0m over 36.5m, a slope of around 2.5%. The land drains to the street and no easements over other land would be needed.



115 Holt Avenue



117 Holt Avenue



119 Holt Avenue

DESCRIPTION OF LOCALITY

Located south of Military Road, the locality's terrain generally falls in a southerly direction towards the harbour. The locality has a plentiful variety of trees of local and exotic origin, in the public domain and private gardens.

Urban development in the locality, except for the three houses on the site and three more to the west (one has been divided into two flats) practically all housing is medium or high density, generally between Spofforth Street to the east and Military Road to the north-west. Built form is diverse, comprising a range of two and three storey walk-ups, two storey town houses and apartment blocks up to 9 storeys, like the building on neighbouring land to the east (94A Spofforth Street). To the north, at the rear of the site, facing Spencer Road (No 126-130) is another block of flats, of 3 - 5 storeys.

Local urban character is depicted in the aerial image below and proceeding images.



Aerial image of site (yellow edge) and locality (Near Map image 03 April 22).

In the above image, a nine storey apartment block is located east of the site. To the north is a 5 storey block of flats. On the southern side of Holt Avenue opposite the site are town house and unit complexes, the majority are 2 storeys. The north-south street east (to the right) of the site is Spofforth Street, which forms the frontier between North Sydney and the neighbouring Mosman Council area. East of this street is a Heritage Conservation Area, the image showing the contrast of the housing diversity to the west and housing homogeneity east of Spofforth Street.



View of the rear of 130 Spencer Road, between 117 and 119 Holt Avenue



94A Spofforth Street, apartment block with driveway off Holt Avenue to a below-ground garage.



View of Holt Avenue southeast of the site, showing some of the diverse density and forms of housing in the locality.

RELEVANT HISTORY

Previous application DA 243/21

Date	Action
09 08 2021	Application lodged.
13 08 2021	A revised Design Verification Statement was requested.
20 08 2021 - 03 09 2021	First 14 day notification period.
28 09 2021	DA considered by North Sydney Design Excellence Panel.
14 10 21	Request for amendments to the application sent to applicant, to address various Local Environment Plan, Development Control Plan and Apartment Design Guide non-compliances.
17, 22 & 23 12 2021, 21 01 22	Application amendments submitted via the NSW Planning Portal.
10 01 22	Council resolved to prepare a planning proposal to re-prohibit residential flat buildings in the R3 Medium Density Residential zone, around 6 months after they were made permissible in the zone.
04 02 2022 – 18 02 2022	Second 14 day notification period.
07 03 22	A Council-appointed heritage consultant submitted a report indicating the site may be of local heritage significance, recommending further investigation and study.

11 03 2022	Interim Heritage Order 1/2022 for the site and other nearby land was published in the NSW Government Gazette, by Council's General Manager, under delegation from the Minister for Heritage and Environment.
18 03 2022	Applicant invited to withdraw the application because the application became integrated development upon the IHO's publication. Consequently the application could only have been refused, per section 63 (2) <i>Heritage Act 1977</i> .
22 03 022	An appeal against the Interim Heritage Order was filed with Land & Environment Court by Holt Avenue Cremorne Pty Ltd (site owner).
28 03 22	Council resolved to submit the planning proposal to the Department, to re-prohibit residential flat buildings in the R3 Medium Density Residential zone.
06 05 2022	Applicant advised Council of intent to not withdraw application, due to an appeal against the IHO having been lodged and a hearing scheduled for 18 & 19 July 2022.
18 & 19 07 22	Appeal against the IHO was heard by the Land & Environment Court.
25 07 22	Council resolved to submit the planning proposal to list the site and nearby land as heritage items, to the Department of Planning and Environmental seeking a 'Gateway Determination'. This decision extended the IHO until March 2023.
26 07 22	Applicant filed a Class 1 appeal against the deemed refusal of the development application.
12 08 22	Department of Planning and Environment issued a 'gateway determination' for the planning proposal to re-prohibit residential flat buildings in the R3 Medium Density Residential zone.
17 08 23	The Court's decision was handed down, to dismiss the appeal against the interim heritage order.
26 09 22	For 14 days Council exhibited planning proposal for the re-prohibition of residential flat buildings in the R3 zone.
07 10 22	The Department of Planning and Environment advised Council that its request had been rejected, for a Gateway Determination for the planning proposal to include the site and nearby land as heritage Items in the North Sydney LEP 2013.
14 11 22	Council resolved to request the Department review its decision to reject the Gateway Determination, and to lobby the Minister for Environment and Heritage to extend the heritage order.
21 11 22	Council requested the review, per the Council's resolution 14 11 22.
06 02 23	S34 Conciliation Conference process commenced for the deemed refusal appeal, including a site inspection and the Court hearing verbal submissions from several objectors. The conference proceeded with the aim of resolving planning and design issues, 'setting aside' the heritage related matters.
24 02 23	Applicant submitted amended plans in response to discussions during the conciliation conference.
02 03 23	Minister for Heritage makes a second Interim Heritage Order, No. 168, for the subject site only. A heritage order made by the Minister cannot be the subject of a Class 1 appeal.
09 03 23	The Independent Planning Commission affirms the Department's rejection of the request for the Gateway Determination for the planning proposal, to include the site and nearby land in the LEP as local heritage items.

19 04 23	The Court granted leave to the applicant to amend the application. Both applications are identical from this point. The design had incorporated many of the improvements discussed however not all matters had been resolved. The s34 conference was terminated and hearing dates set down for 13 and 14 September 2023, noting a Contention of Council is the Act preventing approval of the demolition of the dwellings by the Heritage Council and the subsequent inability to grant consent to the development application.
02 05 23	Council renotifies the amended application for 14 days, for a third time. Due to the timing of the Court's dealing with DA243/21 and the lodgement of DA 115/23 (the subject DA) the notification periods of each were partly concurrent.
19 05 23	An amendment to the LEP was published, prohibiting residential flat buildings in the R3 zone. The amendment included a savings provision, meaning the prohibition does not affect undetermined development applications made before this date.

Current Application

Date	Action
04 04 23	Application lodged.
21 04 23	Application referred to the NSW Heritage Council.
09 05 23	Application considered by the North Sydney Design Excellence Panel.
21 04 23 – 19 05 23	Application notified for 28 days. 55 submissions were received, from 45 correspondents.
16 06 23	Heritage Council of NSW advised Council of its decision to not approve the integrated development application, including the application under the Heritage Act 1977 to demolish the three houses.
20 & 28 06 23	Applicant asked to consider withdrawing the application.

INTERNAL REFERRALS

Internal referrals need not be considered due to the Act preventing approval.

However, Council's conservation planner noted that:

No further heritage assessment is required. The application has been refused by the Heritage Council of NSW (letter received 16 June 2023) as it required the demolition of the three dwellings located at 115, 117 and 119 Holt Avenue which were the subject of an IHO having been assessed by GML as having heritage significance.

EXTERNAL REFERRALS

The application was referred to Sydney Water and Energy Australia, however their advice would only be relevant if the application were recommended for approval.

Heritage Council of NSW

The application was referred to the NSW Heritage Council, being for integrated development to demolish three dwelling houses the subject of an Interim Heritage Order. Proposed demolition requires approval under Division 3 of the Heritage Act.

Section 63 (2) *Heritage Act 1977* relevantly states:

63 Determination of application

2) *Where—*

(a) *an application for approval is made to demolish the whole of a building or work, or*

(b) ...

the approval body shall determine that application by refusing approval.

Relevantly, Section 4.47 (4) *Environmental Planning & Assessment Act 1979* states:

(4) *If the approval body informs the consent authority that it will not grant an approval that is required in order for the development to be lawfully carried out, the consent authority must refuse consent to the application.*

Therefore, as the Heritage Council of NSW is the approval body which has informed the consent authority it will not approve an application, the consent authority must refuse development consent.

Having received the advice of the Heritage Council of NSW that the application will not be approved (Attachment 2), the subject development application's refusal is recommended.

SUBMISSIONS

As noted in the subject application's chronology, the proposal was notified for 28 days from 21 April 2023. 55 submissions were received from 45 correspondents, including from the Cremorne Conservation Group and the Harrison Precinct Committee. While a number of issues relate to heritage-related planning and decision-making, there are many which relate to the compliance and merits of the application, which do not require consideration as the application cannot be approved, as outlined.

Issues raised in the submissions are summarised hereunder for the Panel's information and consideration. The original submissions may be viewed by way of DA tracking on Council's website https://www.northsydney.nsw.gov.au/Building_Development/Current_DAs and are available for review by NSLPP members.

Basis of Submissions

- Both applications are identical and should be rejected.
- Loss of heritage resulting from demolition of the three dwellings.
- Independent heritage consultants have found the buildings are worthy of conservation.
- The Land & Environment Court dismissing the appeal against the Interim Heritage Order is a significant decision, while upholding the appeal for (and allowing removal of) the same IHO, where it applied to other land west of the site, at 131 and 133 Holt Avenue.
- The Minister issued a new IHO for the site, in March 2023, which "reinforces the fact" the buildings should be preserved.
- Council's preparation of a planning proposal to protect the heritage dwellings is strongly supported.
- Impact on amenity of occupants adjoining residential buildings.
- The proposal breaches the LEP height limit of 8.5m, and the request to vary the standard is inadequate.

-
- The applicant has failed to demonstrate that compliance with the height standard is unreasonable or unnecessary and that there are sufficient environmental planning grounds to justify breaching the standard.
 - Increase in noise, including from rooftop air-conditioning plant and the rooftop open space.
 - Cumulative impact (traffic, parking, noise, pollution, road safety) of redevelopment and densification in the locality, during construction and ongoing occupation of new dwellings.
 - Concerns regarding the developer, MMK Developments, have been submitted.
 - The proposal will alter the character and charm of the Cremorne side of Holt Avenue's streetscape (west of Spofforth Street).
 - Trees on each lot provide bird and animal-habitat.
 - There is no justification for the further increase of housing proposed, given the already high numbers of medium and high-density dwellings in the area.
 - Reduced setbacks, the siting and size of the building will reduce green space and landscaping.
 - The proposal is an overdevelopment of the site, with excessive bulk and scale, and will have adverse impacts on local amenity and resident quality of life and wellbeing.
 - Insufficient area will remain for large trees with deep root systems.
 - Overshadowing of neighbouring open space and the street will be increased.
 - How will roof and stormwater be managed?
 - The height breach does not satisfy the objectives of the building height standard (cl. 4.3 NSLEP).
 - The building height breach is supported, the applicant's submission claims, as the building will sit within the existing tree canopy, not affecting the views of others. However, almost the entire canopy is to be removed.
 - The lift overrun (and other plant, including the structures of the rooftop terrace) will be visible from units at 94A Spofforth Street.
 - The lift overrun (the main cause of the height breach) "...will not (achieve) any clear benefit and is not a better planning outcome...There has been no compensation for that height by lowering other aspects of the building."
 - Construction will disrupt home businesses and people working from home in nearby buildings.
 - 12 air-conditioning units appears inadequate for 16 units. The noise mitigation around them will not protect residents of apartments living above the height of the acoustic screens around them.
 - Common open space proposed is substantially less than required by the Apartment Design Guide. The usable area on the roof is less than submitted.
 - Side and rear setbacks do not provide adequate building separation for visual privacy.
 - Solar access diagrams are inaccurate, and heights shown on various diagrams are inconsistent, it is claimed. Some drawings should indicate outlines of the existing houses and do not.
 - Potential damage to adjoining buildings from proposed excavation.
 - Some ground level units remain up 3.0m below existing ground level. A two storey development may negate the need for this design approach (reliance on deep excavation, resulting in several dwellings below existing ground levels) and comply with the 8.5m height control.
 - The amended application has not adopted at least 20 recommendations of the Design Excellence Panel and remains inconsistent with SEPP 65's Design Quality Principles and objectives of the Apartment Design Guide. The application is also non-complaint with numerous LEP and DCP requirements.
 - The proposed rooftop terrace will interfere with the visual and acoustic privacy of residents at 130 Spencer Road, especially those on upper levels, and vice versa.
 - The proposed development breaches several requirements of the Apartment Design Guide, such as:
 - communal open space
 - solar access and overshadowing

- deep soil zones
- building separation
- privacy impacted by building siting and design
- The application has failed to address Design Excellence Panel comments and recommendations:
 - Side setbacks of 4.5m were not supported
 - Privacy screening and additional landscaping on balconies
 - Excessive excavation has not been addressed, resulting in poor amenity for ground floor unit occupants
 - Addressing inadequate setbacks (and other matters) may result in reduced density
 - No information has been provided to show how the deep soil zone was calculated
 - Privacy screens should be considered on north-facing balconies
 - A lack of smaller apartments
- Concerns have been raised regarding damage during construction and other construction related matters.
- The application maximises the density and number of units by exceeding the height limit and excavating the site
- Property values may be affected

CONSIDERATION

Relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, are assessed below.

Environmental Planning and Assessment Act 1979

The application is integrated development under Division 4.8 of this Act. As mentioned, the application was referred to the NSW Heritage Council and approval of the application was subsequently refused, pursuant to section 63 (2) Heritage Act 1977.

Apart from considering the North Sydney Local Environmental Plan 2013 to establish permissibility (hence the application having been lawfully made), other environmental planning instruments (e.g. SEPP 65 – Design Quality of Residential Apartment Development) and the North Sydney Development Control Plan 2013 have not been considered, due to the Act preventing approval being granted to the application, precluding the need for a merits-based assessment.

NORTH SYDNEY LOCAL ENVIRONMENT PLAN 2013

1. Permissibility

The site is zoned R3 Medium Density Residential. As shown in the following image, the site (yellow edge) the three dwellings to the west and two residential buildings on the southern side of Holt Avenue are in a pocket of R3 Medium Density Residential zoned land surrounded by land zoned R4 High Density Residential.

Before the LEP being amended on 19 May 2023, to prohibit residential flat buildings in the R3 zone, this form of development was permissible, for a brief period which began in July 2021.

This amendment was made by North Sydney Local Environmental Plan 2013 (Amendment no.35). Not only did the amendment prohibit residential flat buildings in the R3 zone, it also included a 'savings' provision - amending Clause 1.8A (2) of the LEP - by stating that if a development application had been made and had not been finally determined before the amendments being made to the LEP, the application must be determined as if the amendment had not commenced.

The subject application is therefore 'saved' by this provision and the proposed development being a residential flat building is permissible with consent.



Zoning of the site (yellow) and land in the locality (DPIE Spatial Viewer)

POLICY CONTROLS

The North Sydney Development Control Plan and Local Infrastructure Plan need not be addressed, as the application is unable to be approved, therefore not requiring a merit-based assessment. Neither is a local infrastructure contribution payable given the recommendation.

While a full review of merit could be undertaken it is not considered helpful in this instance as it would go to matters which are currently subject of review through the appeal process.

ENVIRONMENTAL APPRAISAL

CONSIDERED

- | | | |
|----|---|-----|
| 1. | Statutory Controls | Yes |
| 2. | Policy Controls | N/A |
| 3. | Design in relation to existing building and natural environment | N/A |
| 4. | Landscaping/Open Space Provision | N/A |
| 5. | Traffic generation and Carparking provision | N/A |

6.	Loading and Servicing facilities	N/A
7.	Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	N/A
8.	Site Management Issues	N/A
9.	All relevant S 4.15 (1) considerations of Environmental Planning and Assessment (Amendment) Act 1979	Yes

PUBLIC INTEREST

The proposal is not considered to be in the public interest, as approval cannot be granted to the application, as prescribed by two Acts of the NSW Parliament.

SUITABILITY OF THE SITE

The proposal, now prohibited, despite the subject application being saved by the recent amendment to the LEP, is unsuitable for the site.

CONCLUSION + REASONS

The proposal has been considered under the relevant provisions of the EP&A Act and the North Sydney Local Environmental Plan 2013 for integrated development involving demolition of three dwelling houses the subject of an Interim Heritage Order.

The application was duly referred to the Heritage Council of NSW the approval body for such an application, who advised Council that consent could not be granted per section 63 (2) of the Heritage Act 1977.

Consequently, neither can approval be granted pursuant to section 4.47 (4) of the Environmental Planning and Assessment Act 1979.

In this statutory context a recommendation in the negative is not only apt, but there is also no legal alternative.

Should the IHO be lifted on the site the applicant could seek review of this determination through the s8.2 process which would return to the Panel or appeal this refusal possibly supplanting the current appeal in the Land and Environment Court noting the applications, and thus the merit issues are identical.

HOW WERE THE COMMUNITY VIEWS TAKEN INTO CONSIDERATION?

The subject application was notified to properties in the site's locality and the Harrison Precinct Committee for 28 days. Issues raised have been summarised by this report, for the Panel's consideration.

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, resolve to refuse development consent to Development Application No. 115/23 for demolition of 3 dwelling houses and associated works, and construction of a 3-storey residential flat building of 16 dwellings on land at 115, 117, 119 Holt Avenue Cremorne, for reason that the application must be refused in accordance with section 4.47 (4) Environmental Planning & Assessment Act, 1979.

Jim Davies
EXECUTIVE ASSESSMENT OFFICER

Stephen Beattie
MANAGER DEVELOPMENT SERVICES

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

B	BOLLARD	ST	STORAGE
BCYL	BICYCLE PARKING	TOP	TOP OF FENCE HEIGHT
FH	FIRE HYDRANT	TOW	TOP OF WALL HEIGHT
FHR	FIRE HOSE REEL	Yx	VISITOR PARKING No. X
FIP	FIRE INDICATOR PANEL	W	240L GENERAL WASTE BIN
F5x	FIRE STAIR No. X		
HL	HIGHLIGHT WINDOW		
OP	OPAQUE WINDOW		
R	240L RECYCLING BIN		
RD	ROLLER DOOR		
SK	SKYLIGHT		



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
 115, 117 & 119 HOLT AVE, CREMORNE
 NSW 2090
 CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	17/03/2023	ISSUE FOR DA			

DA410
 PERSPECTIVE VIEW
 SHEET 1

ISSUE: 1
 DATE: MARCH 2023 PROJECT NO: 2025

PBD | ARCHITECTS
 ABN 36 147 035 550
 P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
 Level 2, 52 Albion Street, Surry Hills NSW 2010
 Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

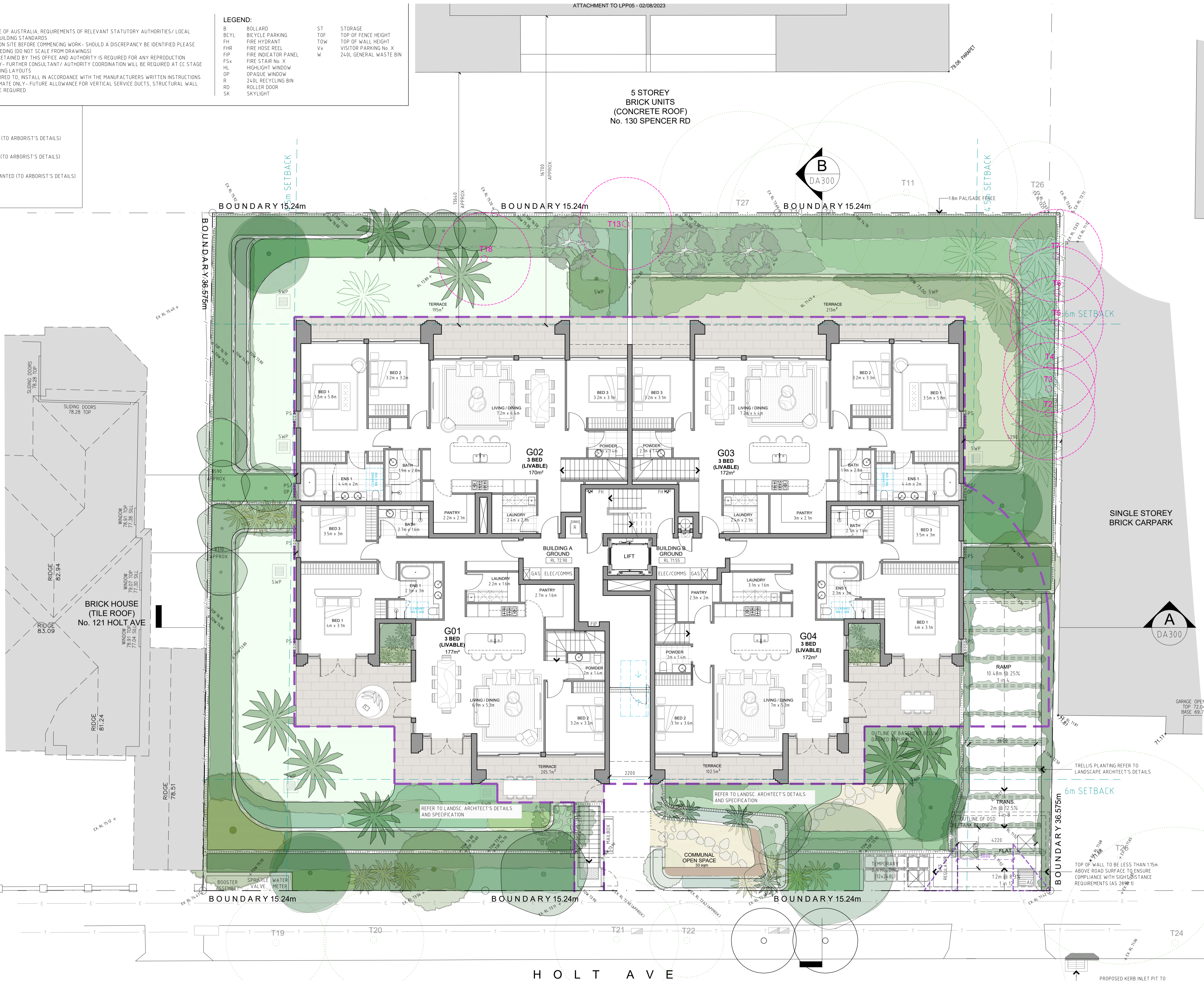
- | | | | |
|------|----------------------|-----|------------------------|
| B | BOLLARD | ST | STORAGE |
| BCYL | BICYCLE PARKING | TOP | TOP OF FENCE HEIGHT |
| FH | FIRE HYDRANT | TOW | TOP OF WALL HEIGHT |
| FHR | FIRE HOSE REEL | Yx | VISITOR PARKING No. X |
| FIP | FIRE INDICATOR PANEL | W | 240L GENERAL WASTE BIN |
| FSt | FIRE STAIR No. X | | |
| HL | HIGHLIGHT WINDOW | | |
| OP | OPAQUE WINDOW | | |
| R | 240L RECYCLING BIN | | |
| RD | ROLLER DOOR | | |
| SK | SKYLIGHT | | |

LANDSCAPE LEGEND:

- EXISTING TREE TO BE RETAINED (TO ARBORIST'S DETAILS)
- EXISTING TREE TO BE REMOVED (TO ARBORIST'S DETAILS)
- EXISTING TREE TO BE TRANSPLANTED (TO ARBORIST'S DETAILS)
- ||||| FENCE TYPE x

5 STOREY
BRICK UNITS
(CONCRETE ROOF)
No. 130 SPENCER RD

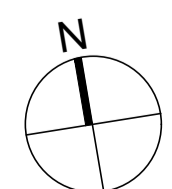
9 STOREY
BRICK UNITS
(CONCRETE ROOF)
No. 94A SPOFFORTH ST



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



SCALE 1:100 @ A1
SCALE 1:200 @ A3
0 2 4 6m

DA102
GROUND FLOOR PLAN

ISSUE: 1
DATE: MARCH 2023 PROJECT NO: 2025

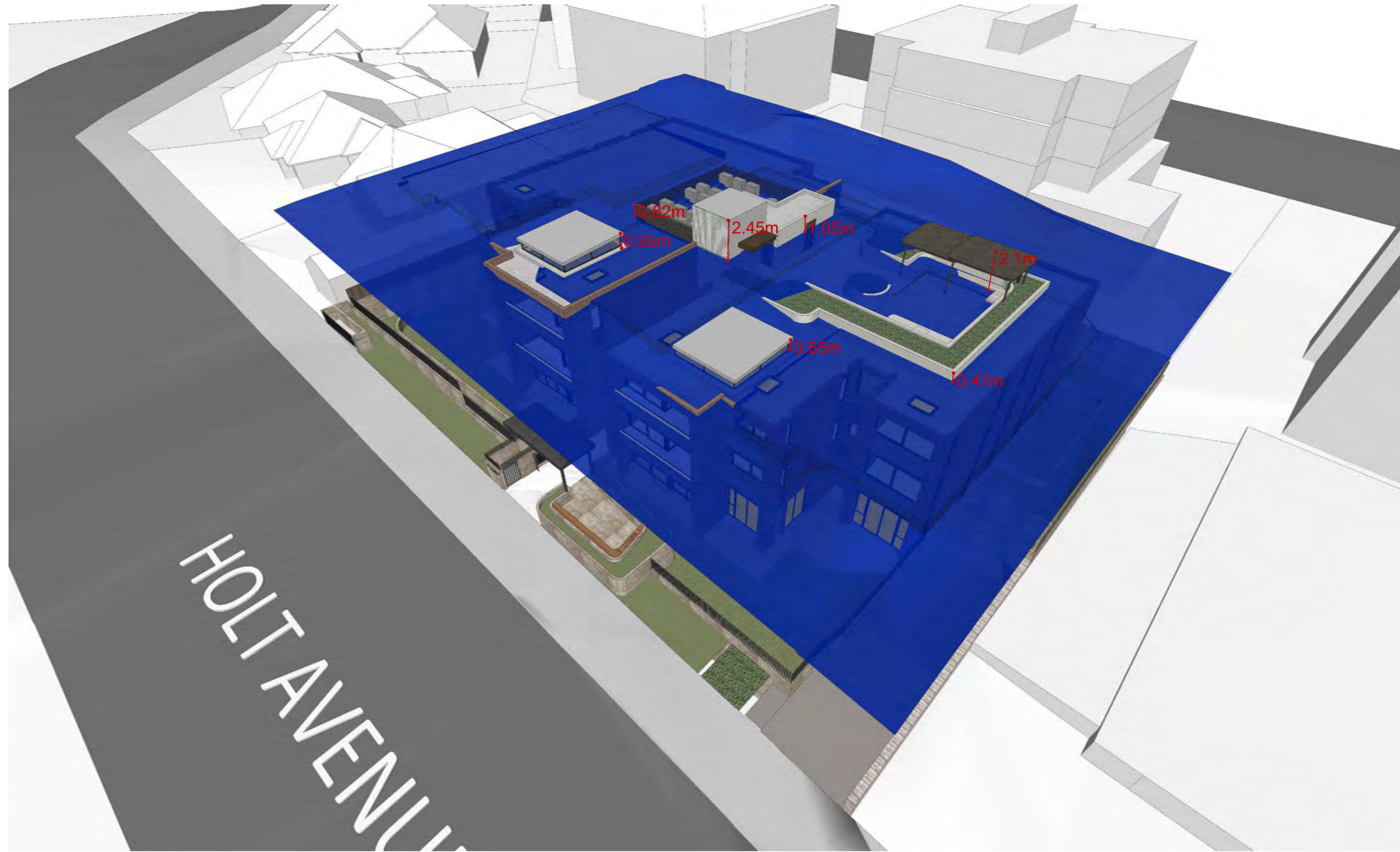
PBD | ARCHITECTS
ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevich NSW 7768

GENERAL NOTES:

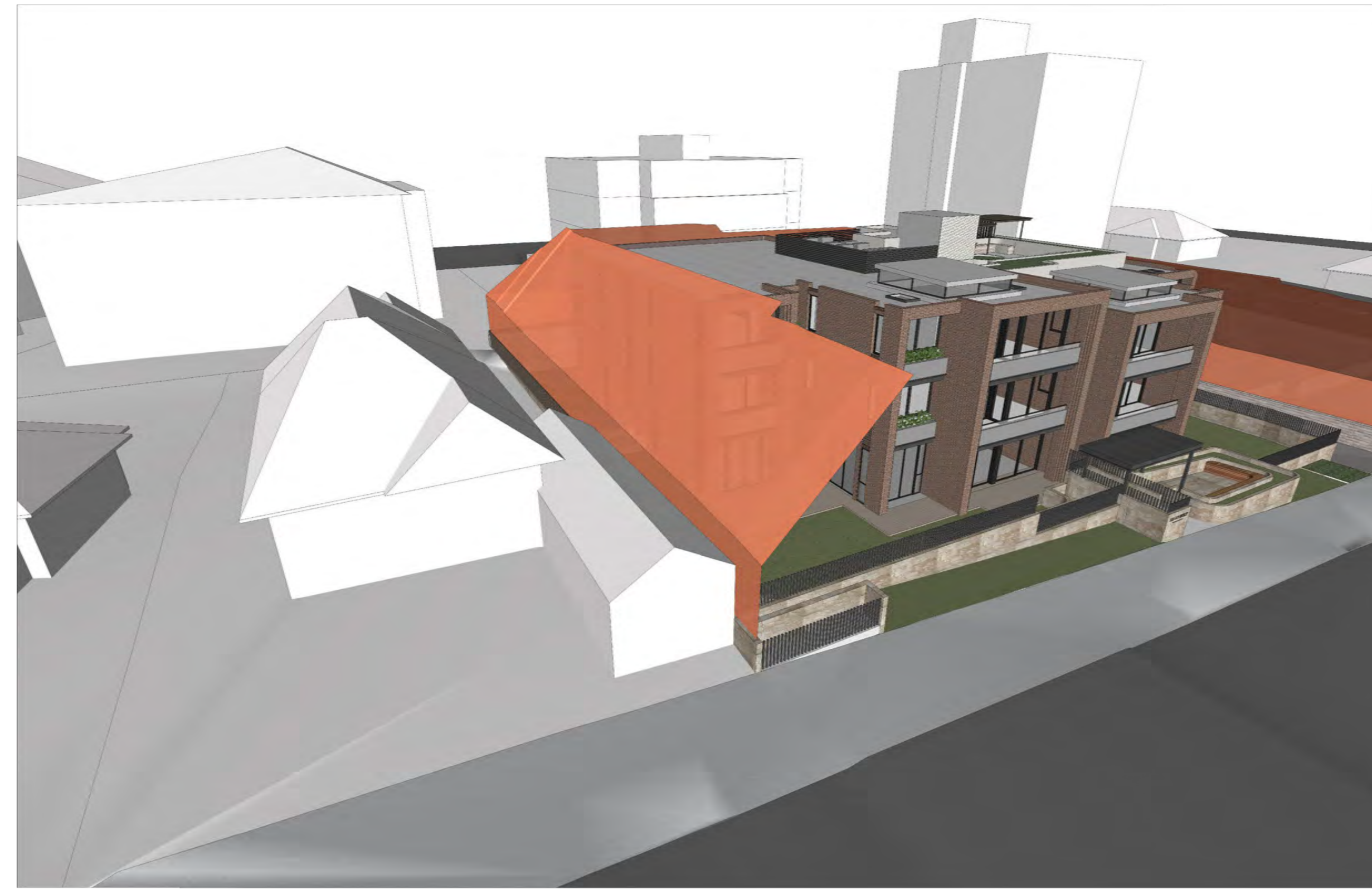
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

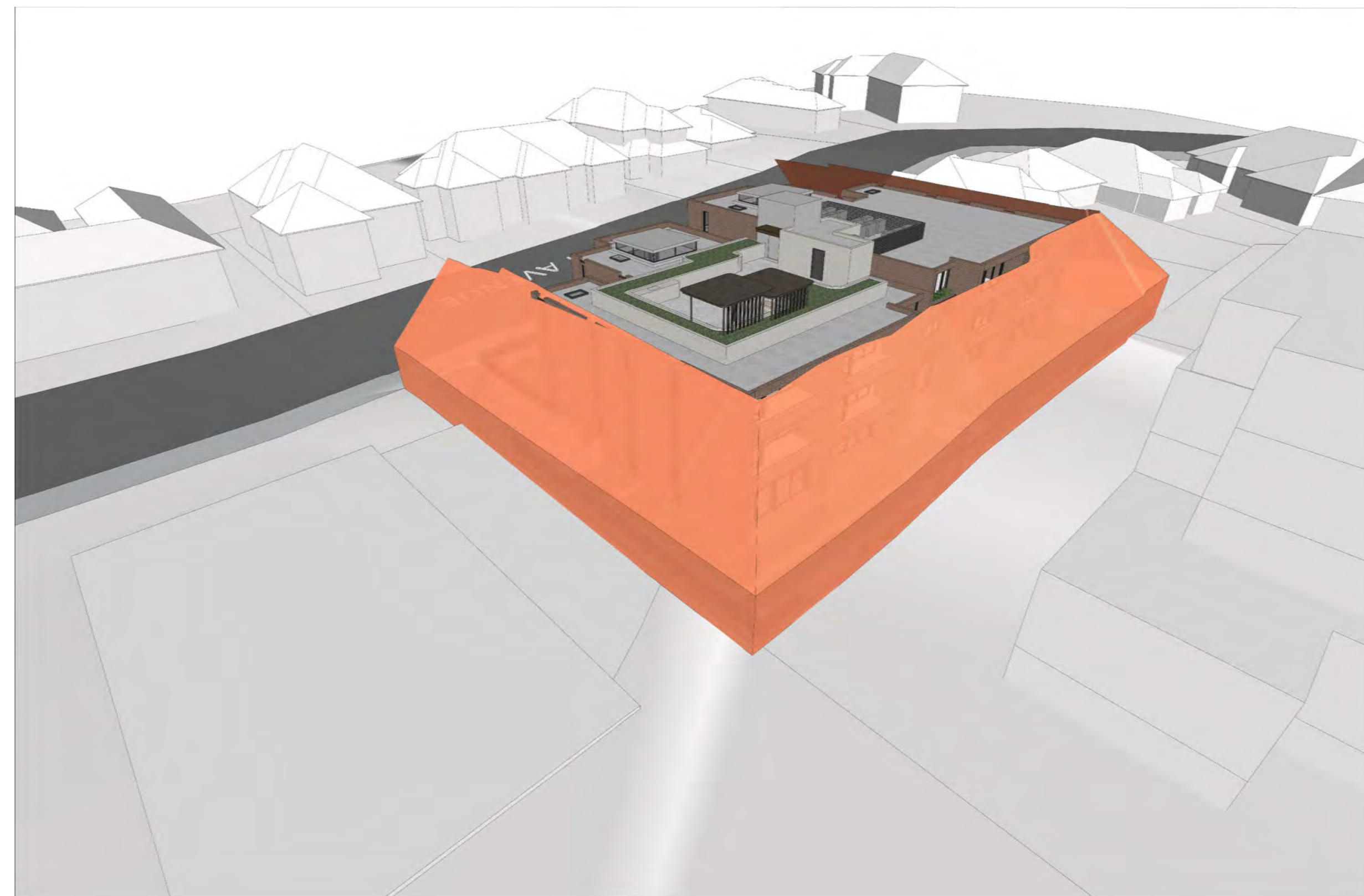
B	BOLLARD	ST	STORAGE
BCYL	BICYCLE PARKING	TOP	TOP OF FENCE HEIGHT
FH	FIRE HYDRANT	TOW	TOP OF WALL HEIGHT
FHR	FIRE HOSE REEL	Yx	VISITOR PARKING No. X
FIP	FIRE INDICATOR PANEL	W	240L GENERAL WASTE BIN
F5x	FIRE STAIR No. X		
HL	HIGHLIGHT WINDOW		
OP	OPAQUE WINDOW		
R	240L RECYCLING BIN		
RD	ROLLER DOOR		
SK	SKYLIGHT		



01 8.5m HEIGHT PLANE
NTS



02 BUILDING HEIGHT PLANE
NTS



03 BUILDING HEIGHT PLANE
NTS

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING	1	17/03/2023	ISSUE FOR DA			
115, 117 & 119 HOLT AVE, CREMORNE NSW 2090						
CLIENT: MMK DEVELOPMENTS						

DA503
HEIGHT PLANE DIAGRAM

ISSUE: 1
DATE: MARCH 2023 PROJECT NO: 2025

GENERAL NOTES:

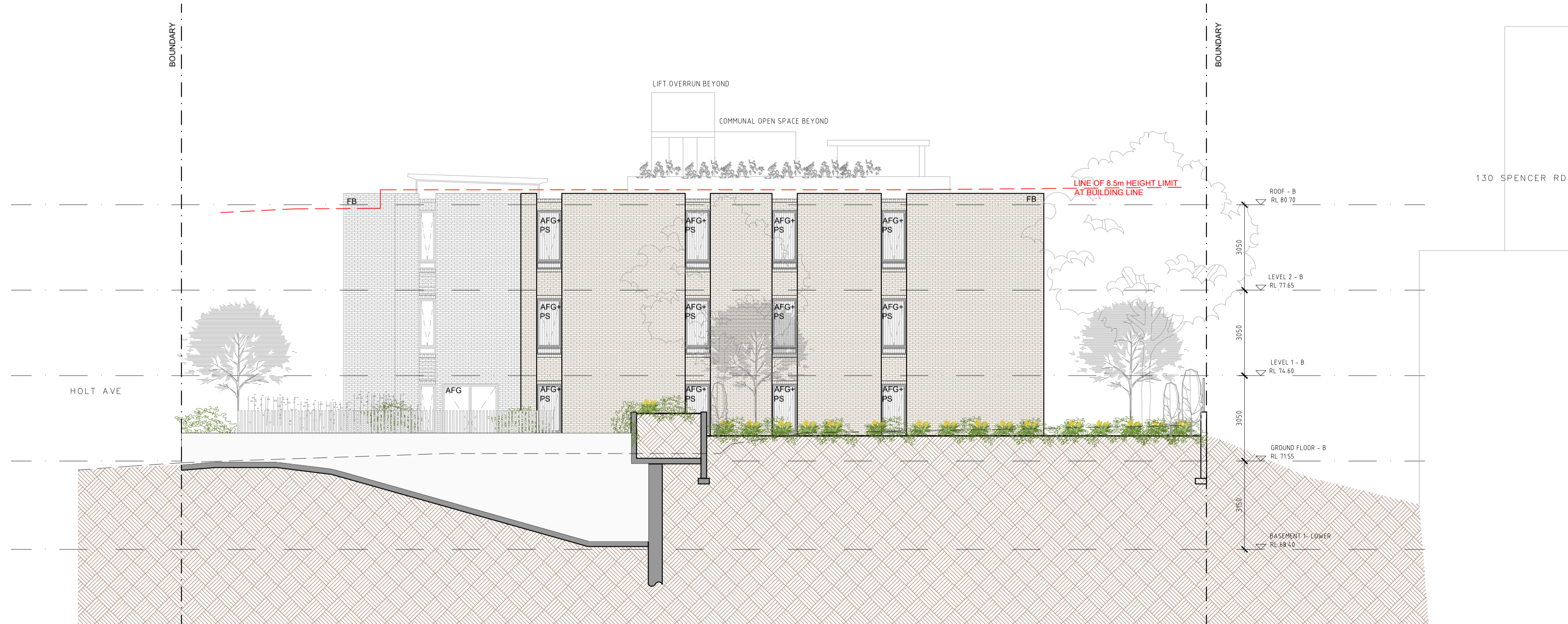
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

B	BOLLARD	ST	STORAGE
BCYL	BICYCLE PARKING	TOP	TOP OF FENCE HEIGHT
FH	FIRE HYDRANT	TOW	TOP OF WALL HEIGHT
FHR	FIRE HOSE REEL	Yx	VISITOR PARKING No. X
FIP	FIRE INDICATOR PANEL	W	240L GENERAL WASTE BIN
FSx	FIRE STAIR No. X		
HL	HIGHLIGHT WINDOW		
OP	OPAQUE WINDOW		
R	240L RECYCLING BIN		
RD	ROLLER DOOR		
SK	SKYLIGHT		



01 SOUTH / HOLT AVE ELEVATION
SCALE 1:100 @ A1

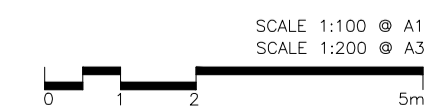


02 EAST ELEVATION
SCALE 1:100 @ A1

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



DATE: MARCH 2023 PROJECT NO: 2025

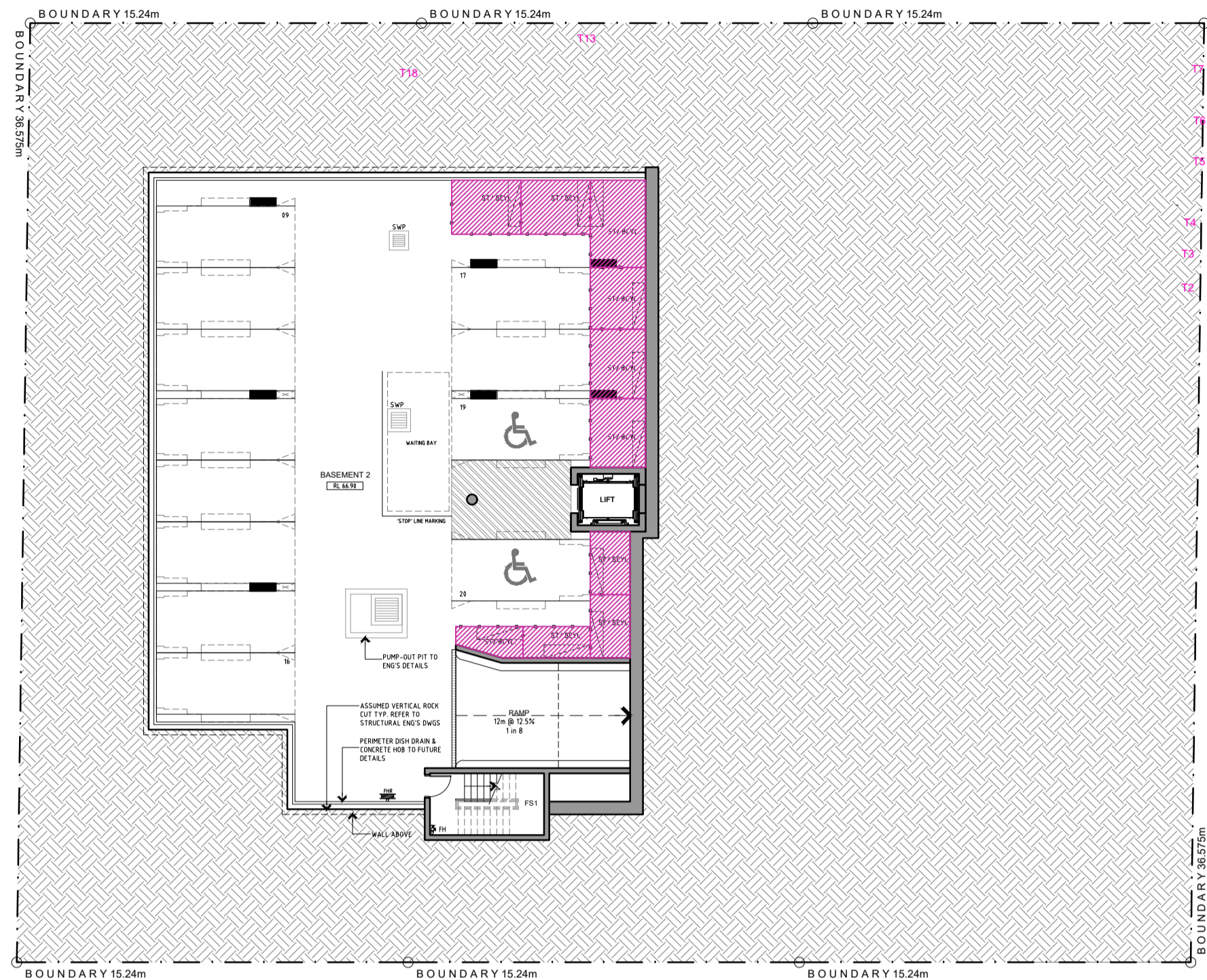
DA200
ELEVATIONS 01

ISSUE: 1

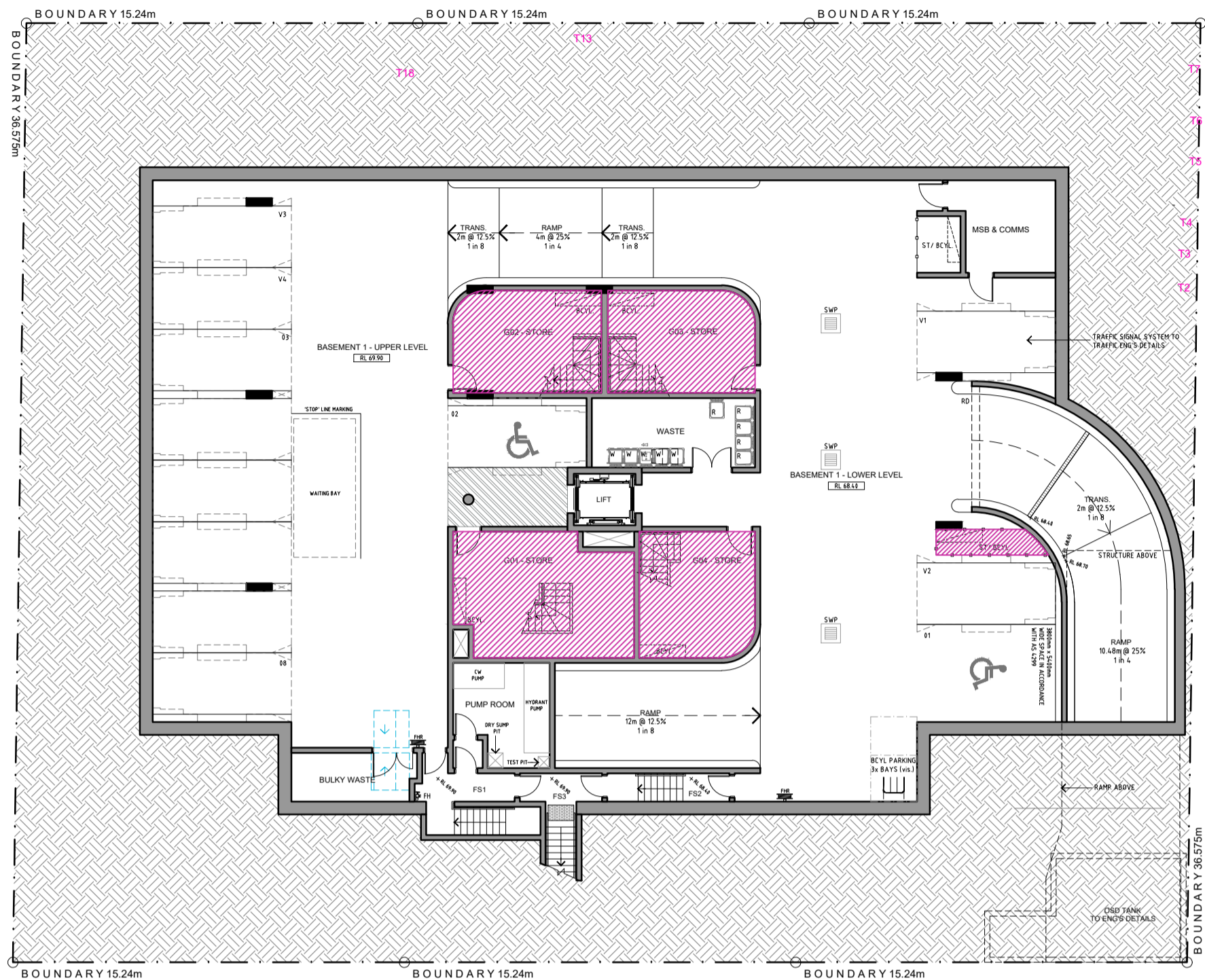
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

- GENERAL NOTES:**
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

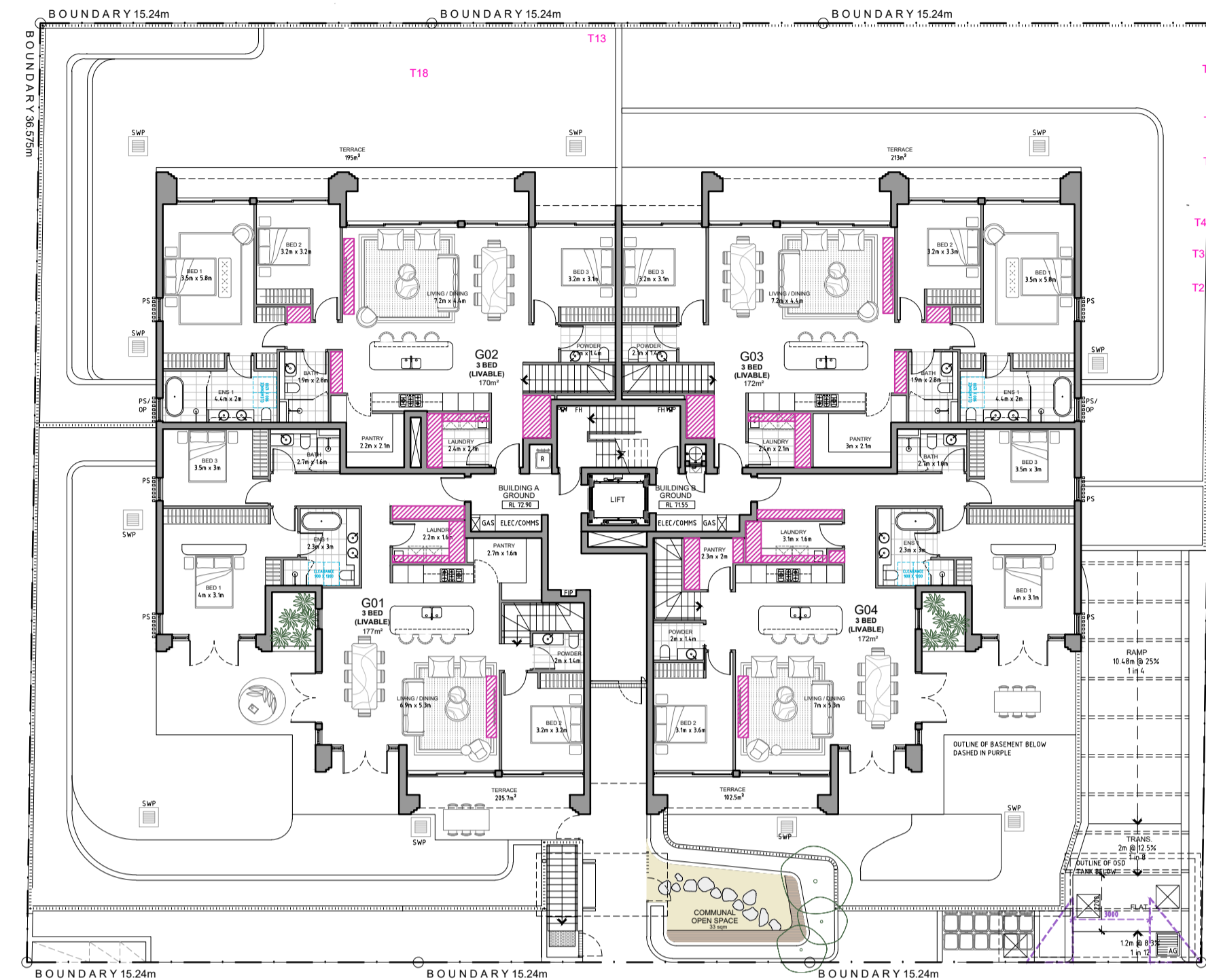
- LEGEND:**
- B BOLLARD
 - BCYL BICYCLE PARKING
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FIP FIRE INDICATOR PANEL
 - FSx FIRE STAIR No. X
 - HL HIGHLIGHT WINDOW
 - OP OPAQUE WINDOW
 - R 240L RECYCLING BIN
 - RD ROLLER DOOR
 - SK SKYLIGHT
 - ST STORAGE
 - TOP TOP OF FENCE HEIGHT
 - TOW TOP OF WALL HEIGHT
 - Vx VISITOR PARKING No. X
 - W 240L GENERAL WASTE BIN



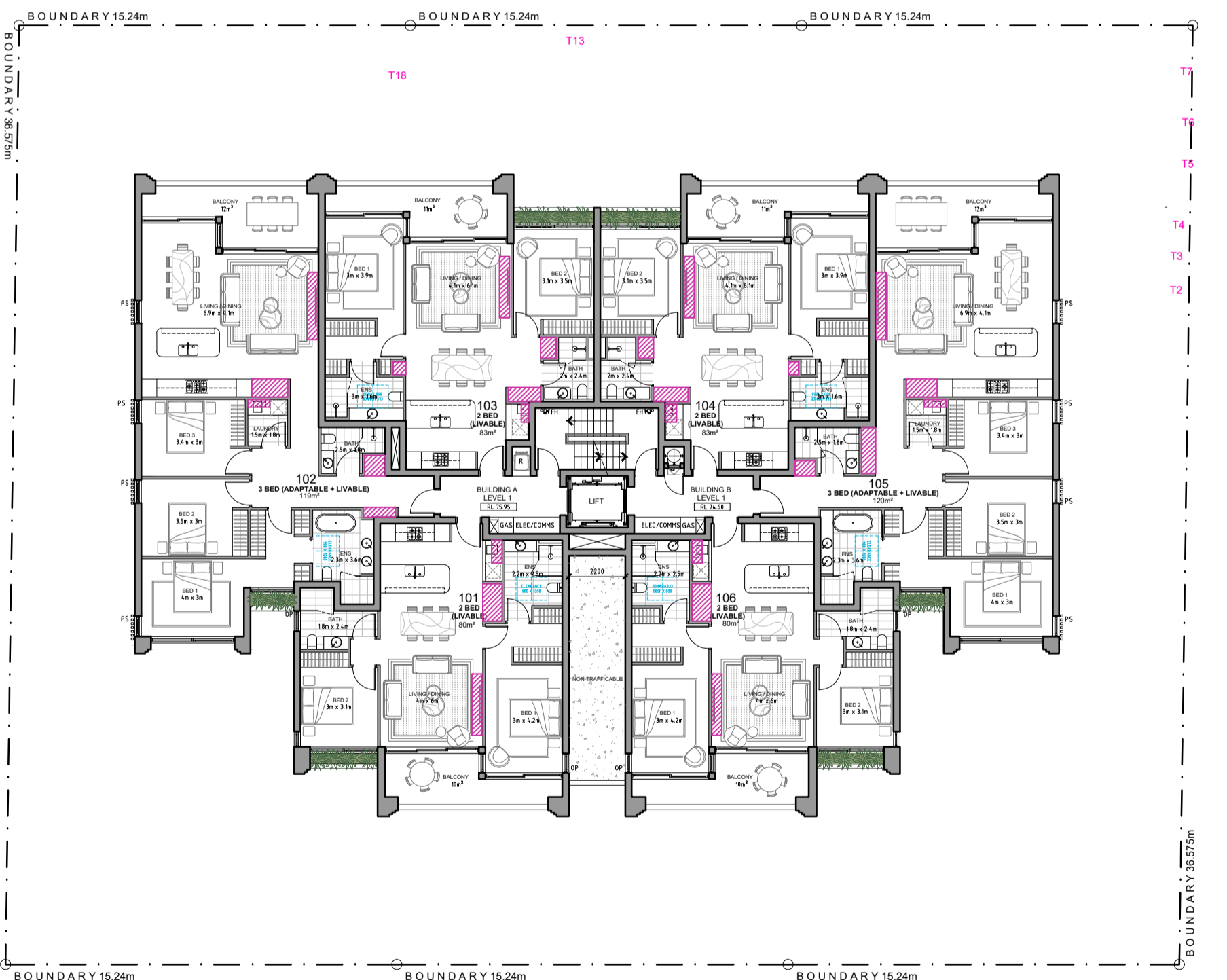
01 BASEMENT 2 PLAN
SCALE 1:200 @ A1



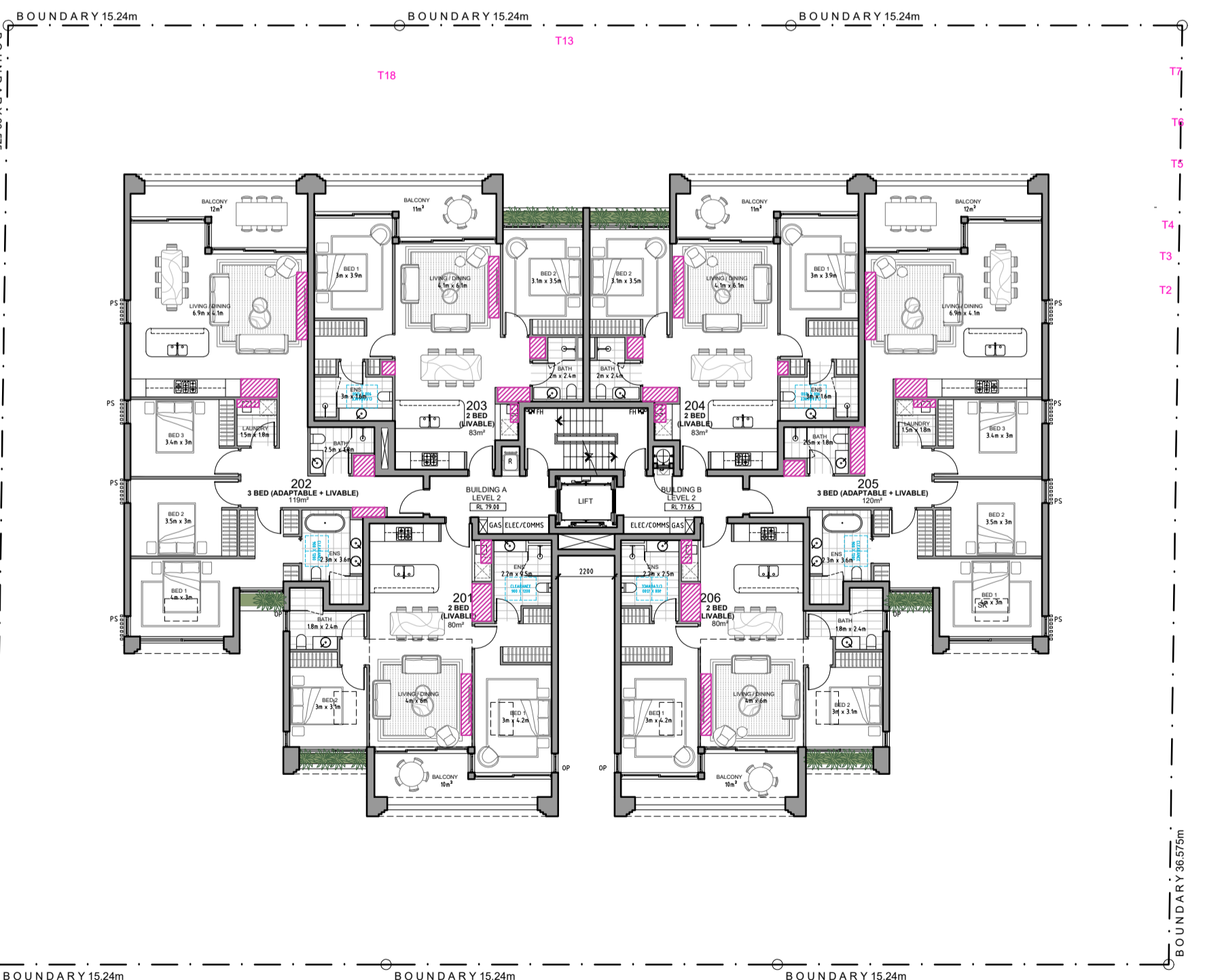
02 BASEMENT 1 PLAN
SCALE 1:200 @ A1



03 GROUND FLOOR PLAN
SCALE 1:200 @ A1



04 LEVEL 1 PLAN
SCALE 1:200 @ A1



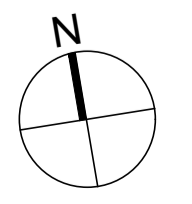
05 LEVEL 2 PLAN
SCALE 1:200 @ A1



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	17/03/2023	ISSUE FOR DA			



DA502
STORAGE DIAGRAM

ISSUE: 1
DATE: MARCH 2023 PROJECT NO: 2025

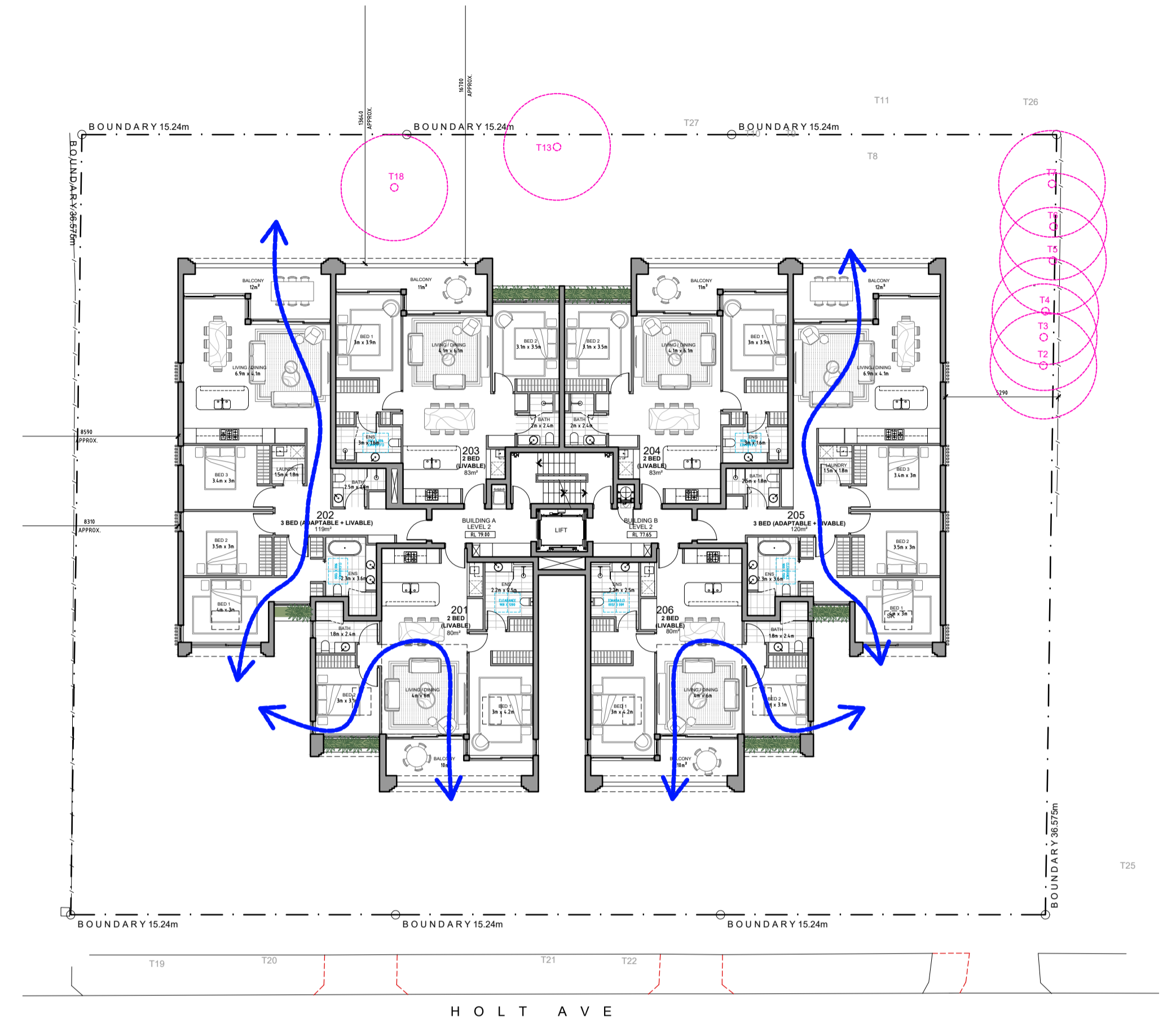
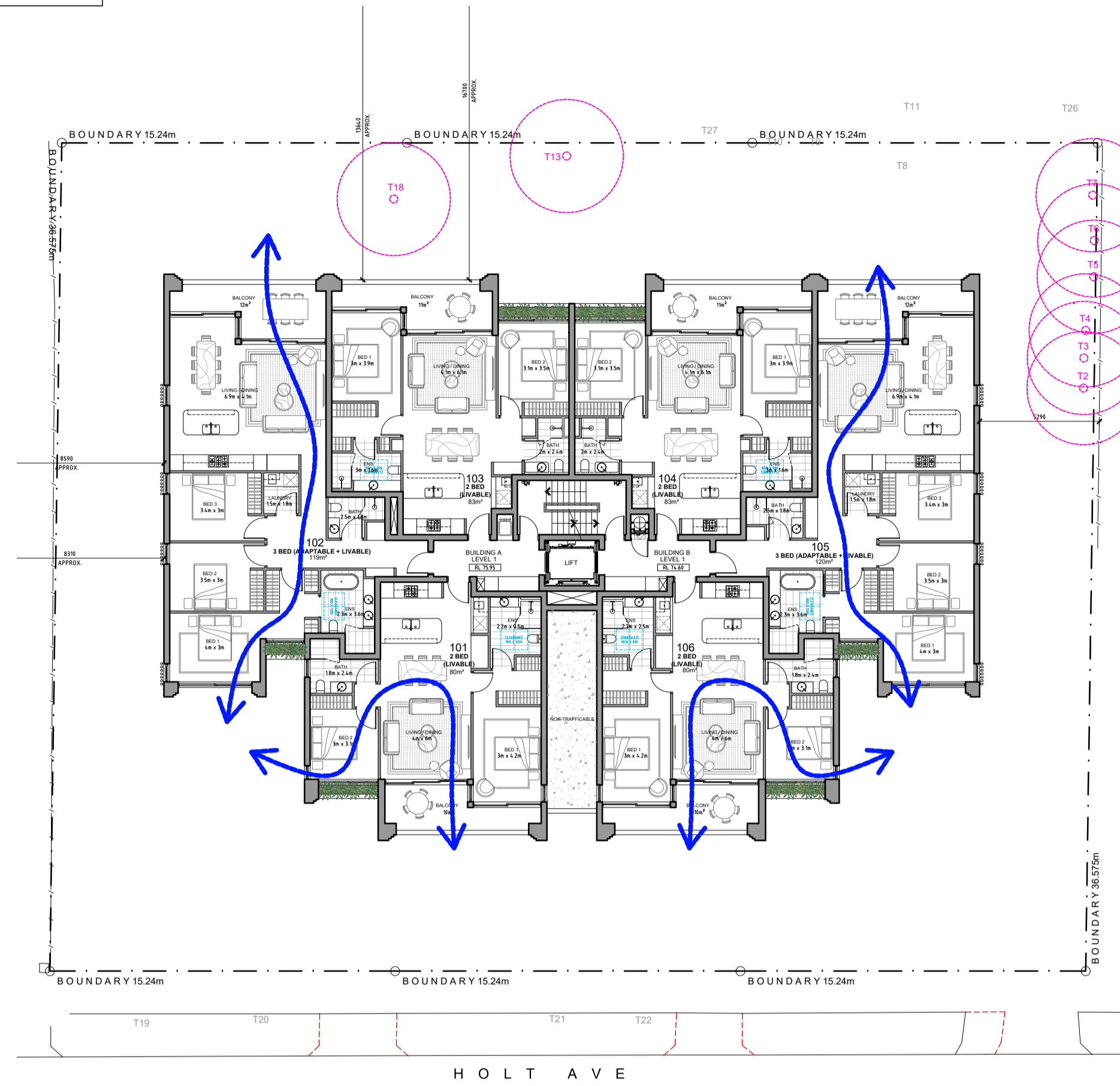
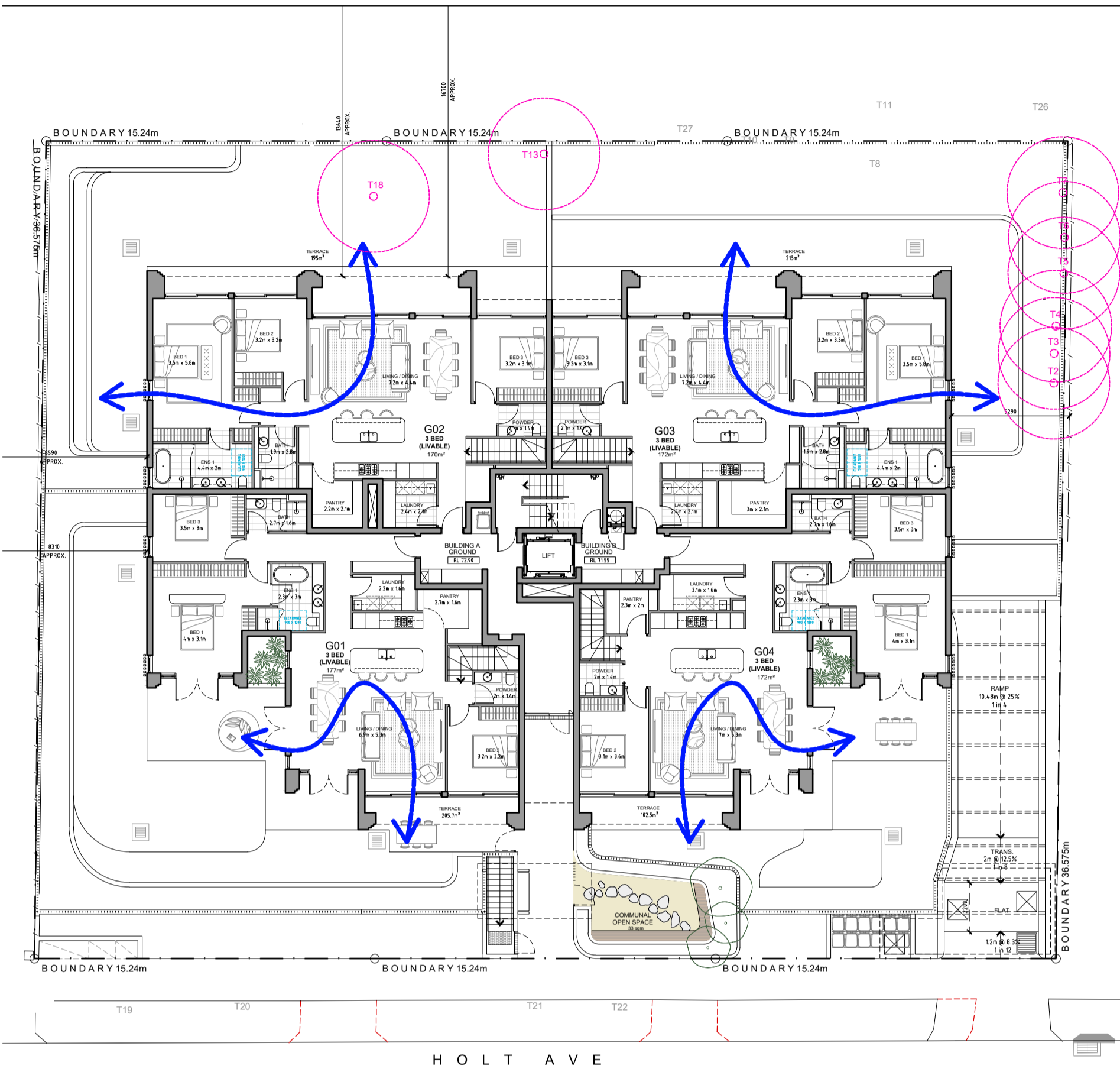
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- | | | | |
|------|----------------------|-----|------------------------|
| B | BOLLARD | ST | STORAGE |
| BCYL | BICYCLE PARKING | TOP | TOP OF FENCE HEIGHT |
| FH | FIRE HYDRANT | TOW | TOP OF WALL HEIGHT |
| FHR | FIRE HOSE REEL | Yx | VISITOR PARKING No. X |
| FIP | FIRE INDICATOR PANEL | W | 240L GENERAL WASTE BIN |
| FSx | FIRE STAIR No. X | | |
| HL | HIGHLIGHT WINDOW | | |
| OP | OPAQUE WINDOW | | |
| R | 240L RECYCLING BIN | | |
| RD | ROLLER DOOR | | |
| SK | SKYLIGHT | | |



01 GROUND FLOOR PLAN
SCALE 1:200 @ A1

02 LEVEL 1 PLAN
SCALE 1:200 @ A1

03 LEVEL 2 PLAN
SCALE 1:200 @ A1

NATURAL CROSS VENTILATION SUMMARY

ADG [4B]: NATURAL CROSS VENTILATION

- ALL HABITABLE ROOMS ARE NATURALLY VENTILATED
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING

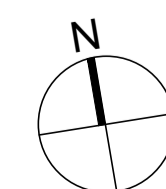
TOTAL NUMBER OF APARTMENTS : 16 UNITS

 NATURALLY CROSS VENTILATED APARTMENTS : 12 UNITS

APARTMENTS WITH NATURAL CROSS VENTILATION = 75 %

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING	1	17/03/2023	ISSUE FOR DA			
115, 117 & 119 HOLT AVE, CREMORNE NSW 2090						
CLIENT: MMK DEVELOPMENTS						



DA501
CROSS VENTILATION DIAGRAM
ISSUE: 1
DATE: MARCH 2023 PROJECT NO: 2025

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

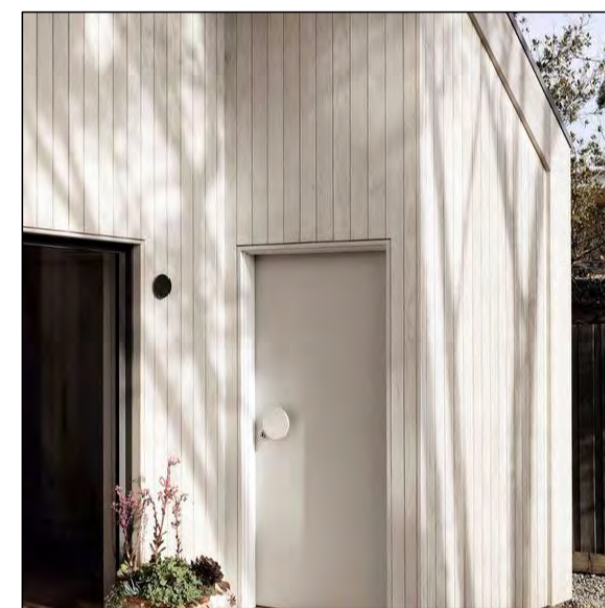
- B BOLLARD
- BCYL BICYCLE PARKING
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FIP FIRE INDICATOR PANEL
- FSx FIRE STAIR No. X
- HL HIGHLIGHT WINDOW
- OP OPAQUE WINDOW
- R 240L RECYCLING BIN
- RD ROLLER DOOR
- SK SKYLIGHT
- ST STORAGE
- TOP TOP OF FENCE HEIGHT
- TOW TOP OF WALL HEIGHT
- Yx VISITOR PARKING No. X
- W 240L GENERAL WASTE BIN



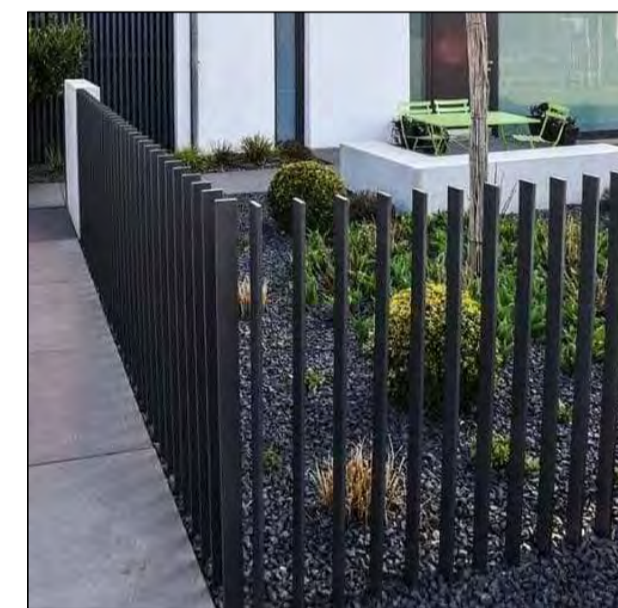
AFG ALUMINIUM FRAMED GLAZING
DULUX DURATEC ETERNITY CHARCOAL PEARL SATIN OR SIMILAR



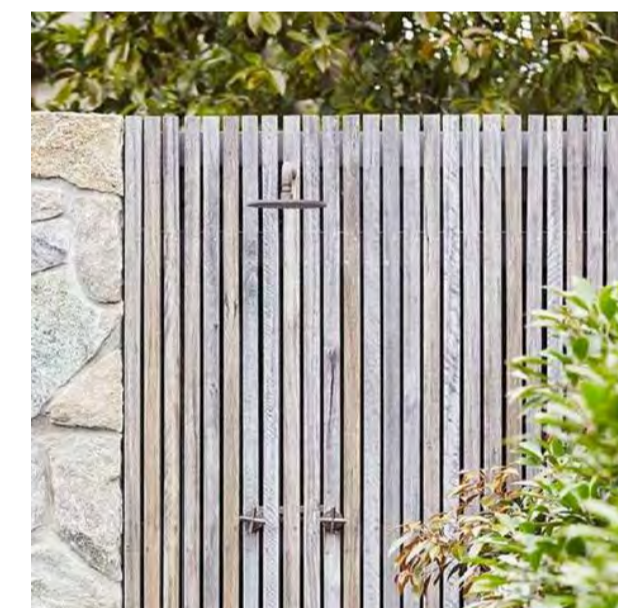
FB FACE BRICK
AUSTRAL BRICKS MURRAY GREY OR SIMILAR



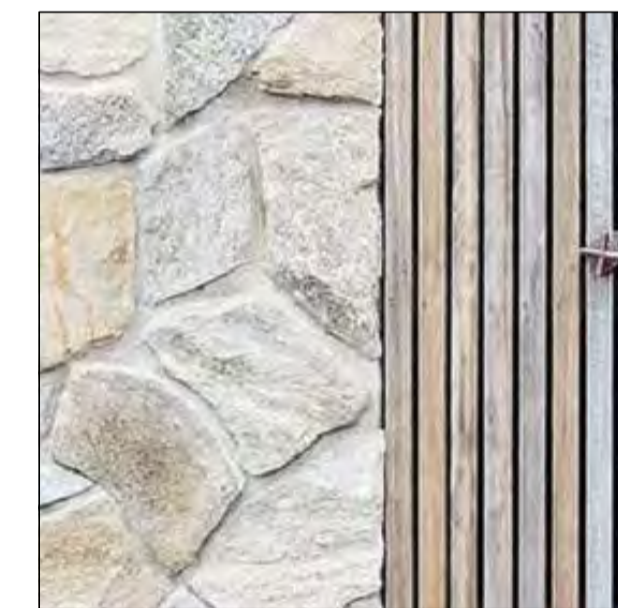
FC CFC CLADDING



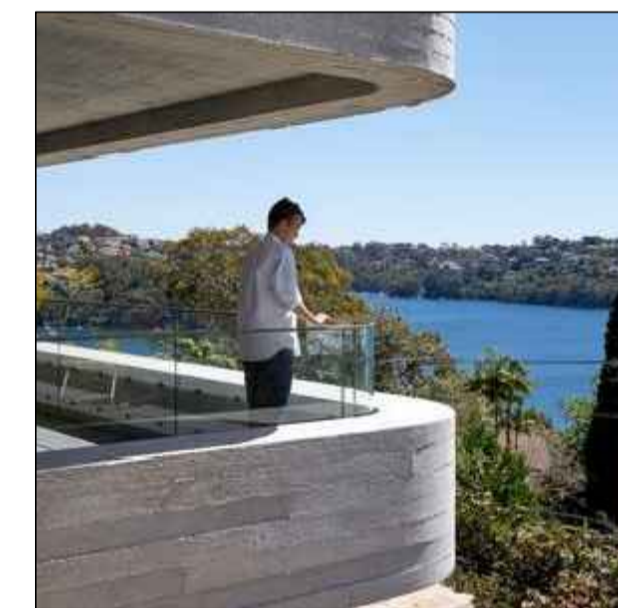
FCE1 FENCE TYPE 1
METAL FENCE TO ALL FENCE FACING HOLT AVE



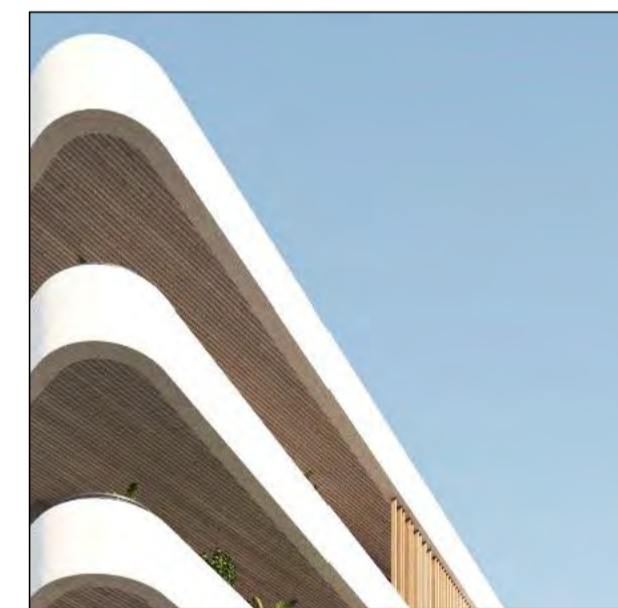
FCE2 FENCE TYPE 2
TIMBER LAPPED FENCE TO ALL PERIMETER FENCE FACING SIDES & REAR BOUNDARY



ST SANDSTONE CLADDING
TO GROUND FLOOR PERIMETER WALL & PLANTER BOX



GB GLASS BALUSTRADE



TC TIMBER CLADDING
WOODFORM OR SIMILAR

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			

DA400
MATERIAL FINISHES

ISSUE: 1
DATE: MARCH 2023 PROJECT NO: 2025

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

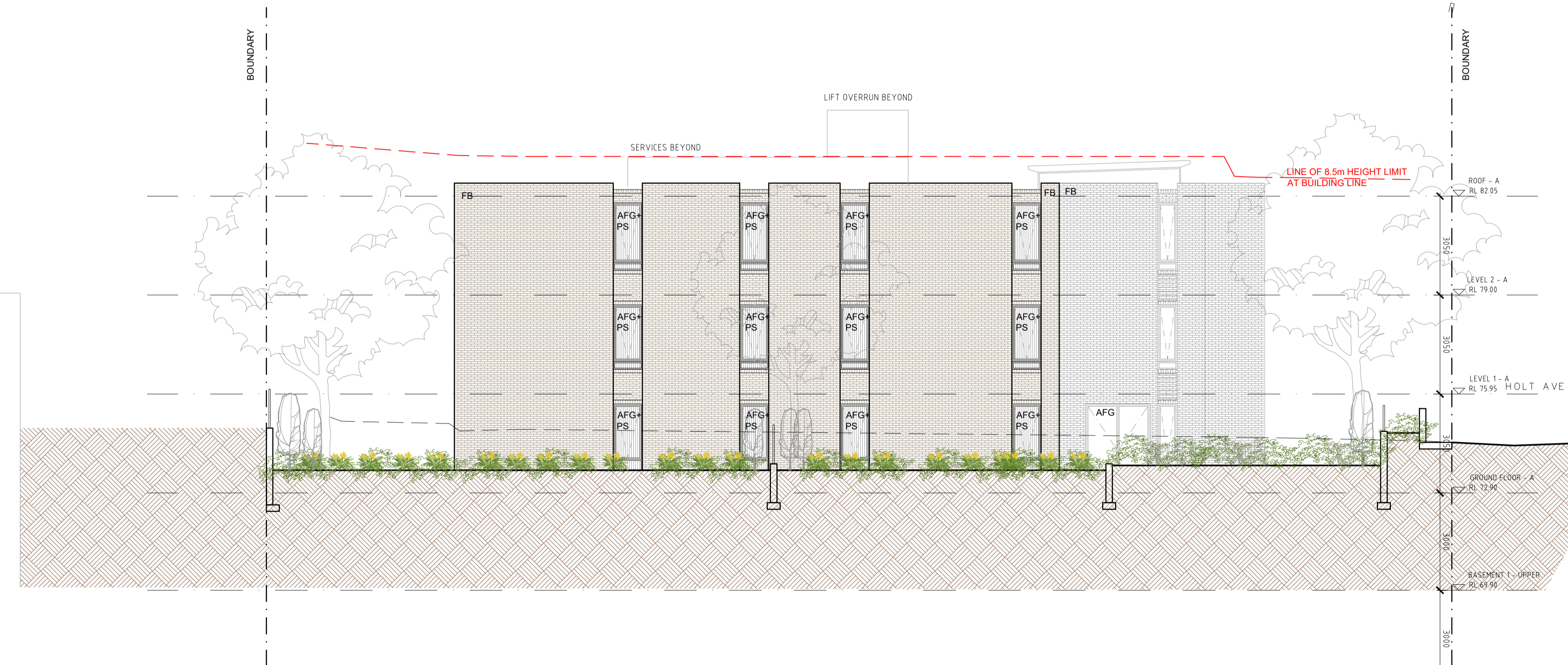
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

B	BOLLARD	ST	STORAGE
BCYL	BICYCLE PARKING	TOP	TOP OF FENCE HEIGHT
FH	FIRE HYDRANT	TOW	TOP OF WALL HEIGHT
FHR	FIRE HOSE REEL	Yx	VISITOR PARKING No. X
FIP	FIRE INDICATOR PANEL	W	240L GENERAL WASTE BIN
FSx	FIRE STAIR No. X		
HL	HIGHLIGHT WINDOW		
OP	OPAQUE WINDOW		
R	240L RECYCLING BIN		
RD	ROLLER DOOR		
SK	SKYLIGHT		



01 NORTH ELEVATION
SCALE 1:100 @ A1

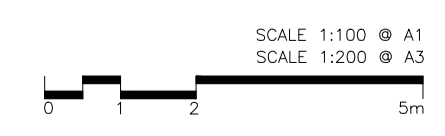


02 WEST ELEVATION
SCALE 1:100 @ A1

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



DA201
ELEVATIONS 02

ISSUE: 1
DATE: MARCH 2023
PROJECT NO: 2025

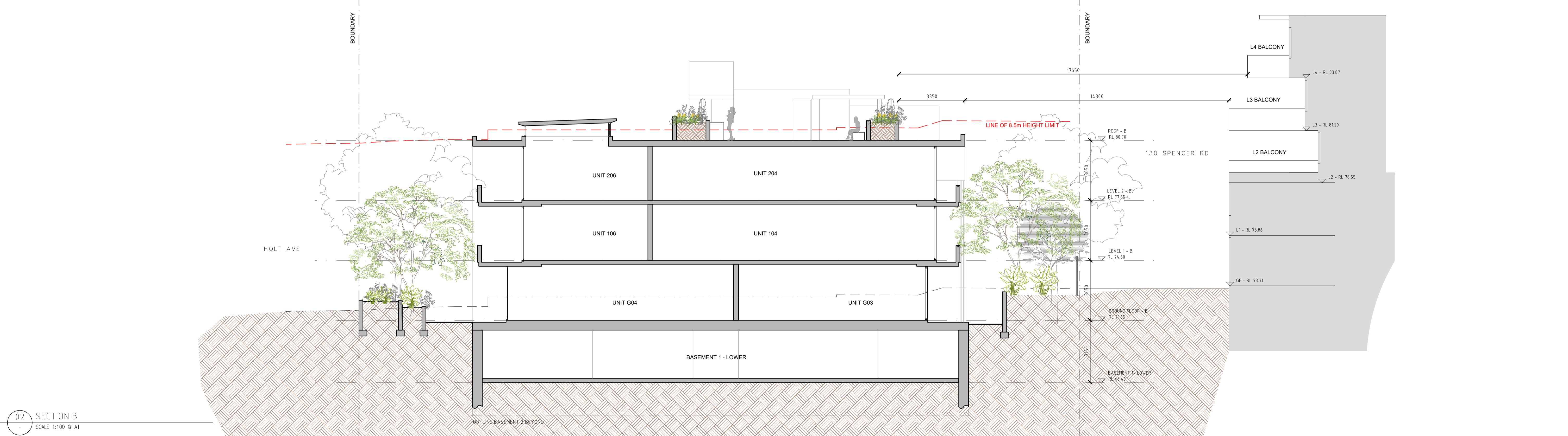
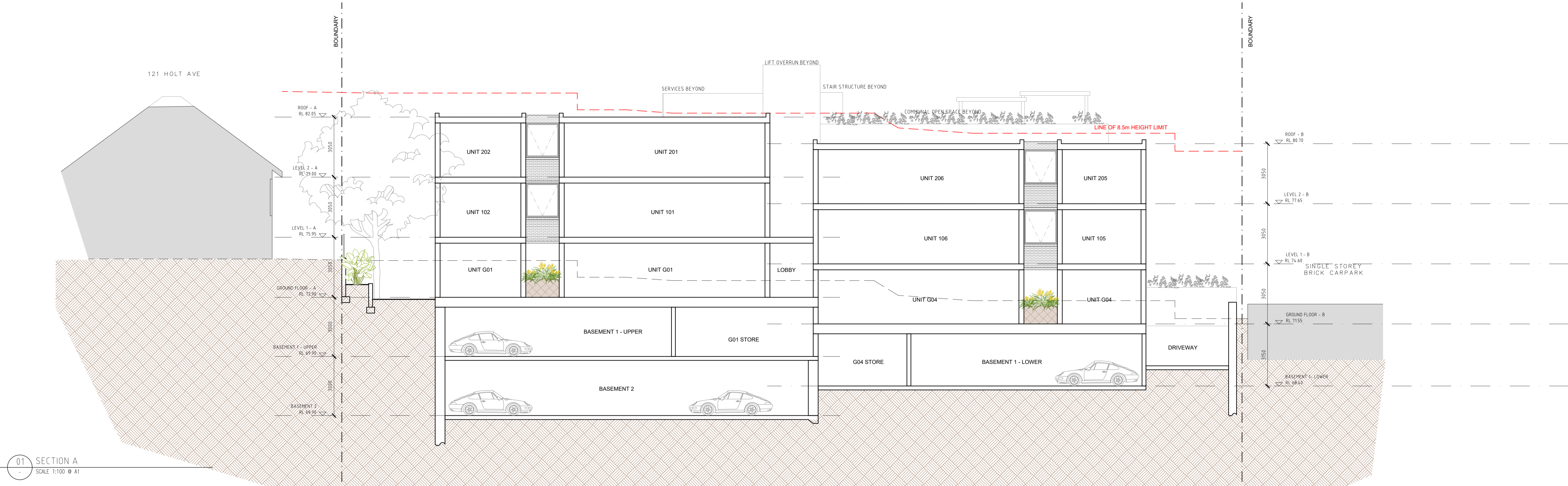
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

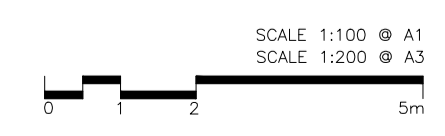
B	BOLLARD	ST	STORAGE
BCYL	BICYCLE PARKING	TOP	TOP OF FENCE HEIGHT
FH	FIRE HYDRANT	TOW	TOP OF WALL HEIGHT
FHR	FIRE HOSE REEL	Yx	VISITOR PARKING No. X
FIP	FIRE INDICATOR PANEL	W	240L GENERAL WASTE BIN
F5x	FIRE STAIR No. X		
HL	HIGHLIGHT WINDOW		
OP	OPAQUE WINDOW		
R	240L RECYCLING BIN		
RD	ROLLER DOOR		
SK	SKYLIGHT		



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



DA300
SECTIONS

ISSUE: 1

DATE: MARCH 2023 PROJECT NO: 2025

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

- GENERAL NOTES:**
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:**
- B BOLLARD
 - BCYL BICYCLE PARKING
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FIP FIRE INDICATOR PANEL
 - F5x FIRE STAIR No. X
 - HL HIGHLIGHT WINDOW
 - OP OPAQUE WINDOW
 - R 240L RECYCLING BIN
 - RD ROLLER DOOR
 - SK SKYLIGHT
 - ST STORAGE
 - TOP TOP OF FENCE HEIGHT
 - TOW TOP OF WALL HEIGHT
 - Yx VISITOR PARKING No. X
 - W 240L GENERAL WASTE BIN

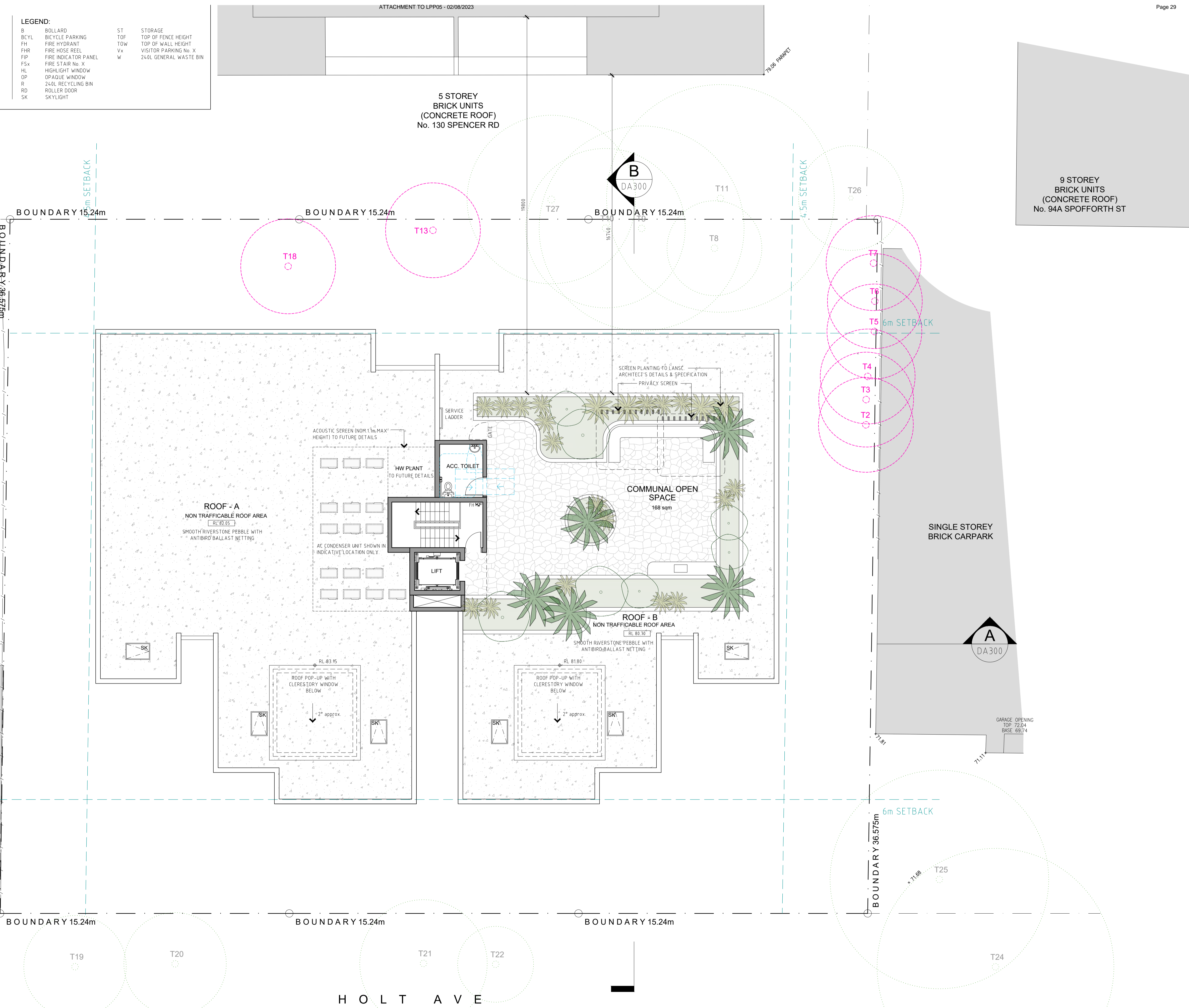
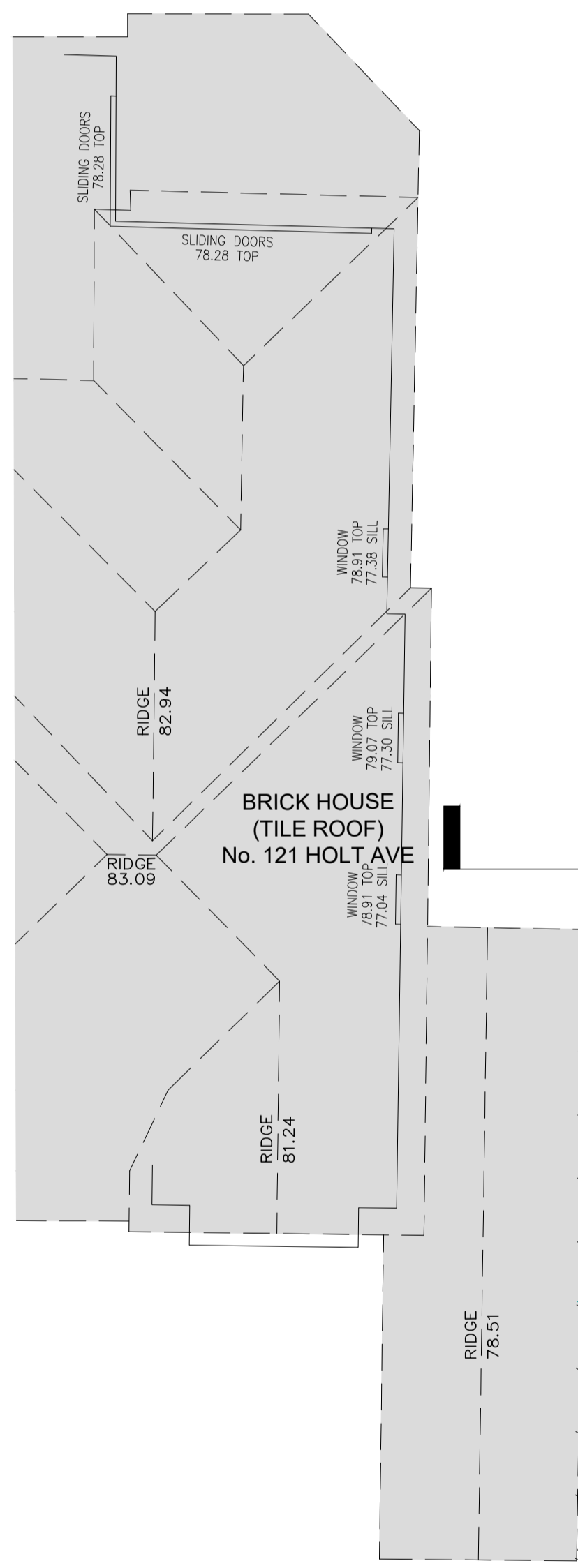
LANDSCAPE LEGEND:

- EXISTING TREE TO BE RETAINED (TO ARBORIST'S DETAILS)
- EXISTING TREE TO BE REMOVED (TO ARBORIST'S DETAILS)
- EXISTING TREE TO BE TRANSPLANTED (TO ARBORIST'S DETAILS)
- ||||||| FENCE TYPE x

ATTACHMENT TO LPP05 - 02/08/2023

5 STOREY BRICK UNITS (CONCRETE ROOF)
No. 130 SPENCER RD

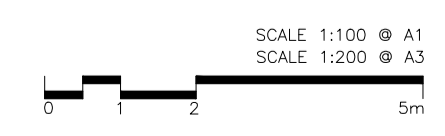
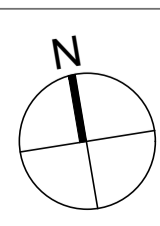
9 STOREY BRICK UNITS (CONCRETE ROOF)
No. 94A SPOFFORTH ST



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



DA105
ROOF TERRACE PLAN

ISSUE: 1
DATE: MARCH 2023 PROJECT NO: 2025

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- | | | | |
|------|----------------------|-----|------------------------|
| B | BOLLARD | ST | STORAGE |
| BCYL | BIKE CYCLE PARKING | TOP | TOP OF FENCE HEIGHT |
| FH | FIRE HYDRANT | TOW | TOP OF WALL HEIGHT |
| FHR | FIRE HOSE REEL | Vx | VISITOR PARKING No. X |
| FIP | FIRE INDICATOR PANEL | W | 240L GENERAL WASTE BIN |
| FSx | FIRE STAIR No. X | | |
| HL | HIGHLIGHT WINDOW | | |
| OP | OPAQUE WINDOW | | |
| R | 240L RECYCLING BIN | | |
| RD | ROLLER DOOR | | |
| SK | SKYLIGHT | | |

LEGEND

- SITE COVERAGE
- LANDSCAPED AREA
- UN-BUILT UPON AREA
- EXTENT OF BASEMENT

SITE COVERAGE SUMMARY

NORTH SYDNEY DCP 2013

- RESIDENTIAL FLAT BUILDING TO HAVE MAX. 45% OF SITE COVERAGE

SITE COVERAGE CALCULATION

Site area	=	1672.1 m ²
Proposed site coverage	=	752 m ²
Site coverage % (max.)	=	45 % (NSDCP2013)
Proposed site coverage %	=	44.9%

LANDSCAPED AREA SUMMARY

NORTH SYDNEY DCP 2013

- RESIDENTIAL FLAT BUILDING TO HAVE MIN. 40% OF LANDSCAPED AREA

LANDSCAPED AREA CALCULATION

Site area	=	1672.1 m ²
Minimum landscaped %	=	40 % (NSDCP2013)
Minimum landscaped area	=	582 m ²
Landscaped area proposed	=	681.7 m ²
Landscaped % proposed	=	40.7%

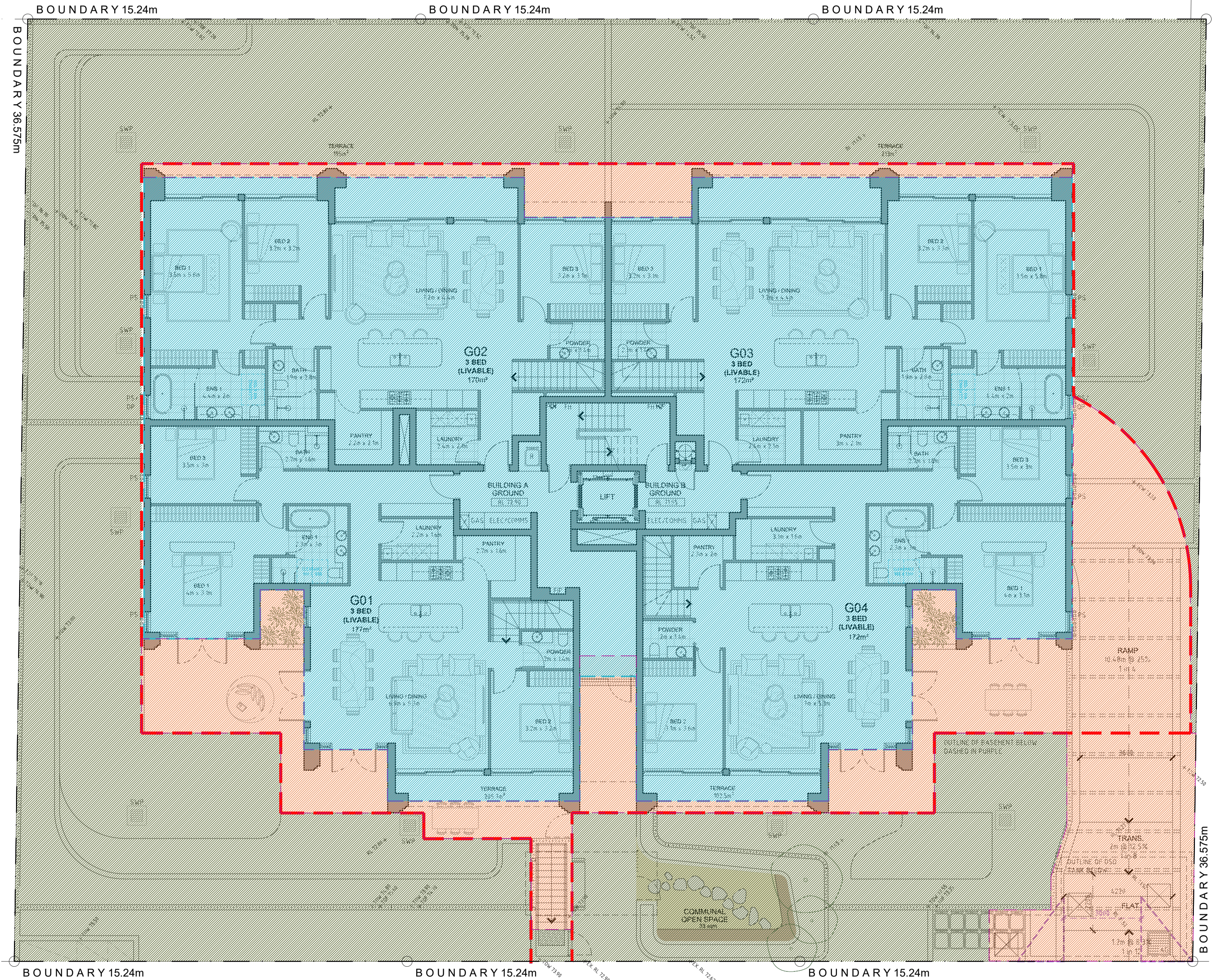
UN-BUILT UPON AREA SUMMARY

NORTH SYDNEY DCP 2013

- RESIDENTIAL FLAT BUILDING TO HAVE MAX. 15% OF UN-BUILT UPON AREA

UN-BUILT UPON AREA CALCULATION

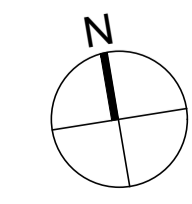
Site area	=	1672.1 m ²
Maximum un-built upon area %	=	15 % (NSDCP2013)
Un-built upon proposed	=	236m ²
Un-built upon % proposed	=	14.1%



H O L T A V E

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING	1	13/03/2023	ISSUE FOR DA			
115, 117 & 119 HOLT AVE, CREMORNE NSW 2090						
CLIENT: MMK DEVELOPMENTS						



DA500
DCP COMPLIANCE DIAGRAM
ISSUE: 1
DATE: MARCH 2023 PROJECT NO: 2025

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- | | | | |
|------|----------------------|-----|------------------------|
| B | BOLLARD | ST | STORAGE |
| BCYL | BICYCLE PARKING | TOP | TOP OF FENCE HEIGHT |
| FH | FIRE HYDRANT | TOW | TOP OF WALL HEIGHT |
| FHR | FIRE HOSE REEL | Yx | VISITOR PARKING No. X |
| FIP | FIRE INDICATOR PANEL | W | 240L GENERAL WASTE BIN |
| F5x | FIRE 5 TAIR No. X | | |
| HL | HIGHLIGHT WINDOW | | |
| OP | OPAQUE WINDOW | | |
| R | 240L RECYCLING BIN | | |
| RD | ROLLER DOOR | | |
| SK | SKYLIGHT | | |

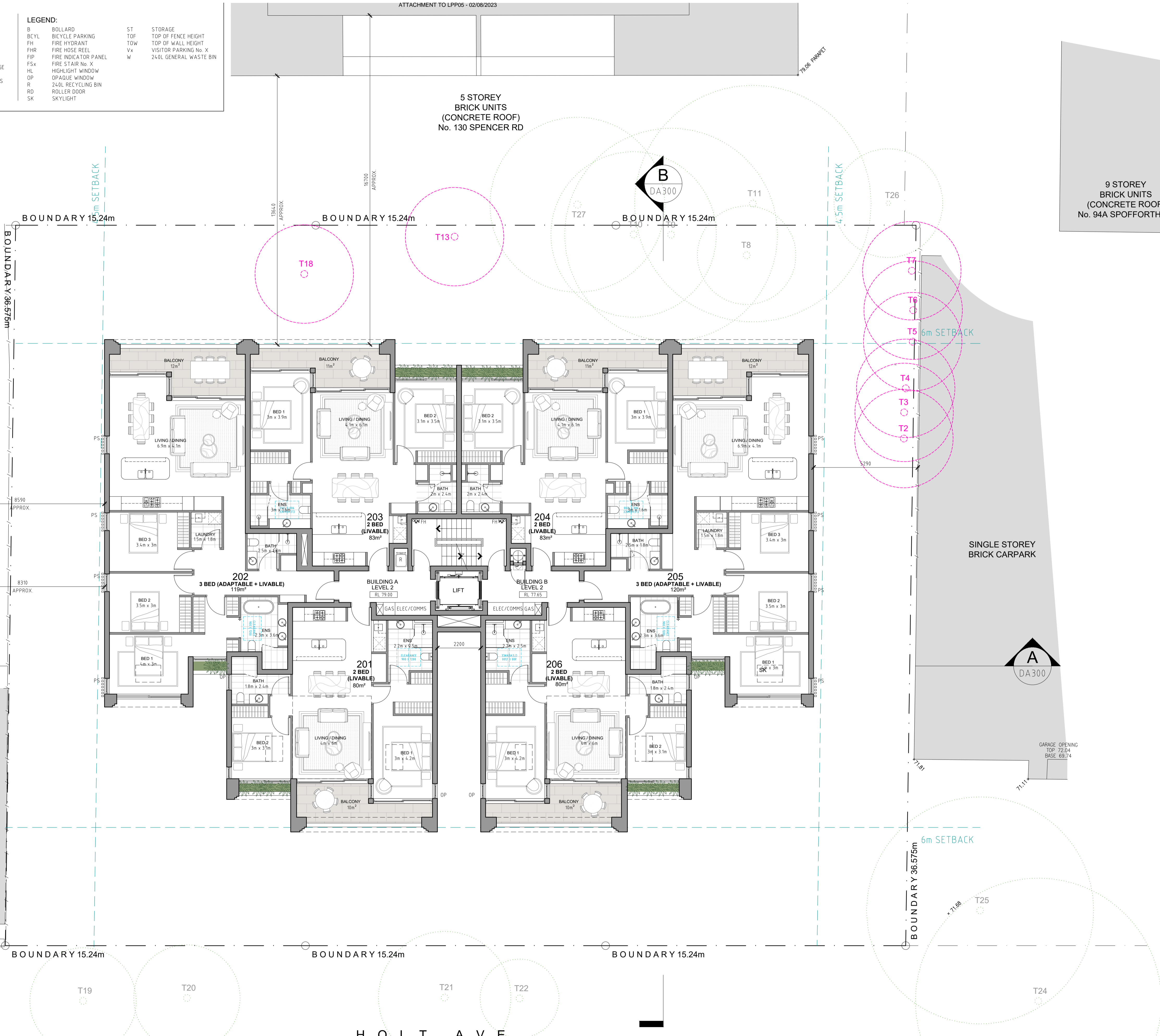
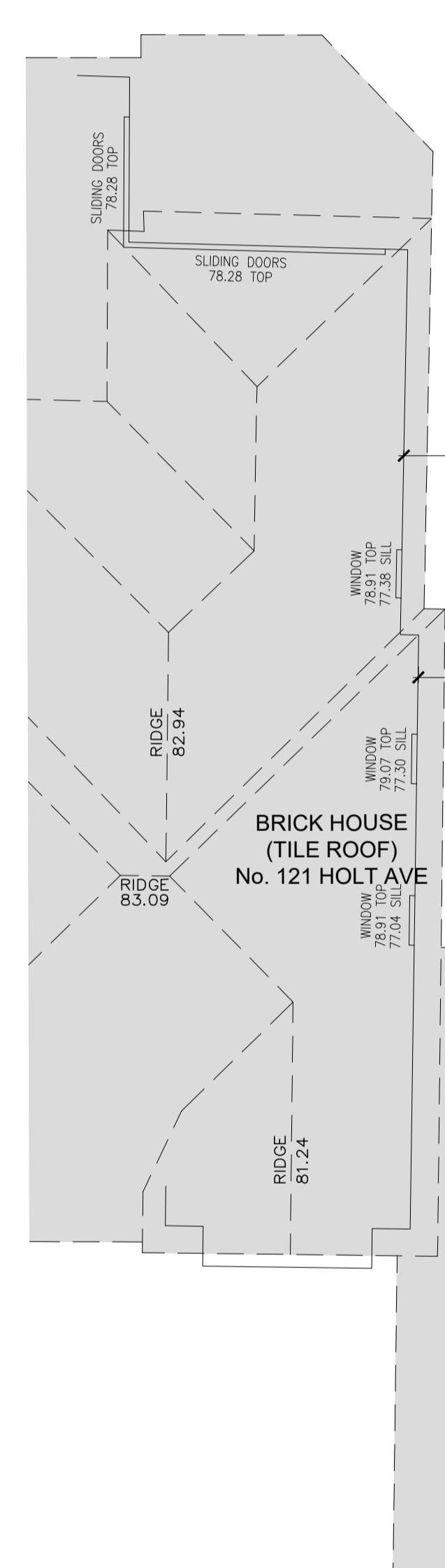
LANDSCAPE LEGEND:

- EXISTING TREE TO BE RETAINED (TO ARBORIST'S DETAILS)
- EXISTING TREE TO BE REMOVED (TO ARBORIST'S DETAILS)
- EXISTING TREE TO BE TRANSPLANTED (TO ARBORIST'S DETAILS)
- ||||||| FENCE TYPE x

ATTACHMENT TO LPP05 - 02/08/2023

5 STOREY
BRICK UNITS
(CONCRETE ROOF)
No. 130 SPENCER RD

9 STOREY
BRICK UNITS
(CONCRETE ROOF)
No. 94A SPOFFORTH ST



SINGLE STOREY
BRICK CARPARK

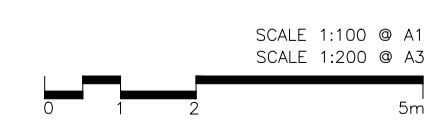
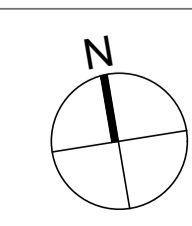
A
DA300

GARAGE OPENING
TOP: 72.04
BASE: 69.74

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



DA104
LEVEL 2 PLAN

ISSUE: 1

DATE: MARCH 2023 PROJECT NO: 2025

PBD ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevich NSW 7768

- GENERAL NOTES:**
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:**
- B BOLLARD
 - BCYL BICYCLE PARKING
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FIP FIRE INDICATOR PANEL
 - FSx FIRE STAIR No. X
 - HL HIGHLIGHT WINDOW
 - OP OPAQUE WINDOW
 - R 240L RECYCLING BIN
 - RD ROLLER DOOR
 - SK SKYLIGHT
 - ST STORAGE
 - TOP TOP OF FENCE HEIGHT
 - TOW TOP OF WALL HEIGHT
 - Vx VISITOR PARKING No. X
 - W 240L GENERAL WASTE BIN

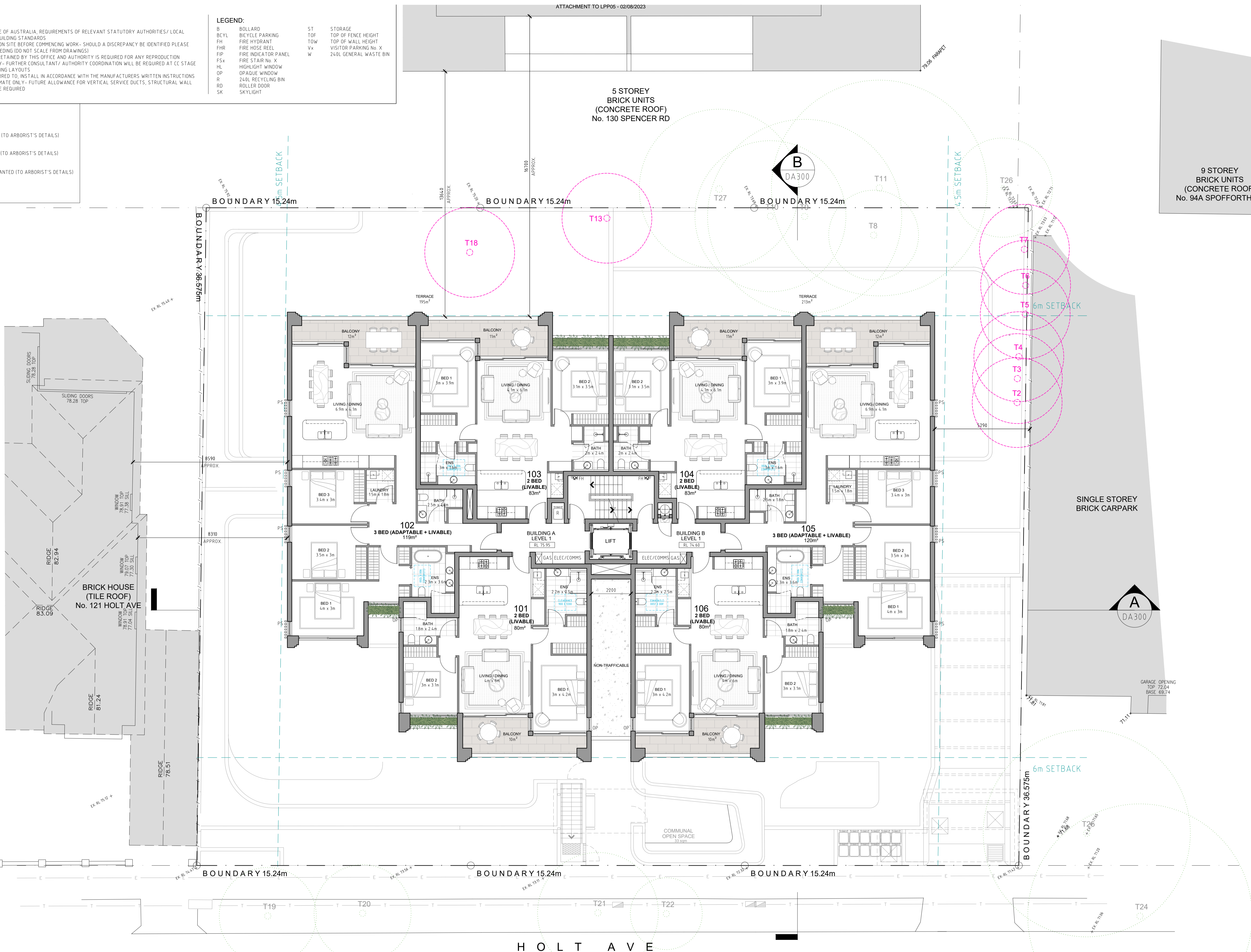
LANDSCAPE LEGEND:

- EXISTING TREE TO BE RETAINED (TO ARBORIST'S DETAILS)
- EXISTING TREE TO BE REMOVED (TO ARBORIST'S DETAILS)
- EXISTING TREE TO BE TRANSPLANTED (TO ARBORIST'S DETAILS)
- |||||| FENCE TYPE x

ATTACHMENT TO LPP05 - 02/08/2023

5 STOREY
BRICK UNITS
(CONCRETE ROOF)
No. 130 SPENCER RD

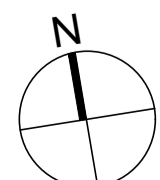
9 STOREY
BRICK UNITS
(CONCRETE ROOF)
No. 94A SPOFFORTH ST



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



SCALE 1:100 @ A1
SCALE 1:200 @ A3
0 2 4 6m

DA103

LEVEL 1 PLAN

ISSUE: 1

DATE: MARCH 2023 PROJECT NO: 2025

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevich NSW 7768

GENERAL NOTES:

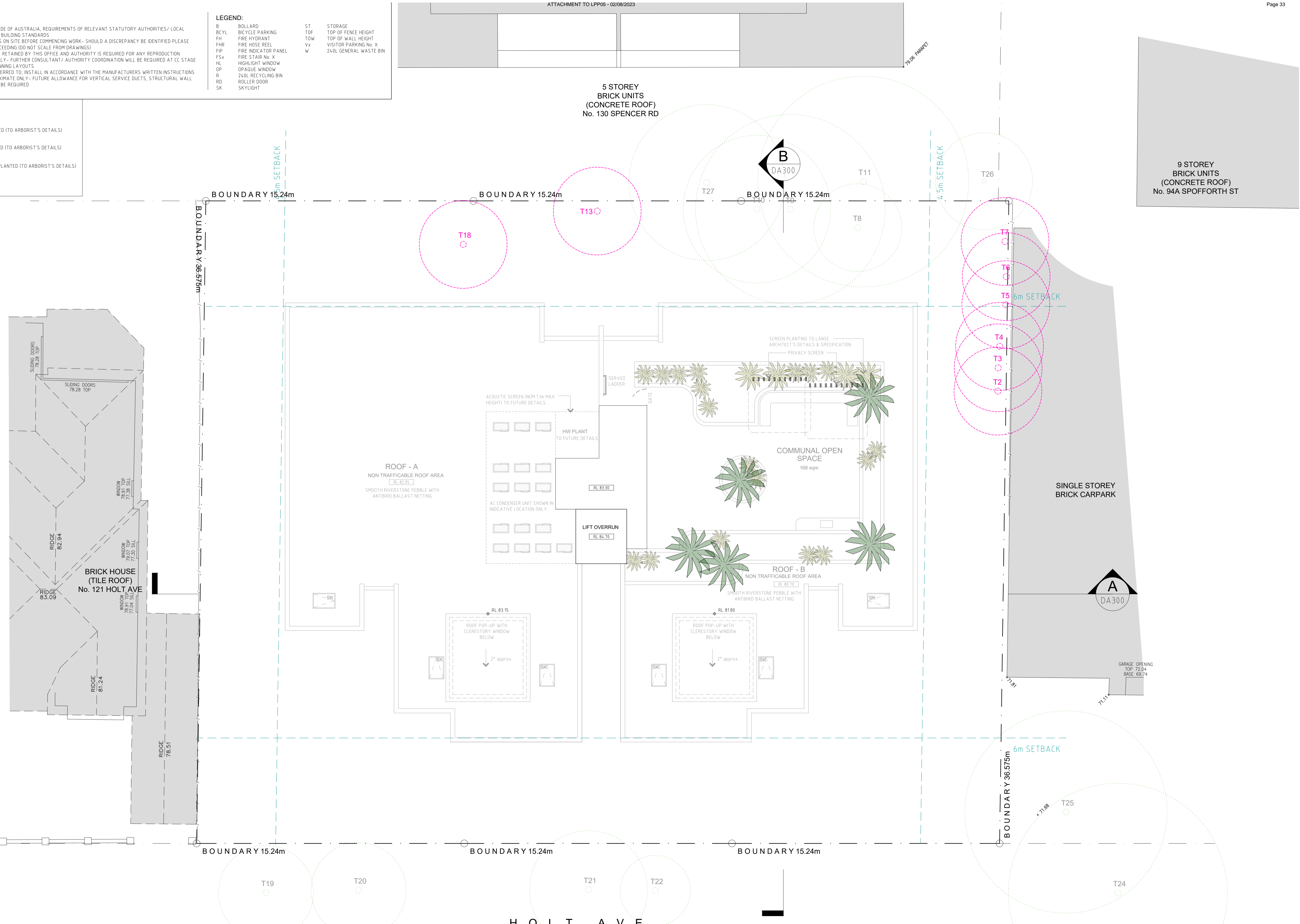
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- | | | | |
|------|----------------------|-----|------------------------|
| B | BOLLARD | ST | STORAGE |
| BCYL | BICYCLE PARKING | TOP | TOP OF FENCE HEIGHT |
| FH | FIRE HYDRANT | TOW | TOP OF WALL HEIGHT |
| FHR | FIRE HOSE REEL | Yx | VISITOR PARKING No. X |
| FIP | FIRE INDICATOR PANEL | W | 240L GENERAL WASTE BIN |
| FSx | FIRE STAIR No. X | | |
| HL | HIGHLIGHT WINDOW | | |
| OP | OPAQUE WINDOW | | |
| R | 240L RECYCLING BIN | | |
| RD | ROLLER DOOR | | |
| SK | SKYLIGHT | | |

LANDSCAPE LEGEND:

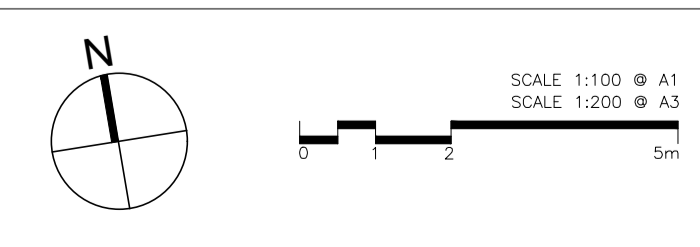
- EXISTING TREE TO BE RETAINED (TO ARBORIST'S DETAILS)
- EXISTING TREE TO BE REMOVED (TO ARBORIST'S DETAILS)
- EXISTING TREE TO BE TRANSPLANTED (TO ARBORIST'S DETAILS)
- FENCE TYPE x



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
 115, 117 & 119 HOLT AVE, CREMORNE
 NSW 2090
 CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



DA106
ROOF TERRACE PLAN

ISSUE: 1
 DATE: MARCH 2023 PROJECT NO: 2025

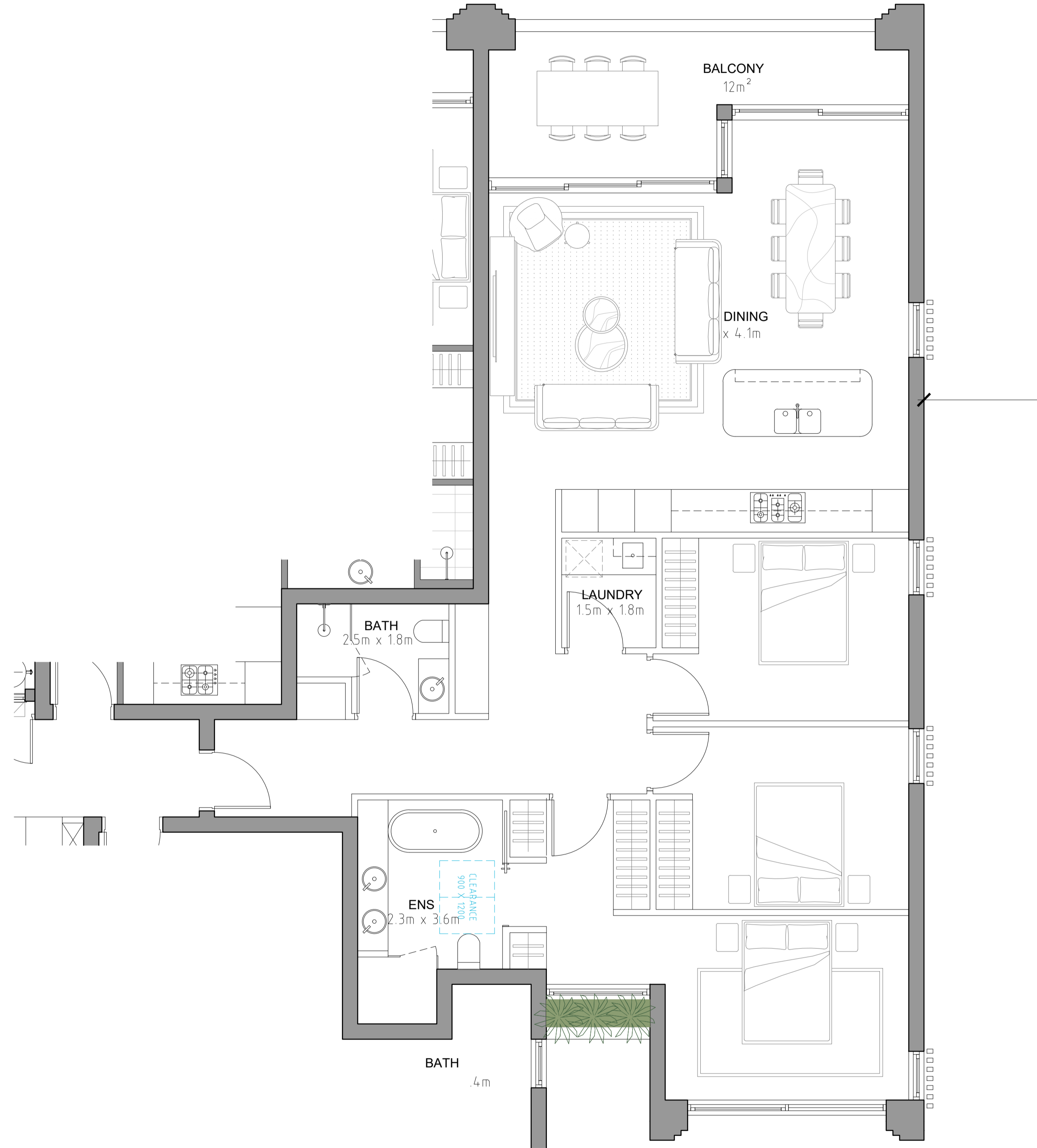
PBD | ARCHITECTS
 ABN 36 147 035 550
 P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
 Level 2, 52 Albion Street, Surry Hills NSW 2010
 Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

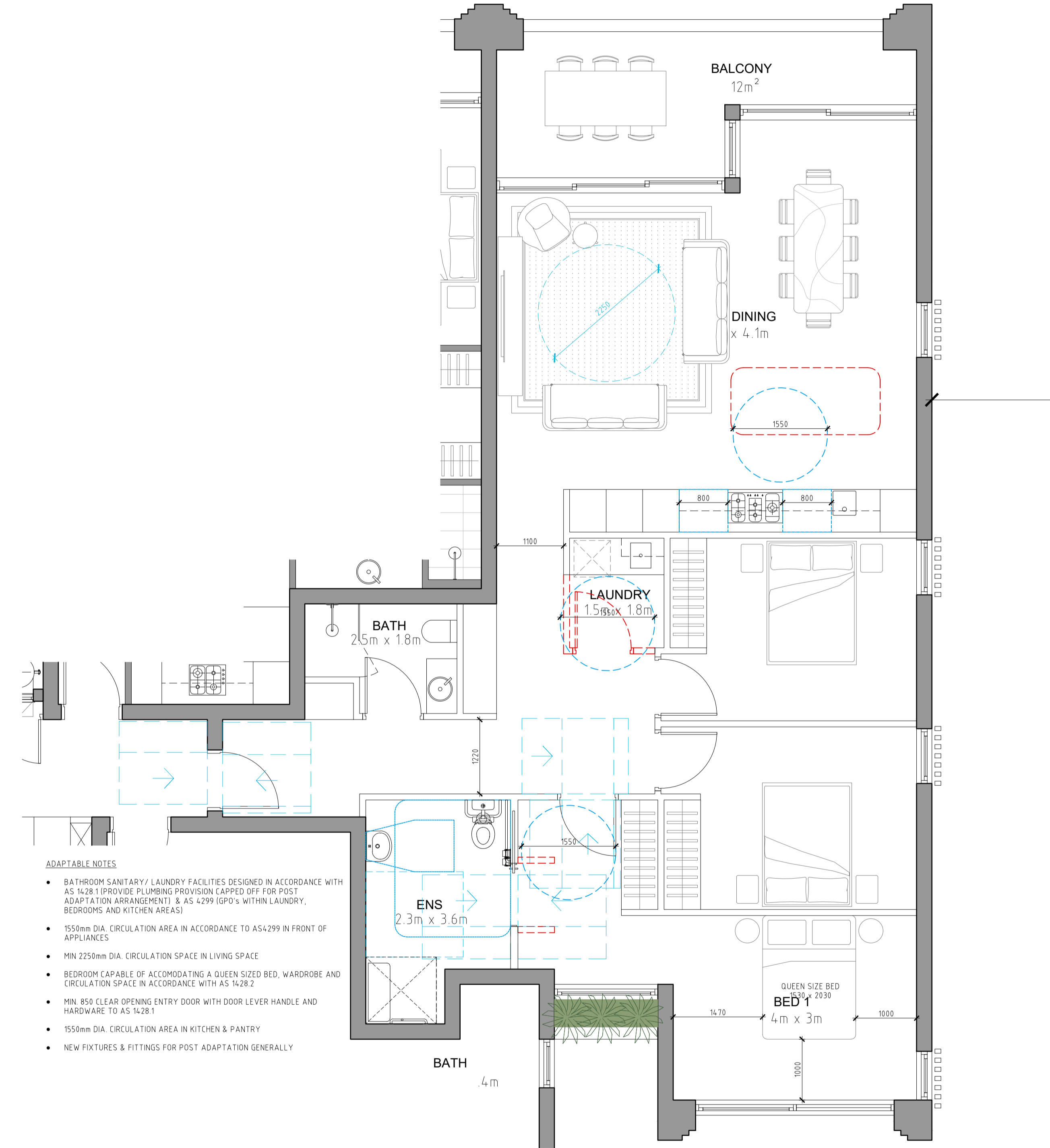
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

B	BOLLARD	ST	STORAGE
BCYL	BICYCLE PARKING	TOP	TOP OF FENCE HEIGHT
FH	FIRE HYDRANT	TOW	TOP OF WALL HEIGHT
FHR	FIRE HOSE REEL	Yx	VISITOR PARKING No. X
FIP	FIRE INDICATOR PANEL	W	240L GENERAL WASTE BIN
FSx	FIRE STAIR No. X		
HL	HIGHLIGHT WINDOW		
OP	OPAQUE WINDOW		
R	240L RECYCLING BIN		
RD	ROLLER DOOR		
SK	SKYLIGHT		



01 UNIT 105 & 205
PRE-ADAPTATION LAYOUT
SCALE 1:50 @ A1



ADAPTABLE NOTES

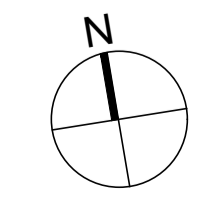
- BATHROOM SANITARY/ LAUNDRY FACILITIES DESIGNED IN ACCORDANCE WITH AS 1428.1 (PROVIDE PLUMBING PROVISION CAPPED OFF FOR POST ADAPTATION ARRANGEMENT) & AS 4299 (GPO'S WITHIN LAUNDRY, BEDROOMS AND KITCHEN AREAS)
- 1550mm DIA. CIRCULATION AREA IN ACCORDANCE TO AS4299 IN FRONT OF APPLIANCES
- MIN 2250mm DIA. CIRCULATION SPACE IN LIVING SPACE
- BEDROOM CAPABLE OF ACCOMMODATING A QUEEN SIZED BED, WARDROBE AND CIRCULATION SPACE IN ACCORDANCE WITH AS 1428.2
- MIN 850 CLEAR OPENING ENTRY DOOR WITH DOOR LEVER HANDLE AND HARDWARE TO AS 1428.1
- 1550mm DIA. CIRCULATION AREA IN KITCHEN & PANTRY
- NEW FIXTURES & FITTINGS FOR POST ADAPTATION GENERALLY

02 UNIT 105 & 205
POST-ADAPTATION LAYOUT
SCALE 1:50 @ A1

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



DA601
ADAPTABLE UNIT 02

ISSUE: 1
DATE: MARCH 2023 PROJECT NO: 2025

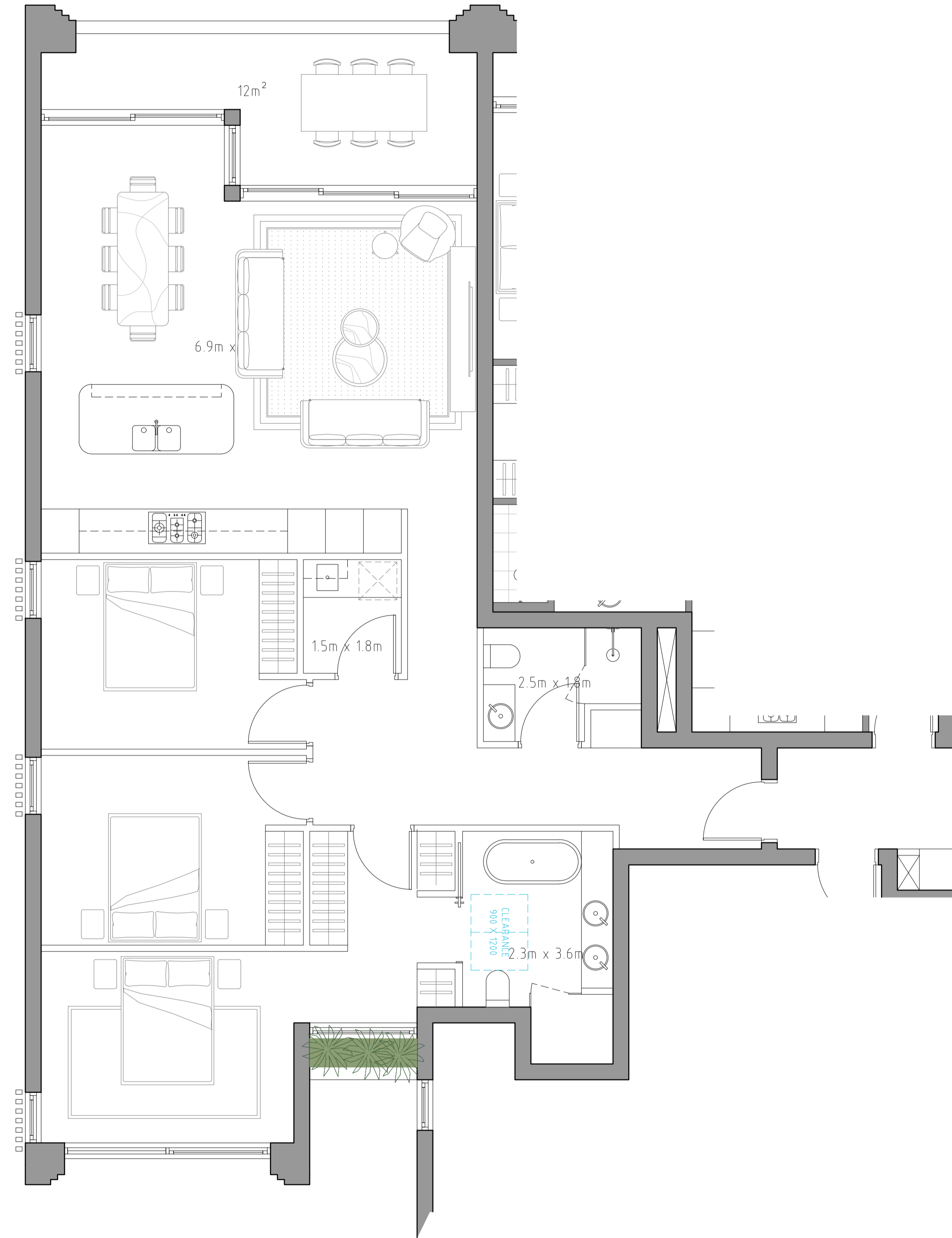
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

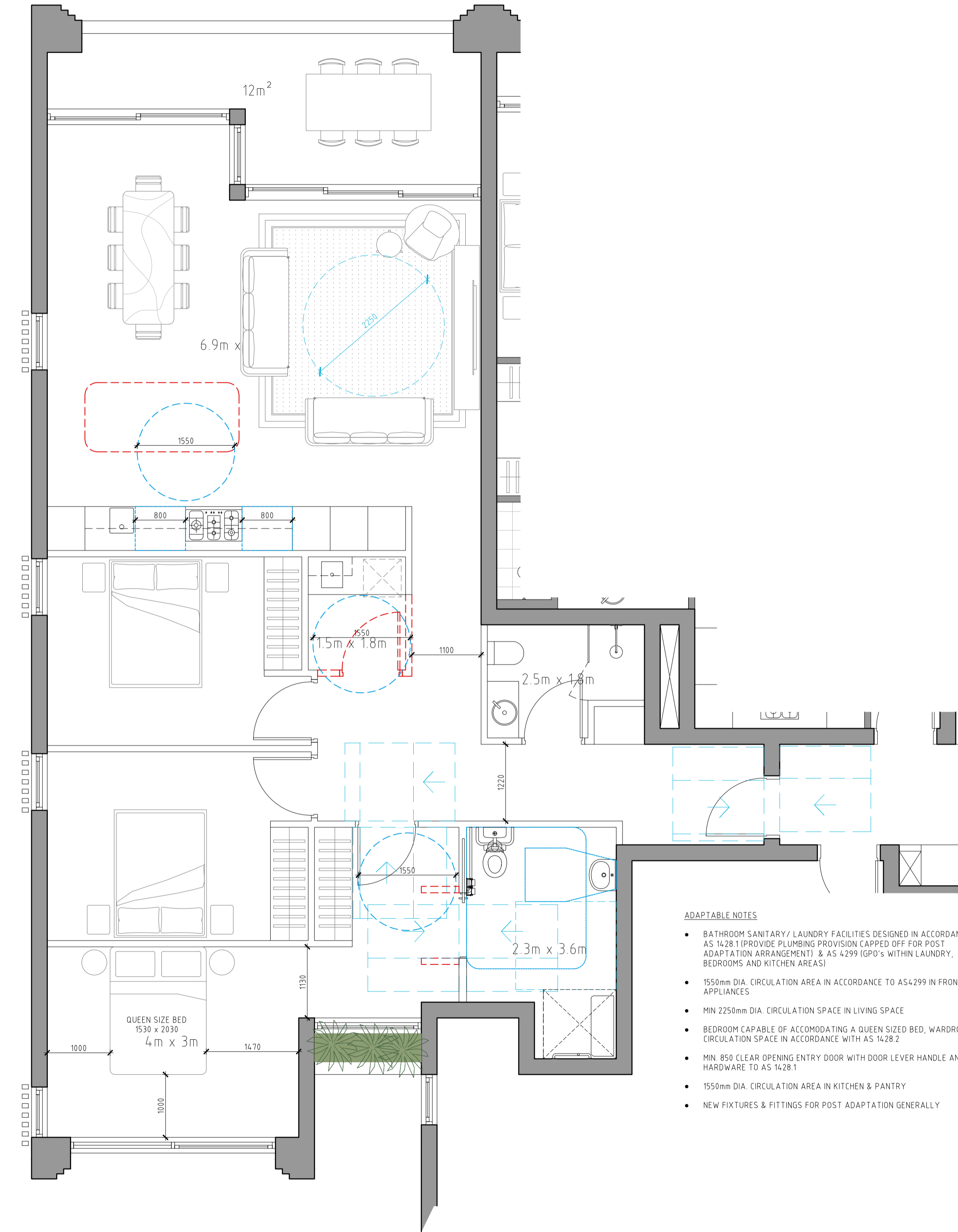
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- | | | | |
|------|----------------------|-----|------------------------|
| B | BOLLARD | ST | STORAGE |
| BCYL | BICYCLE PARKING | TOP | TOP OF FENCE HEIGHT |
| FH | FIRE HYDRANT | TOW | TOP OF WALL HEIGHT |
| FHR | FIRE HOSE REEL | Yx | VISITOR PARKING No. X |
| FIP | FIRE INDICATOR PANEL | W | 240L GENERAL WASTE BIN |
| FSx | FIRE STAIR No. X | | |
| HL | HIGHLIGHT WINDOW | | |
| OP | OPAQUE WINDOW | | |
| R | 240L RECYCLING BIN | | |
| RD | ROLLER DOOR | | |
| SK | SKYLIGHT | | |



01 UNIT 102 & 202
PRE-ADAPTATION LAYOUT
SCALE 1:50 @ A1



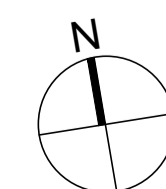
02 UNIT 102 & 202
POST-ADAPTATION LAYOUT
SCALE 1:50 @ A1

- ADAPTABLE NOTES**
- BATHROOM SANITARY/ LAUNDRY FACILITIES DESIGNED IN ACCORDANCE WITH AS 1428.1 (PROVIDE PLUMBING PROVISION (CAPPED OFF FOR POST ADAPTATION ARRANGEMENT) & AS 4299 (GPO'S WITHIN LAUNDRY, BEDROOMS AND KITCHEN AREAS)
 - 1550mm DIA. CIRCULATION AREA IN ACCORDANCE TO AS4299 IN FRONT OF APPLIANCES
 - MIN 2250mm DIA. CIRCULATION SPACE IN LIVING SPACE
 - BEDROOM CAPABLE OF ACCOMMODATING A QUEEN SIZED BED, WARDROBE AND CIRCULATION SPACE IN ACCORDANCE WITH AS 1428.2
 - MIN. 850 CLEAR OPENING ENTRY DOOR WITH DOOR LEVER HANDLE AND HARDWARE TO AS 1428.1
 - 1550mm DIA. CIRCULATION AREA IN KITCHEN & PANTRY
 - NEW FIXTURES & FITTINGS FOR POST ADAPTATION GENERALLY

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



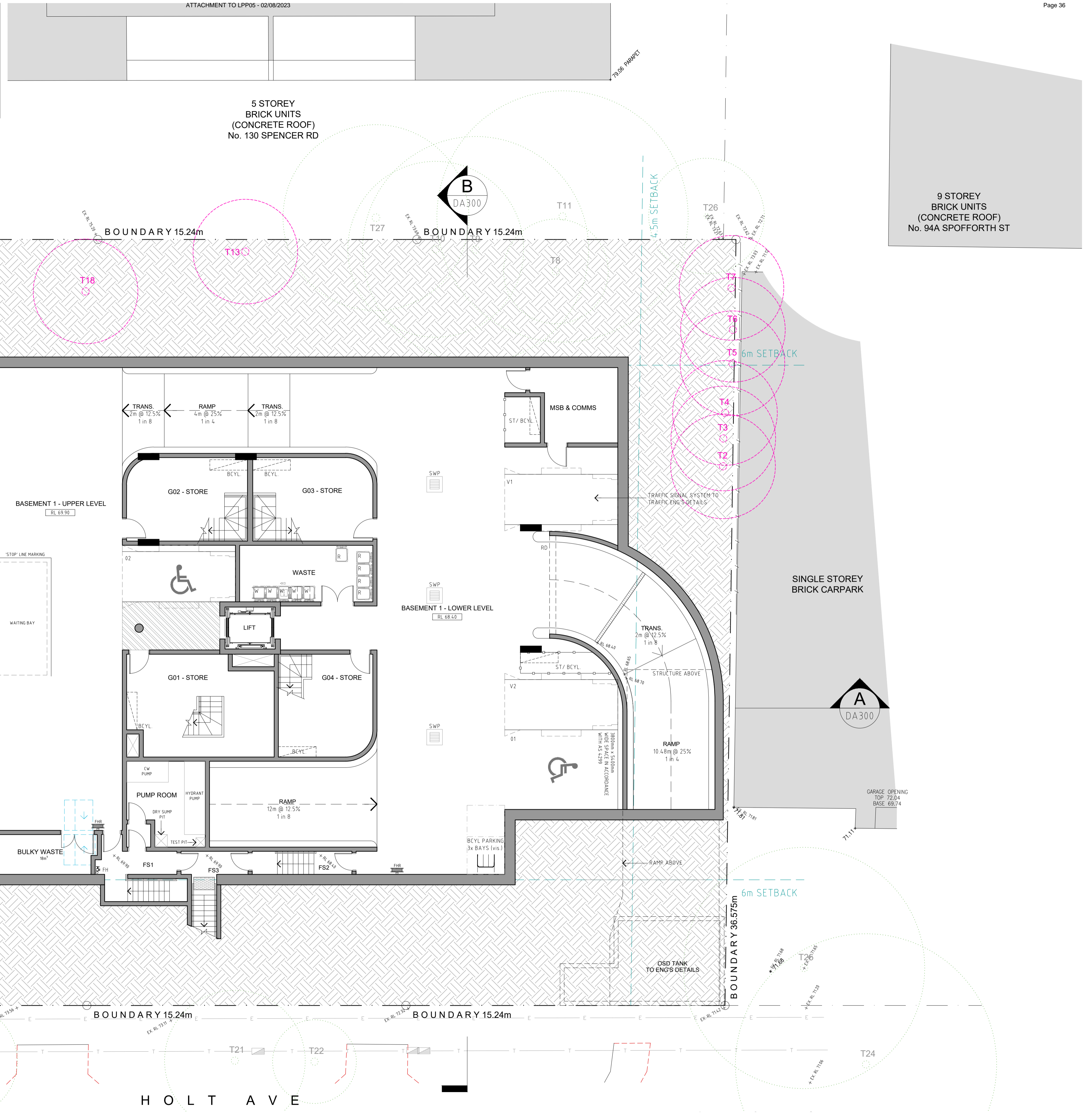
DA600
ADAPTABLE UNIT 01
ISSUE: 1
DATE: MARCH 2023 PROJECT NO: 2025

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevich NSW 7768

- GENERAL NOTES:**
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:**
- B BOLLARD
 - BCYL BICYCLE PARKING
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FIP FIRE INDICATOR PANEL
 - FSx FIRE STAIR No. x
 - HL HIGHLIGHT WINDOW
 - OP OPAQUE WINDOW
 - R 240L RECYCLING BIN
 - RD ROLLER DOOR
 - SK SKYLIGHT
 - ST STORAGE
 - TOP TOP OF FENCE HEIGHT
 - TOW TOP OF WALL HEIGHT
 - Yx VISITOR PARKING No. X
 - W 240L GENERAL WASTE BIN

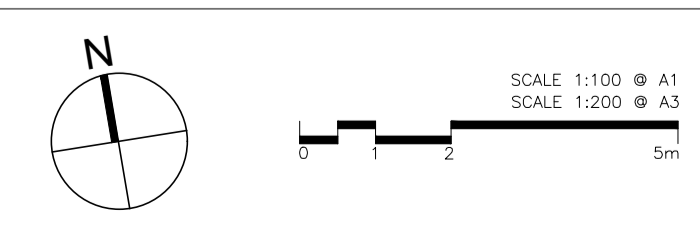
- LANDSCAPE LEGEND:**
- EXISTING TREE TO BE RETAINED (TO ARBORIST'S DETAILS)
 - EXISTING TREE TO BE REMOVED (TO ARBORIST'S DETAILS)
 - EXISTING TREE TO BE TRANSPLANTED (TO ARBORIST'S DETAILS)
 - ||||||| FENCE TYPE x



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
 115, 117 & 119 HOLT AVE, CREMORNE
 NSW 2090
 CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	17/03/2023	ISSUE FOR DA			



DA101
BASEMENT 1 PLAN

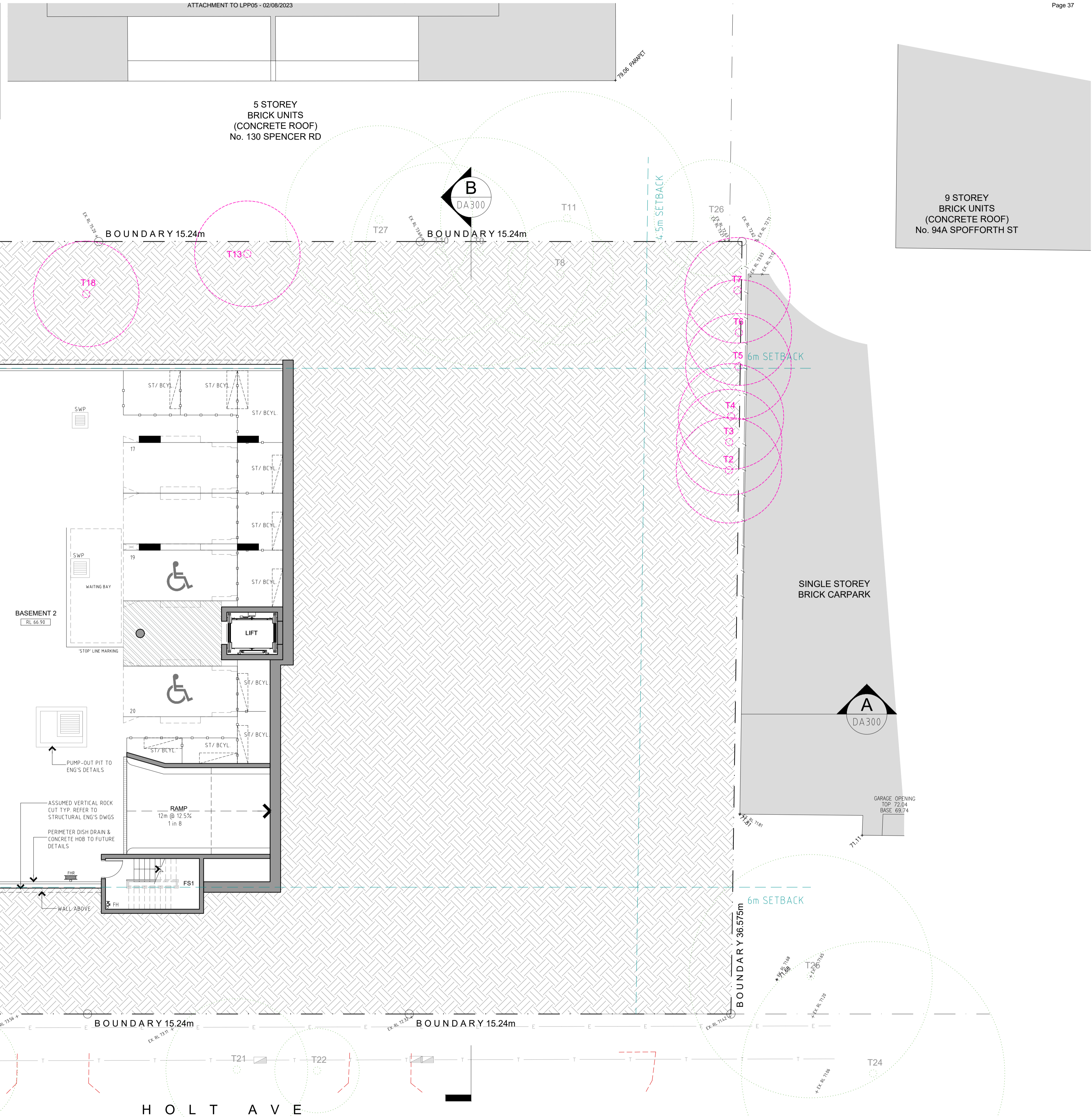
ISSUE: 1
 DATE: MARCH 2023 PROJECT NO: 2025

PBD | ARCHITECTS
 ABN 36 147 035 550
 P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
 Level 2, 52 Albion Street, Surry Hills NSW 2010
 Nominated Architect: Paul Buljevic NSW 7768

- GENERAL NOTES:**
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:**
- B BOLLARD
 - BCYL BICYCLE PARKING
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FIP FIRE INDICATOR PANEL
 - FSx FIRE STAIR No. x
 - HL HIGHLIGHT WINDOW
 - OP OPAQUE WINDOW
 - R 240L RECYCLING BIN
 - RD ROLLER DOOR
 - SK SKYLIGHT
 - ST STORAGE
 - TOP TOP OF FENCE HEIGHT
 - TOW TOP OF WALL HEIGHT
 - Yx VISITOR PARKING No. X
 - W 240L GENERAL WASTE BIN

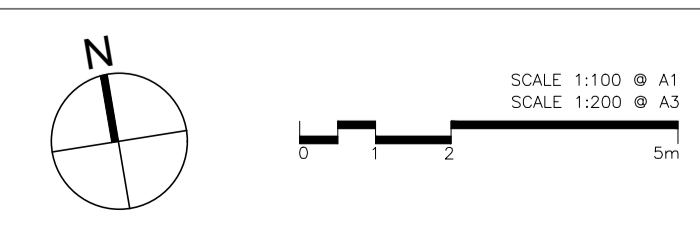
- LANDSCAPE LEGEND:**
- EXISTING TREE TO BE RETAINED (TO ARBORIST'S DETAILS)
 - EXISTING TREE TO BE REMOVED (TO ARBORIST'S DETAILS)
 - EXISTING TREE TO BE TRANSPLANTED (TO ARBORIST'S DETAILS)
 - ||||||| FENCE TYPE x



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
 115, 117 & 119 HOLT AVE, CREMORNE
 NSW 2090
 CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



DA100
BASEMENT 2 PLAN

ISSUE: 1
 DATE: MARCH 2023 PROJECT NO: 2025

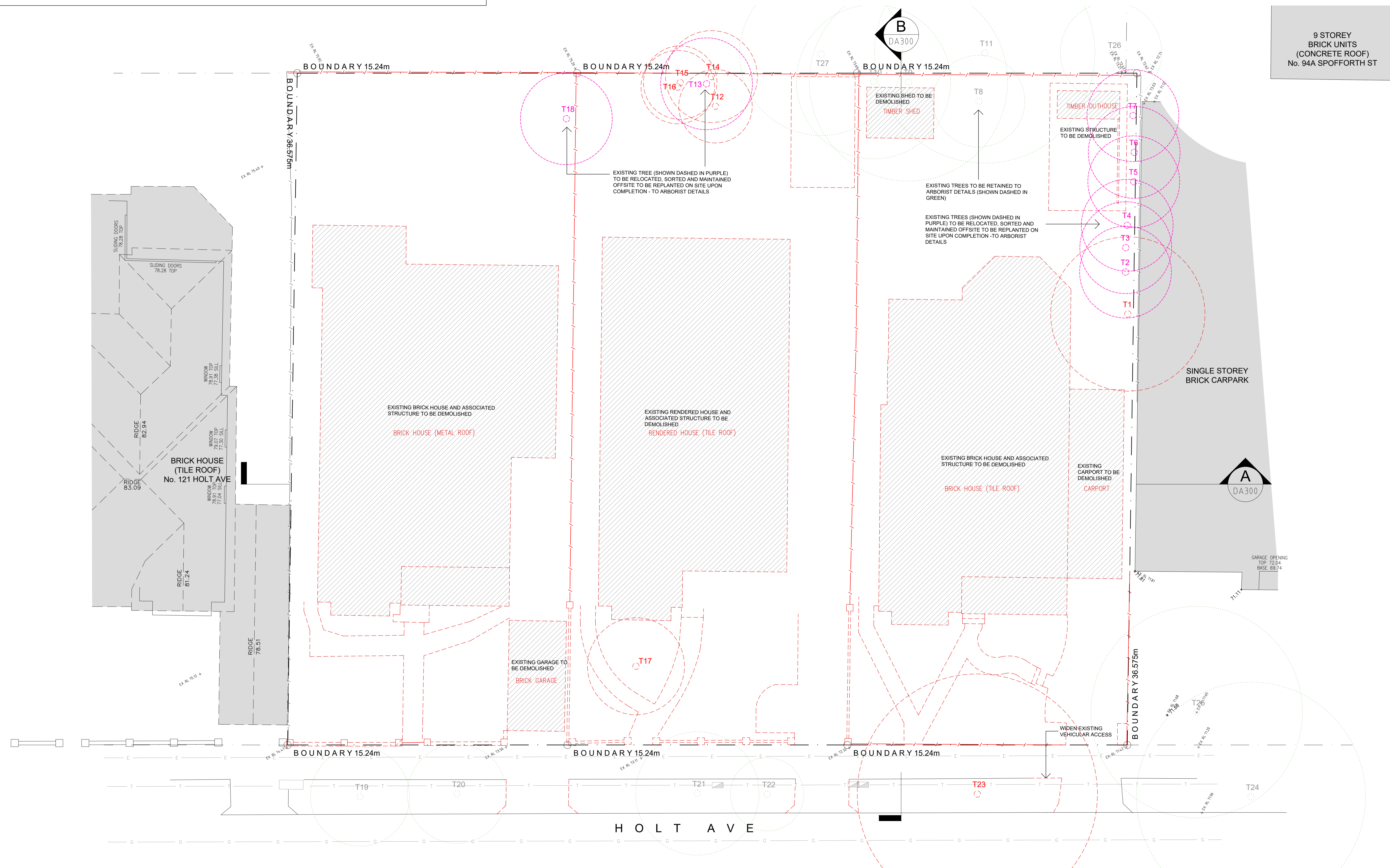
PBD | ARCHITECTS
 ABN 36 147 035 550
 P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
 Level 2, 52 Albion Street, Surry Hills NSW 2010
 Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

B	BOLLARD	ST	STORAGE
BCYL	BICYCLE PARKING	TOP	TOP OF FENCE HEIGHT
FH	FIRE HYDRANT	TOW	TOP OF WALL HEIGHT
FHR	FIRE HOSE REEL	Yx	VISITOR PARKING No. X
FIP	FIRE INDICATOR PANEL	W	240L GENERAL WASTE BIN
FSx	FIRE STAIR No. X		
HL	HIGHLIGHT WINDOW		
OP	OPAQUE WINDOW		
R	240L RECYCLING BIN		
RD	ROLLER DOOR		
SK	SKYLIGHT		

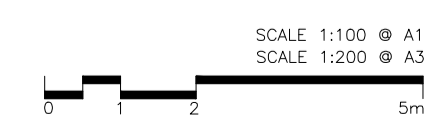
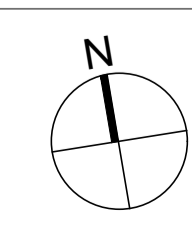


9 STOREY
BRICK UNITS
(CONCRETE ROOF)
No. 94A SPOFFORTH ST

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
115, 117 & 119 HOLT AVE, CREMORNE
NSW 2090
CLIENT: MMK DEVELOPMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	13/03/2023	ISSUE FOR DA			



DA003
DEMOLITION PLAN

ISSUE: 1
DATE: MARCH 2023
PROJECT NO: 2025

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

B	BOLLARD	ST	STORAGE
BCYL	BICYCLE PARKING	TOP	TOP OF FENCE HEIGHT
FH	FIRE HYDRANT	TOW	TOP OF WALL HEIGHT
FHR	FIRE HOSE REEL	Yx	VISITOR PARKING No. X
FIP	FIRE INDICATOR PANEL	W	240L GENERAL WASTE BIN
FSx	FIRE STAIR No. X		
HL	HIGHLIGHT WINDOW		
OP	OPAQUE WINDOW		
R	240L RECYCLING BIN		
RD	ROLLER DOOR		
SK	SKYLIGHT		

PROPOSED RESIDENTIAL FLAT BUILDING

115-119 HOLT AVENUE, CREMORNE NSW 2090

DRAWING LIST

- DA 000 COVER PAGE
- DA 002 SITE ANALYSIS PLAN
- DA 003 DEMOLITION PLAN

- DA 100 BASEMENT 2 PLAN
- DA 101 BASEMENT 1 PLAN
- DA 102 GROUND FLOOR PLAN
- DA 103 LEVEL 1 PLAN
- DA 104 LEVEL 2 PLAN
- DA 105 ROOF TERRACE PLAN
- DA 106 ROOF PLAN

- DA 200 ELEVATIONS 01
- DA 201 ELEVATIONS 02

- DA 300 SECTIONS

- DA 400 MATERIAL FINISHES
- DA 410 PHOTOMONTAGE - SHEET 1

- DA 500 DCP COMPLIANCE DIAGRAM
- DA 501 CROSS VENTILATION DIAGRAM
- DA 502 STORAGE DIAGRAM
- DA 503 HEIGHT PLANE DIAGRAM

- DA 600 ADAPTABLE UNIT 01
- DA 601 ADAPTABLE UNIT 02

- DA 610 SOLAR ACCESS DIAGRAM - SHEET 1
- DA 611 SOLAR ACCESS DIAGRAM - SHEET 2

- DA 620 SHADOW DIAGRAMS - MARCH 21
- DA 621 SHADOW DIAGRAMS - JUNE 21
- DA 622 SHADOW DIAGRAMS - SEPTEMBER 21

AREA SCHEDULE

Level	Unit.No	Type	Adaptable	Internal Area (m2)	Internal Area - Basement (m2)	Terrace/ Balcony (m2)	Storage Compliance	Storage within Apartment (m3)	Min. Carpark Storage (m3)	Total Storage Provided (m3)
GROUND FLOOR	G01	3 BED		144	32	205.7	Y	7.4	64.0	71.4
	G02	3 BED		148	22	195	Y	11.8	44.0	55.8
	G03	3 BED		150	22	213	Y	12.0	44.0	56.0
	G04	3 BED		151	21	102.5	Y	11.3	42.0	53.3
LEVEL 1	101	2 BED		80	-	10	Y	4.0	5.4	9.4
	102	3 BED	✓	119	-	12	Y	6.4	5.4	11.8
	103	2 BED		83	-	10	Y	5.0	5.4	10.4
	104	2 BED		83	-	10	Y	5.1	5.4	10.5
	105	3 BED	✓	120	-	12	Y	6.9	5.4	12.3
	106	2 BED		80	-	10	Y	4.0	5.4	9.4
LEVEL 2	201	2 BED		80	-	10	Y	4.0	5.4	9.4
	202	3 BED	✓	119	-	12	Y	6.4	5.4	11.8
	203	2 BED		83	-	10	Y	5.0	5.4	10.4
	204	2 BED		83	-	10	Y	5.1	5.4	10.5
	205	3 BED	✓	120	-	12	Y	6.9	5.4	12.3
	206	2 BED		80	-	10	Y	4.0	5.4	9.4
TOTAL	16 UNITS									

PROJECT SUMMARY

Site Area	1672.1 m²
Max. car parking	20 spaces
Proposed car parking	20 spaces
Proposed visitor car parking	4 space
Min. bicycle parking	16 spaces (residential) 2 spaces (visitor)
Proposed bicycle parking	16 spaces (residential) 3 spaces (visitor)
Proposed site coverage	44.9% (max. 45%)
Proposed landscape	40.7% (min. 40%)
Proposed un-built upon	14.2% (max. 15%)
Solar Access	75%
Cross Ventilation	75%
Proposed adaptable units	4 units
Proposed livable units	16 units



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDING	1	17/03/2023	ISSUE FOR DA			
115, 117 & 119 HOLT AVE, CREMORNE NSW 2090						
CLIENT: MMK DEVELOPMENTS						

DA000
COVER SHEET

ISSUE: 1
DATE: MARCH 2023 PROJECT NO: 2025



HMS Application ID: 2724
Your ref: CNR-54355 - A-64526 - DA 115/2023

Jim Davies
PO BOX 12,
NORTH SYDNEY NSW 2059

jim.davies@northsydney.nsw.gov.au

Dear Mr Davies

HERITAGE COUNCIL OF NSW – REFUSAL TO GRANT TERMS OF APPROVAL INTEGRATED DEVELOPMENT APPLICATION

Address: 115, 117 and 119 Holt Avenue CREMORNE NSW 2090
Item: Interim Heritage Order no. 168
Proposal: Demolition of the dwellings at 115, 117 & 119 Holt Avenue and construction of a three-storey residential flat building containing 16 apartments with two basement parking levels for 24 cars and landscaping.
HMS ID 2724

IDA application no:

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, I will not grant approval of the above described integrated development application for the following reasons:

- 1) The application, if approved, would demolish the whole of a building or work subject to an Interim Heritage Order. In accordance with Section 63(2) of *Heritage Act 1977*, the Heritage Council must determine the application by refusing approval.
- 2) The dwellings at 115, 117 and 119 Holt Avenue Cremorne have been assessed by GML Heritage to have local heritage significance for their historic, aesthetic, rarity and representative values. The proposed demolition will have a permanent detrimental impact on those values, whilst a LEP listing consideration is in process.
- 3) It is not possible to mitigate or minimise these impacts through conditions of approval.

RIGHT OF APPEAL

If you are dissatisfied with this determination, section 70A of the Act gives you the right of appeal to the Land and Environment Court.

If you have any questions about this correspondence, please contact Lily Chu, Senior Assessments Officer, at Heritage NSW on 9873 8595 or Lily.Chu@environment.nsw.gov.au.

Yours sincerely

Tim Smith OAM
Director Assessments
Heritage NSW
Department of Planning & Environment
As Delegate of the Heritage Council of NSW
16 June 2023