SUPPLEMENTRY REPORT TO LOCAL PLANNING PANEL

Application Number:	DA2019/0409
Responsible Officer::	Lashta Haidari
Land to be developed (Address):	Lot 1113 DP 752038, 1113 / 752038 Oxford Falls Road, Frenchs Forest
Proposed Development:	Demolition works and construction of a seniors housing development comprising serviced self-care units with associated basement carparking, internal roads and site landscaping
Locality :	B2 Oxford Falls Valley under WLEP 2000
Category:	Category 2 – Housing for older people or people with disability
Consent Authority:	Northern Beaches Local Planning Panel
Land and Environment Court Action:	Yes – Hearing Scheduled for 3 October 2019
Owner:	Anita Spaliviero
Applicant:	Dukor 24 Pty Limited
Application lodged:	18 April 2019
Integrated Development:	Yes
Designated Development:	No
State Reporting Category:	Residential - Seniors Housing
Notified:	11 May 2019 – 10 June 2019
Advertised:	11 May 2019
List all documents submitted with this report for the Panel's consideration	Attachment 1: Additional information (including amended plans) submitted by Applicant on the 2 September 2019 Attachment 2: Applicant's response to in relation to footpath, dated 13 September 2019
Estimated Cost of Works:	$22,870,089.00

PURPOSE OF THIS REPORT

The purpose of this Supplementary Report is to provide the Northern Beaches Local Planning Panel with the results of the assessment of revised plans and additional information in response to the Panels deferral of the application at its meeting of 4 September 2019.

This report does not revisit matters covered in the original Assessment Report, unless those matters are directly relevant to the consideration of the additional information.

RELEVANT BACKGROUND

The Development Application No. DA2019/0409 was considered at the Northern Beaches Local Planning Panel (NBLPP) meeting on 4 September 2019. In the original Assessment Report forwarded to the Panel, staff recommended refusal of the application for the following reasons:

1. *The proposed development is unsatisfactory in respect to Section 4.15 of the EPA Act, as the application is found to be inconsistent with the provisions of Aims of SEPP (HSPD) 2004 in relation to the isolation of the site.*

2. *Pursuant to Section 4.15 (1) (a) of the Environmental Planning and Assessment Act, 1979 and clause 12(3) (b) of Warringah Local Environment Plan 2000 (as amended), the proposed development is inconsistent with the Desired Future Character statement for the B2 Oxford Falls Valley Locality.*

3. *Pursuant to Section 4.15 (1) (a) of the Environmental Planning and Assessment Act, 1979 and clause 12(3) (b) of Warringah Local Environment Plan 2000 (as amended), the proposed development is inconsistent with the requirement of clause 40 for the following reasons:*

    - *The proposal fails to comply with the requirement of clause 40 in that site is not located within 400 metres of essential facilities and services and is substantially further than 400 metres from the public transport service (bus).*

    - *The site is not considered suitable for the development given its location for housing for seniors or people with a disability, given the excessive distance and steep grades to the closest public transport services.*

    - *Insufficient details have been provided to demonstrate that residents of the serviced self-care housing component of the proposed development will have reasonable access to home delivered meals, personal care and home nursing, and assistance with housework.*

4. *Pursuant to Section 4.15(1)(a) of the Environmental Planning and Assessment Act, 1979 and clause 12(1)(a) of Warringah Local Environment Plan 2000, the development is inconsistent with the following General Principles of Development Control as follows:*

    - *Clause 56 Retaining Unique Environmental Features*
    - *Clause 58 Protection of Existing Flora*
    - *Clause 72 – Traffic Access & Safety*
    - *Clause 63 – Landscape Open Space*
    - *Clause 80 - Notice to Metropolitan Aboriginal Land Council and the National Parks and Wildlife Service*

Prior to the Panel meeting, the Applicant lodged additional information and amended plans in an attempt to satisfy concerns raised in the staff assessment. At the meeting, the Panel decided to defer the determination of the application and made the following resolution:

> *That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **defers** of Application No. DA2019/0409 for demolition*

works and construction of a seniors housing development comprising serviced self-care units with associated basement carparking, internal roads and site landscaping at Lot 1113 DP 752038, 1113 / 752038 Oxford Falls Road, Frenchs Forest for the following reasons:

The additional information provided by the applicant to the Panel be assessed by Council and a supplementary report be provided to the Panel.
Following receipt of this report, the Panel (as constituted on 4 September 2019) will determine the application electronically, unless the Chair determines that a further public meeting is required.

ADDITIONAL INFORMATION PROVIDED BY THE APPLICANT

On 2 September 2019, the Applicant submitted to Council the following information:

1. Amended plans, which incorporate the following changes:

    - Removal of the proposed pool and gym which was situated between Building 4 and Buildings 6 and 7,

    - Extension of the basement to the west below proposed Building 6,

    - Relocation of the proposed gym and pool to the amended basement level, and

    - Amendment of the landscape plans to reflect the above changes.

2. Revised Traffic and Parking Report, prepared by Colston Budd Rogers & Kafes Pty Ltd, dated 28 August 2019 confirming that the RMS survey rates include all traffic generated, including deliveries.

3. Letter from Australian Retirement Partners (ARP), dated 23 August 2019 confirming service provision model for future residents.

4. Review of bushfire issues by Travers Bushfire & Ecology, dated 15 May 2017, and

5. Footpath Concept Plan, confirming feasibility gradients (including LIDAR contour data)

INTERNAL REFERRALS IN RESPONSE TO THE AMENDED INFORMATION

Internal Referral Body	Recommendation/ Comments
Traffic Engineer	Based on the amended Traffic Report, the following comments are made on the revised scheme: <u>Traffic:</u> The generation of the site is not anticipated to produce unacceptable levels of traffic. No objection is raised <u>Parking:</u> Numbers are deemed compliant in regard to RMS and Council requirements. <u>Car parking:</u> Layout is deemed generally in compliance with AS2890.1. <u>Servicing:</u> Further detail is required as to how the site will be serviced, both from a delivery perspective and from a waste perspective.
Development Engineers	No objections are raised to the revised scheme, subject to conditions including a deferred commencement condition in relation to the submission of detailed plans for the construction of the pedestrian footpath, pedestrian refuge, and bus shelters to provide access to the bus stop in Iris Street.
Landscape Officer	Landscape assessment of additional information: • The pool and gym relocation would appear to enable retention of the trees retained in the previous approval on the site and enable retention of rock outcrops between the building platforms, which is supported. • Further detail would be required to indicate the location of the trees relative to the basements, building, paths, etc. to be retained and to enable offsets to be calculated to ensure retention is viable (Amened Landscape Plans). • The basement has been extended to the west below Building 6. Whilst additional excavation is proposed, it is below the approved building location and has no effect on the natural landscape features that were to be retained under the previous approval. Regarding the footpath to Iris Street: • The alignment appears to be located to minimise impacts on existing trees, however final plans should clarify that footpath alignment is to be finalised on site to avoid major tree roots and meander as required around trees. • The Project Arborist (which will be required to be appointed in any conditions of consent of the proposal is to be approved) will

Internal Referral Body	Recommendation/ Comments
	be required to oversee excavation and construction works around trees. Based on the information provided, the amendments are generally supported in principle.

PUBLIC EXHIBITION

The revised plans did not undergo further public exhibition as the revised plans and additional information, which relate to the relocation of the gym and pool to the basement level and new excavation in relation to Building 6, will not result in a greater environmental impact.

The construction of the footpath, pedestrian refuge and bus stop shelters form requirements to facilitate adequate access from the proposed development to the nearest bus stop, and are appropriately dealt with by conditions of consent, should the Panel be minded to approve the application.

ASSESSMENT OF THE ADDITIONAL INFORMATION

1. ***Amended plans, which incorporate the following changes:***

    - ***Removal of the proposed pool and gym which was situated between Building 4 and Buildings 6 and 7,***
    - ***Extension of the basement to the west below the proposed Building 6,***
    - ***Relocation of the proposed gym and pool to the amended basement level, and***
    - ***Amendment of the landscape plans to reflect the above changes.***

Comment:

The amended plans have satisfactorily addressed the concerns raised by Council's Landscape Officer through the retention of significant trees. Whilst the relocation of the swimming pool and gym will result in additional excavation, it is located below an approved building location, therefore the increased excavation will not result in an additional impact on natural landscape features on the site.

2. ***Revised Traffic and Parking Report, prepared by Colston Budd Rogers & Kafes Pty Ltd, dated 28 August 2019 confirming that the RMS survey rates include all traffic generated, including deliveries.***

Comment:

Council's Traffic Engineer has reviewed the additional information and has raised no objections subject to conditions requiring further specific details in relation to service deliveries.

3. ***A letter from Australian Retirement Partners (ARP), dated 23 August 2019 confirming service provision model for future residents.***

Comment:

The letter from ARP confirms that service provision, as required by Clause 40, will be available to the future residents.

The information submitted is sufficient for Council to impose conditions, if the application was worthy of approval to ensure the future residents will have access to the services for the life of the development.

Therefore, this issue is now resolved.

4. ***A review of the bushfire issues by Travers Bushfire & Ecology, dated 15 May 2017.***

Comment:

The revised bushfire report has been reviewed by Council' Biodiversity Team, who have advised that they will not support any widening of Barnes Road North. The requirement for widening Barnes Road North was imposed by Council's Assets Section by way of condition, to ensure the development complies with Bushfire Protection standards however, it is noted that this requirement does not form part of the General Terms of Approval (GTA) issued by NSW RFS. In this regard, the condition is not a relevant requirement.

The issues raised by Council's Biodiversity Team have now been resolved.

Footpath concept plan, confirming feasibility gradients (including LIDAR contour data).

Comment:

The additional information submitted by the applicant on 2 September 2019 provided concept plan details of a concrete footpath from the site to the bus stops in Iris Street, including information on the gradients of the proposed footpath. The applicant indicated to the Panel that they would accept a condition of consent that requires the construction of a footpath with gradient requirements that are stipulated in clause 26 of SEPP (Housing SEPP (Housing for Seniors or People with a Disability) 2004.

The information submitted by the applicant on 2 September 2019 was insufficient to determine if the gradients of the proposed footpath to Iris Street will be able to achieve compliance with the gradients contained in clause 26 of SEPP (HSPD) 2004.

Further to the above submission, the applicant advised Council, by letter from City Plan, dated 13 September 2019 (copy attached), that a further survey had been undertaken in relation to the proposed footpath, which confirms that they are not able to comply with the gradients specified in clause 26. In that regard, the applicant has indicated that they are not prepared accept a condition, which stipulates compliant gradient requirements, as compliance, is not

achievable.

Moreover, the applicant continues to contend that clause 40 of WLEP 2000 does not require the provision of access to the public bus stops and that the proposal to construct a footpath is being offered to be conciliatory with Council, in a manner that is consistent with the condition imposed on the consent for the Residential Care Facility (DA2017/0206), which was acceptable to the applicant.

The applicant's position is that the existing consent condition (Condition 50 on DA2017/0206) is sufficient for the purposes of the current application. The applicant says this will see a footpath constructed that adequately supplements the primary means of addressing clause 40 of the WLEP, being the private bus and deliver a material public benefit to the wider community.

It should be noted that Condition 50 does not specify any maximum grades or other technical specifications.

Condition 50 reads as follows:

> ***50. Footpath Construction***
>
> *The applicant shall construct a 1.5 metre wide concrete footpath and associated curb ramps to the nearest bus stop in Iris Street. The works shall be in accordance with the following:*
>
> a. *All footpath works are to be constructed in accordance with Council's minor works policy.*
>
> b. *Council is to inspect the formwork prior to pouring of concrete to ensure the works are in accordance with Council's specification for footpath.*
>
> *Details demonstrating compliance are to be submitted to the Principal Certifying Authority.*

The failure of the applicant to satisfy the grade requirements of a footpath to the nearest bus stop leads back to the original impasse between the assessment by staff that the site is not suitable for the current proposal due to the inability to provide adequate access to a bus stop and the position of the applicant that a footpath is not required under WLEP 2000.

Accordingly, this issue remains unresolved.

CONCLUSION

The revised plans and additional information have been considered as per the resolution of the Panel and relevant matters for consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979.

This assessment has taken into consideration all referral responses to the revised scheme.

The information provided by the applicant has been duly assessed and the outcomes are detailed in this report for the consideration of the Panel.

RECOMMENDATION

a) The revised plans and additional information have resolved the issues in relation to impacts on the natural features of the site.

b) The revised plans and additional information have not resolved the issues in relation to the access requirements for a footpath to the nearest bus stop.

c) The application is referred back to the Northern Beaches Local Planning Panel to make its determination.

Attachment 1:

Additional information (including amended plans) submitted by Applicant on the 2 September 2019

Statutory Declaration

OATHS ACT 1900, NSW, NINTH SCHEDULE

I, ANITA SPALIVIARO , of .....1113 OXFORD FALLS ROAD, FRENCHS FOREST.....
[name of declarant] *[residence]*

do hereby solemnly declare and affirm that;

I am the owner of the abovementioned property and have lived at the property since the mid1980s. I confirm that my property is accessible by vehicle from Oxford Falls Road via the northern end of Barnes Road and also by vehicle from the south via Barnes Road. I generally use the southern approach from Barnes Road as the primary access to my house.

In the early 1990s Council constructed the concrete crossing over the creek in the northern end of Barnes Road and my family constructed, at the request of Council, the existing asphalt road on the other parts of Barnes Road that run from my property to Oxford Falls Road. The road was a dirt road before this time.

Since the early 1980s numerous people have used Barnes Road via Oxford Falls Road to access my property, including myself and my family and our guests. Since the early 1980s my property has also been frequently accessed from Oxford Falls Road by large vehicles making deliveries to it, including tabletop trucks, bogie tippers and vehicles with horse floats attached.

The general public also often drive in passenger vehicles from Oxford Falls Road along the formed northern part of Barnes Road and then onto my property once Barnes Road becomes impassable and then back onto the southern part of Barnes Road at the top of the hill. To prevent this I sometimes park a vehicle on my internal road.

The road floods very rarely and has never caused restricted access to my property.. .....

[the facts to be stated according to the declarant's knowledge, belief, or information, severally]

And I make this solemn declaration, as to the matter (or matters) aforesaid, according to the law in this behalf made – and subject to the punishment by law provided for any wilfully false statement in any such declaration.

Declared at: OXFORD FALLS on 2nd MAY 2017
[place] *[date]*

A. Spaliviaro
[signature of declarant]

in the presence of an authorised witness, who states:

I, MICHAEL GIGLIOTTI , a JUSTICE OF THE PEACE ,
[name of authorised witness] *[qualification of authorised witness]*
No. 167502

certify the following matters concerning the making of this statutory declaration by the person who made it: *[* please cross out any text that does not apply]*

1. *I saw the face of the person ~~OR *I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering,~~ and
2. *I have known the person for at least 12 months ~~OR *I have confirmed the person's identity using an identification document and the document I relied on was~~ .....
[describe identification document relied on]

.....
[signature of authorised witness]

2nd MAY 2017
[date]

Access to Services - DA 2019/0409 - Lot 1113 Oxford Falls Road Frenchs Forest

Introduction

The self care dwellings proposed under DA 2019/0409 at Lot 1113 Oxford Falls Road Frenchs Forest (the '**Site**') is approximately 450 to 500 metres walking distance from inbound and outbound bus stops for State Transit Service 136 between Chatswood and Manly near the corner of Iris Street and Patanga Road. The proposal also incorporates a private community bus for the use of residents.

The Relevant Planning Controls

Clause 40 of the *Warringah Local Environmental Plan 2000* (NSW) (the '***WLEP***') addresses support services for seniors housing as follows:

> **40 Housing for Older People or People with Disabilities**
>
> **Support Services**
>
> Development for the purpose of housing for older people or people with disabilities must provide residents with adequate access to:
>
> (a) shops, banks and other retail and commercial services that residents may reasonably require, and
> (b) community services and recreation facilities, and
> (c) the practice of a general medical practitioner.
>
> Access is adequate only if:
>
> (a) the facilities and services referred to above are located at a distance of not more than 400 metres from the site of the proposed development, or
> (b) there is a transport service available to the residents who will occupy the proposed development:
> (i) that is located at a distance of not more than 400 metres from the site of the proposed development, and
> (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the relevant facilities or services, and
> (iii) that is available both to and from the proposed development during daylight hours at least once per day from Monday to Friday (both days inclusive).
>
> …

Clause 40 of the *WLEP* sits in Part 4 of the WLEP entitled 'General Principles of Development Control'.

Clause 12 of the *WLEP* provides as follows:

> **12 What matters are considered before consent is granted?**
>
> (1) Before granting consent for development the consent authority must be satisfied that the development is consistent with:
> (a) any relevant general principles of development control in Part 4, and
> (b) any relevant State environmental planning policy described in Schedule 5 (State policies).
>
> (2) Before granting consent for development, the consent authority must be satisfied that the development will comply with:
> (a) the relevant requirements made by Parts 2 and 3, and

(b) development standards for the development set out in the Locality Statement for the locality in which the development will be carried out.

It can be seen the provision in clause 12(1)(a) of the *WLEP* requires consistency with clause 40 of the *WLEP*. Clause 12(2)(b) of the *WLEP* requires compliance with development standards set out in the relevant locality statement.

If the provisions of cl 40 of the WLEP were development standards, then justification for a variation of those standards could be provided under cl 20 of the *WLEP*. There is no variation for development standard clause of the type found in clause 4.6 of the standard instrument and clause 5(1) of the *WLEP* excludes the operation of SEPP 1 to the area to which the *WLEP* applies. Clause 20 provides as follows:

> **20 Can development be approved if it does not comply with a development standard?**
>
> (1) Notwithstanding clause 12 (2) (b), consent may be granted to proposed development even if the development does not comply with one or more development standards, provided the resulting development is consistent with the general principles of development control, the desired future character of the locality and any relevant State environmental planning policy.
>
> (2) In localities A2, A4, A5, A7, B2, B9, C8 and C10, the minimum area per dwelling required by the housing density standard is deemed to be the minimum allotment size for allotments created by subdivision.
>
> (3) Where consent is granted for development that does not comply with one or more development standards, the Council is to ensure that the circumstances of the case and reasons for granting consent (in such a way that does not comply with the development standards) are included in a public register of such consents.
>
> (4) This clause does not apply in relation to a development standard relating to maximum building height established by the Building Heights Map within the Dee Why Town Centre Locality Statement (E21).

While it does not appear that the provisions in clause 40 of the *WLEP* are development standards, the extent necessary, the following justification is provided for the purposes of clause 20 of the *WLEP* for the variation of the distance to transport services from 400m to up to 500m. In addition, the justification serves to demonstrate consistency with clause 40 of the *WLEP* and with the principle of development described in clause 20 of the *WLEP*.

Justification

In the context of the *WLEP*, the transport service is not required to be a public transport service and as such, the private community bus to be provided on the site that operates in the manner (in excess of that) specified in clause 40(b) of the *WLEP* strictly satisfies the description of adequate access in clause 40 of the *WLEP*.

Whilst not applicable to this application, it can be seen that such an arrangement would more than adequately satisfy the requirements of clause 43 ‘Transport services to local centres’ of the Seniors Housing SEPP, which applies to land adjoining land zoned primarily for urban purposes.

Adding further to the adequacy of access under Clause 40, is that residents of the development will have access to a public transport service with the following attributes:

- There are inbound and outbound bus stops for State Transit Service 136 between Chatswood and Manly near the corner of Iris Street and Patanga Road at a walking distance of approximately 450 to 500 metres from the site.
- Route 136 is wheelchair accessible and operates multiple services daily to major centres and facilities such as Forestway Shopping Centre, Northern Beaches Hospital, Dee Why, Chatswood and Manly.
- Whilst footpaths are limited in the general area, the applicant will accept a condition to construct a footpath and suitable pedestrian crossings to Council's specifications along the full length of this route (that will marginally add to the trip distance but still be approximately 500 metres).
- The additional 100 metres walking distance is unlikely to represent a hinderance to most residents who are likely to seek to utilise public transport. Given the development is for self contained dwellings, most residents are expected to have a reasonable level of mobility and independence. Residents mobile and confident enough to walk 400 metres are unlikely to be discouraged to extend their journey by another 100 metres. For those with lesser mobility or confidence or in adverse weather conditions, the private community bus provides a more than adequate (and indeed a superior) transport option.
- Whilst not a requirement under the WLEP, the gradient of the walking route has been determined to be relatively gentle, with an overall average gradient of less than 1:14 (consistent with the gradient requirements in Clause 26 of the Seniors SEPP).

Conclusion

The provisions under clause 40 of the *WLEP* do not appear to be development standards and accordingly a variation under clause 20 of the *WLEP* is not required with respect to access to services in order for the development to be approved. Nevertheless, the above justification is provided to the extent it is required and also to demonstrate consistency with clause 40 of the *WLEP* and also with the principle of development described in clause 20 of the *WLEP*.

The consent authority can reasonably be satisfied that the development provides residents with adequate access to the services and facilities prescribed in clause 40 of the *WLEP* and that the 400 – 500m distance to the bus stops is justified.

23 August, 2019

Mr Dan Maurici
Senior Development Manager
Henroth Group
Suite 604, Eastpoint Tower,
180 Ocean Street,
Edgecliff NSW 2027

Dear Dan,

RE: 1113 Oxford Falls Road, Frenchs Forest – Independent Living Facility

Further to our ongoing discussions about Australian Retirement Partners (ARP) providing Village Establishment and Village Management services for your site, I can confirm the following in regard to the suggested operational model for service provision to your future residents.

ARP is a specialist manager of retirement villages, with over 30 years combined experience in retirement management and sales and currently manage 18 villages around NSW, one of which is the Marston Living Village at Beacon Hill, close to your site.

ARP delivers cost effective and tailored management plans to deliver the optimal level of service and value for our clients and the residents of their villages. Specifically, and in response to your queries about;

- Home delivered meals,
- Personal care and home nursing and
- Assistance with housework,

We can confirm that the current practice in the industry is to provide these services on an "on demand" basis, as required by individual residents which our on-site village manager arranges via our strategic alliance partners in the relevant industry sectors.

This model of service provision has proven to be the most popular amongst residents because it allows individuals to tailor the level of care assistance to their specific needs on an optional "pay as you go" basis. Residents that do not choose to have services provided are not required to contribute via general services village fees for services that they do not use. This is especially relevant for smaller villages such as yours and in the Beacon Hill example where there is insufficient scale to provide such services directly from employed staff at the village in a cost-effective manner.

Australian Retirement Partners Pty Limited ACN 137 559 669
200 Victoria Road, Drummoyne NSW 2047
PO Box 613, Round Corner, NSW 2158 Australia
T +61 1300 879 044 **F** +61 2 4210 8844 **E** info@arpr.com.au **W** www.arpr.com.au

Given the particular location of your site and based on our local experience we can confirm that a high quality and regular provision of these services would be achieved at a level of cost commensurate with the expectations of your relatively affluent target market residents within the North Shore and Northern Beaches of Sydney.

Please do not hesitate to contact me should you require further information.

Regards,

Laurelle Lawson
Director
Australian Retirement Partners

Australian Retirement Partners Pty Limited ACN 137 559 669
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Our Ref: A16087B3: JT
Council REF: DA2017/0206
RFS REF: DA2014/1062

15th May, 2017

Henroth
Via email: *dan@henroth.com.au*

Attention: Mr Dan Maurici

Dear Dan

Re: Review of bushfire issues outlined in the Planning Report
The Falls Estate, Barnes Road, Frenchs Forest (Lot 1113 DP 752038)

Travers bushfire & ecology (TBE) have been requested by *Henroth Group* to review the Engineering Referral Response prepared by Northern Beaches Council which form the basis of their refusal of the development at the above address.

In particular *TBE* have been requested to address the following comment:

> ***The proposal relies upon a secondary access for emergency egress from the site to the unformed section of Barnes Road leading to Oxford Falls Road. The unformed road does not comply with the standards required by RFS in terms of surface, width, load limits and height clearances. In order to comply with the requirements there will need to be the removal of vegetation in the road reserve and the construction of a culvert over the creek which traverses the road***.

The RFS *bushfire safety authority* specifications (D14/3053) dated 12 August 2015 provided the following conditions in relation to access:

- *Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006*
- *Internal roads shall have a minimum 6.5 metre wide carriageway width*
- *The internal road shall be linked into the northern end of Barnes Road.*

For the purposes of the current plan before Council the same access is proposed as approved in 2015 and the plan responds to;

- The internal roads will comply with PBP s4.2.7.
- The need for a 6.5m road width has been provided.
- The internal road has been linked into the northern end of Barnes Road.

The approved development design includes public access via an upgrade to Barnes Road to the south. The proposed link to the existing road in the north is available as an insitu piece of road infrastructure. Indeed there is no proposal, nor need, to upgrade the northern portion of Barnes Road.

ABN 64 083 086 677
PO Box 7138
Kariong NSW 2250

38A The Avenue
Mt Penang Parklands
Central Coast Highway
Kariong NSW 2250

t: 02 4340 5331
e: info@traversecology.com.au
www.traversecology.com.au

The northern part of Barnes Road is a formed road (asphalt and concrete) that has been used for many years by heavy and passenger vehicles to access the site. A statutory declaration from the owner of the property, Anita Spaliviaro (refer attached) explains the history and the use, over time, of this road.

Importantly this northern section of Barnes Road contains;

- Paved seal of 3 metres width.
- An obvious zone of mowing or slashing on its edge, albeit, not managed often but certainly not allowing weed impingement upon the road and or growth of trees.
- Gas mains (50mm) - see attached Jemena plan.
- Water mains 150mm DICL - see attached Sydney Water plan. I note the 150mm DICL main also contains several hydrants and stop valves, presumably for fire fighting purposes which implies it is already an important part of fire fighting infrastructure for this area and thus accessible by apparatus (and suitable for evacuation).
- I believe the aerial cable from the poles some 10m west and parallel of the road is a Telstra comm's line that goes over head rather than under the creek. Checking with Ausgrid reveals that they have no assets on the road corridor or nearby so the aerial cable must be communications and thus a Telstra asset.

These points provide evidence that this road is a well utilised and important local road service.

Importantly Ms Spaliviaro declaration/s advise that Council undertook an agreement with her family to enable the road to be upgraded from its former 'track' origins. The agreement was for the Spaliviaro family to pay for the road sealing works whilst Council undertook the construction of the causeway over the watercourse.

This no doubt resolved what must have been a long period of wash-outs being experienced by her family until the road was stabilised whilst also providing security for the public assets noted above.

I have also noted truck access now for well in excess of 8 years since I have been involved with this site. For example the eastern neighbour has a shed and gate on the fence line with a well-worn dirt road into that property. In addition I have seen many large trucks use the road to service the steel business that used to occupy the shed near the sandstone rock escarpment / tennis court.

In relation to the specific matters raised by Council's Engineering team the propositions put forward are largely incorrect. Table 1 below identifies the issues raised by Council and provides a response.

Table 1 – Reply to Response from Council's Engineering Team

Council proposition	Response	Response
The proposal relies upon a secondary access for emergency egress from the site	Incorrect	The suggestion is that the plan relies on 'something'. This is entirely incorrect and is without foundation. The plans clearly show sufficient area of managed grassland (the APZ) that any fire truck, bus or whatever can remain on site and wait for as long as necessary.

		There is no need to rely upon access as stated. Indeed the nature of the facility is that it is designed to be within the 10 k/w limit for a special fire protection purpose facility and as such evacuation is highly unlikely. If the need to use the northern portion Barnes Road arose then the road could be used as per the reasons explained below.
The proposal relies on using the unformed section of Barnes Road leading to Oxford Falls Road.	Incorrect	The Barnes Road section to which Council refers is sealed.
The unformed road does not comply in terms of surface	Incorrect	The road is sealed on what appears from pot holes is a substrate of road base. Notwithstanding that the RFS (PBP) do not require sealing on all roads. They require sealing where the slope of the road is excess of 15 degrees. The steep section is just on 15 degrees as measured by me onsite two weeks ago.
The unformed road does not comply in terms of width	Incorrect	This is not the design of a new road construction for a subdivision and does not need to comply. Indeed the road is an existing public road but not built to a full width capacity. That's said the road may provide access from or to Oxford Falls Road for large Cat 10 fire truck. These are 2.2m in width and well within the existing 3.0m wide road. Council not only have the management responsibility of this public road but they have formally recognised the need for this public road by entering into an agreement with the Spaliviaro family. This arrangement between the Spaliviaro family and Council enabled a well-engineered causeway and well-constructed road upon a medium slope which has over many years continued to be both stable and effective for its intended traffic use.
The unformed road does not comply in terms of load limits	Incorrect	The RFS (PBP) require a 12 tonne load capacity only for operational fire tankers. Note: 28 tonne capacity tankers are the large water carriers similar to petrol carriers and which are not used on suburban roads.
The unformed road does not comply in terms of height clearances	Incorrect	The road is already free of over-hanging branches such that the required 4.0m is available. See Photo 1 below.
Need for vegetation removal	Incorrect	Vegetation is already managed by mowing and slashing and that activity should continue given the past access use by the community and the extent of infrastructure within and over the land. This is explained below.
The road needs a culvert over the creek	Incorrect	There is a concrete in place which allows low flow water to pass under the concrete in the

		pipe whilst high flows pass over the concrete and acts as a causeway.

Photo 1 – Barnes Road looking north

Should you require further information or choose to utilise our services again, please do not hesitate to contact John Travers on 4340 5331 or info@traversecology.com.au.

Yours faithfully

John Travers
BA Sc. / Ass Dip / Grad Dip / BPAD-Level 3-15195 (FPA)
Managing Director **– *Travers bushfire & ecology***

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

Colston Budd Rogers & Kafes Pty Ltd
as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: JH/10212/jj

Transport Planning
Traffic Studies
Parking Studies

28 August, 2019

Dukor 24 Pty Limited
c/- Henroth Investments Pty Ltd
Suite 604, Eastpoint Tower
180 Ocean Street
EDGECLIFF NSW 2027

Attention: Dan Maurici
Email: dan@henroth.com.au

Dear Sir,

RE: PROPOSED INDEPENDENT LIVING UNITS, BARNES ROAD, FRENCHS FOREST

1. As requested, we are writing regarding the traffic generation of the proposed development; specifically, the number of service vehicles. We have previously prepared a letter of 16 April 2019 which was submitted with the development application. A copy of that letter is attached.

2. That letter assessed a traffic generation for the development of 0.2 vehicles per hour per dwelling during peak periods. This compares to the RMS traffic generation rates of 0.1 to 0.2 vehicles per hour two-way for this type of development. Our assessment is therefore based on the upper end of the traffic generation range found by RMS.

3. The RMS rates are based on surveys of other similar developments, and include all traffic generated by these types of facilities (residents, service vehicles, and visitors). The rate assessed by ourselves therefore includes service vehicles to the development.

4. We note that service vehicles to the proposed development would include vehicles associated with services to residents where required, such as meals, home nursing and assistance with housework.

5. As noted in our previous letter, the traffic generation of the proposed development would be some eight vehicles per hour two-way at peak times, including service vehicles as noted above. Such a low generation would not have noticeable effects.

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067
P.O. Box 5186 West Chatswood NSW 1515 Tel: (02) 9411 2411 Fax: (02) 9411 2422
Directors - Geoff Budd - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296
EMAIL: cbrk@cbrk.com.au

6. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,
COLSTON BUDD ROGERS & KAFES PTY LTD

J Hollis
Director

OXFORD FALLS
BARNES ROAD, FRENCHS FORREST, NSW
DEVELOPMENT APPLICATION

DRAWING LIST

NO.	NAME	SCALE	REVISION
	GENERAL		
DA 0.00	COVER SHEET	NTS @ A3	L
DA 0.01	DATA SHEET	NTS @ A3	L
DA 0.02	WINDOW SCHEDULE	NTS @ A3	L
	SITE ANALYSIS		
DA 1.01	LOCATION PLAN	NTS @ A3	L
DA 1.02	SITE ANALYSIS	NTS @ A3	L
DA 1.03	SITE PLAN	1:1000 @ A3	L
DA 1.04	BUILDING SETBACKS	1:1000 @ A3	L
DA 1.05	DEMOLITION PLAN	1:1000 @ A3	L
DA 1.06	APPROVED BUILDING ENVELOPE	1:1000 @ A3	L
	FLOOR PLANS		
DA 2.01	LEVEL RL086	1:500 @ A3	L
DA 2.02	LEVEL RL089	1:500 @ A3	L
DA 2.03	LEVEL RL095	1:500 @ A3	L
DA 2.04	LEVEL RL098	1:500 @ A3	L
DA 2.05	LEVEL RL101	1:500 @ A3	L
DA 2.06	LEVEL RL104	1:500 @ A3	L
DA 2.07	LEVEL RL107	1:500 @ A3	L
DA 2.08	LEVEL RL110	1:500 @ A3	L
DA 2.09	LEVEL RL115 ROOF PLAN		
	ELEVATIONS	1:500 @ A3	L
DA 3.01	ELEVATION NORTH WEST	1:500 @ A3	L
DA 3.02	ELEVATION SOUTH EAST	1:500 @ A3	L
DA 3.03	ELEVATION NORTH EAST		
	SECTIONS	1:500 @ A3	L
DA 4.01	SECTION AA	1:500 @ A3	L
DA 4.02	SECTION BB	1:500 @ A3	L
DA 4.03	SECTION CC	1:500 @ A3	L
	DIAGRAMS		
DA 5.01	SHADOW DIAGRAM 21 JUNE 09AM & 10AM	NTS @ A3	L
DA 5.02	SHADOW DIAGRAM 21 JUNE 11AM & 12PM	NTS @ A3	L
DA 5.03	SHADOW DIAGRAM 21 JUNE 01AM & 02PM	NTS @ A3	L
DA 5.04	SHADOW DIAGRAM 21 JUNE 03PM	NTS @ A3	L
DA 5.22	GFA LEVEL RL086	1:500 @ A3	L
DA 5.23	GFA LEVEL RL089	1:500 @ A3	L
DA 5.24	GFA LEVEL RL095	1:500 @ A3	L
DA 5.25	GFA LEVEL RL098	1:500 @ A3	L
DA 5.26	GFA LEVEL RL101	1:500 @ A3	L
DA 5.27	GFA LEVEL RL104	1:500 @ A3	L
DA 5.28	GFA LEVEL RL107	1:500 @ A3	L
DA 5.29	GFA LEVEL RL110	1:500 @ A3	L
DA 5.30	LEVEL RL086 EXCAVATION	1:500 @ A3	L
DA 5.31	LEVEL RL089 EXCAVATION	1:500 @ A3	L
DA 5.32	LEVEL RL101 EXCAVATION	1:500 @ A3	L
DA 5.33	LEVEL RL104 EXCAVATION	1:500 @ A3	L
DA 5.41	ILU INTERAL LAYOUTS 01	1:100 @ A3	L
DA 5.42	ILU INTERAL LAYOUTS 02	1:100 @ A3	L
DA 5.43	ILU INTERAL LAYOUTS 03	1:100 @ A3	L
DA 5.44	ILU INTERAL LAYOUTS 04	1:100 @ A3	L
DA 5.45	ILU INTERAL LAYOUTS 05	1:100 @ A3	L
DA 5.46	ILU INTERAL LAYOUTS 06	1:100 @ A3	L
DA 5.47	ILU INTERAL LAYOUTS 07	1:100 @ A3	L
DA 6.01	PHOTOMONTAGE 1	NTS @ A3	L
DA 6.02	PHOTOMONTAGE 2	NTS @ A3	L
DA 6.03	PHOTOMONTAGE 3	NTS @ A3	L
DA 6.04	PHOTOMONTAGE 4	NTS @ A3	L
DA 6.05	3D MODEL VIEW 1	NTS @ A3	L
DA 6.06	3D MODEL VIEW 2	NTS @ A3	L
DA 6.07	3D MODEL VIEW 3	NTS @ A3	L
DA 6.10	MATERIAL BOARD	NTS @ A3	L
DA 8.01	SOLAR ACCESS	NTS @ A3	L
DA 8.02	CROSS VENTILATION	NTS @ A3	L

IMPORTANT NOTES:
Do not scale from drawings. All dimensions shall be checked on site before commencement of work. All discrepancies shall be brought to the attention of the Architect. Larger scale drawings and written dimensions take precedence. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE PARTNERS INTERNATIONAL PTY. LTD.

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REVISION	DATE	DESCRIPTION	BY
J	08.03.2019	PRELIMINARY	PS
K	20.03.2019	PRELIMINARY	PS
L	29.03.2019	FOR DA APPROVAL	PS

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CLIENT
DuKor 24 Pty Ltd
Frenchs Forest
Barnes Road

PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
COVER SHEET

SCALE	DATE	DRAWN	CHECKED
NTS	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 0.00	L

marchesepartners

Barnes Road, Frenchs Forrest, NSW, ILUs SIZE & MIX DEVELOPMENT DATA, ISSUE 190411

FSR

SITE AREA	33,853 sqm
PROPOSED GFA	6446.7 sqm
PROPOSED FSR	**0.19 :1**

EXCAVATION

APROXIMATE AREA OF EXCAVATION	**16,823** m3

GFA

LEVEL		GFA	NSA
RL	**86**	0 sqm	
RL	**89**	1252.5 sqm	
RL	**95**	1705.0 sqm	
RL	**98**	700.1 sqm	
RL	**101**	595.5 sqm	
RL	**104**	357.2 sqm	
RL	**107**	1036.8 sqm	
RL	**110**	830.7 sqm	
		6446.7 sqm	**5,016 sqm**

ILU

	BUILDING 1		type	NSA	
1	**ILU**	**1.1. 1**	2 BED	104 sqm	
2	**ILU**	**1.1. 2**	2 BED	124 sqm	
3	**ILU**	**1.1. 3**	2 BED	104 sqm	
4	**ILU**	**1.1. 4**	2 BED	112 sqm	
5	**ILU**	**1.2. 1**	2 BED	104 sqm	
6	**ILU**	**1.2. 2**	2 BED	96 sqm	
7	**ILU**	**1.2. 3**	2 BED	96 sqm	
8	**ILU**	**1.2. 4**	3 BED	145 sqm	
9	**ILU**	**1.2. 5**	2 BED	104 sqm	
10	**ILU**	**1.2. 6**	2 BED	99 sqm	
11	**ILU**	**1.2. 7**	2 BED	112 sqm	
					1,200
	BUILDING 2				
12	**ILU**	**2.1 1**	2 BED	102 sqm	
13	**ILU**	**2.1 2**	2 BED	102 sqm	
14	**ILU**	**2.2 1**	2 BED	116 sqm	
15	**ILU**	**2.2 2**	2 BED	102 sqm	
					422
	BUILDING 3				
16	**ILU**	**3.1 1**	2 BED	118 sqm	
17	**ILU**	**3.2 1**	2 BED	118 sqm	
					236
	BUILDING 4				
18	**ILU**	**4.1 1**	3 BED	150 sqm	
19	**ILU**	**4.1 2**	3 BED	150 sqm	
20	**ILU**	**4.2 1**	3 BED	188 sqm	
21	**ILU**	**4.2 2**	3 BED	150 sqm	
					638
	BUILDING 5				
22	**ILU**	**5.1 1**	3 BED	166 sqm	
23	**ILU**	**5.1 2**	3 BED	150 sqm	
24	**ILU**	**5.2 1**	3 BED	188 sqm	
25	**ILU**	**5.2 2**	3 BED	150 sqm	
					654
	BUILDING 6				
26	**ILU**	**6.1 1**	3 BED	140 sqm	
27	**ILU**	**6.1 2**	2 BED	118 sqm	
28	**ILU**	**6.2 1**	3 BED	140 sqm	
29	**ILU**	**6.2 2**	2 BED	118 sqm	
					516
	BUILDING 7				
30	**ILU**	**7.1 1**	2 BED	102 sqm	
31	**ILU**	**7.1 2**	2 BED	102 sqm	
32	**ILU**	**7.2 1**	2 BED	102 sqm	
33	**ILU**	**7.2 2**	2 BED	102 sqm	
					408
	BUILDING 8				
34	**ILU**	**8.1 1**	2 BED	102 sqm	
35	**ILU**	**8.1 2**	2 BED	102 sqm	
36	**ILU**	**8.2 1**	2 BED	102 sqm	
37	**ILU**	**8.2 2**	2 BED	102 sqm	
					408
	BUILDING 9				
38	**ILU**	**9.1 1**	2 BED	118 sqm	
39	**ILU**	**9.1 2**	3 BED	149 sqm	
40	**ILU**	**9.2 1**	2 BED	118 sqm	
41	**ILU**	**9.2 2**	3 BED	149 sqm	
					534
41					

TOTALS

		type	NSA new
	68%	**28**	**2 BED**
	32%	**13**	**3 BED**
ILUs	100%	**41 ILUs**	**5,016 sqm**
		41 double garages (3.2m + 2.4m wide spaces)	

Car parking spaces for residents	41 3.2m wide spaces
Car parking spaces for residents	41 2.4m wide spaces
Car parking spaces for visitors	11 2.4m wide spaces
Car parking spaces for visitors accessible	2 3.8m wide spaces
car spaces	**95**

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CLIENT
DuKor 24 Pty Ltd
Frenchs Forest
Barnes Road

PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
DATA SHEET

SCALE	DATE	DRAWN	CHECKED
NTS	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 0.01	L

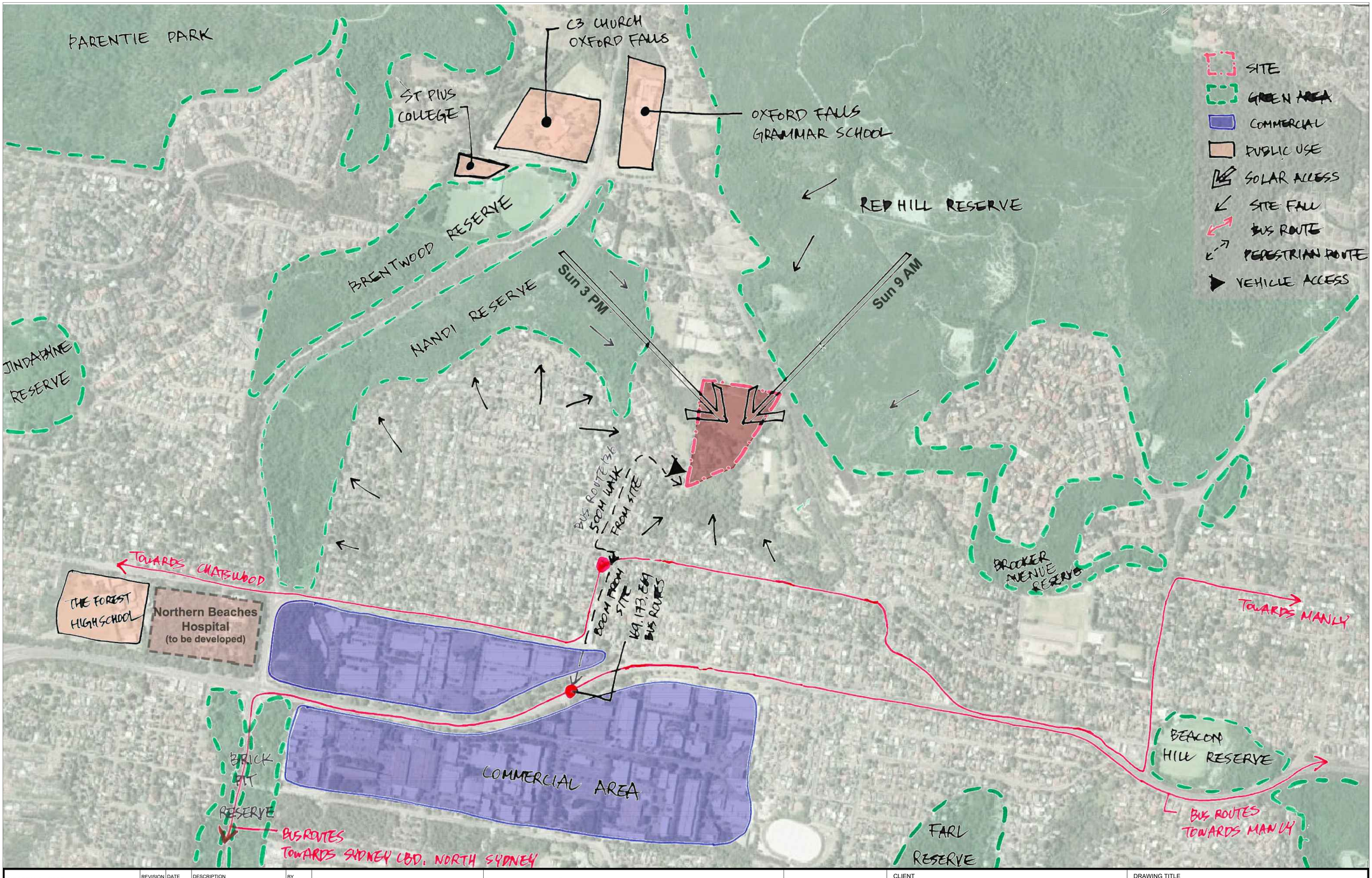
marchesepartners

Barnes Road, Frenchs Forrest, NSW, WINDOW SCHEDULE, ISSUE 190404

Note: 1) BED1 = MASTER BEDROOM
2) Double Low Eglazing = (EE)
3) Single Low Eglazing = (E)

DOORS & WINDOWS

	BUILDING 1		**UNIT TYPE**			**ROOM**	**TYPE**	**NAME**		**DIMENSION**		**OPENING**	
										W	**H**	**W**	**H**
1	**ILU**	**1.1. 1**	**D**	2 BED	104 sqm	LIVINGROOM	SLIDING DOOR (EE)	1		3,800 x 3,000		1,900 x 2,200	
						BED1	SLIDING DOOR (EE)	2		3,100 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	3		3,200 x 2,000		1,200 x 1,200	
						BED2	SLIDING DOOR (EE)	4		2,600 x 3,000		1,000 x 2,200	
2	**ILU**	**1.1. 2**	**E**	2 BED	124 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,700 x 3,000		2,350 x 2,200	
						BED1	SLIDING DOOR (E)	2		2,500 x 3,000		2,000 x 2,200	
						BED2	AWNING WINDOW (E)	3		1,400 x 2,000		1,200 x 1,200	
						BED2	SLIDING DOOR (E)	4		2,100 x 3,000		1,000 x 2,200	
3	**ILU**	**1.1. 3**	**D**	2 BED	104 sqm	LIVINGROOM	SLIDING DOOR (E)	1		3,800 x 3,000		1,900 x 2,200	
						BED1	SLIDING DOOR (E)	2		3,100 x 3,000		2,100 x 2,200	
						BED2	WINDOW (E)	3		3,200 x 2,000		1,200 x 1,200	
						BED2	SLIDING DOOR (E)	4		2,600 x 3,000		1,000 x 2,200	
4	**ILU**	**1.1. 4**	**H**	2 BED	112 sqm	LIVINGROOM	SLIDING DOOR (E)	1		6,000 x 3,000		3,000 x 2,200	
						LIVINGROOM	WINDOW (E)	2		600 x 2,000			
						BED1	AWNING WINDOW (E)	3		3,000 x 2,000		1,200 x 1,200	
						BED1	SLIDING DOOR (E)	4		3,200 x 3,000		2,100 x 2,200	
						BED2	SLIDING DOOR (E)	5		2,000 x 3,000		1,000 x 2,200	
5	**ILU**	**1.2. 1**	**D**	2 BED	104 sqm	LIVINGROOM	SLIDING DOOR (E)	1		3,800 x 3,000		1,900 x 2,200	
						BED1	SLIDING DOOR (E)	5		3,100 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	6		3,200 x 2,000		1,200 x 1,200	
						BED2	SLIDING DOOR (E)	7		2,600 x 3,000		1,000 x 2,200	
6	**ILU**	**1.2. 2**	**I**	2 BED	96 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,000 x 3,000		2,000 x 2,200	
						BED1	SLIDING DOOR (E)	2		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	3		2,000 x 3,000		1,000 x 2,200	
						BED2	SLIDING DOOR (E)	4		3,000 x 3,000		2,100 x 2,200	
7	**ILU**	**1.2. 3**	**I**	2 BED	96 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,000 x 3,000		2,000 x 2,200	
						BED1	SLIDING DOOR (E)	2		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	3		2,000 x 3,000		1,000 x 2,200	
						BED2	SLIDING DOOR (E)	4		3,000 x 3,000		2,100 x 2,200	
8	**ILU**	**1.2. 4**	**F**	3 BED	145 sqm	LIVINGROOM	SLIDING DOOR (EE)	1		3,200 x 3,000		1,600 x 2,200	
						LIVINGROOM	SLIDING DOOR (EE)	2		4,400 x 3,000		2,200 x 2,200	
						LIVINGROOM	SLIDING DOOR (EE)	3		4,600 x 3,000		2,300 x 2,200	
						LIVINGROOM	WINDOW (EE)	4		1,800 x 2,000			
						LIVINGROOM	WINDOW (EE)	5		3,400 x 2,000			
						BED1	SLIDING DOOR (EE)	6		3,200 x 3,000		2,100 x 2,200	
						BED2	SLIDING DOOR (EE)	7		3,000 x 3,000		2,100 x 2,200	
						BED2	WINDOW (EE)	8		2,500 x 2,000			
						BED3	AWNING WINDOW (E)	9		1,500 x 2,000		600 x 1,200	
						BED3	AWNING WINDOW (E)	10		1,400 x 2,000		600 x 1,200	
9	**ILU**	**1.2. 5**	**D**	2 BED	104 sqm	LIVINGROOM	SLIDING DOOR (E)	1		3,800 x 3,000		1,900 x 2,200	
						BED1	SLIDING DOOR (E)	5		3,100 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	6		3,200 x 2,000		1,200 x 1,200	
						BED2	SLIDING DOOR (E)	7		2,600 x 3,000		1,000 x 2,200	
10	**ILU**	**1.2. 6**	**J**	2 BED	99 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,000 x 3,000		2,000 x 2,200	
						BED1	SLIDING DOOR (E)	2		2,600 x 3,000		1,300 x 2,200	
						BED2	AWNING WINDOW (E)	3		2,300 x 2,000		1,200 x 1,200	
						BED2	WINDOW (E)	4		1,400 x 3,000			
11	**ILU**	**1.2. 7**	**H**	2 BED	112 sqm	LIVINGROOM	SLIDING DOOR (EE)	1		6,000 x 3,000		3,000 x 2,200	
						LIVINGROOM	WINDOW (EE)	2		600 x 2,000			
						BED1	AWNING WINDOW (E)	3		3,000 x 2,000		1,200 x 1,200	
						BED1	SLIDING DOOR (EE)	4		3,200 x 3,000		2,100 x 2,200	
						BED2	SLIDING DOOR (EE)	5		2,000 x 3,000		1,000 x 2,200	
	BUILDING 2												
12	**ILU**	**2.1 1**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (EE)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (EE)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (EE)	3		950 x 2,000			
						KITCHEN	AWNING WINDOW (E)	4		3,800 x 2,000		1,600 x 1,200	
						BED1	SLIDING DOOR (EE)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (EE)	6		2,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		3,100 x 2,000		1,200 x 1,200	
13	**ILU**	**2.1 2**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		950 x 2,000			
						KITCHEN	WINDOW (E)	4		3,800 x 2,000			
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	6		2,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		3,100 x 2,000		1,200 x 1,200	
14	**ILU**	**2.2 1**	**N**	2 BED	116 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		1300 x 2,000			
						KITCHEN	WINDOW (E)	4		1500 x 2,000			
						STUDY	WINDOW (E)	5		1100 x 2,000			
						BED1	SLIDING DOOR (E)	6		3200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	7		2200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	8		2300 x 2,000		1,200 x 1,200	
15	**ILU**	**2.2 2**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		950 x 2,000			
						KITCHEN	AWNING WINDOW (E)	4		3,800 x 2,000		1,600 x 1,200	
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	6		2,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		3,100 x 2,000		1,200 x 1,200	
	BUILDING 3												
16	**ILU**	**3.1 1**	**A**	2 BED	118 sqm	LIVINGROOM	SLIDING DOOR (E)	1		5,900 x 3,000		2,950 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		1,800 x 2,000			
						KITCHEN	WINDOW (E)	4		4,200 x 2,000			
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	6		2,100 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		2,800 x 2,000		1,200 x 1,200	
17	**ILU**	**3.2 1**	**A**	2 BED	118 sqm	LIVINGROOM	SLIDING DOOR (EE)	1		5,900 x 3,000		2,950 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		1,800 x 2,000			
						KITCHEN	AWNING WINDOW (E)	4		4,200 x 2,000		2,100 x 1,200	
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	6		2,100 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		2,800 x 2,000		1,200 x 1,200	
	BUILDING 4												
18	**ILU**	**4.1 1**	**B**	3 BED	166 sqm	LIVINGROOM	WINDOW (E)	1		700 x 3,000			
						LIVINGROOM	SLIDING DOOR (E)	2		4,200 x 3,000		2,100 x 2,200	
						LIVINGROOM	WINDOW (E)	3		2,000 x 3,000			
						LIVINGROOM	SLIDING DOOR (E)	4		3,800 x 3,000		1,900 x 2,200	
						LIVINGROOM	WINDOW (E)	5		1,000 x 3,000			
						LIVINGROOM	WINDOW (E)	6		800 x 2,000			
						LIVINGROOM	WINDOW (E)	7		1,700 2,000			
						BED1	SLIDING DOOR (E)	8		3,200 x 3,000		2,100 x 2,200	
						BED2	SLIDING DOOR (E)	9		2,400 x 3,000		1,200 x 2,200	
						BED3	SLIDING DOOR (E)	10		2,200 x 3,000		1,100 x 2,200	
19	**ILU**	**4.1 2**	**B**	3 BED	150 sqm	LIVINGROOM	WINDOW (E)	1		700 x 3,000			
						LIVINGROOM	SLIDING DOOR (E)	2		4,200 x 3,000		2,100 x 2,200	
						LIVINGROOM	WINDOW (E)	3		2,000 x 3,000			
						LIVINGROOM	SLIDING DOOR (E)	4		3,800 x 3,000		1,900 x 2,200	
						LIVINGROOM	WINDOW (E)	5		1,000 x 3,000			
						BED1	SLIDING DOOR (E)	7		3,200 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	8		1,200 x 2,000		1,200 x 1,200	
						BED3	AWNING WINDOW (E)	9		2,200 x 2,000		1,200 x 1,200	
20	**ILU**	**4.2 1**	**M**	3 BED	189 sqm	LIVINGROOM	WINDOW (EE)	1		800 x 3,000			
						LIVINGROOM	SLIDING DOOR (EE)	2		6,900 x 3,000		3,450 x 2,200	
						LIVINGROOM	SLIDING DOOR (EE)	3		2,000 x 3,000		1,000 x 2,200	
						LIVINGROOM	SLIDING DOOR (EE)	4		3,400 x 3,000		1,700 x 2,200	
						LIVINGROOM	WINDOW (EE)	5		1,300 x 3,000			
						LIVINGROOM	WINDOW (EE)	6		800 x 2,000			
						LIVINGROOM	WINDOW (EE)	7		1,700 2,000			
						STUDY	WINDOW (EE)	8		1300 x 2,000			
						BED1	SLIDING DOOR (EE)	9		3,200 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	10		1,200 x 2,000		1,200 x 1,200	
						BED3	AWNING WINDOW (E)	11		2,100 x 2,000		1,200 x 1,200	
21	**ILU**	**4.2 2**	**B**	3 BED	150 sqm	LIVINGROOM	WINDOW (E)	1		700 x 3,000			
						LIVINGROOM	SLIDING DOOR (E)	2		4,200 x 3,000		2,100 x 2,200	
						LIVINGROOM	WINDOW (E)	3		2,000 x 3,000			
						LIVINGROOM	SLIDING DOOR (E)	4		3,800 x 3,000		1,900 x 2,200	
						LIVINGROOM	WINDOW (E)	5		1,000 x 3,000			
						BED1	SLIDING DOOR (E)	7		3,200 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	8		2,400 x 2,000		1,200 x 1,200	
						BED3	AWNING WINDOW (E)	9		2,200 x 2,000		1,200 x 1,200	
	BUILDING 5												
22	**ILU**	**5.1 1**	**K**	3 BED	166 sqm	LIVINGROOM	WINDOW (EE)	1		800 x 3,000			
						LIVINGROOM	SLIDING DOOR (EE)	2		6,900 x 3,000		3,450 x 2,200	
						LIVINGROOM	SLIDING DOOR (EE)	3		2,000 x 3,000		1,000 x 2,200	
						LIVINGROOM	SLIDING DOOR (EE)	4		3,400 x 3,000		1,600 x 2,200	
						LIVINGROOM	WINDOW (EE)	5		1,300 x 3,000			
						LIVINGROOM	WINDOW (EE)	6		800 x 2,000			
						LIVINGROOM	WINDOW (EE)	7		1,700 2,000			
						BED1	SLIDING DOOR (EE)	8		3,200 x 3,000		2,100 x 2,200	
						BED2	SLIDING DOOR (EE)	9		2,400 x 3,000		1,200 x 2,200	
						BED3	SLIDING DOOR (EE)	10		2,200 x 3,000		1,100 x 2,200	
23	**ILU**	**5.1 2**	**B**	3 BED	150 sqm	LIVINGROOM	WINDOW (E)	1		700 x 3,000			
						LIVINGROOM	SLIDING DOOR (E)	2		4,200 x 3,000		2,100 x 2,200	
						LIVINGROOM	WINDOW (E)	3		2,000 x 3,000			
						LIVINGROOM	SLIDING DOOR (E)	4		3,800 x 3,000		1,900 x 2,200	
						LIVINGROOM	WINDOW (E)	5		1,000 x 3,000			
						BED1	SLIDING DOOR (E)	7		3,200 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	8		500 x 2,000		500 x 1,200	
						BED3	AWNING WINDOW (E)	9		2,200 x 2,000		1,200 x 1,200	
24	**ILU**	**5.2 1**	**M**	3 BED	189 sqm	LIVINGROOM	WINDOW (EE)	1		800 x 3,000			
						LIVINGROOM	SLIDING DOOR (EE)	2		6,900 x 3,000		3,450 x 2,200	
						LIVINGROOM	SLIDING DOOR (EE)	3		2,000 x 3,000		1,000 x 2,200	
						LIVINGROOM	SLIDING DOOR (EE)	4		3,400 x 3,000		1,700 x 2,200	
						LIVINGROOM	WINDOW (EE)	5		1,300 x 3,000			
						LIVINGROOM	WINDOW (EE)	6		800 x 2,000			
						LIVINGROOM	AWNING WINDOW (E)	7		1,700 x 2,000		900 x 1,200	
						STUDY	WINDOW (EE)	8		1300 x 2,000			
						BED1	SLIDING DOOR (EE)	9		3,200 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	10		2,800 x 2,000		1,200 x 1,200	
						BED3	AWNING WINDOW (E)	11		2,100 x 2,000		1,200 x 1,200	
25	**ILU**	**5.2 2**	**B**	3 BED	150 sqm	LIVINGROOM	WINDOW (EE)	1		700 x 3,000			
						LIVINGROOM	SLIDING DOOR (EE)	2		4,200 x 3,000		2,100 x 2,200	
						LIVINGROOM	WINDOW (EE)	3		2,000 x 3,000			
						LIVINGROOM	SLIDING DOOR (EE)	4		3,800 x 3,000		1,900 x 2,200	
						LIVINGROOM	WINDOW (EE)	5		1,000 x 3,000			
						BED1	SLIDING DOOR (EE)	7		3,200 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	8		2,400 x 2,000		1,200 x 1,200	
						BED3	AWNING WINDOW (E)	9		2,200 x 2,000		1,200 x 1,200	
	BUILDING 6												
26	**ILU**	**6.1 1**	**G**	3 BED	140 sqm	LIVINGROOM	SLIDING DOOR (E)	1		5,800 x 3,000		2,900 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,800 x 2,000			
						KITCHEN	WINDOW (E)	3		2,250 x 2,000			
						BED1	SLIDING DOOR (E)	4		3,100 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	5		1,700 x 2,000		1,200 x 1,200	
						BED3	AWNING WINDOW (E)	6		2,100 x 2,000		1,200 x 1,200	
27	**ILU**	**6.1 2**	**A**	2 BED	118 sqm	LIVINGROOM	SLIDING DOOR (E)	1		5,900 x 3,000		2,950 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		2,250 x 2,000			
						KITCHEN	WINDOW (E)	4		1,157 x 2,000			
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	6		2,100 x 3,000		1,000 x 2,200	
						BED2	WINDOW (E)	7		2,800 x 2,000		1,200 x 1,200	
28	**ILU**	**6.2 1**	**G**	3 BED	140 sqm	LIVINGROOM	SLIDING DOOR (EE)	1		5,800 x 3,000		2,900 x 2,200	
						LIVINGROOM	WINDOW (EE)	2		1,800 x 2,000			
						ENTRANCE	AWNING WINDOW (E)	3		1,300 x 2,000		600 x 1,200	
						BED1	SLIDING DOOR (EE)	4		3,100 x 3,000		2,100 x 2,200	
						BED2	AWNING WINDOW (E)	5		1,700 x 2,000		1,200 x 1,200	
						BED3	AWNING WINDOW (E)	6		2,100 x 2,000		1,200 x 1,200	
29	**ILU**	**6.2 2**	**A**	2 BED	118 sqm	LIVINGROOM	SLIDING DOOR (EE)	1		5,900 x 3,000		2,950 x 2,200	
						LIVINGROOM	WINDOW (EE)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (EE)	3		2,250 x 2,000			
						KITCHEN	AWNING WINDOW (E)	4		4,200 x 2,000		1,800 x 1,200	
						BED1	SLIDING DOOR (EE)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (EE)	6		2,100 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		2,800 x 2,000		1,200 x 1,200	
	BUILDING 7												
30	**ILU**	**7.1 1**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		2,000 x 2,000			
						KITCHEN	WINDOW (E)	4		1,150 x 2,000			
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	6		2,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		3,100 x 2,000		1,200 x 1,200	
31	**ILU**	**7.1 2**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		2,000 x 2,000			
						KITCHEN	WINDOW (E)	4		1,150 x 2,000			
						BED1	SLIDING DOOR (E)	4		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	6		3,100 x 2,000		1,200 x 1,200	
32	**ILU**	**7.2 1**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (EE)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (EE)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (EE)	3		2,000 x 2,000			
						KITCHEN	WINDOW (EE)	4		1,150 x 2,000			
						BED1	SLIDING DOOR (EE)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (EE)	6		2,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		3,100 x 2,000		1,200 x 1,200	
33	**ILU**	**7.2 2**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		2,000 x 2,000			
						KITCHEN	WINDOW (E)	4		1,150 x 2,000			
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	6		2,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		3,100 x 2,000		1,200 x 1,200	
	BUILDING 8												
34	**ILU**	**8.1 1**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		2,000 x 2,000			
						KITCHEN	WINDOW (E)	4		1,150 x 2,000			
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	6		2,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		3,100 x 2,000		1,200 x 1,200	
35	**ILU**	**8.1 2**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (EE)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (EE)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (EE)	3		2,000 x 2,000			
						KITCHEN	WINDOW (EE)	4		1,150 x 2,000			
						BED1	SLIDING DOOR (EE)	4		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (EE)	4		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (EE)	5		2,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	6		3,100 x 2,000		1,200 x 1,200	
36	**ILU**	**8.2 1**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		2,000 x 2,000			
						KITCHEN	WINDOW (E)	4		1,150 x 2,000			
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	6		2,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		3,100 x 2,000		1,200 x 1,200	
37	**ILU**	**8.2 2**	**C**	2 BED	102 sqm	LIVINGROOM	SLIDING DOOR (E)	1		4,300 x 3,000		2,150 x 2,200	
						LIVINGROOM	WINDOW (E)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (E)	3		2,000 x 2,000			
						KITCHEN	WINDOW (E)	4		1,150 x 2,000			
						BED1	SLIDING DOOR (E)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (E)	6		2,200 x 3,000		1,000 x 2,200	
						BED2	AWNING WINDOW (E)	7		3,100 x 2,000		1,200 x 1,200	
	BUILDING 9												
38	**ILU**	**9.1 1**	**A**	2 BED	118 sqm	LIVINGROOM	SLIDING DOOR (EE)	1		5,900 x 3,000		2,950 x 2,200	
						LIVINGROOM	WINDOW (EE)	2		1,000 x 2,000			
						LIVINGROOM	WINDOW (EE)	3		2,000 x 2,000			
						KITCHEN	WINDOW (EE)	4		1,150 x 2,000			
						BED1	SLIDING DOOR (EE)	5		3,200 x 3,000		2,100 x 2,200	
						BED1	SLIDING DOOR (EE)	6



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REVISION	DATE	DESCRIPTION	BY
J	08.03.2019	PRELIMINARY	PS
L	29.03.2019	FOR DA APPROVAL	PS

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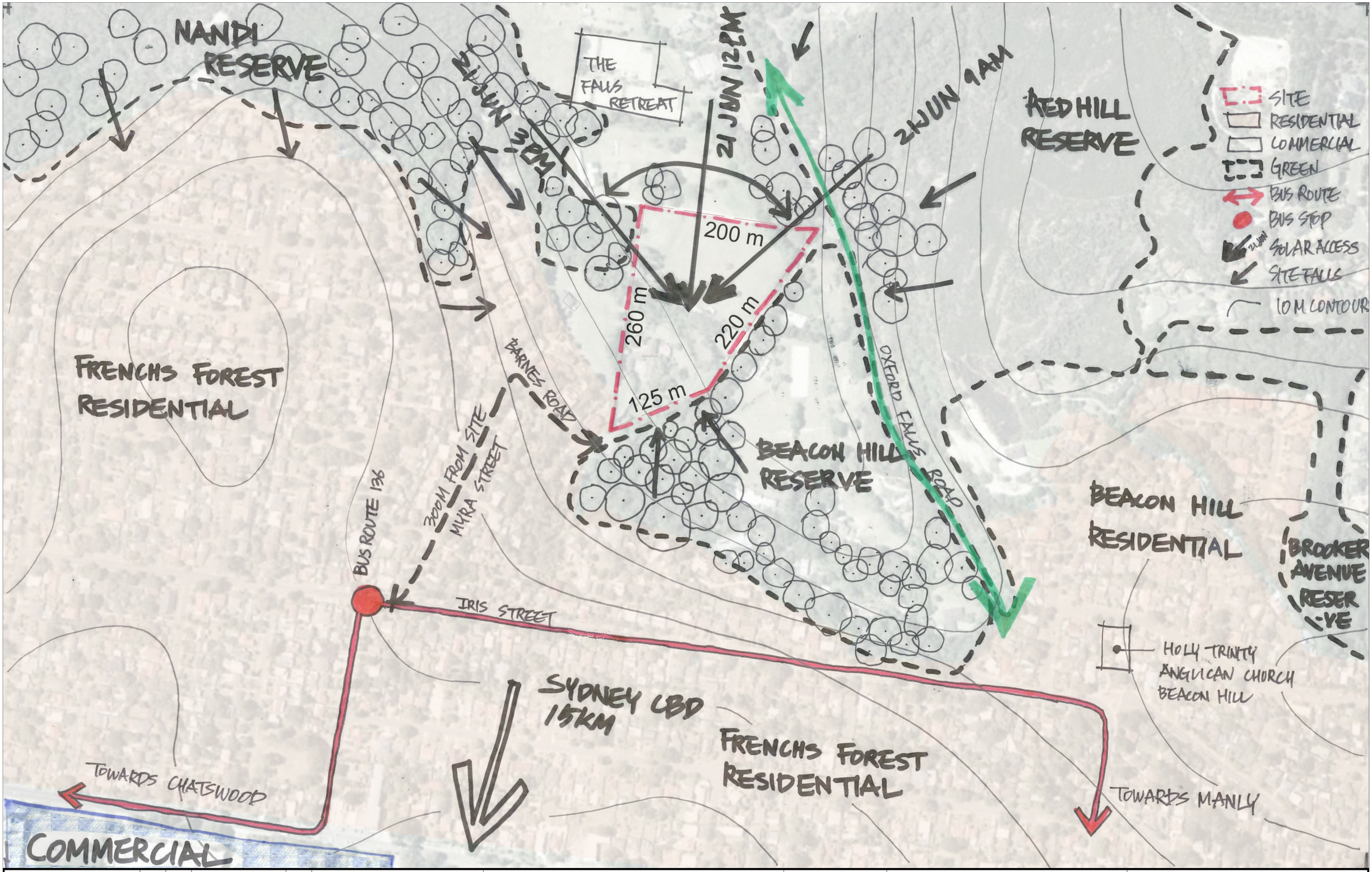
CLIENT
DuKor 24 Pty Ltd
Frenchs Forest
Barnes Road

PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LOCATION PLAN

SCALE	DATE	DRAWN	CHECKED
1:1000@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 1.01	L



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REVISION	DATE	DESCRIPTION	BY
J	08.03.2019	PRELIMINARY	PS
L	29.03.2019	FOR DA APPROVAL	PS

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ABN 20 098 552 151

CLIENT
DuKor 24 Pty Ltd
Frenchs Forest
Barnes Road

PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
SITE ANALYSIS

SCALE	DATE	DRAWN	CHECKED
NTS	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 1.02	L

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REVISION	DATE	DESCRIPTION	BY
I	01.03.2019	PRELIMINARY WITH LANDSCAPE	PS
J	08.03.2019	PRELIMINARY	PS
L	29.03.2019	FOR DA APPROVAL	PS

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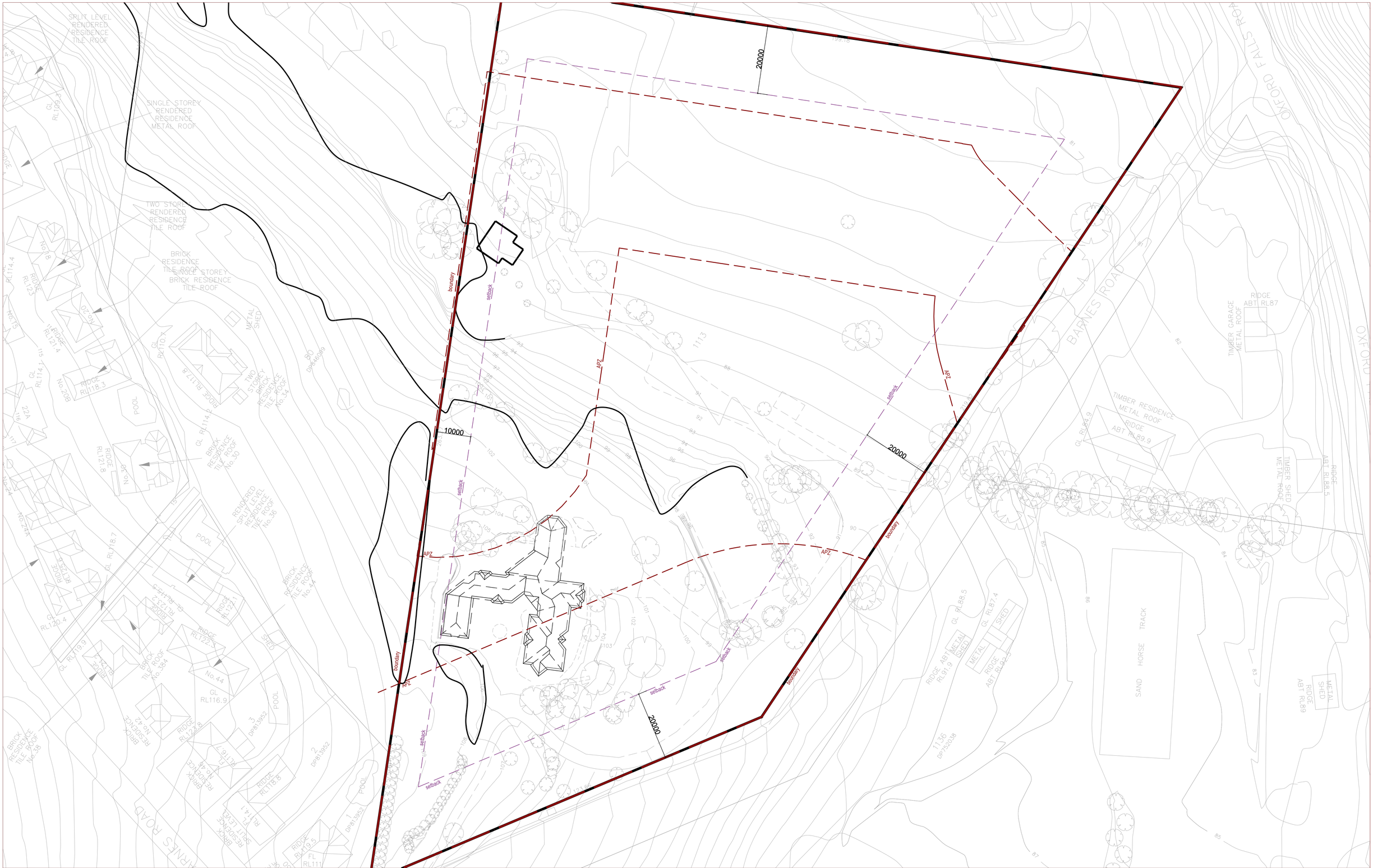
CLIENT
DuKor 24 Pty Ltd
Frenchs Forest
Barnes Road

PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1:1000 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 1.03	L


20000
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APZ
BARNES ROAD
OXFORD FALLS ROAD
FRENCHS FOREST ROAD
SAND HORSE TRACK
SINGLE STOREY RENDERED RESIDENCE METAL ROOF
TWO STOREY RENDERED RESIDENCE TILE ROOF
BRICK RESIDENCE TILE ROOF
SINGLE STOREY BRICK RESIDENCE TILE ROOF
METAL SHED
TWO STOREY BRICK RESIDENCE TILE ROOF No.34
BRICK RESIDENCE TILE ROOF No.30
RENDERED SPLIT LEVEL RESIDENCE TILE ROOF No.36
BRICK RESIDENCE TILE ROOF No.54
BRICK RESIDENCE TILE ROOF No.38
BRICK RESIDENCE TILE ROOF No.42
BRICK RESIDENCE TILE ROOF No.44
TIMBER GARAGE METAL ROOF
TIMBER RESIDENCE METAL ROOF
TIMBER SHED METAL ROOF
POOL
RIDGE ABT RL87
RIDGE ABT RL89.9
RIDGE ABT RL88.5
RIDGE ABT RL89
RIDGE ABT RL91.9
GL RL87.4
GL RL88.5
GL RL89.9
GL RL109.3
GL RL114.4
GL RL110.7
GL RL114.1
GL RL114.2
GL RL118.7
GL RL120.4
GL RL119.9
GL RL116.9
GL RL118.3
GL RL117.5
GL RL117.1
GL RL117.4
GL RL119.5
FL RL111
RIDGE RL123
RIDGE RL121.4
RIDGE RL118.3
RIDGE RL121.8
RIDGE RL122.1
RIDGE RL122.5
RIDGE RL118.7
RIDGE RL118.8
No.18
No.20
No.20B
No.22A
No.24
No.26
No.28
No.36
No.38
No.42
No.44
No.54
No.34
No.30
No.5
No.7
No.9
No.11
No.15
No.17
No.19
No.21
No.23
No.25
No.27
No.29
No.31
No.33
No.35
No.37
No.39
No.41
No.43
No.45
No.47
No.49
No.51
No.53
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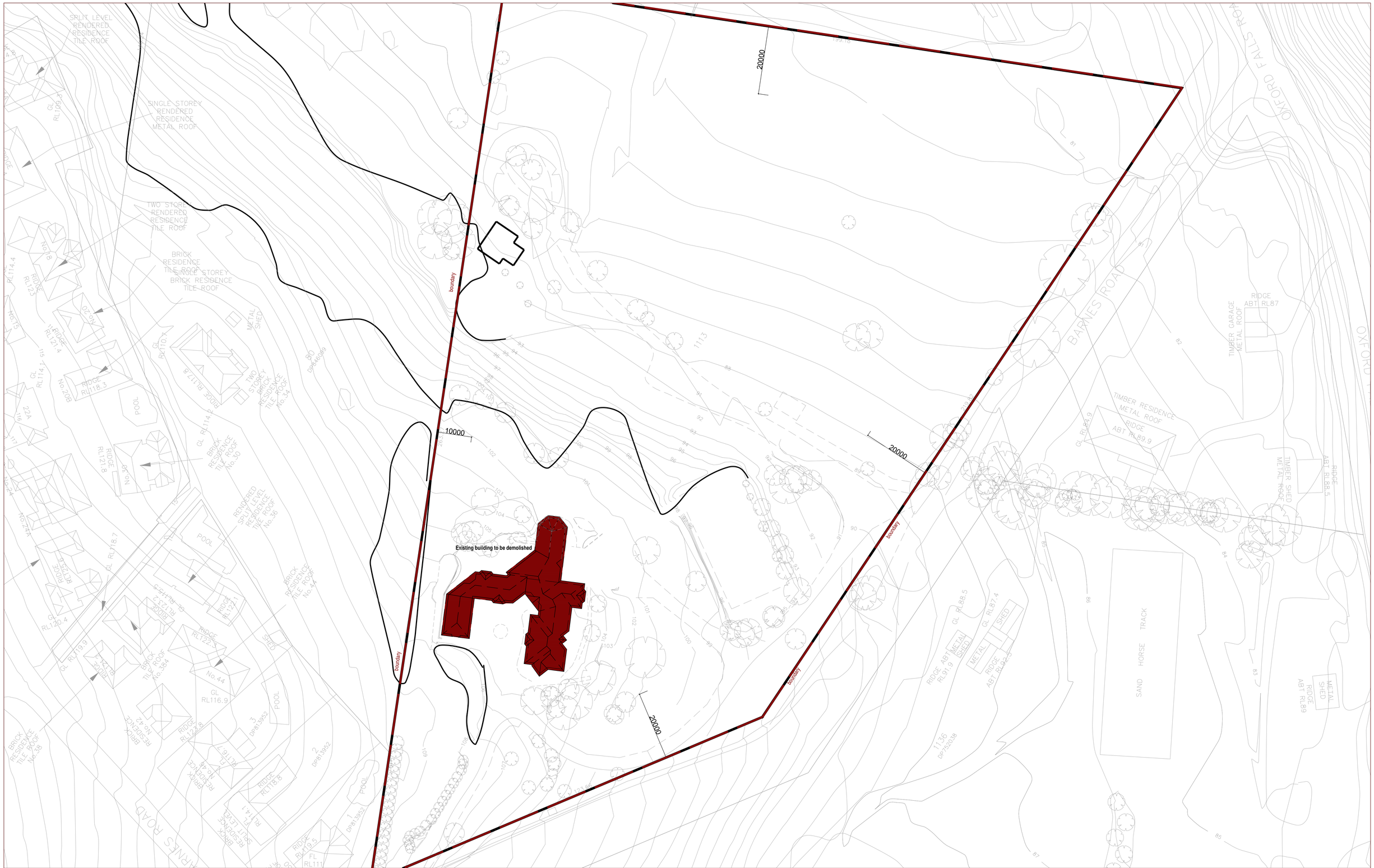
No.79
No.81
No.83
No.85
No.87
No.89
No.91
No.93



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Barnes Road

PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
DEMOLITION PLAN

SCALE	DATE	DRAWN	CHECKED
1:1000@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 1.05	L

SPLIT LEVEL RENDERED RESIDENCE TILE ROOF
SINGLE STOREY RENDERED RESIDENCE METAL ROOF
TWO STOREY RENDERED RESIDENCE TILE ROOF
BRICK RESIDENCE TILE ROOF
SINGLE STOREY BRICK RESIDENCE TILE ROOF
METAL SHED
TWO STOREY BRICK RESIDENCE TILE ROOF No.34
BRICK RESIDENCE TILE ROOF No.30
RENDERED SPLIT LEVEL RESIDENCE TILE ROOF No.36
BRICK RESIDENCE TILE ROOF No.44
BRICK RESIDENCE TILE ROOF No.38A
BRICK RESIDENCE TILE ROOF No.42
BRICK RESIDENCE TILE ROOF No.38
No.18
No.20
No.20B
No.22A
No.24A
No.24
No.26
No.28
No.32
No.40
No.44
No.46
No.48
No.50
No.52
No.54
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No.94
No.96
No.98
No.100
No.102
No.104
No.106
No.108
No.110
No.112
No.114
No.116
No.118
No.120
No.122

BUILDINGS 6,7,8,9
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

SWIMMING POOL
1.50m DEEP

GYM

LOBBY

PLANT ROOM

WASTE ROOM #4
LAUNDRY BINS

FAN ROOM

1 PARKING
24 CAR PARKING SPACES

RL+085.35

ROLLER SHUTTER DOOR

PROPOSED OUTLINE OF UPPER FLOOR

APPROVED BUILDING ENVELOPE SHOWN DASHED

APZ

SECTION AA

SECTION BB

SECTION CC

IMPORTANT NOTES

D□ □□s□□□ r□m dr□□ □□s. A□d m□s□□s s□□□□□ □□□□□d □□ s□□ □□□r□ □mm□□□m□□□□□ r□. A□d s r□□□□□□s s□□□□ r□□□□□□ □□ □□□□□□ □□□□ Ar□□□□□ L□r□r s□□□ dr□□ □□s □□d □r□□□ d m□s□□s □□□ r□□□d □□□□. T□s dr□□ □□ s □□□r□□□□d □□ r□□r□ □□□□ □□□r□□d m□s□ □□□□ r□□□ d□□□□d r□s□d □□□□□□ □□r□ss □□□r□□ □MARCHESE PARTNERS INTERNATIONAL PTY. LTD.

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A	12.09.2019	FOR APPROVAL	YW

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PRO□ECT
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DRAWING TITLE
LEVEL RL 86

SCALE	DATE	DRAWN	CHECKED
1:500□ A3	12.09.2019	YW	□C

□OB	DRAWING	REVISION
18161	DA 2.01	A

BUILDINGS 6,7,8,9
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

6.1.1 3 BED 140sqm
6.1.2 2 BED 118sqm
7.1.1 2 BED 102sqm
7.1.2 2 BED 102sqm
8.1.1 2 BED 102sqm
8.1.2 2 BED 102sqm
9.1.1 2 BED 118sqm
9.1.2 3 BED 148sqm

RL+088.25
RL+090.90

OUTLINE OF PROPOSED PAVILION ABOVE

APPROVED BUILDING ENVELOPE SHOWN DASHED

PARKING3
16 CAR PARKING SPACES

LOW HEIGHT CLEARANCE STORAGE

LOBBY

WASTE ROOM 3
MOTOR BIKE
PWR ROOM

ROLLER SHUTTER DOOR

APPROVED BUILDING ENVELOPE SHOWN DASHED

APZ

SECTION AA
SECTION BB
SECTION CC

GL RL88.5
GL RL87.4
METAL SHED
RIDGE ABT RL91.9

IMPORTANT NOTES□

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DRAWING TITLE
LEVEL RL 89

SCALE	DATE	DRAWN	CHECKED
1:500□ A3	12.09.2019	YW	□C
□OB	DRAWING		REVISION
18161	DA 2.02		A

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 95

SCALE	DATE	DRAWN	CHECKED
1:500@A3	15.03.2018	AS	PS

JOB	DRAWING	REVISION
18161	DA 2.03	K

BUILDINGS 6,7,8,9
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

4.2.1 3BED 188sqm TYPE M

4.2.2 3BED 156sqm TYPE B

10000

20000

APPROVED BUILDING ENVELOPE SHOWN DASHED

Basement below @ RL 90.90

SECTION AA

SECTION BB

SECTION CC

boundary

Setback

APZ

RIDGE ABT RL91.9

METAL SHED

GL RL88.5

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 98

SCALE	DATE	DRAWN	CHECKED
1:500@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 2.04	L

BUILDINGS 6,7,8,9
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

BUILDING 10
B.O.H.
OFFICE
LAUNDRY
STAFF
STAFF ROOM
STORAGE
Facilities Area 28m2

APPROVED BUILDING ENVELOPE SHOWN DASHED

boundary
setback
APZ
10000
20000
SECTION AA
SECTION BB
SECTION CC
SECTION DD

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 101

SCALE	DATE	DRAWN	CHECKED
1:500@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 2.05	L

BUILDINGS 6,7,8
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

boundary
Setback
APZ
10000
20000
SECTION AA
SECTION BB
SECTION CC
SECTION DD
APPROVED BUILDING ENVELOPE SHOWN DASHED
ROLLER SHUTTER DOOR
WATER DRAIN
FIRE CONTROL ROOM
FAN ROOM
STORAGE
RL+102.40
Basement below @ RL 90.90
METAL SHED
RIDGE ABT RL 91.9
GL RL 88.5

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 104

SCALE	DATE	DRAWN	CHECKED
1:500@A3	15.03.2018	AS	PS

JOB	DRAWING	REVISION
18161	DA 2.06	K

BUILDINGS 6,7,8,9
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

1.1.4
2 BED
112sqm
TYPE H

1.1.3
2 BED
104sqm
TYPE G

1.1.2
2 BED
124 sqm
TYPE E

2 BED
104sqm
TYPE D

GAME AREA
FIRE PLACE
SHUFFLE BOARD
POOL
LOUNGE
WELLCOME
CRAFT ROOM
RECEPTION
OFFICE
CAFE KITCHEN
MAIL BOXES
B.O.H.
STORAGE
SERVICES
GARBAGE ROOM
LOADING DOCK
FIRE PUMP
Hydrant Booster
Basement below @ RL 90.90

APPROVED BUILDING ENVELOPE SHOWN DASHED

APZ
setback
boundary
10000
20000
SECTION AA
SECTION BB
SECTION CC
SECTION DD

REVISION	DATE	DESCRIPTION	BY
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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 107

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION
18161	DA 2.07	L

BUILDINGS 6,7,8,9
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

FLAT ROOF
RL+112.70

APPROVED BUILDING ENVELOPE SHOWN DASHED

APZ

setback

boundary

BUILDING 04

10000

20000

SECTION AA
SECTION BB
SECTION CC
SECTION DD

1.2.1 2 BED 104sqm TYPE C
1.2.2 2 BED 96sqm TYPE I
1.2.3 2 BED 96sqm TYPE I
1.2.4 3 BED 145sqm TYPE F
1.2.5 2 BED 104sqm TYPE C
1.2.6 2 BED 99sqm TYPE J
1.2.7 2 BED 112sqm TYPE H

Basement below @ RL 90.90

RIDGE ABT RL91.9
METAL SHED
GL RL88.5

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CLIENT
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Frenchs Forest
Barnes Road

PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 110

SCALE	DATE	DRAWN	CHECKED
1:500@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 2.08	L

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REVISION	DATE	DESCRIPTION	BY
J	08.03.2019	PRELIMINARY	PS
K	14.03.2019	PRELIMINARY	PS
L	29.03.2019	FOR DA APPROVAL	PS

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL ROOF

SCALE	DATE	DRAWN	CHECKED
1:500@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 2.09	L

Note:

The landscape shown on the drawing is indicative only.
For landscape design please refer to landscape architect drawings and documentation.

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J	08.03.2019	PRELIMINARY	PS
K	12.03.2019	PRELIMINARY	PS
L	29.03.2019	FOR DA APPROVAL	PS

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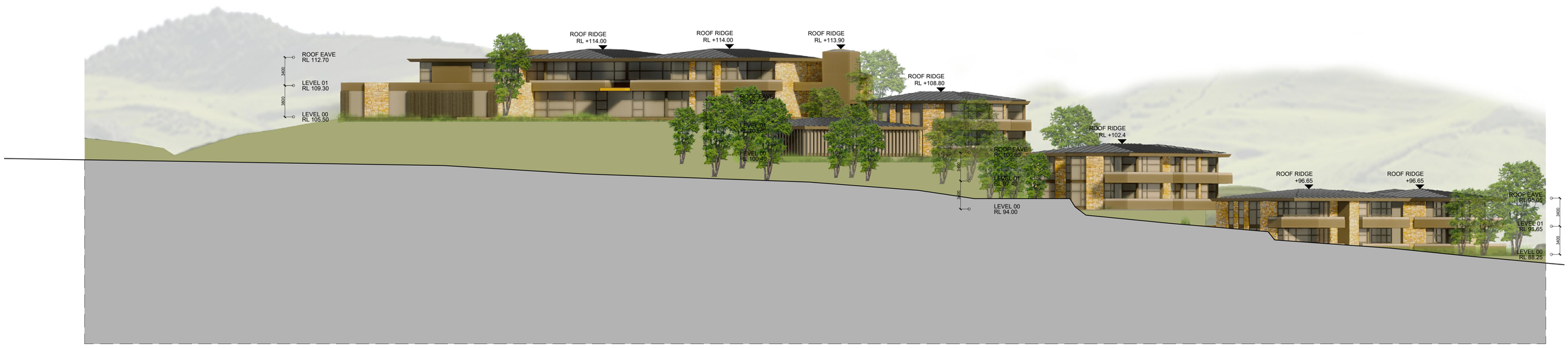
PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
NORTH WEST ELEVATION

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA3.01	L



Note:

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K	12.03.2019	PRELIMINARY	PS
L	29.03.2019	FOR DA APPROVAL	PS

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
SOUTH EAST ELEVATION

SCALE	DATE	DRAWN	CHECKED
1:400 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA3.02	L

Note:

The landscape shown on the drawing is indicative only.
For landscape design please refer to landscape architect drawings and documentation.

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PROJECT
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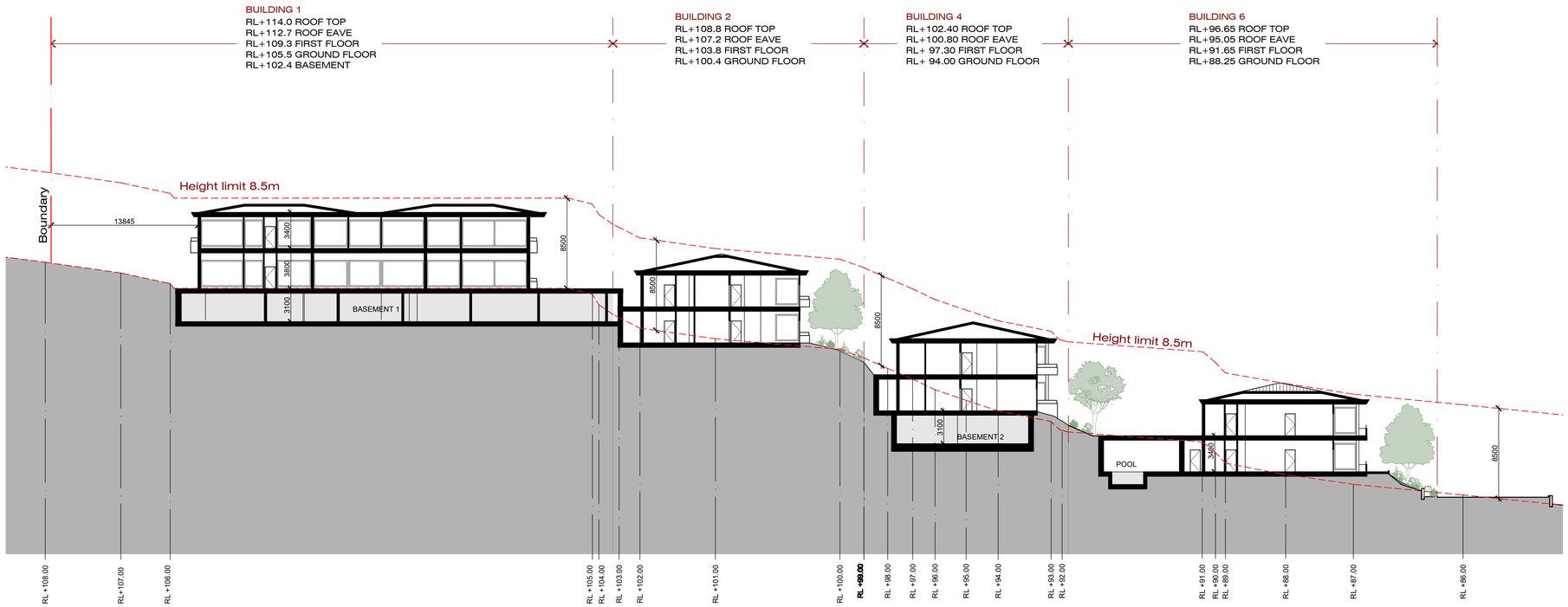
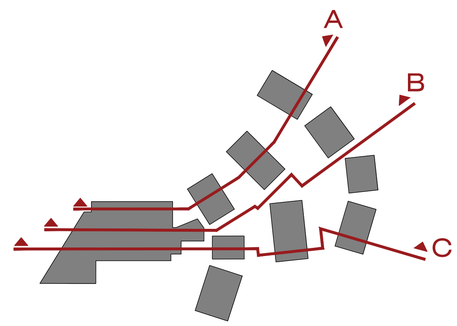
DRAWING TITLE
NORTH EAST ELEVATION

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA3.03	L





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PROJECT
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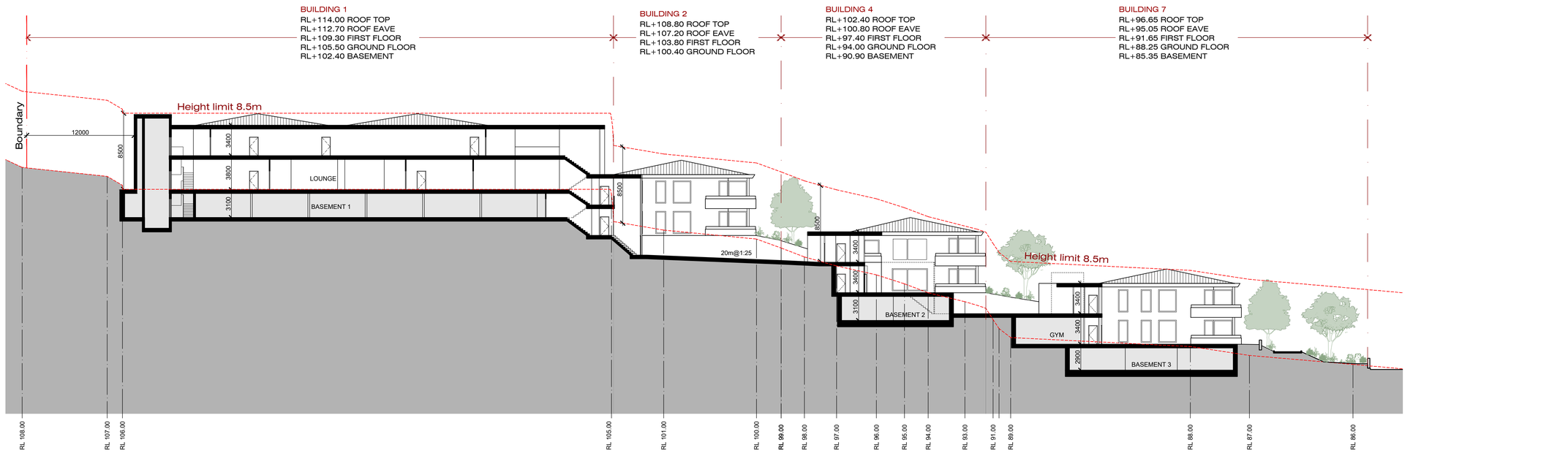
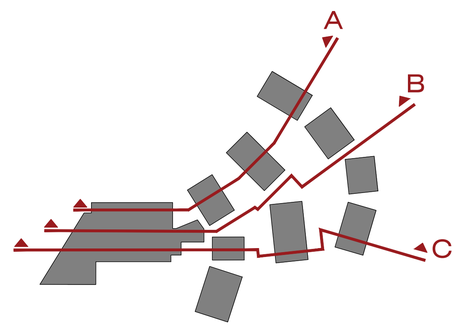
DRAWING TITLE
SECTION-AA

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
14048	DA 4.01	K





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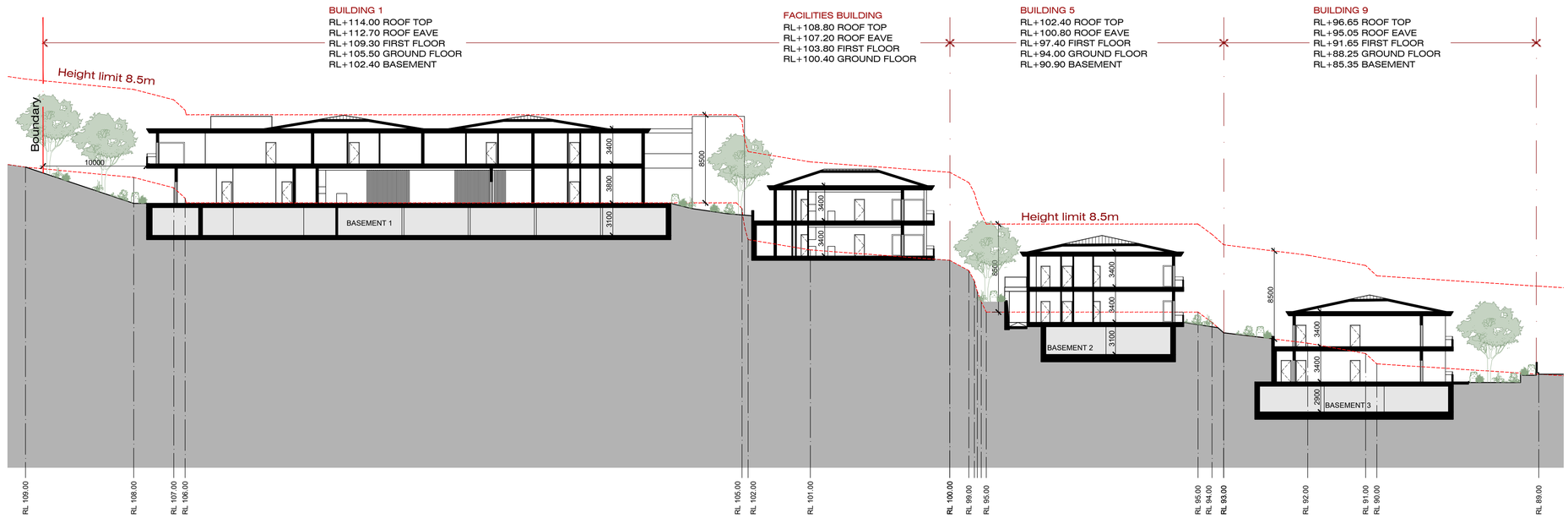
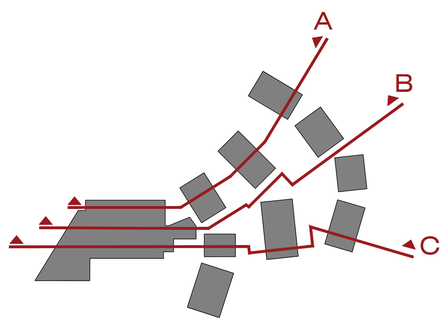
PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
SECTION-BB

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
14048	DA 4.02	L





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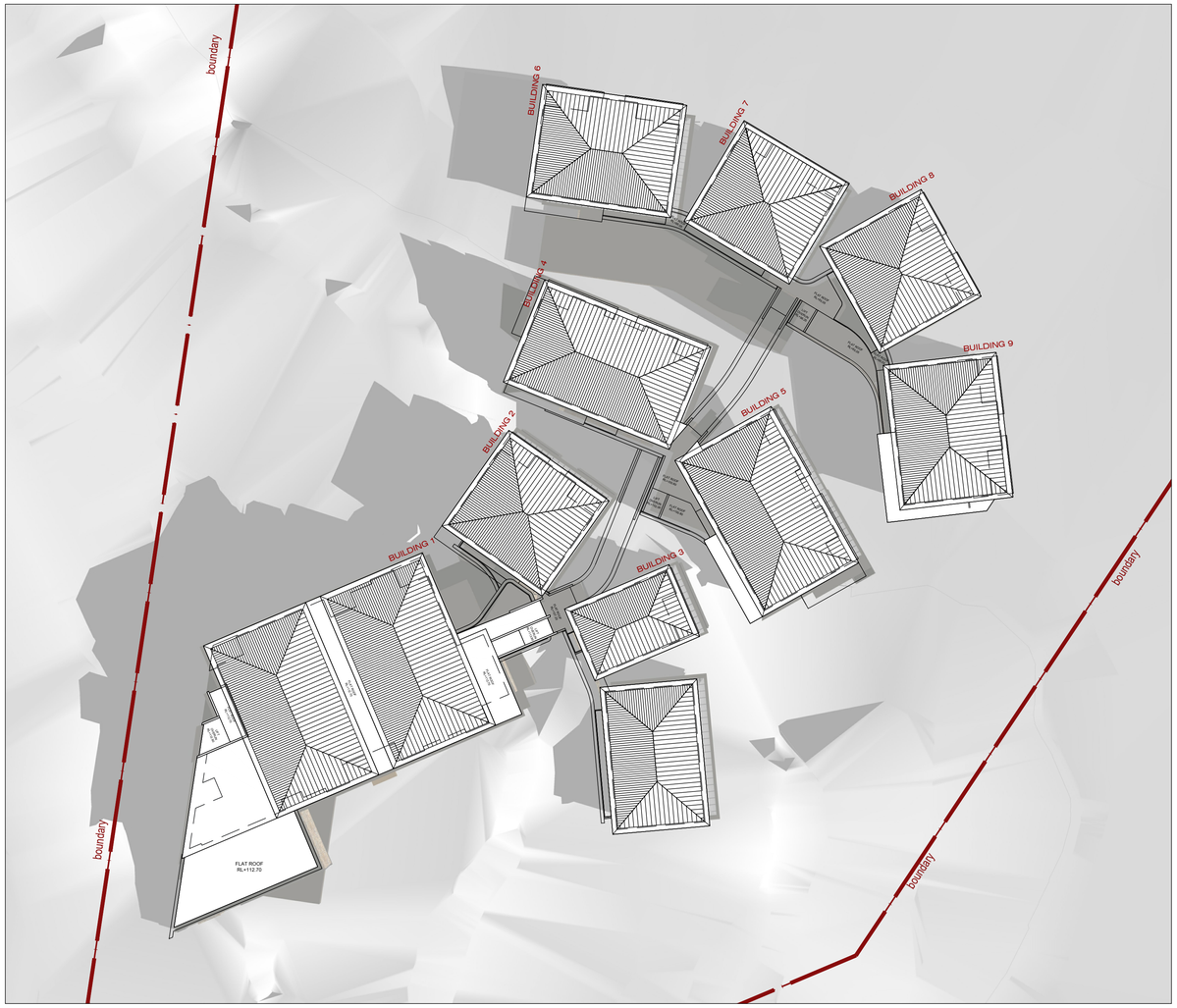
PROJECT
Oxford Falls - Self Contained Dwellings

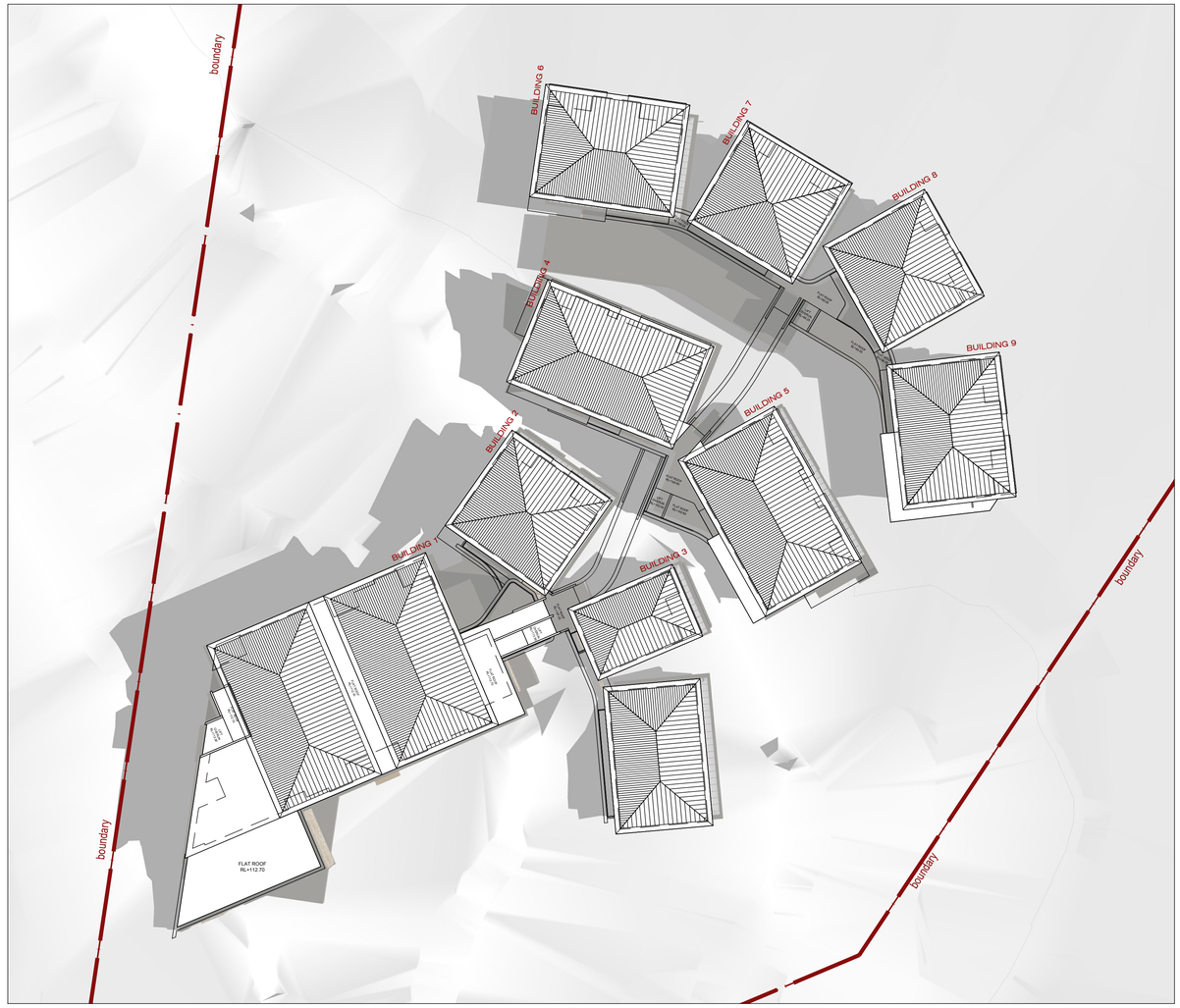
DRAWING TITLE
SECTION-CC

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
14048	DA 4.03	L



21 JUN 9.00AM



21 JUN 10.00AM

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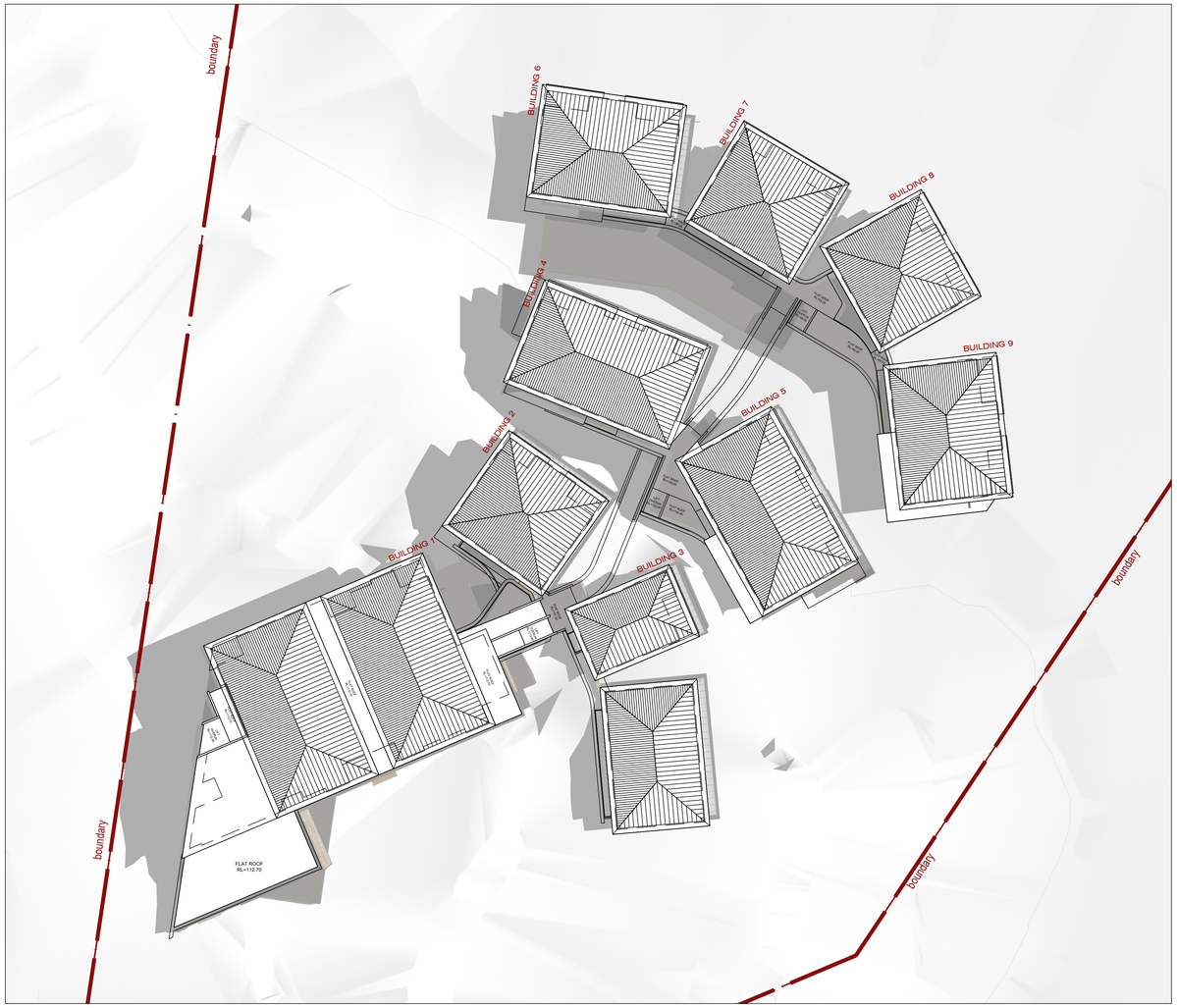
PROJECT
Oxford Falls - Self Contained Dwellings

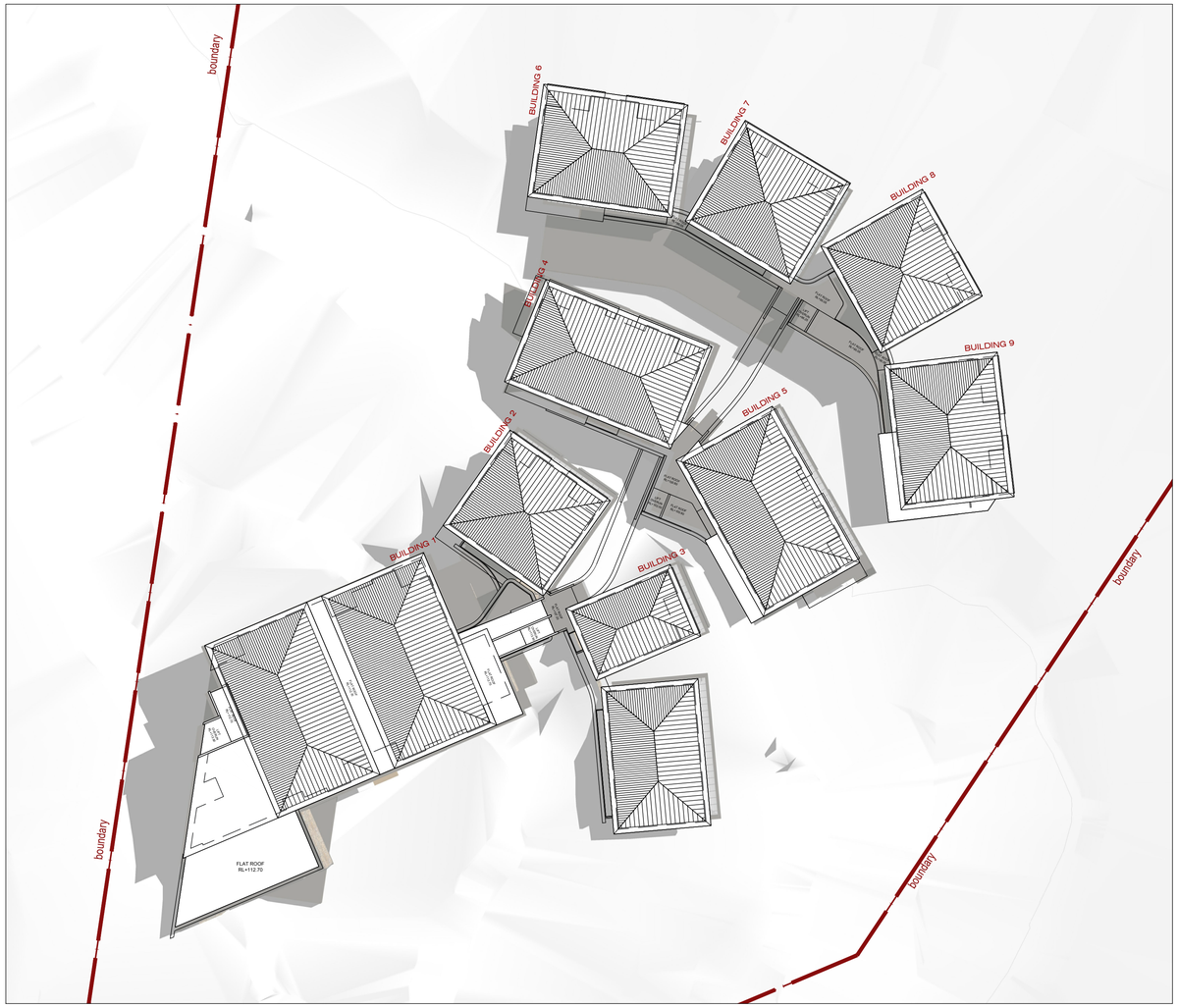
DRAWING TITLE
SHADOW STUDY 21 JUNE 09-10

SCALE	DATE	DRAWN	CHECKED
NTS	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA5.01	L



21 JUN 11.00AM



21 JUN 12.00PM

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K	14.03.2019	PRELIMINARY	PS
L	29.03.2019	FOR DA APPROVAL	PS

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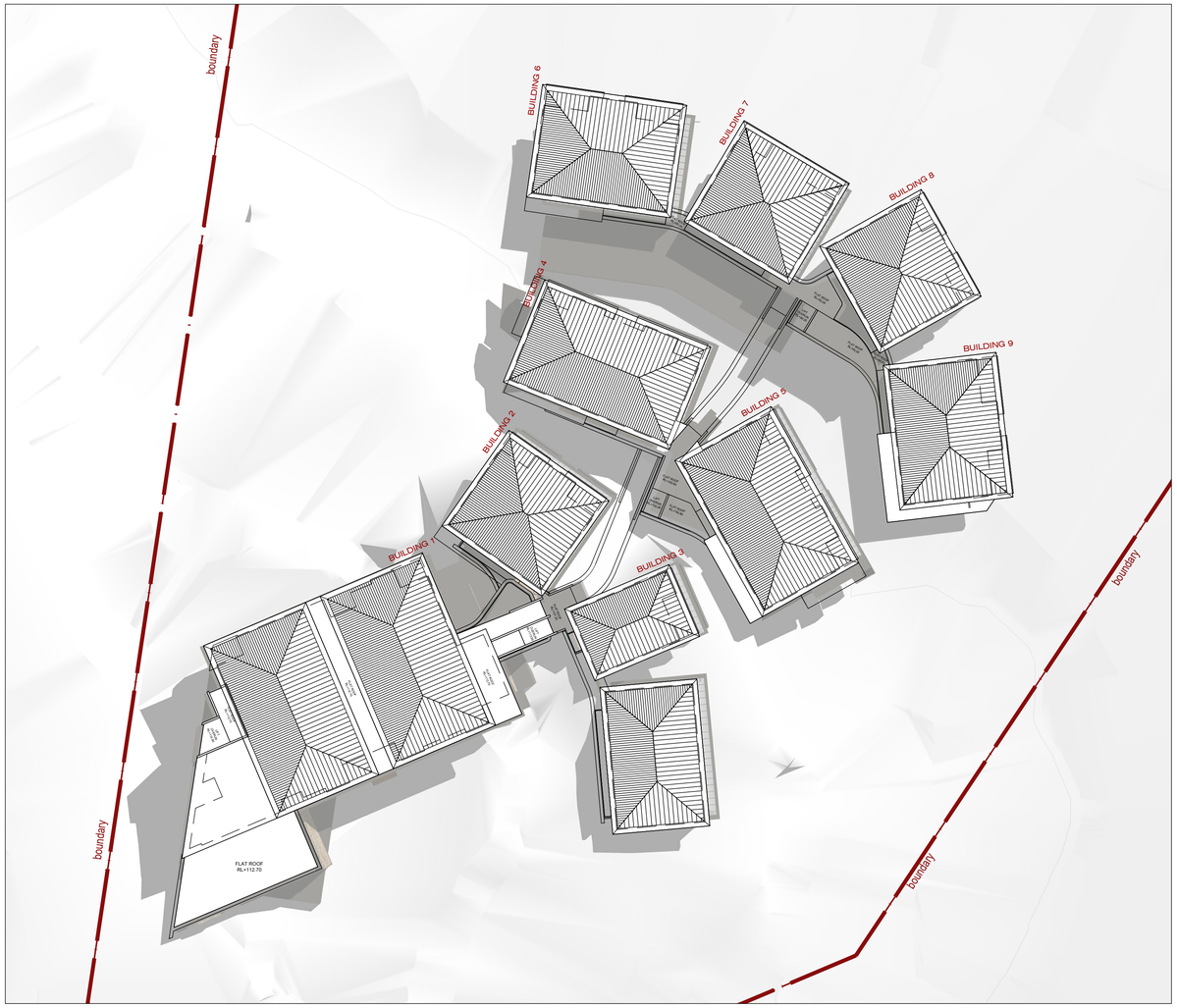
PROJECT
Oxford Falls - Self Contained Dwellings

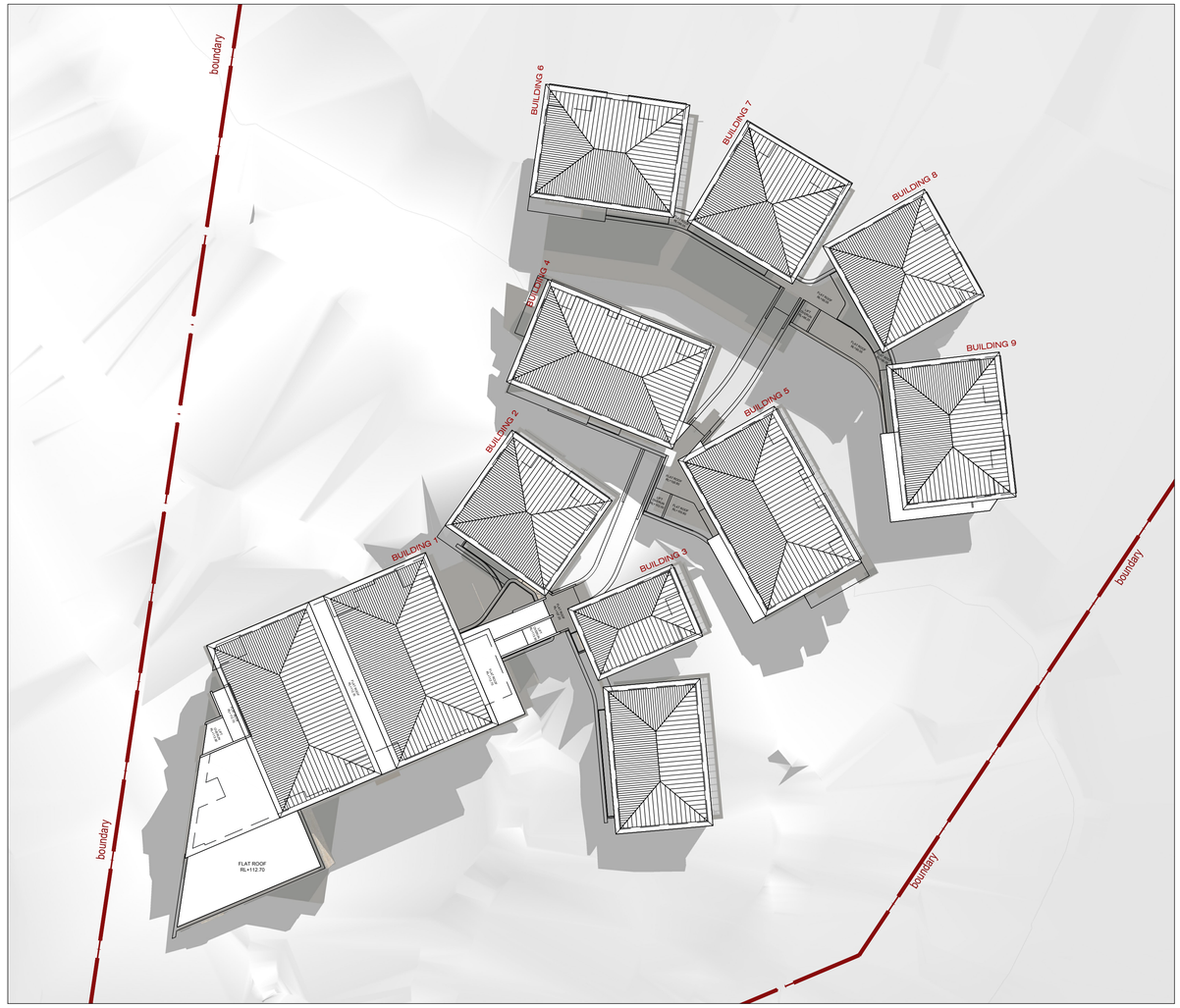
DRAWING TITLE
SHADOW STUDY 21 JUNE 11-12

SCALE	DATE	DRAWN	CHECKED
NTS	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA5.02	L



21 JUN 13.00PM



21 JUN 14.00PM

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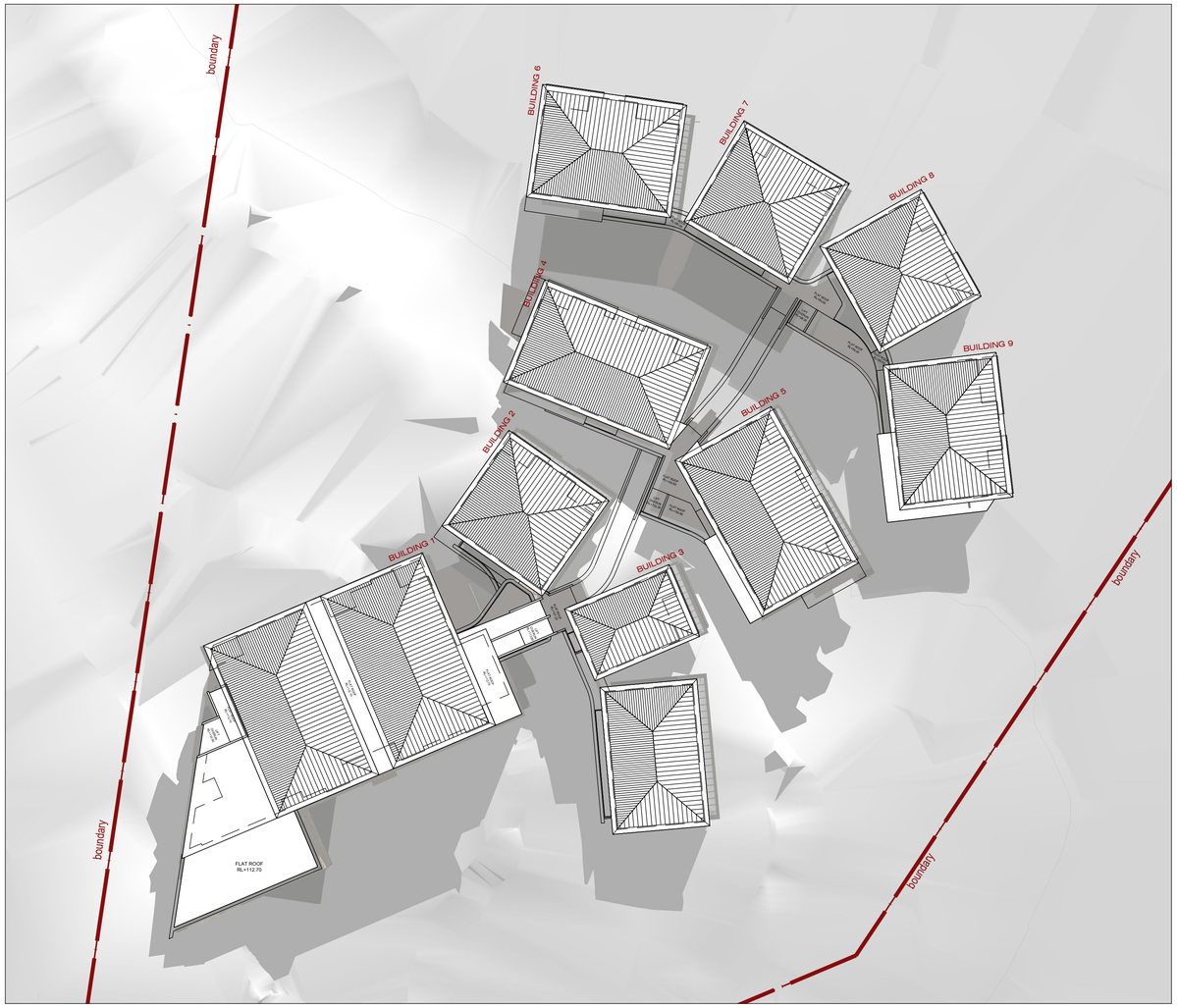
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
SHADOW STUDY 21 JUNE 13-14

SCALE	DATE	DRAWN	CHECKED
NTS	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA5.03	L



21 JUN 15.00PM

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J	08.03.2019	PRELIMINARY	PS
K	14.03.2019	PRELIMINARY	PS
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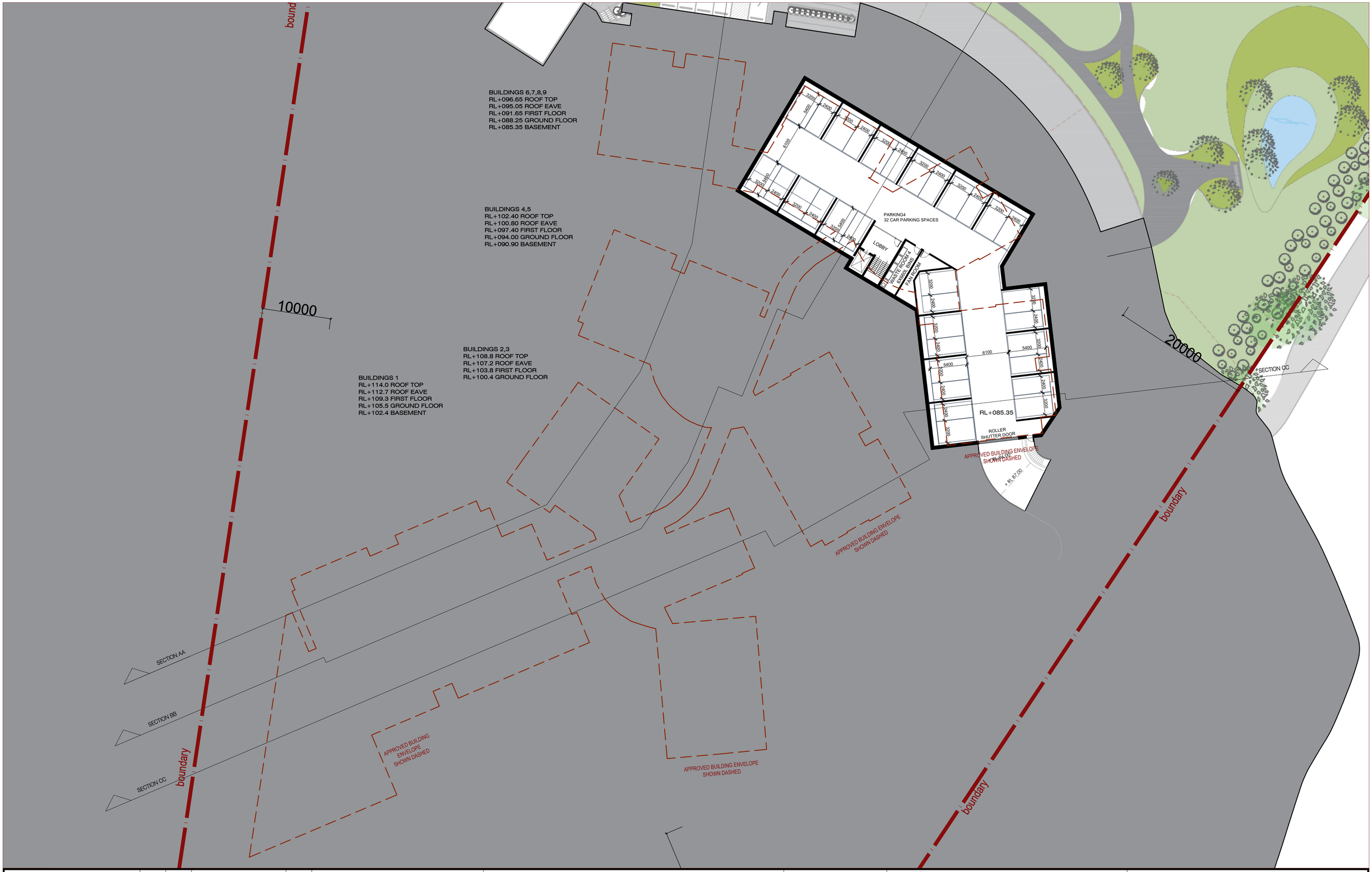
PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
SHADOW STUDY 21 JUNE 15

SCALE	DATE	DRAWN	CHECKED
NTS	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA5.04	L



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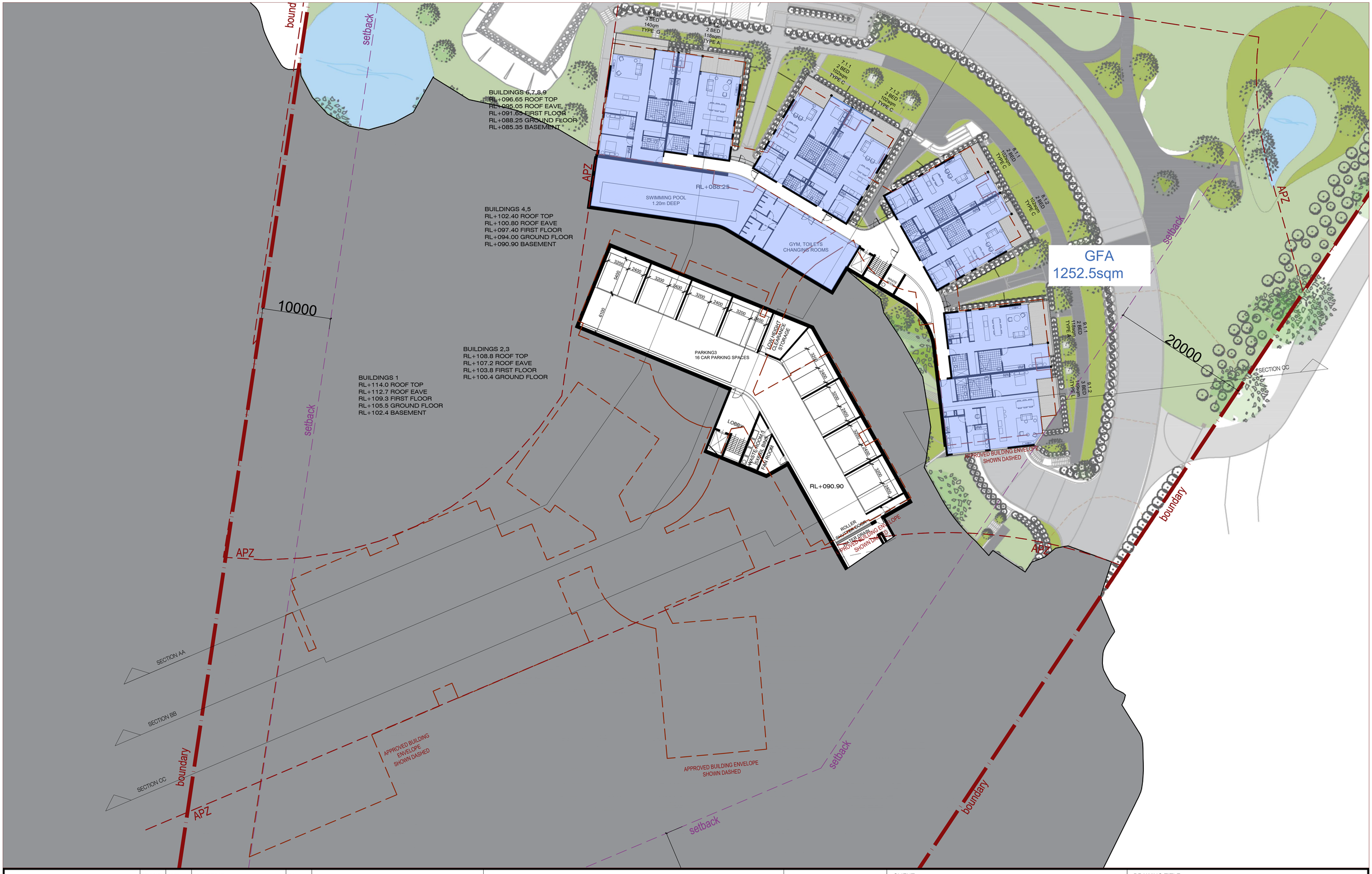
PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 86 GFA

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 5.22	L



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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 89 GFA

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA5.23	L

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 95 GFA

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA5.24	L

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L	29.03.2019	FOR DA APPROVAL	PS

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 98 GFA

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA5.25	L

BUILDINGS 6,7,8,9
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

2 1 1 2BED 102sqm TYPE C

2 1 1 2BED 102sqm TYPE C

3 1 1 1BED 116sqm TYPE A

BUILDING 10

GFA
564.4sqm

B.O.H.
OFFICE
LAUNDRY
STAFF
STAFF ROOM
STORAGE
AREA 304sqm
FIRE TRAIL

10000

20000

APZ

setback

boundary

SECTION AA

SECTION BB

SECTION CC

APPROVED BUILDING ENVELOPE SHOWN DASHED

FLAT ROOF RL+96.65

FLAT ROOF RL+100.80

FLAT ROOF RL+100.80

LIFT OVERRUN RL+110.60

FLAT ROOF RL+100.80

ROOF

PLANT LIFTS

REVISION	DATE	DESCRIPTION	BY
J	08.03.2019	PRELIMINARY	PS
K	14.03.2019	PRELIMINARY	PS
L	29.03.2019	FOR DA APPROVAL	PS

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 101 GFA

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA5.26	L

BUILDINGS 6,7,8,9
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

2-2 2BED 116sqm TYPE A

2-2 2BED 102sqm TYPE C

3-1 1BED TYPE A

FLAT ROOF RL+96.00

10000

20000

SECTION DD

SECTION AA

SECTION BB

SECTION CC

APPROVED BUILDING ENVELOPE SHOWN DASHED

GFA
357.2sqm

boundary

setback

APZ

STORAGE

FAN ROOM

FIRE CONTROL ROOM

ROLLER SHUTTER DOOR

WATER DRAIN RL+102.40

RL+102.40

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 104 GFA

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA5.27	L

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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 107 GFA

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA5.28	L

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PROJECT
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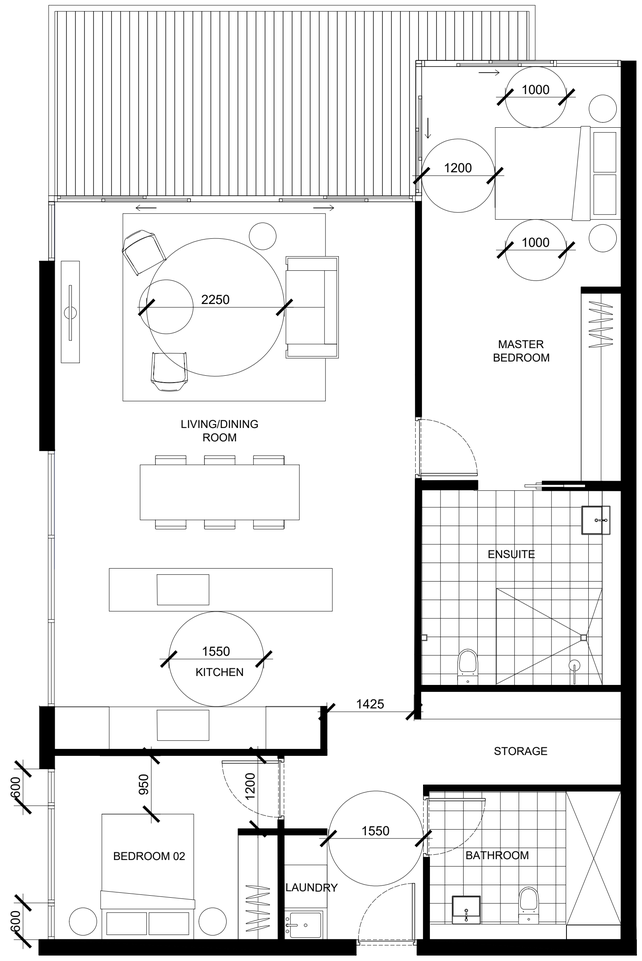
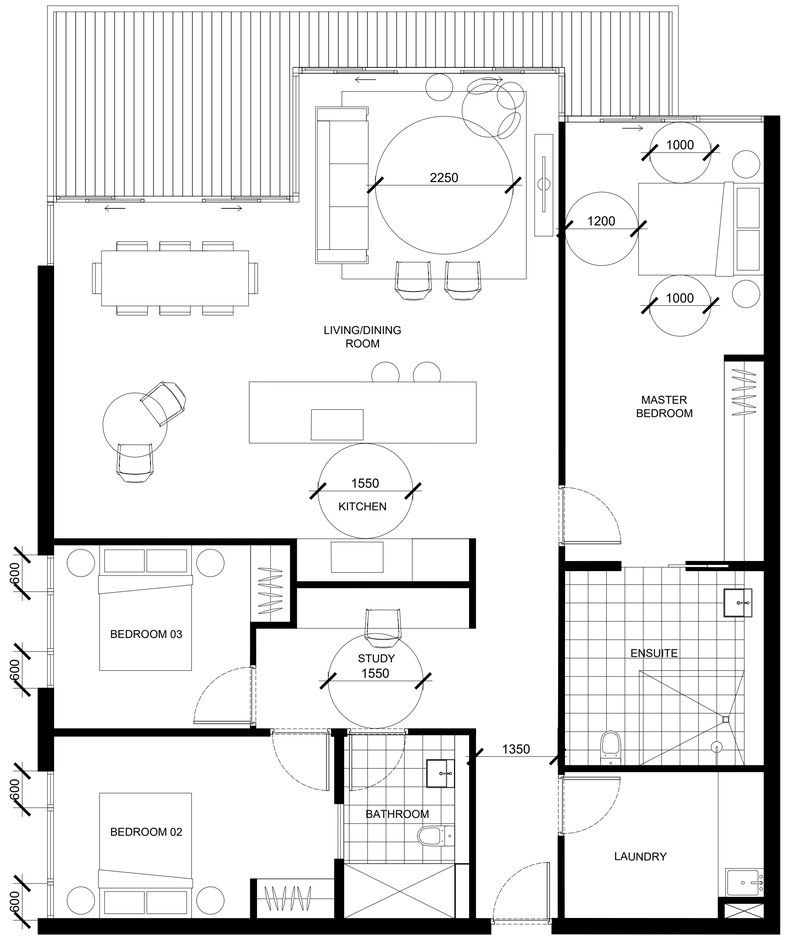
DRAWING TITLE
LEVEL RL 110 GFA

SCALE	DATE	DRAWN	CHECKED
1:500 @ A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 5.29	L



UNIT TYPE A
2BED - 118sqm
UNITS: | 3.1.1 | 3.1.2 | 6.1.2 | 6.2.2 | 9.1.1 | 9.2.1 |



UNIT TYPE B
3BED - 150sqm
UNITS: | 4.1.1 | 4.1.2 | 4.2.2 | 5.1.2 | 5.2.2 |

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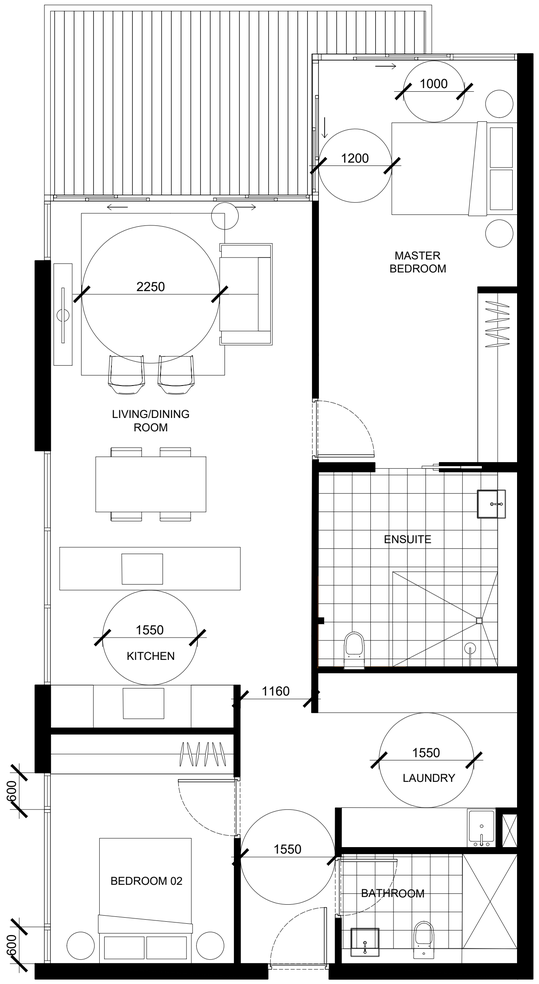
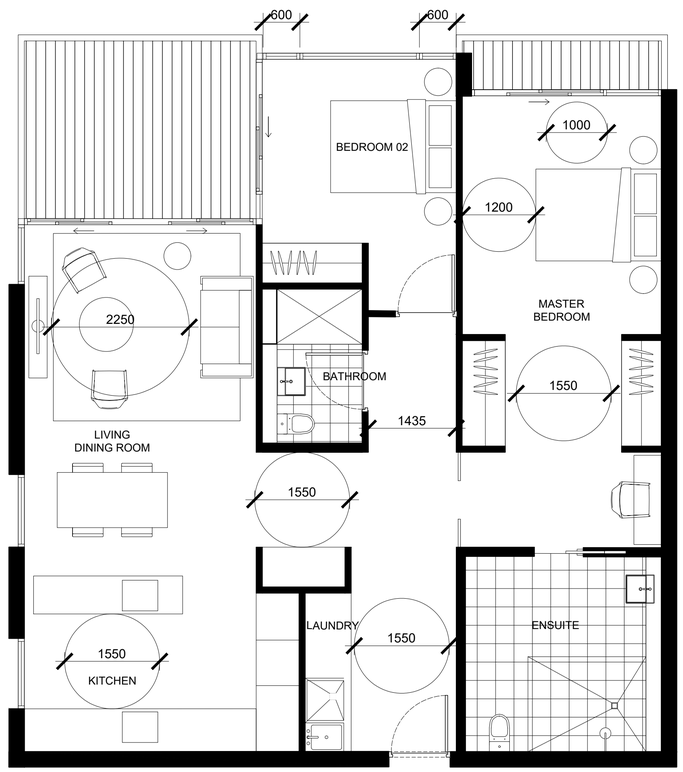
DRAWING TITLE
ILU LAYOUTS 01

SCALE	DATE	DRAWN	CHECKED
1:100@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 5.41	L



UNIT TYPE C
2BED - 102sqm
UNITS : | 2.1.1 | 2.1.2 | 2.2.2 | 7.1.1 | 7.1.2 | 7.2.1 | 7.2.2 | 8.1.1 | 8.1.2 | 8.2.1 | 8.2.2 |



UNIT TYPE D
2BED - 104sqm
UNITS : | 1.1.1 | 1.1.3 | 1.2.1 | 1.2.5 |

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DRAWING TITLE
ILU LAYOUTS 02

SCALE	DATE	DRAWN	CHECKED
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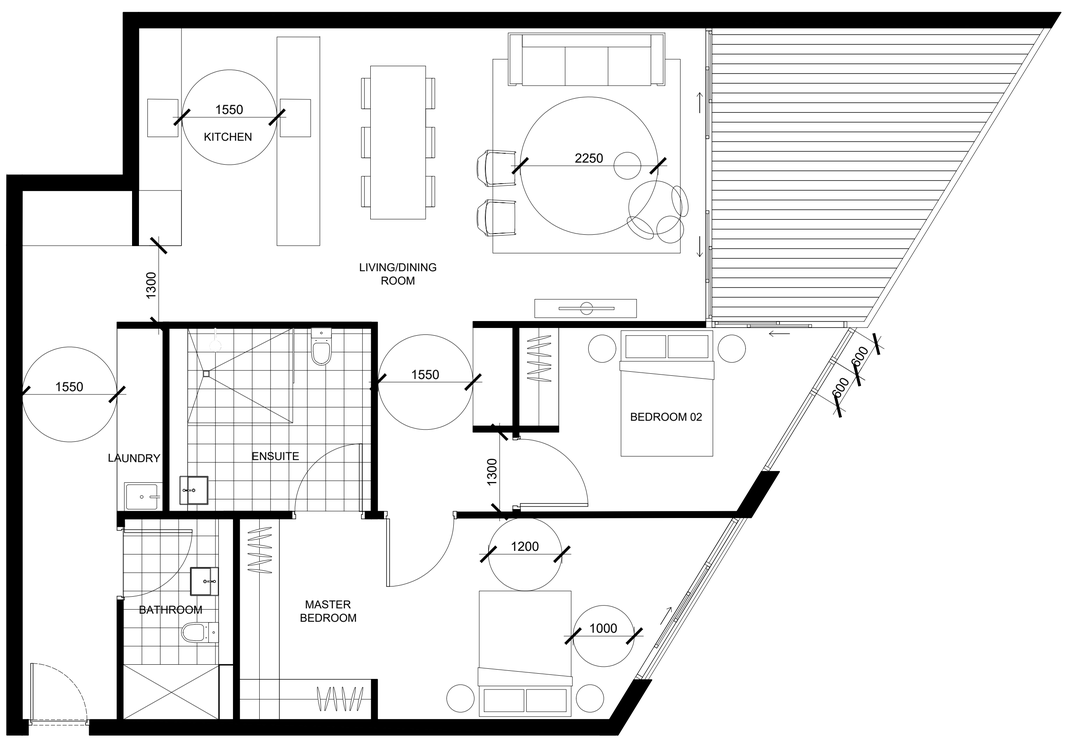
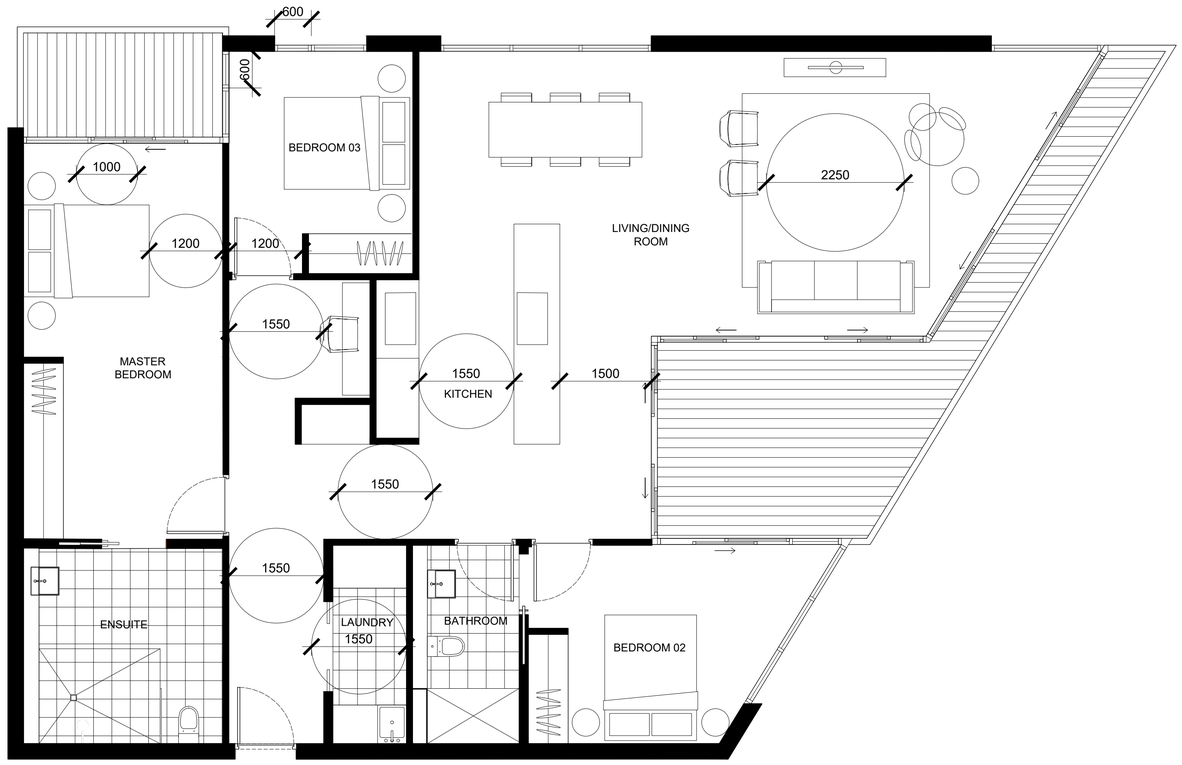
JOB	DRAWING	REVISION
18161	DA 5.42	L



UNIT TYPE E
2BED - 124sqm
UNITS : | 1.1.2 |



UNIT TYPE F
3BED - 145sqm
UNITS : | 1.2.4 |

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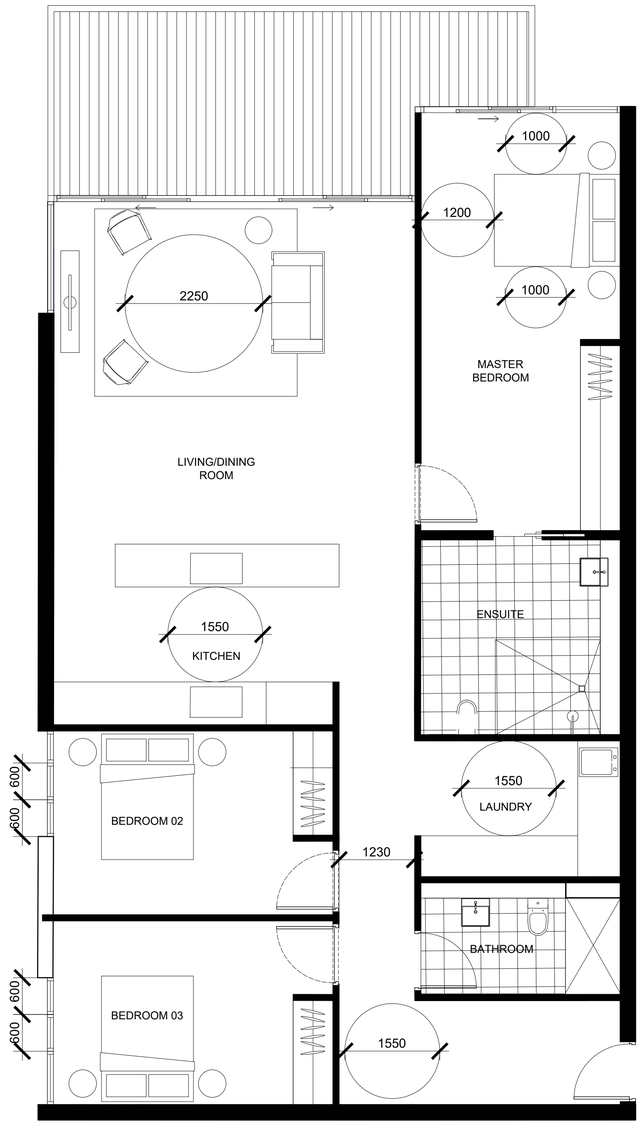
Oxford Falls - Self Contained Dwellings

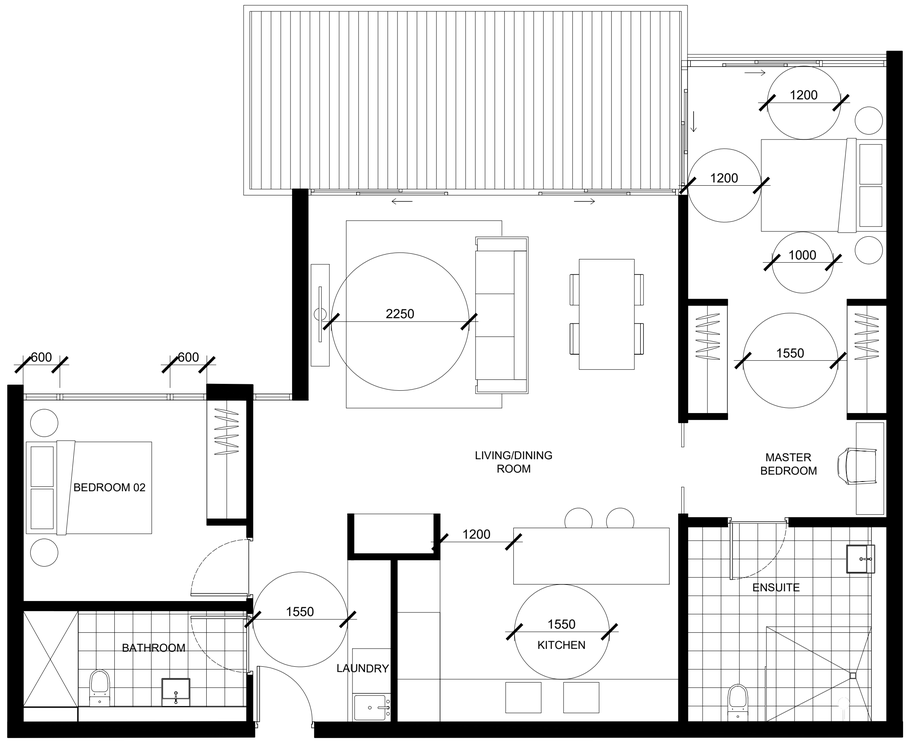
DRAWING TITLE
ILU LAYOUTS 03

SCALE	DATE	DRAWN	CHECKED
1:100@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 5.43	L



UNIT TYPE G
3BED - 145sqm
UNITS: | 6.1.1 | 6.2.1 |



UNIT TYPE H
2BED - 112sqm
UNITS: | 1.1.4 | 1.2.7 |

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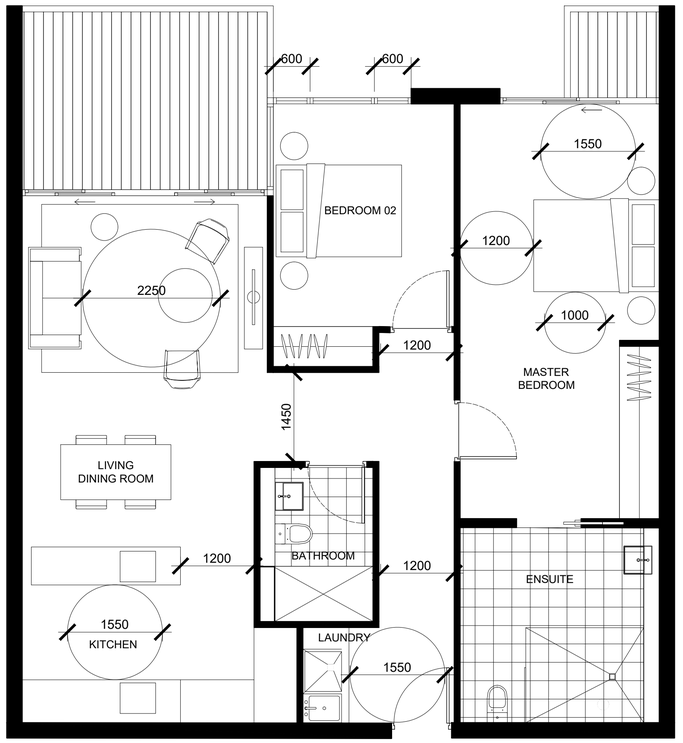
DRAWING TITLE
ILU LAYOUTS 04

SCALE	DATE	DRAWN	CHECKED
1:100@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 5.44	L

UNIT TYPE I
2BED - 96sqm
UNITS : | 1.2.2 | 1.2.3 |



UNIT TYPE J
2BED - 99sqm
UNITS: | 1.2.6 |

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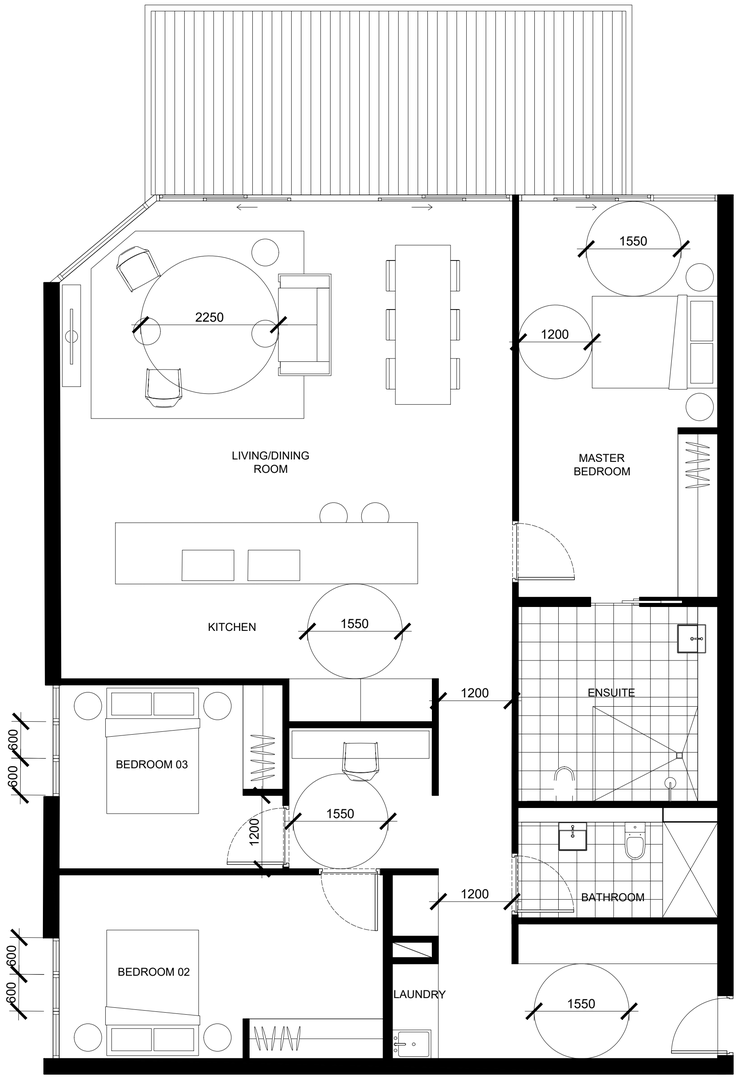
DRAWING TITLE
ILU LAYOUTS 05

SCALE	DATE	DRAWN	CHECKED
1:100@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 5.45	L

UNIT TYPE K
3BED - 166sqm
UNITS : | 5.1.1 |



UNIT TYPE L
3BED - 149sqm
UNITS: | 9.1.2 | 9.2.2 |

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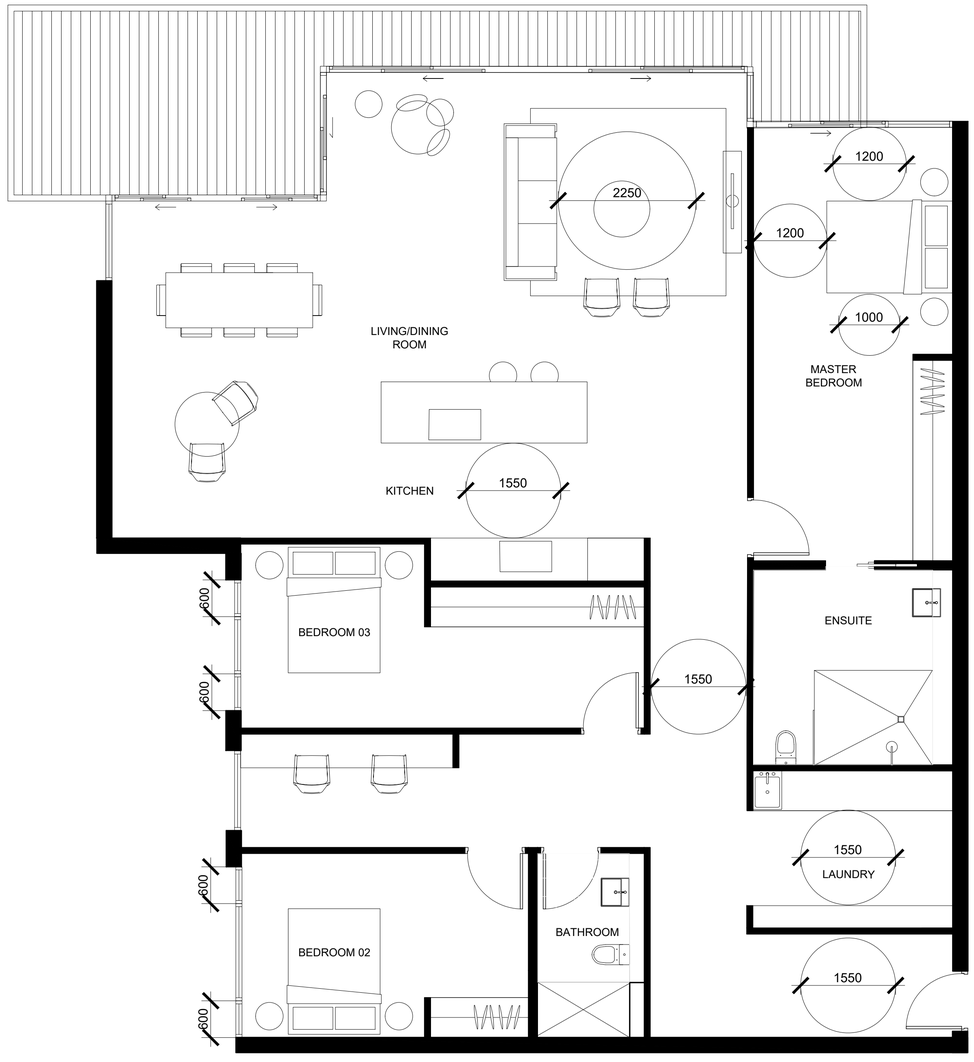
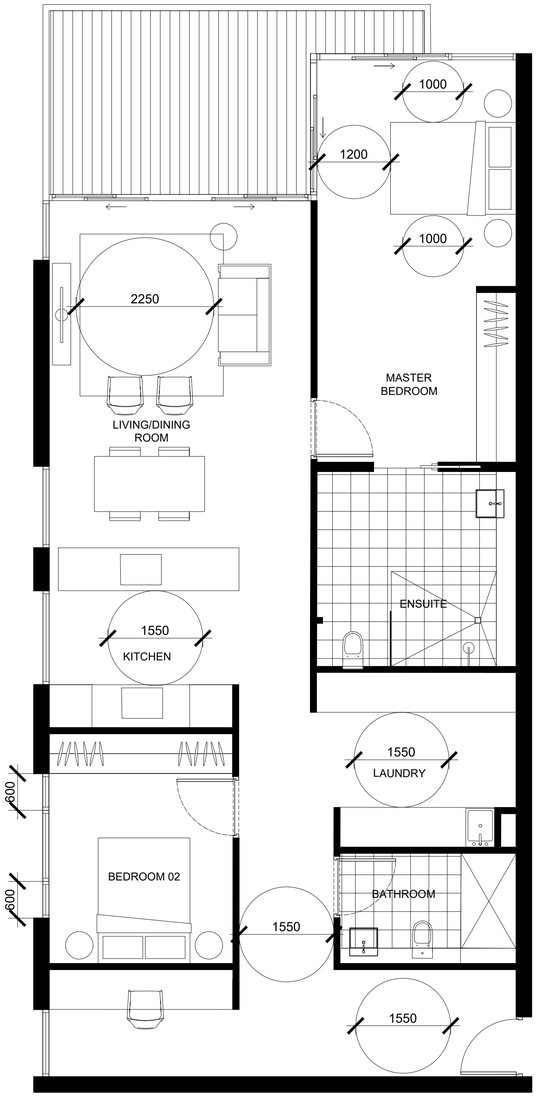
DRAWING TITLE
ILU LAYOUTS 06

SCALE	DATE	DRAWN	CHECKED
1:100@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 5.46	L



UNIT TYPE M
3BED - 189sqm
UNITS : | 4.2.1 | 5.2.1 |



UNIT TYPE N
2BED - 116sqm
UNITS : | 2.2.1 |

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DRAWING TITLE
ILU LAYOUTS 07

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JOB	DRAWING	REVISION
18161	DA 5.47	L

BUILDINGS 6,7,8,9
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

PARKING4
32 CAR PARKING SPACES

LOBBY

WASTE ROOM 4.4
WOMEN BINS 4.4

FAN ROOM

RL+085.35

ROLLER SHUTTER DOOR

VOLUME OF EXCAVATION
(3100mm+300mm)x1406.6m² =
4782.44m³

10000

20000

APZ

setback

boundary

SECTION AA

SECTION BB

SECTION CC

APPROVED BUILDING ENVELOPE SHOWN DASHED

+ RL 87.45

+ RL 85.50

+ RL 86.30

+ RL 86.35

+ RL 87.65

RL 87.0

+ RL 87.50

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CLIENT
DuKor 24 Pty Ltd
Frenchs Forest
Barnes Road

PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 86 EXCAVATION

SCALE	DATE	DRAWN	CHECKED
1:500@A3	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 5.30	L

VOLUME OF EXCAVATION BUILDINGS (50%)
((3400mm+300mm)x1348.8m²)x50% = 2495.28m³

VOLUME OF EXCAVATION BASMENT
(3100mm+300mm)x1163.6m² = 3956.24m³

BUILDINGS 6,7,8,9
RL+096.65 ROOF TOP
RL+095.05 ROOF EAVE
RL+091.65 FIRST FLOOR
RL+088.25 GROUND FLOOR
RL+085.35 BASEMENT *

BUILDINGS 4,5
RL+102.40 ROOF TOP
RL+100.80 ROOF EAVE
RL+097.40 FIRST FLOOR
RL+094.00 GROUND FLOOR
RL+090.90 BASEMENT

BUILDINGS 2,3
RL+108.8 ROOF TOP
RL+107.2 ROOF EAVE
RL+103.8 FIRST FLOOR
RL+100.4 GROUND FLOOR

BUILDINGS 1
RL+114.0 ROOF TOP
RL+112.7 ROOF EAVE
RL+109.3 FIRST FLOOR
RL+105.5 GROUND FLOOR
RL+102.4 BASEMENT

SWIMMING POOL
1.20m DEEP

GYM, TOILETS
CHANGING ROOMS

PARKING
16 CAR PARKING SPACES

LOW HEIGHT CLEARANCE STORAGE

LOBBY

WASTE ROOM 1.52m WIDE

PUMP ROOM

ROLLER SHUTTER DOOR

APPROVED BUILDING ENVELOPE SHOWN DASHED

APZ

setback

boundary

10000

20000

SECTION AA

SECTION BB

SECTION CC

RIDGE ABT RL91.9

METAL SHED

GL RL88.5

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Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 89 EXCAVATION

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION
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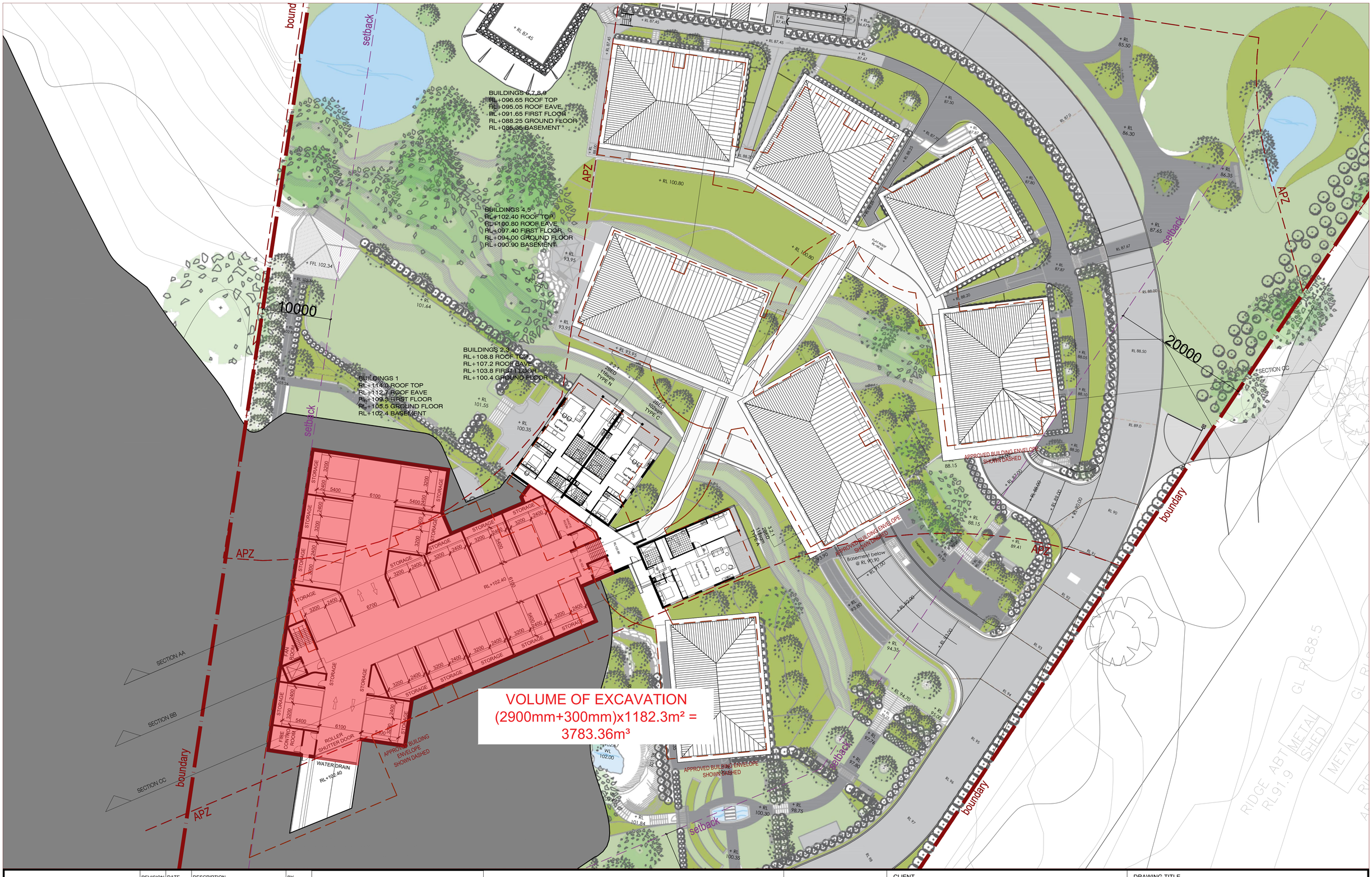
DRAWING TITLE
LEVEL RL 95 EXCAVATION

SCALE	DATE	DRAWN	CHECKED
1:500@A3	15.03.2018	AS	PS

JOB	DRAWING	REVISION
18161	DA 5.32	K



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PROJECT
Oxford Falls - Self Contained Dwellings

DRAWING TITLE
LEVEL RL 104 EXCAVATION

SCALE	DATE	DRAWN	CHECKED
1:500@A3	15.03.2018	AS	PS

JOB	DRAWING	REVISION
18161	DA 5.32	K

View From Southern Entrance of Barnes Road

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DRAWING TITLE
PHOTOMONTAGE 01

SCALE	DATE	DRAWN	CHECKED
NTS	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 6.01	L

View From Northern Entrance of Barnes Road

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Oxford Falls - Self Contained Dwellings

DRAWING TITLE
PHOTOMONTAGE 02

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION
18161	DA 6.02	L

Western view from on Hill

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DRAWING TITLE
PHOTOMONTAGE 03

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION
18161	DA 6.03	L

Eastern view from Oxford Falls Road

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DRAWING TITLE
PHOTOMONTAGE 04

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JOB	DRAWING	REVISION
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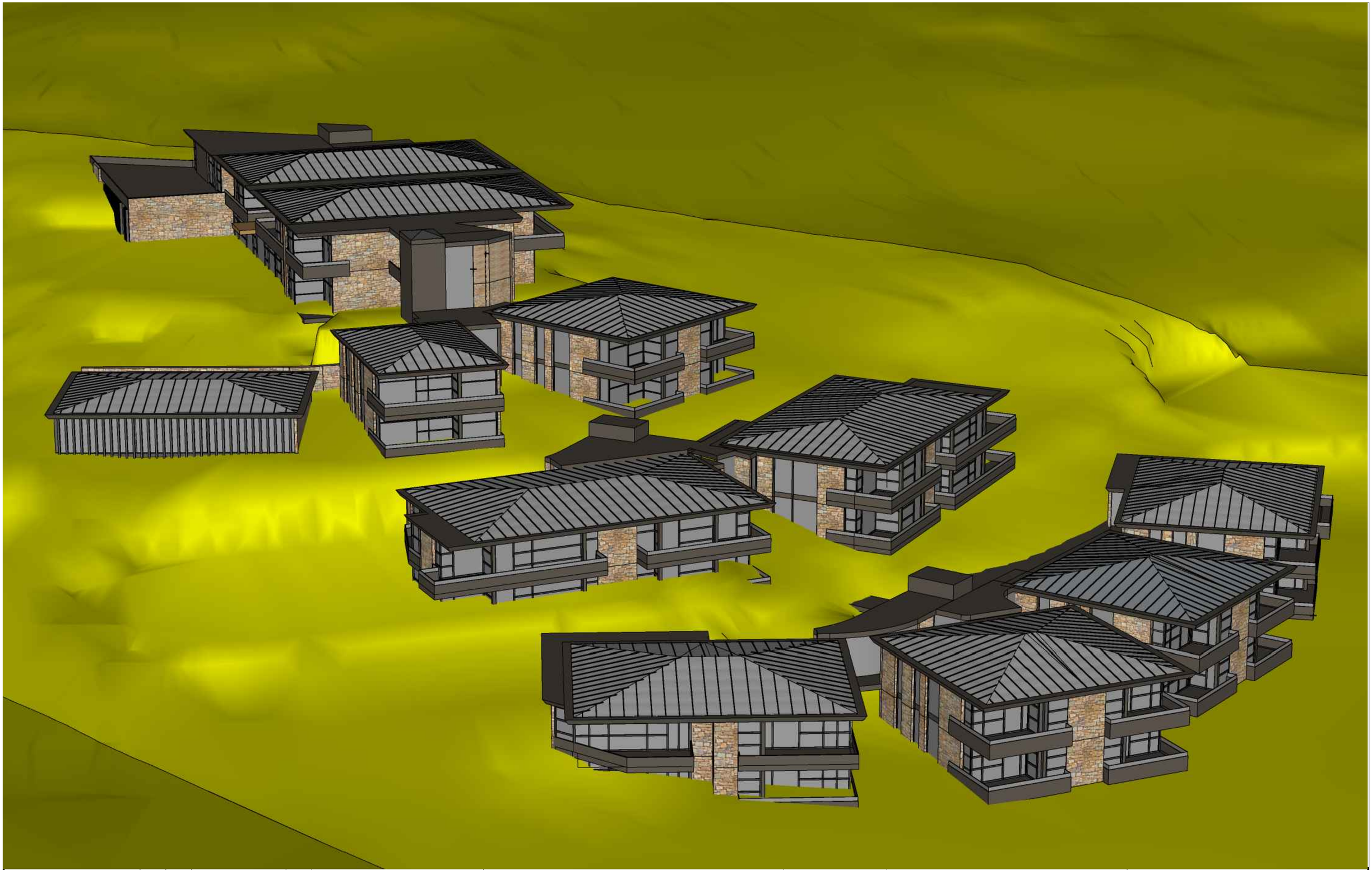

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DRAWING TITLE
3D MODEL VIEW 1

SCALE	DATE	DRAWN	CHECKED
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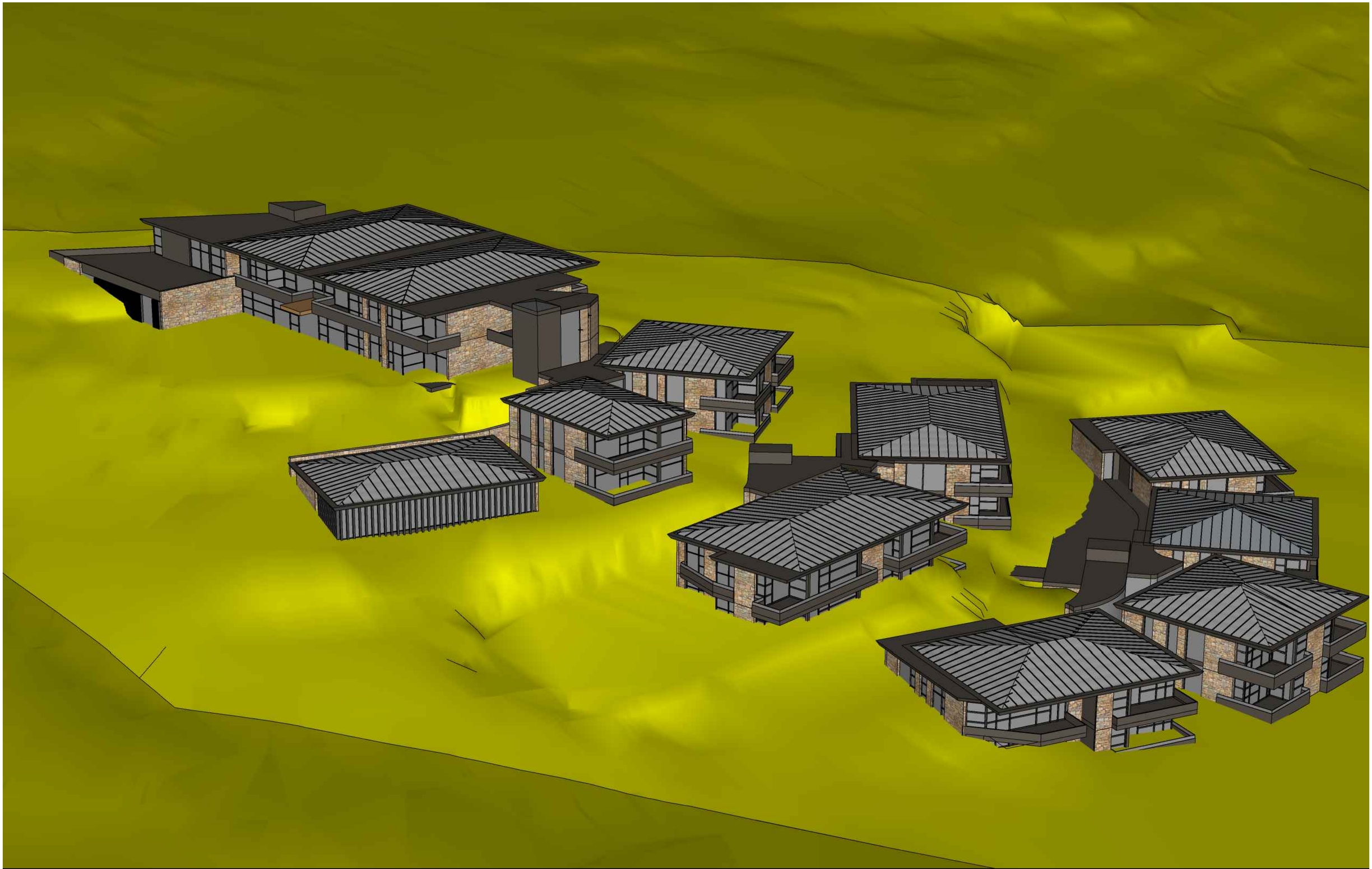
18161	DA 6.05	L



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DRAWING TITLE
3D MODEL VIEW 2

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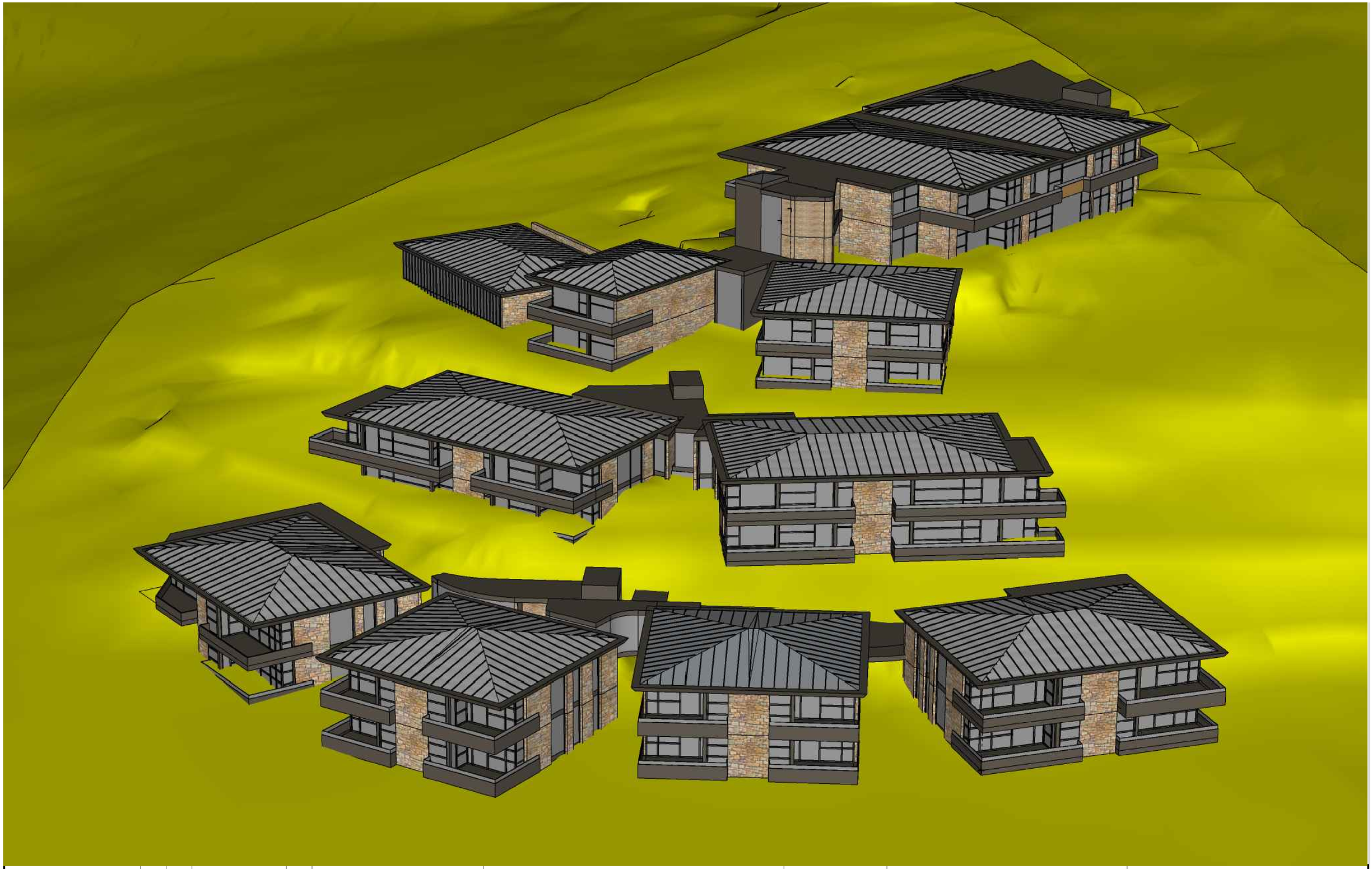
JOB	DRAWING	REVISION
18161	DA 6.06	L



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Oxford Falls - Self Contained Dwellings

DRAWING TITLE
3D MODEL VIEW 3

SCALE	DATE	DRAWN	CHECKED
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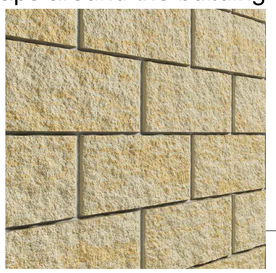
JOB	DRAWING	REVISION
18161	DA 6.07	L

Objective:
(LEP extract)
'*Buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.*'

1. Base: the design blends into the landscape, sandstone rock outcrops and retaining walls

extensive landscape design wraps around the building



3. Top: roof extensions to create a distinctive element

2. Middle: the rendered middle part of the building floats in between the top and the base.

Base consists of:
- Sydney Sandstone style concrete block work
- Full height windows
- Extensive landscape

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DRAWING TITLE
MATERIAL BOARD

SCALE	DATE	DRAWN	CHECKED
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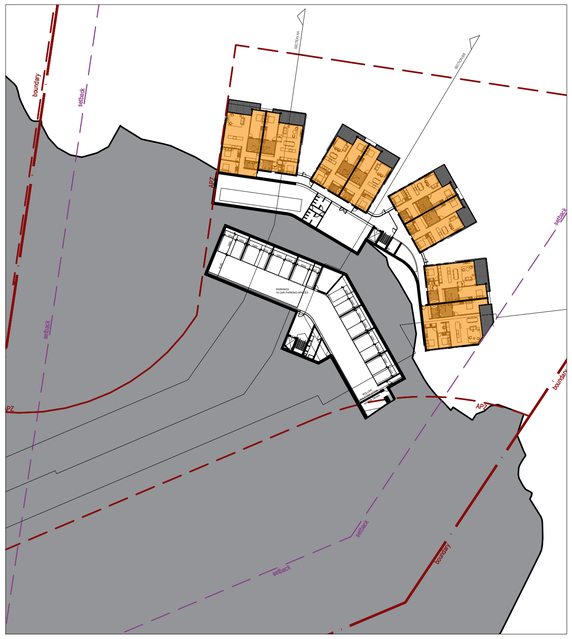
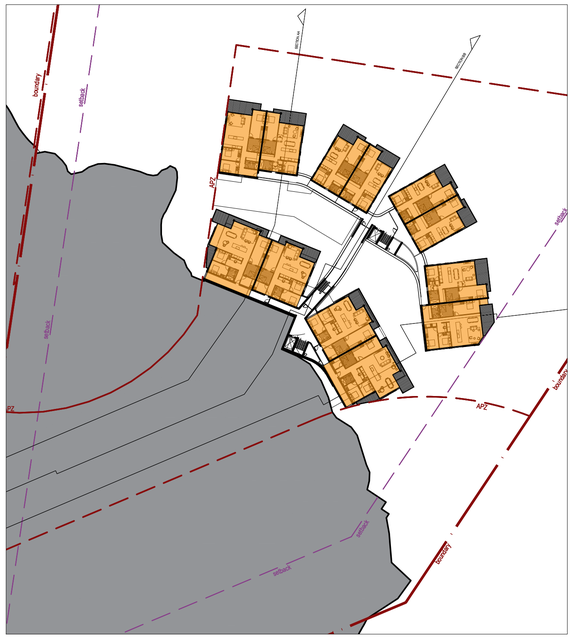
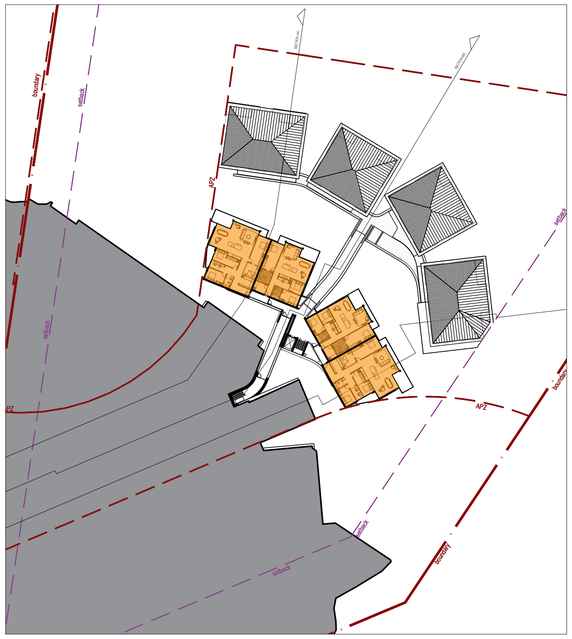
JOB	DRAWING	REVISION
18161	DA 6.10	L



01 LEVEL RL89



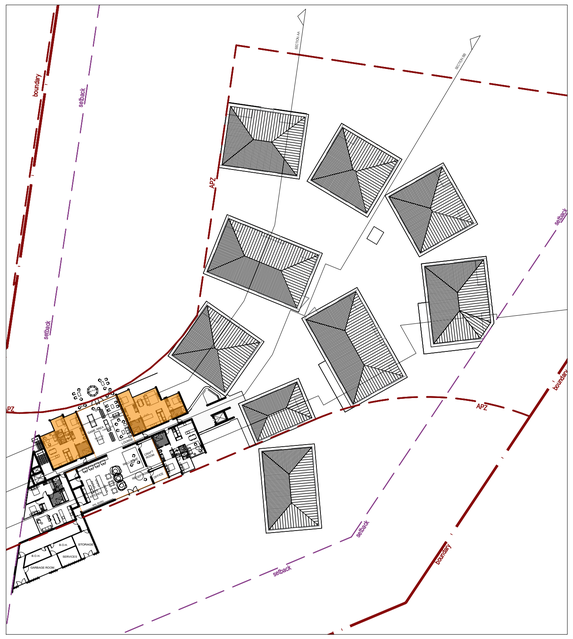
02 LEVEL RL95



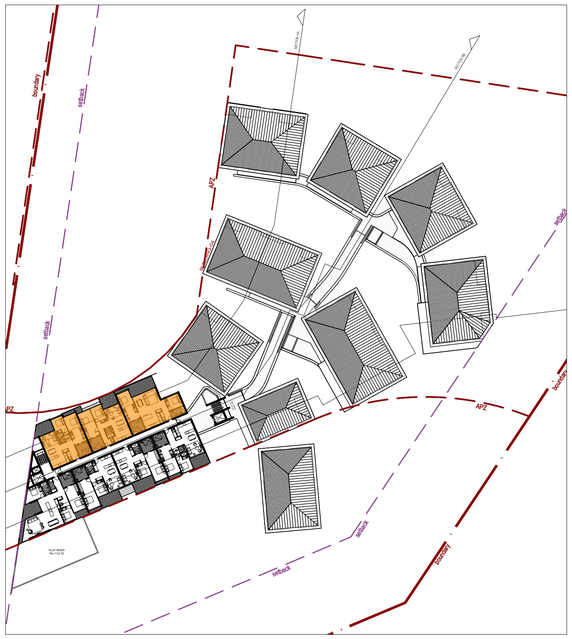
03 LEVEL RL98

04 LEVEL RL101

05 LEVEL RL104



06 LEVEL RL107



07 LEVEL RL110

UNITS ACHIEVING A MINIMUM OF 2H OF SOLAR ACCESS ON THE 21ST DECEMBER

LEVEL RL89	8
LEVEL RL95	12
LEVEL RL98	4
LEVEL RL101	3
LEVEL RL104	3
LEVEL RL107	2
LEVEL RL110	3
TOTAL	**35**
PERSENTAGE	**85.3%**

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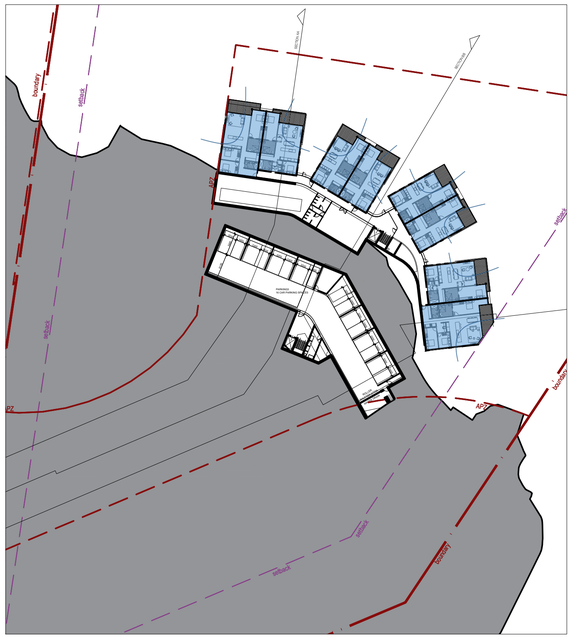
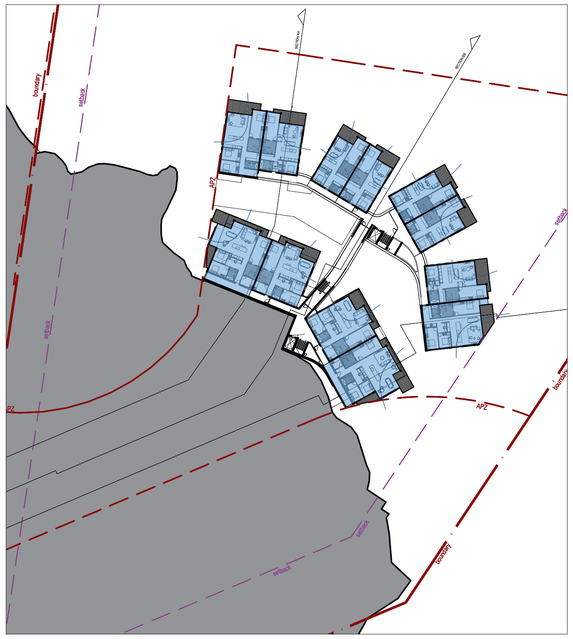
DRAWING TITLE
SOLAR ACCESS

SCALE	DATE	DRAWN	CHECKED
NTS	29.03.2019	AS	PS

JOB	DRAWING	REVISION
18161	DA 8.01	L



01 LEVEL RL89



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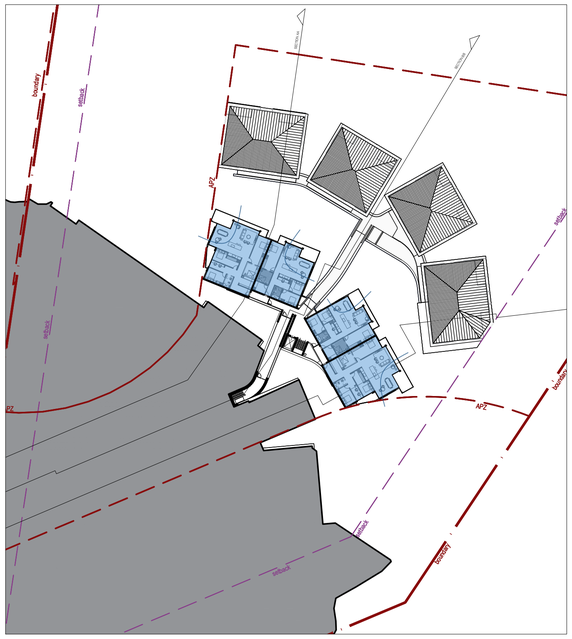
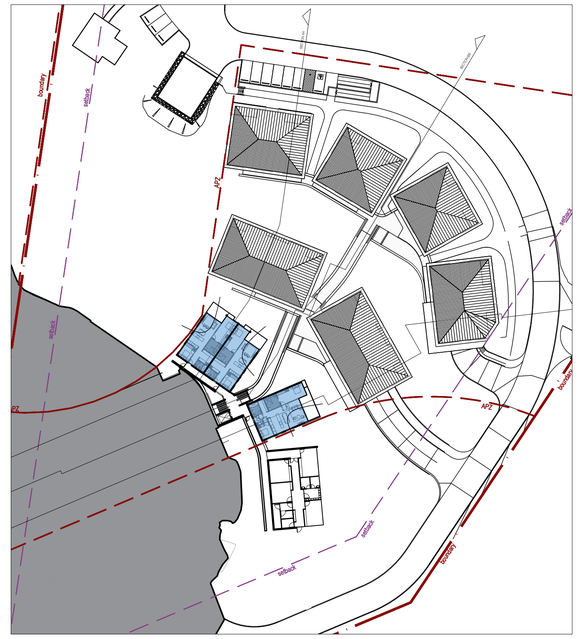


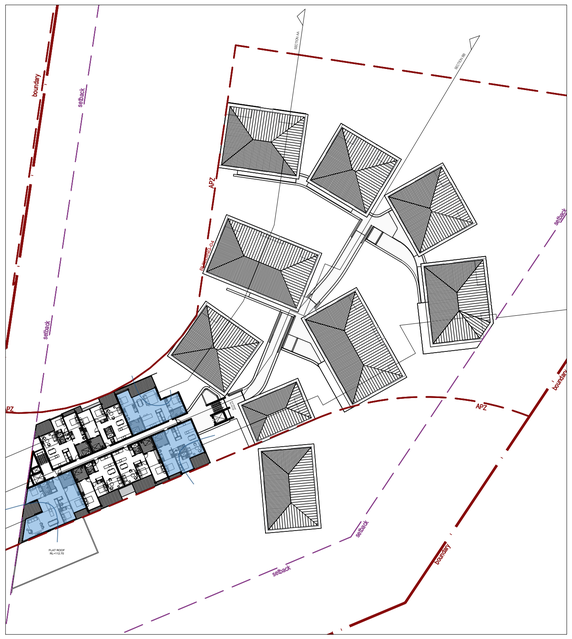
03 LEVEL RL98



04 LEVEL RL101

05 LEVEL RL104

06 LEVEL RL107



07 LEVEL RL110

UNITS ACHIEVING CROSS VENTILATION

LEVEL RL89	8
LEVEL RL95	12
LEVEL RL98	4
LEVEL RL101	3
LEVEL RL104	3
LEVEL RL107	1
LEVEL RL110	3
TOTAL	**34**
PERSENTAGE	**82.9%**

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DRAWING TITLE
CROSS VENTILATION

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION
18161	DA 5.61	L

WILDLIFE CORRIDOR DETAILS
BIODIVERSITY REPORT (TRAVERS)
Bushland rehabilitation of pasture meadows. Species to be selected from Travers Bushland Management Plan Schedule A2. Implementation under supervision of qualified rehabilitation contractor.
Bushland rehabilitation of pasture meadows. Species to be selected from Travers Bushland Management Plan Schedule A2. Implementation under supervision of qualified rehabilitation contractor.
EXISTING DAM to be retained
Staff Management office
Workshop, Mechanic, Apprentice Garage
Existing Dwelling
Existing Shed
WATER GARDEN to Hydraulic Engineers design
Barnes Road (North) Bitumen surface
TIMBER RESIDENCE METAL ROOF RIDGE ABT RL89.9
RIDGE ABT RL89.5
METAL SHED
RIDGE ABT RL87.4
SHED
DRIVEWAY
01
02
03
04
05
06
07
08
09
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T09
30000
54000
AP
RL 93.90
RL 92.70
RL 91.90
RL 90.70
RL 89.50
RL 88.30
RL 87.10
RL 85.90
RL 84.70
RL 83.50
RL 82.30
RL 81.10
RL 79.90
RL 78.70
RL 77.50
RL 76.30
RL 75.10
RL 73.90
RL 72.70
RL 71.50
RL 70.30
RL 69.10
RL 67.90
RL 66.70
RL 65.50
RL 64.30
RL 63.10
RL 61.90
RL 60.70
RL 59.50
RL 58.30
RL 57.10
RL 55.90
RL 54.70
RL 53.50
RL 52.30
RL 51.10
RL 49.90
RL 48.70
RL 47.50
RL 46.30
RL 45.10
RL 43.90
RL 42.70
RL 41.50
RL 40.30
RL 39.10
RL 37.90
RL 36.70
RL 35.50
RL 34.30
RL 33.10
RL 31.90
RL 30.70
RL 29.50
RL 28.30
RL 27.10
RL 25.90
RL 24.70
RL 23.50
RL 22.30
RL 21.10
RL 19.90
RL 18.70
RL 17.50
RL 16.30
RL 15.10
RL 13.90
RL 12.70
RL 11.50
RL 10.30
RL 9.10
RL 7.90
RL 6.70
RL 5.50
RL 4.30
RL 3.10
RL 1.90
RL 0.70
RL -0.50
RL -1.70
RL -2.90
RL -4.10
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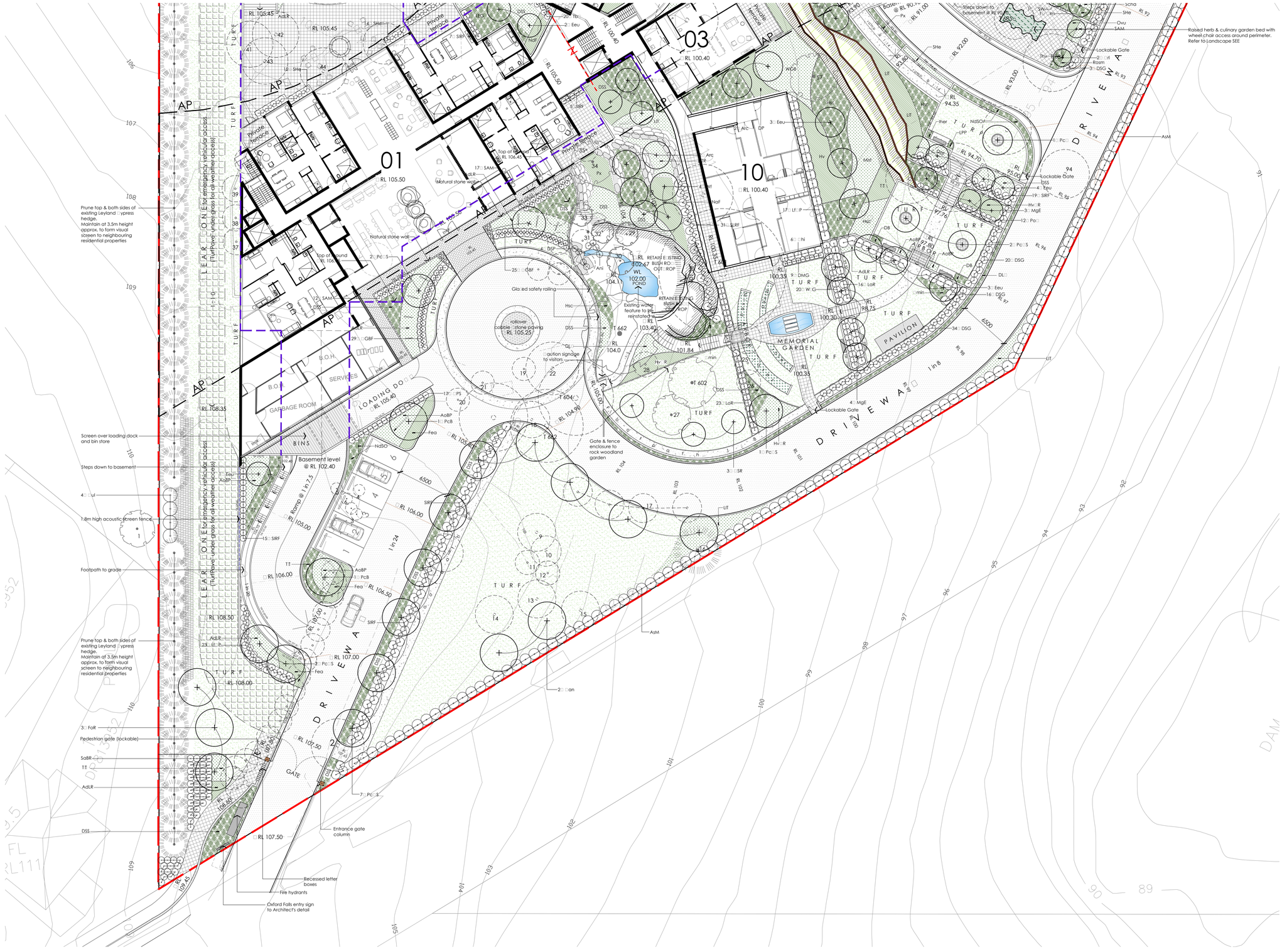
RL -22.10
RL -23.30
RL



LEGEND

- Site boundary
- Line of basement below
- Existing trees to be retained (refer to existing tree schedule)
- Existing Palm trees to be retained (refer to existing tree schedule)
- New Palm tree planting (refer to plant schedule)
- Existing trees to be removed (refer to existing plant schedule & Flora Report)
- New tree planting (refer to plant schedule)
- New shrub planting (refer to proposed plant schedule)
- New ground cover planting (refer to plant schedule)
- Bushland rehabilitation plants (refer to plant BRP schedule)
- Woodland management area
- Rock outcrop rehabilitation planting area
- Rock outcrop
- New hobby & veg. garden bed
- New mixed roses garden bed
- New turf area
- New bound & compacted gravel footpath
- New arbor□pergola structure
- New brick edging
- New retaining wall
- New sandstone wall
- New timber bench
- New "TurfPave"
- New tile or conc. unit paving to Architect's detail
- New safety protection fence
- RL 104.90 New design levels
- Existing contours
- Proposed contours
- New shade structure

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METRES 1: 200 at B1

0 2 5 10 20

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Rev.	Revision Description	Date
I	DA Re-submission	12□09□2019
H	DA Submission	11□04□2019
G	DA Submission	05□04□2019
F	DA Submission	04□04□2019
E	Draft	29□03□2019
D	Draft	08□03□2019
□	Draft	13□12□2018
B	Draft	05□12□2018
A	Draft	04□12□2018

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□lient: Dukor 24 Pty Ltd

Pro□ect: Oxford Falls Self □ontained Dwellings

Title: Landscape Plan - 01

Pro□No: OF□DA03□LP□01

Dwg No: DA03-02

Scale: 1:200 @ B1

Drawn: □D□W □hecked: □□ Date: 12□04□2019

Bushland rehabilitation of pasture meadows.
Species to be selected from Treavers
Bushland Management Plan Schedule A2.
Implementation under supervision of
qualified rehabilitation contractor.

Establish shrub & ground cover from 'Bushland Rehabilitation Plants' including Epc, Gbux, Lepp, Pif, Ll, Got & Impc planted in matrix pattern

Hydroseed with native meadow grass spp.

'WATER GARDEN' to Hydraulic Eng's detail

Staff Management Cottage

Workshop Mini bus Ambulance Garage

EXISTING DAM to be retained

WOODLAND MANAGEMENT AREA

Woodland Management Plan
In compliance with RFS (PBP- Planning for Bushfire Protection 2006) conditions
Refer to Bushfire Report (Treehaven)
- Removal of exotic plants &
- Weed control/spraying
- Selective thinning
- Retain mature trees
- Retain mature and fallen timber
- Infill planting
- Cover plants in mass pattern (refer to Proposed Plant Schedule)

Disabled parking spaces to AS.2890.6:2009 compliance

DRIVEWAY

TURF

Private terrace

Private Terrace RL 88.25

Private Terrace RL 88.25

Private Terrace RL 88.25

Legend

- Site boundary
- Landscape area

Landscape Area Calculation

	Area(m2)	%
Total site area:	33,853m2	100%
Landscape open space:	23,379m2	69.0%

No. of existing tree to be removed	124
No. of existing tree to be retained	62
No. of proposed new trees	145

Total No. of replacement trees excludes native plantings for Woodland Rehabilitation and Bushland Rehabilitation for pasture meadows

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METRES 0 2 5 10 20 — 1: 200 at B1

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Rev.	Revision Description	Date
C	DA Submission	11/04/2019
B	DA Submission	05/04/2019
A	DA Submission	04/04/2019

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Client: Dukor 24 Pty Ltd

Project: Oxford Falls Self Contained Dwellings

Title: Landscape Area Calculation Plan

Proj. No: OF/DA03/LP/01

Dwg No: DA03-04

Scale: 1:500 @ B1

Drawn: YD/YW | Checked: JC | Date: 11/04/2019

Legend

Contour 1m (source:LiDAR)

Aerial source: NearMap (01.07.2019)

Travers bushfire & ecology
www.traversecology.com.au

PROJECT & MXD REFERENCE	DATE & ISSUE NUMBER	SCALE & COORDINATE SYSTEM
Barnes Road, Frenchs Forest 18HEN02_CRT001	23/08/2019 Issue 1	1:2,000 @ A3 GDA 1994 MGA Zone 56

0 20 40 m

TITLE

Contour Plan

Disclaimer: The mapping is indicative of available space and location of features which may prove critical in assessing the viability of the proposed works. Mapping has been produced on a map base with an inherent level of inaccuracy, the location of all mapped features are to be confirmed by a registered surveyor.

Document Path: N:\GIS STORAGE\N Drive\A14054_BarnesRd_FrenchsForest\MXDs\18HEN02_CRT001.mxd

Myra Street

Barnes Road

Leagay Drive

Myra Street

Dixon Avenue

Myra Street

Iris Street

Barnes Road

Screen over loading dock and bin store

Steps down to basement

High acoustic screen fence

Footpath to grade

Phone top & both sides of existing Leyland - vinyl screen
Maintain at 3.5m height approx. to form visual screen to neighbouring residential properties

Pedestrian gate (lockable)

Basement level @ RL 102.40

BINS

RL 106.00

RL 107.00

RL 107.50

Entrance gate columns

Recessed letter boxes

Fire hydrants

Oxford Falls entry sign to Architects detail

Retaining wall to grade

Existing crossover to remain

Refugee island for pedestrian crossing

RL 144.0

RL 142.0

BUS STOP

Site Plan 1:500 @ A1

Legend

Site Boundary

Existing trees

Existing concrete footpath

Proposed concrete footpath

TOTAL DISTANCE TO BUS STOP: 498m

Draft

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Scale:

METRES 1: 200 at A1

0 2 5 15

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Rev.	Revision Description	Date
A	Draft	26.08.19

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Client:
Dukor 24 Pty Ltd

Project:
Oxford Falls Self Contained Dwellings

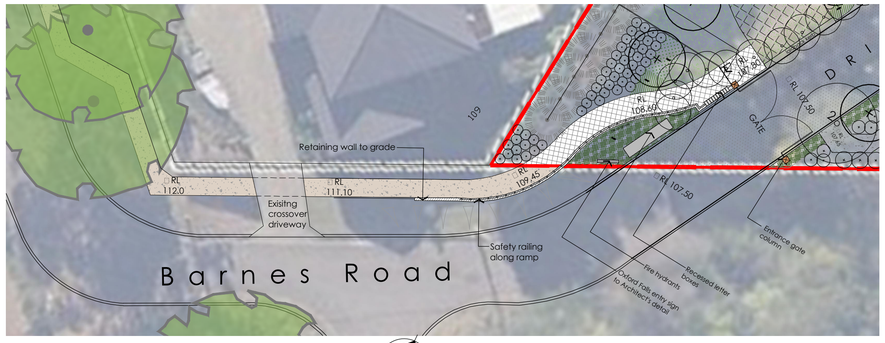
Title:
Site Plan - Footpath to Bus Stop

Pro No: OF DA03 LP 01

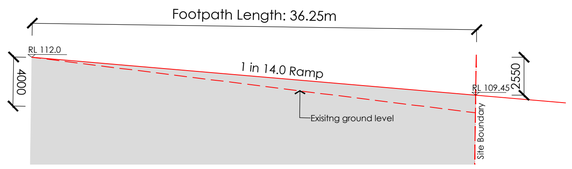
Dwg No: DA03-06

Scale: As shown

Drawn: W Checked: Date: 27-08-2019



Site Plan - 01 1:250 @ A1

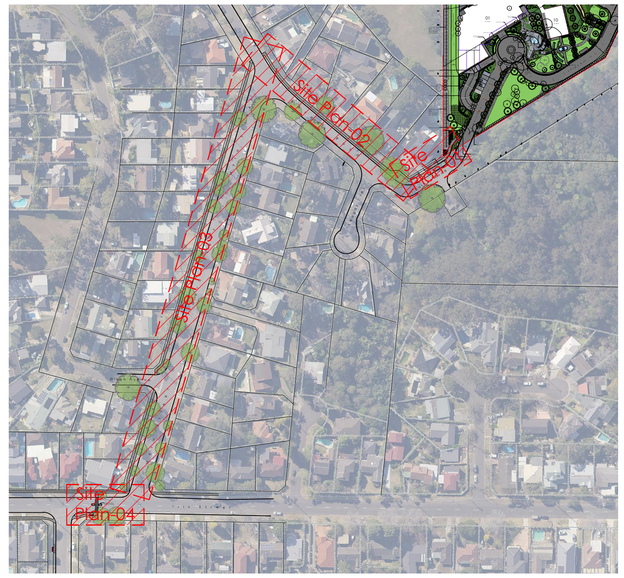


Section - 01 1:250 @ A1

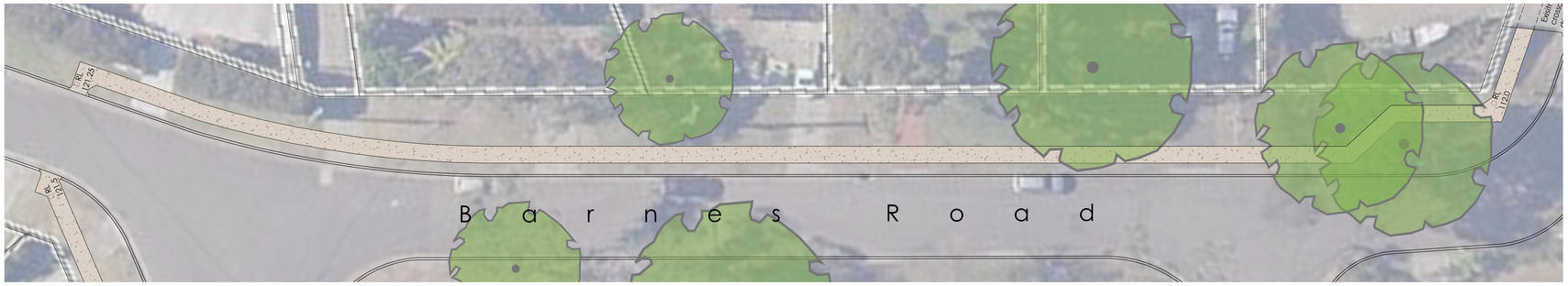
Legend

- Site Boundary
- Existing trees
- Existing concrete footpath
- Proposed concrete footpath

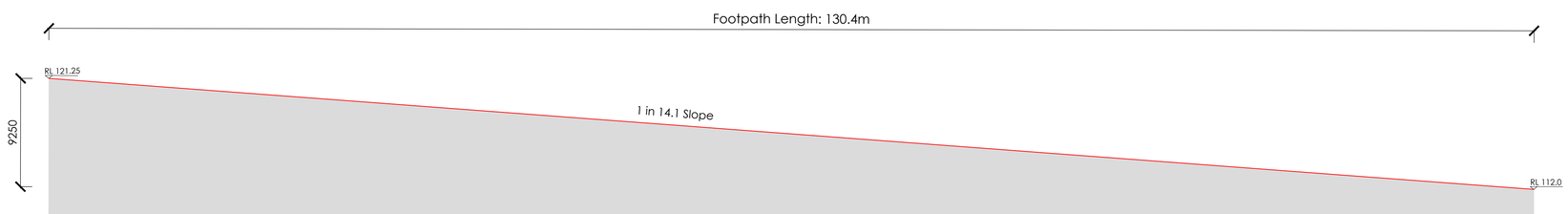
TOTAL DISTANCE TO BUS STOP: 498m



Key Plan 1:2000 @ A1



Site Plan - 02 1:250 @ A1



Section - 02 1:250 @ A1

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METRES 0 2.5 10 25 — 1: 250 at A1 1: 500 at A3

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Rev.	Revision Description	Date
A	Draft	26-08-2019

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Client: Dukor 24 Pty Ltd

Project: Oxford Falls Self Contained Dwellings

Title: Sections 01 - Footpath to Bus Stop

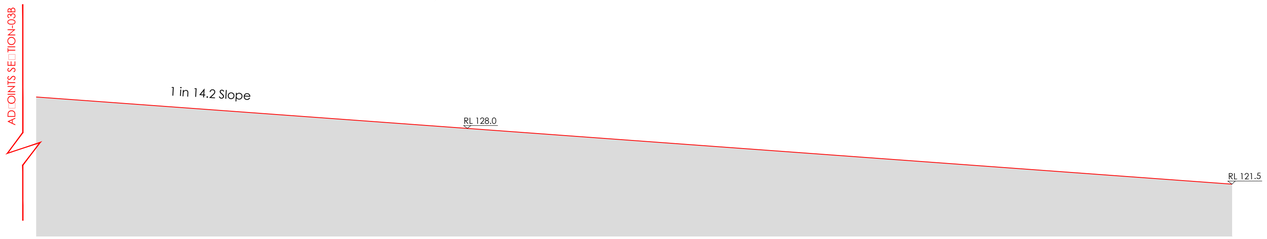
Project No: OF DA03 LP 01

Dwg No: DA03-07

Scale: As shown

Drawn: W Checked: Date: 27-08-2019

Site Plan - 03A 1:250 @ A1

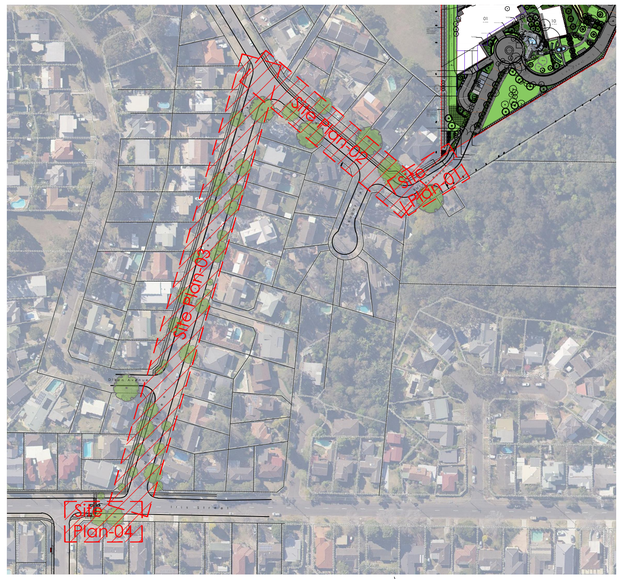


Section - 03A 1:250 @ A1

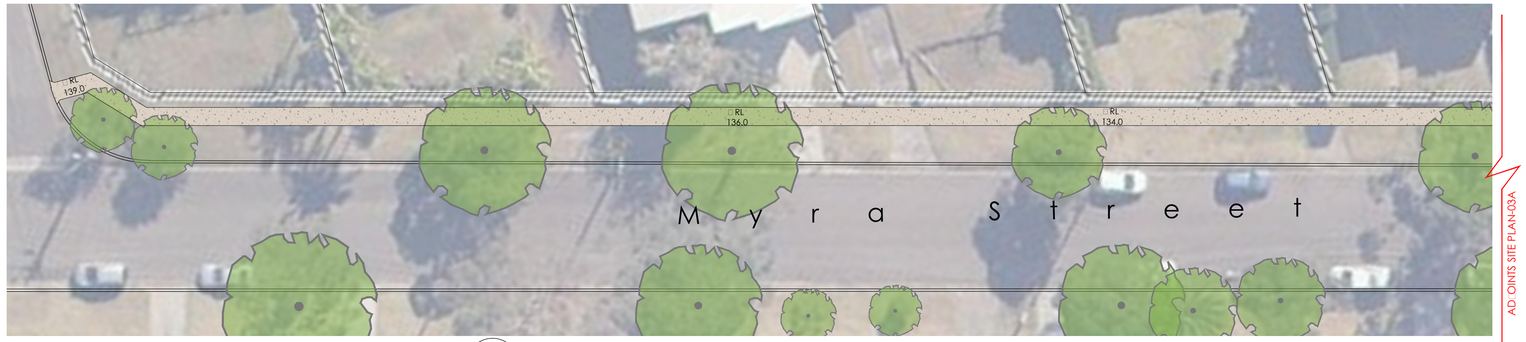
Legend

- Site Boundary
- Existing trees
- Existing concrete footpath
- Proposed concrete footpath

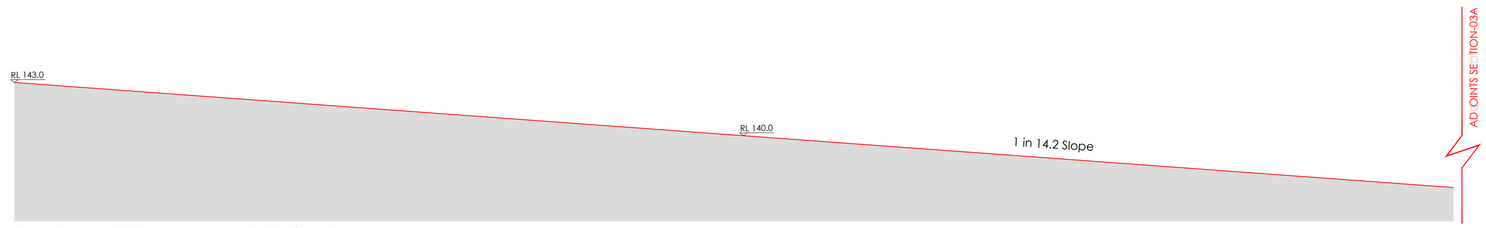
□TOTAL DISTAN□E TO BUS STOP: 498m



□ey Plan 1:2000 @ A1

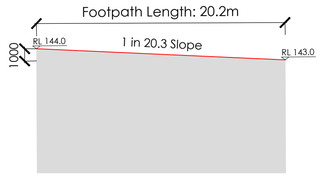


Site Plan - 03B 1:250 @ A1



Section - 03B 1:250 @ A1

Site Plan - 04 1:250 @ A1



Section - 04 1:250 @ A1

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METRES 1: 250 at A1 1: 500 at A3

0 2.5 10 25

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Rev.	Revision Description	Date
A	Draft	26-08-2019

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□lient: Dukor 24 Pty Ltd

Pro□ect: Oxford Falls Self □ontained Dwellings

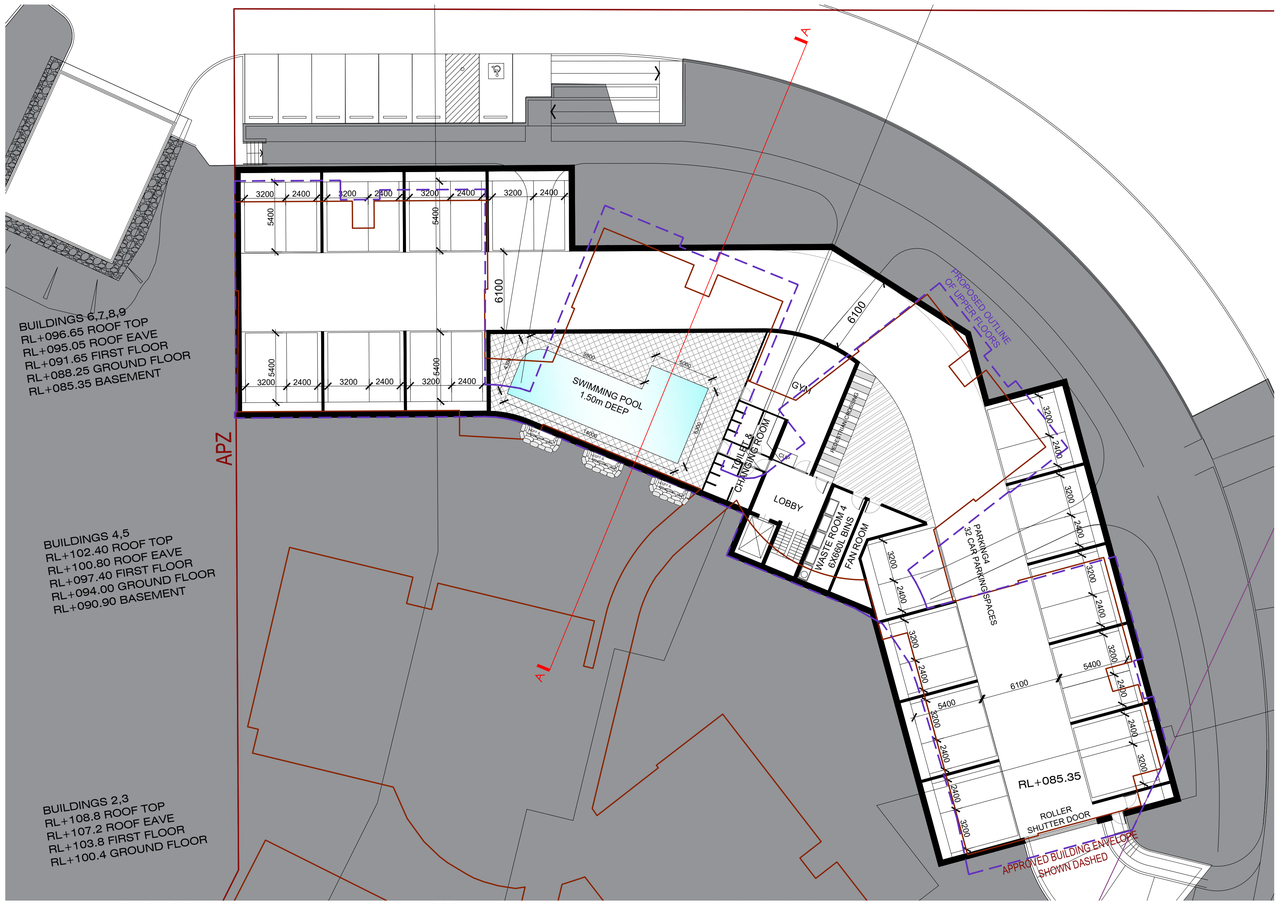
Title: Sections 02 - Footpath to Bus Stop

Pro□No: OF□DA03□LP□01

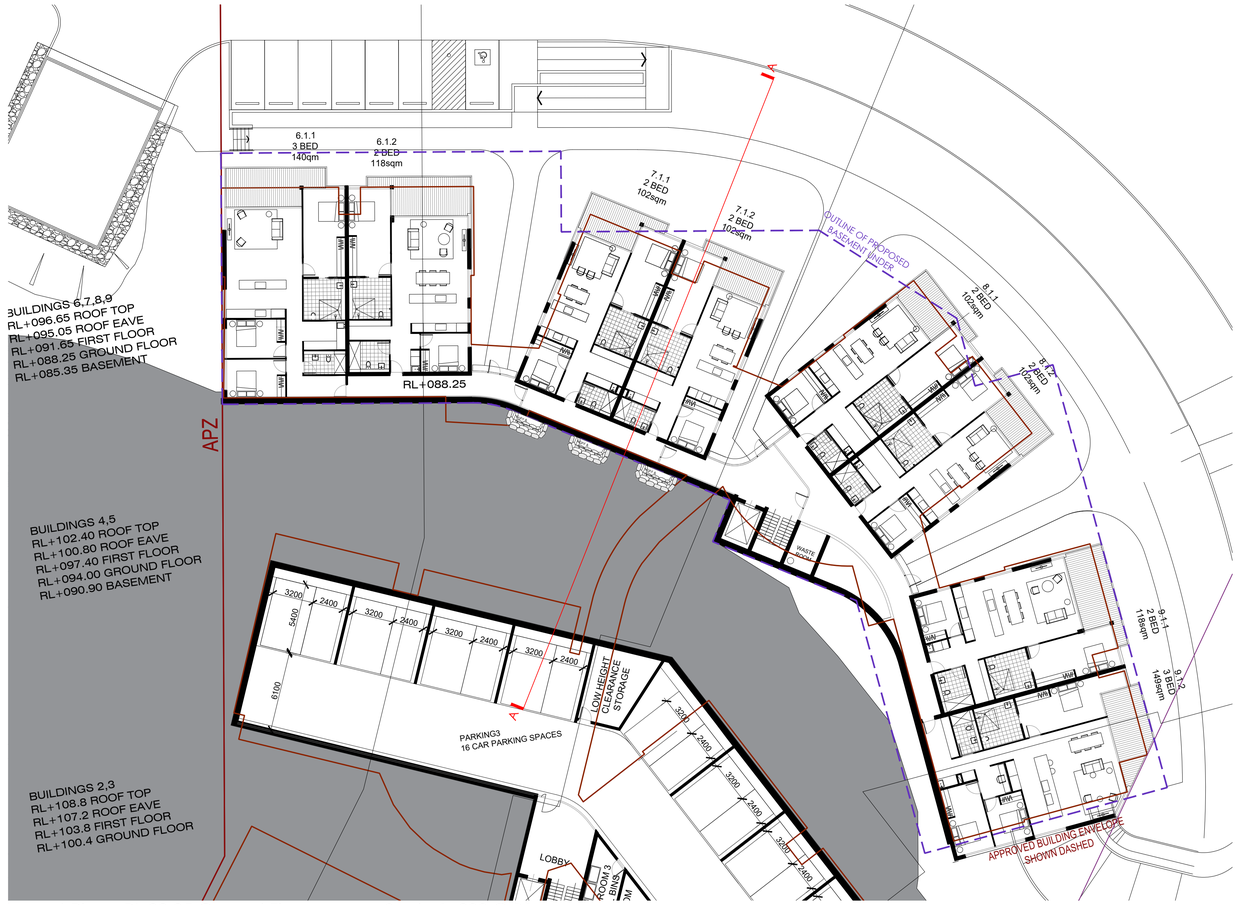
Dwg No: DA03-08

Scale: As shown

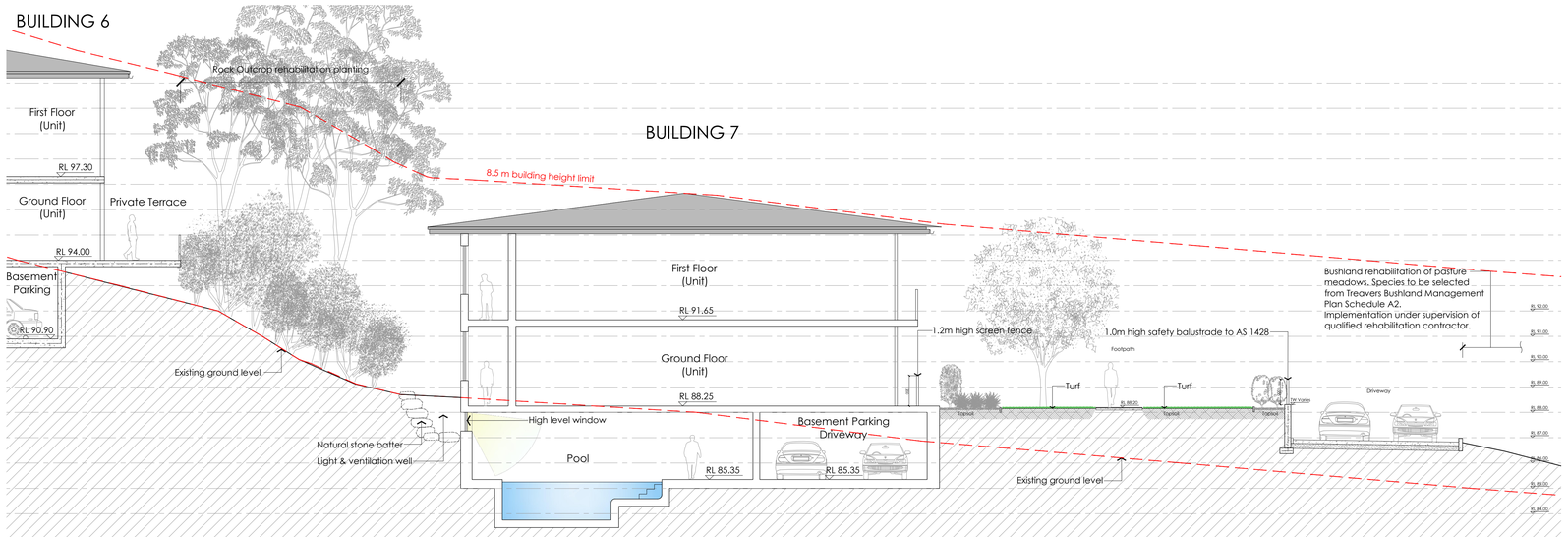
Drawn: □W □hecked: □□ Date: 27-08-2019



Layout Plan - RL 85.35 Basement Scale 1: 200 @ B1

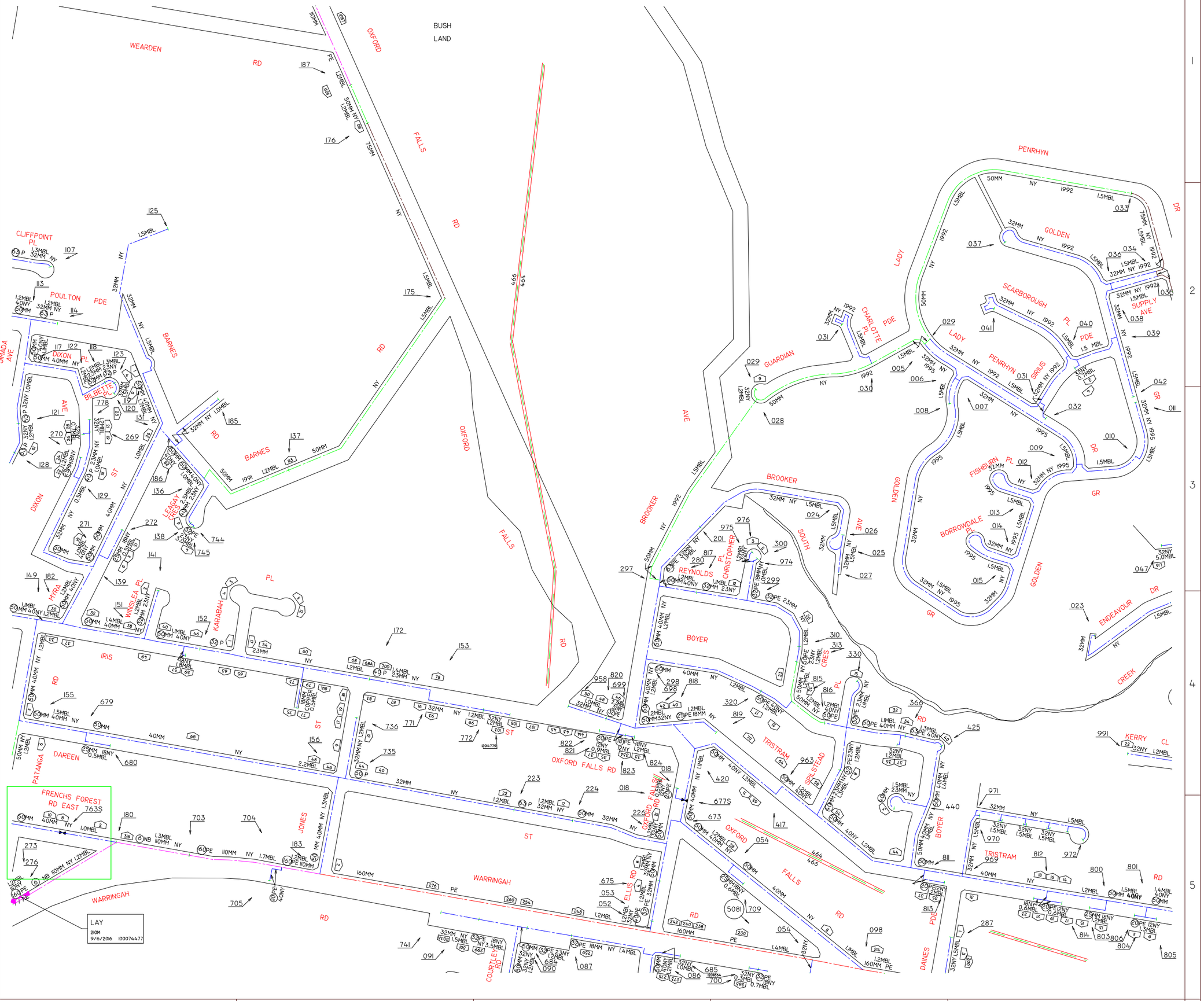


Layout Plan - RL 88.25 Ground Floor Scale 1: 200 @ B1



Section A-A Scale 1: 100 @ B1

Draft



FRENCHS FOREST 5B

"CAUTION: THE GAS MAINS IN THIS AREA MAY BE LAID IN MATERIAL CONTAINING ASBESTOS."

SCALE 1:2000

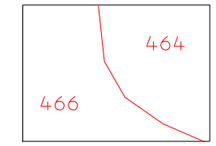
50 0 50 100 150 200

THIS MAP UPDATED ON 18/10/2016
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES SCALED FROM THIS PLAN MAY NOT BE ACCURATE.

DATE ALTERED:..... BY:.....

FF2C	FF2D	FF3C
FF5A	FF5B	FF6A
FF5C	FF5D	FF6C

ADJOINING MAPS



NETWORK AREA

WARRINGAH

MUNICIPALITY AREA

Jemena

KEY

MAX ALLOWABLE OPERATING PRESSURE

T	TRUNK PIPELINE	7000 kPa
P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
400	NETWORK MAIN	400 kPa
	NETWORK MAIN	300 kPa
	NETWORK MAIN	210 kPa
100	NETWORK MAIN	100 kPa
30	NETWORK MAIN	30 kPa
	NETWORK MAIN	7 kPa
	NETWORK MAIN	2 kPa
	PROPOSED MAINS	
PR 11-2 3	STEEL MAIN PROJECT NUMBER	
P	PRESSURE MONITORING STATION	
	VALVE	
	SYSTEM PRESSURE REGULATOR	
S	SIPHON	
123	NETWORK NODE	
123S	NETWORK VALVE NODE	
(298)	VALVE NUMBER	
6NB	6 INCH CAST IRON MAIN	
150MM	150MM STEEL MAIN	
110MM PE/NY	110MM POLYETHYLENE/NYLON MAIN	
(6)NB 50MM NY	50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN	
1.2MBL	DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE	
1957	YEAR LAID	
	MUNICIPALITY BOUNDARY	
	NETWORK BOUNDARY	
123	HOUSE NUMBER	

FRENCHS FOREST 5B

Attachment 2:

Applicant's Response to condition in relation Footpath

City Plan Strategy & Development P/L
ABN 58 133 501 774

13 September 2019

Our Ref: P-18291

Lashta Haidari
Northern Beaches Council
PO Box 82
MANLY NSW 1655

lashta.haidari@northernbeaches.nsw.gov.au

Dear Lashta,

DA 2019/0409 - LOT 1113 OXFORD FALLS ROAD, FRENCHS FOREST - PROPOSED FOOTPATH CONDITION

We refer to the subject application and its deferral by the Northern Beaches Local Planning Panel to allow for the assessment of further information supplied by the applicant.

We write in relation to the proposed condition for a public footpath to be constructed between the development site and the nearest public bus stop on Iris Street.

The applicant has agreed to the imposition of such a condition, consistent with that imposed on the previous Consent for the same site.

As you know, this development application is also the subject of Land and Environment Court proceedings and in the spirit of a conciliatory approach to resolving those proceedings, the parties have discussed options on the wording of a condition in relation to the footpath. These options were based on the concept plan submitted to Council for the footpath prepared by JCA. As Council was advised by the applicant yesterday, the more detailed survey information now obtained indicates that the gradients approximated by JCA along the route to the bus stop are not survey accurate, which means the applicant has had to reassess its position on what is in fact achievable in terms of footpath levels.

On that basis, we wish to communicate through Council to the Panel why we consider that the previously imposed condition of consent, imposed as an operational rather than a deferred commencement condition, is most appropriate in the circumstances. In summary:

- Access to a public bus stop is not required by Cl. 40 of WLEP 2000;
- Gradients are not specified in Cl. 40;
- Based on the survey information now obtained, the path maintains a reasonable, gentle gradient along most of its length;
- The applicant's offer to provide a reasonably accessible footpath to a bus stop only marginally greater in length to that specified in Cl. 40 is **supplementary** to the proposed primary means of addressing Cl. 40, being the on-site community bus;

- The public bus option will be readily useable by more independent and mobile residents of the development, whilst the community bus will be available (in strict accordance with Cl. 40) to all residents, particularly those unwilling or unable to use the public bus;
- Collectively, access to the on-site community bus and a reasonably accessible public bus more than adequately addresses the intent of and represents strict consistency (as is required by Clause 12(1)(a) of the LEP), with Clause 40;
- On a merit basis (since it does not apply to this DA), provision of the private bus would be entirely compliant with Clause 43 of the Seniors SEPP, in relation to transport services to local centres for development on land adjoining land primarily zoned for urban purposes;
- The footpath was subject to an ordinary operational condition in the previous development consent that did not include any construction specifications. There is nothing in relation to the change from RACF to ILUs that would necessitate an alternative form of condition;
- The footpath will also provide a public benefit to the wider local community.

In the above circumstances, if the Panel considers the development to be otherwise suitable for approval, we consider that it would be unfair and unreasonable to impose a condition in relation to the footpath that could have the effect of preventing the development from occurring.

In this regard we note your email advice to the applicant today that Council's staff "already know and have determined that (the proposed footpath) grades won't work". In those circumstances, we consider it important that the Panel is made aware of that opinion. This is because, if the Panel is minded to grant consent to the application subject to a condition (and particularly a deferred commencement condition) relying on satisfying Council as to appropriate footpath gradients, it should be aware that there is a likelihood of the consent never becoming operational.

Thank you for your consideration of this submission.

Yours sincerely,

David Ryan
Executive Director