

Attachment C

**Clause 4.6 Variation Statement – Height of
Buildings Development Standard**

811 Elizabeth Street, Zetland

(Amended) Clause 4.6 Variation Request – Building Height

1. Introduction

This Clause 4.6 variation accompanies a Development Application (DA) for the comprehensive redevelopment of a former car sales yard and associated buildings at 811 Elizabeth Street, Zetland. It relates to the building height development standard that applies to the site pursuant to the *Sydney Local Environmental Plan (Green Square Town Centre Stage 2) 2013* (SLEP2013).

The variation sought under Clause 4.6 of the LEP has been prepared in accordance with the Land and Environment Court Ruling *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118*. The case further clarified the correct approach of Clause 4.6 requests including that the clause does not require a development with a variation to have a better or neutral outcome.

2. Background

On 28 June 2018, the Land and Environment Court (NSW) granted approval to a Concept Plan for the site (DA 1201/2017). The approved Concept Plan comprises building envelopes with a single level podium with basement below, and three buildings varying in height from 4 storeys to 15 storeys.

A Stage 2 DA for the construction of buildings on the site was subsequently lodged with Council on 15 March 2019. The DA proposes the redevelopment of the site to accommodate a high density mixed use development which will generally include:

- Three buildings on a single storey podium and two basement levels, accommodating:
 - 254 residential units;
 - 1 childcare centre (fit out to be addressed at a later stage);
 - 736 sqm retail space;
 - 206 car parking spaces; and
 - 24,821 sqm of gross floor area;
- Private recreation facilities;
- Public domain works, including construction of part of a road and a pedestrian link; and
- Associated earthworks and landscaping.

The development is subject to a Voluntary Planning Agreement which includes the following public benefits:

- Monetary contribution of \$3,080,000 (December 2005 value to be indexed to CPI) towards essential infrastructure in accordance with the Green Square Town Centre Infrastructure Strategy (2006), less the cost of public domain works delivered by the developer;
- Dedication of 1,833.1 square metres of land for the future Zetland Avenue and a new public lane/pedestrian/bike link;

- Developer's works to construct the new lane/pedestrian/bike link and complete a portion of Zetland Avenue; and
- Design and construction of any proposed building to meet the City's Green Infrastructure requirements for recycled water, energy efficiency and air conditioning refrigerant.

Since the DA was lodged, the building design has been revised in consultation with Council. The changes include a reduction in the height of the north western section of Building C (top of building reduced from Level 5 to Level 3) and a commensurate increase in the height of the eastern section of Building A (top of building increased from Level 4 and 6 to Level 5 and 7). The changes to Building A result in an exceedance of the building height limit applicable to the site under SLEP 2012.

3. Clause 4.6 Exceptions to Development Standards

Clause 4.3 of SLEP 2012 specifies that the height of a building may not exceed the maximum height specified on the relevant Height of Buildings Map. The site is subject to a variable height limit of RL22m, RL35.3m, RL44m and RL69.3m. The proposed development exceeds the maximum height allowance when measured in accordance with the SLEP 2013 definition of building height which is as follows:

“building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.”

Clause 4.6 provides flexibility to vary the development standards specified within the LEP where it can be demonstrated that the development standard is unreasonable or unnecessary in the circumstances of the case and where there are sufficient environmental grounds to justify the departure. Clause 4.6 states the following:

“(2) Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument...”

(3) Consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) That there are sufficient environmental planning grounds to justify contravening the development standard.”

Accordingly, we set out below the justification for the departure to the height controls applicable under the LEP.

4. Definition of development standard

Section 1.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) lists the items (not limited to) that are considered to be development standards, and are listed below.

- (a) the area, shape or frontage of any land, the dimensions of any land, buildings or works, or the distance of any land, building or work from any specified point,*
- (b) the proportion or percentage of the area of a site which a building or work may occupy,*

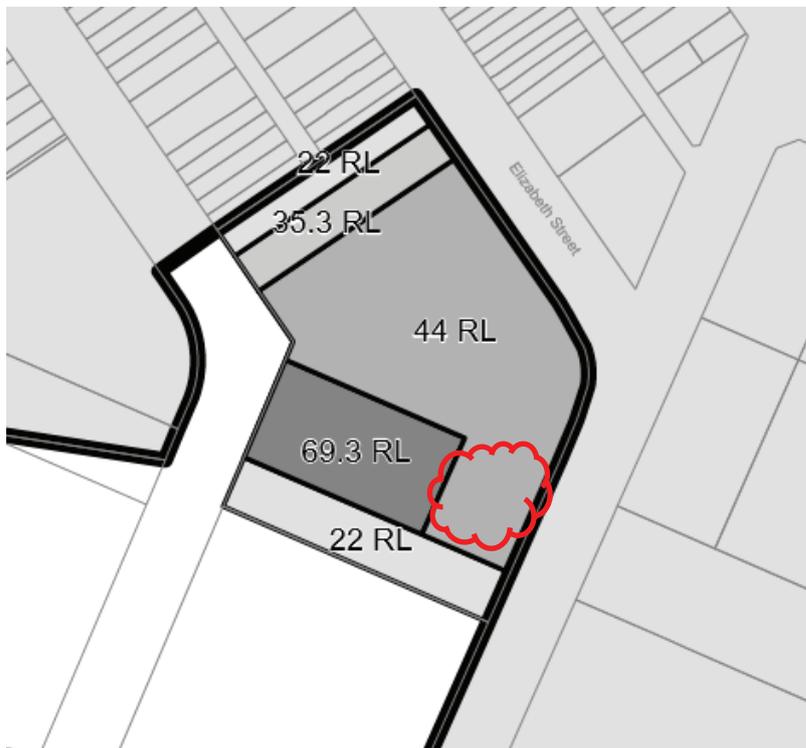
- (c) **the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work,**
- (d) *the cubic content or floor space of a building,*
- (e) *the intensity or density of the use of any land, building or work,*
- (f) *the provision of public access, open space, landscaped space, tree planting or other treatment for the conservation, protection or enhancement of the environment,*
- (g) *the provision of facilities for the standing, movement, parking, servicing, manoeuvring, loading or unloading of vehicles,*
- (h) *the volume, nature and type of traffic generated by the development,*
- (i) *road patterns,*
- (j) *drainage,*
- (k) *the carrying out of earthworks,*
- (l) *the effects of development on patterns of wind, sunlight, daylight or shadows,*
- (m) *the provision of services, facilities and amenities demanded by development,*
- (n) *the emission of pollution and means for its prevention or control or mitigation, and*
- (o) *such other matters as may be prescribed.”*

The proposed variation of the height of buildings under Clause 4.3 of the LEP is a development standard for the purposes of the EP&A Act and Clause 4.6 of the LEP.

5. Proposed Variation

Pursuant to Clause 4.3 of the SLEP 2013 and the accompanying height map a variable maximum height standard of RL22m, RL35.3m, RL44m and RL69.3m applies to the site.

FIGURE 1: EXTRACT FROM LEP HEIGHT MAP



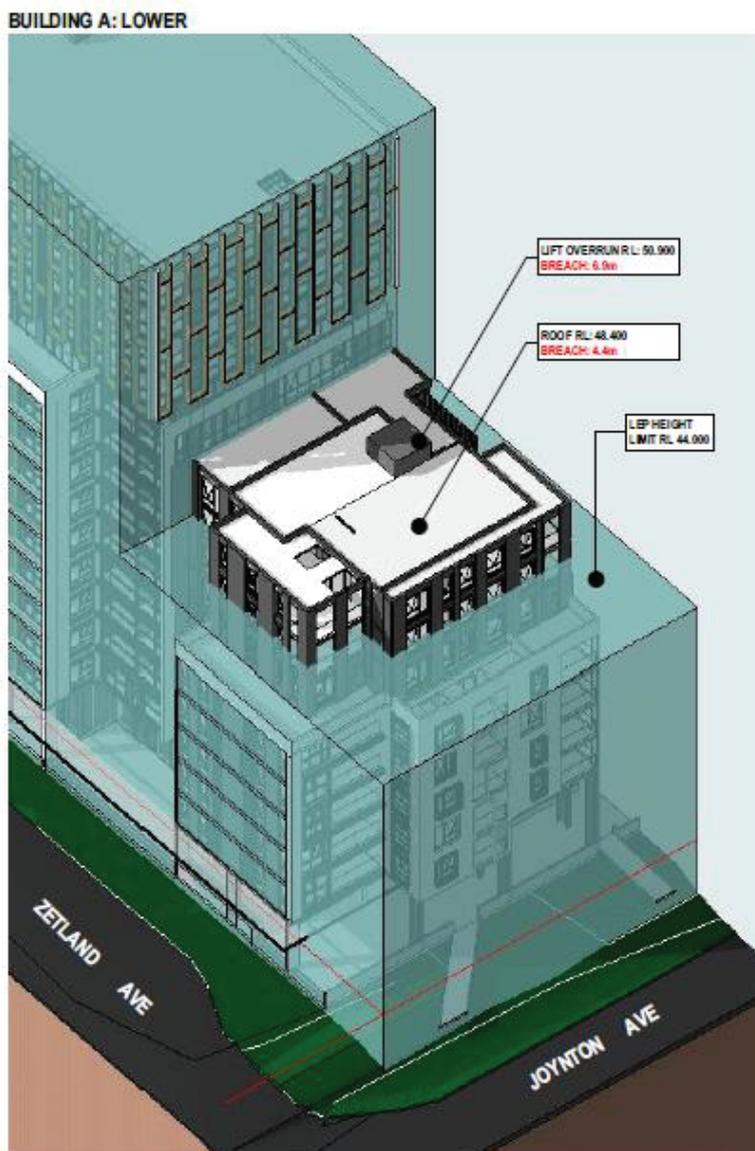
The proposed development involves the construction of a mixed-use development comprising three distinctive building typologies. The buildings range in height from 3-15 storeys. The proposal is inconsistent with Clause 4.3 of the LEP as follows:

- A discrete element contained within Building A projects above the maximum height limit specified by the LEP (the area is clouded in **Figure 1** above). The height above the LEP limit relates to the upper two storeys of the building and its associated roof elements, including roof top plant equipment. This component of the building is set back from the main tower element to reduce its visual bulk.
- While Building A is predominately located within the part of the site where the maximum height allowable is RL69.3m, the building footprint extends into the lower height zone which applies to the north eastern part of the site at the interface with Joynton Avenue.

6. Extent of variation

The proposal seeks a variation to the maximum height limit specified by Clause 4.3. As shown in **Figure 2** below, while the building heights of Buildings B and C fully comply with the relevant height limits, a discrete component of Building A will breach the maximum height specified by SLEP by 4.4m. Additional habitable floorspace to RL48.4m is proposed, resulting in an exceedance in height for this part of the site by 4.4m. This represents 17.5% of the overall allowable height for this portion of the southern part of the site. Roof top plant equipment is also proposed to RL50.9, representing a 6.9m height exceedance or 27.5%.

FIGURE 2: EXTENT OF EXCEEDANCE ABOVE THE LEP HEIGHT LIMIT



7. Objectives of the Standard

The objectives of Clause 4.3 Height of Buildings are as follows:

- (a) *To ensure the height of development is appropriate to the condition of the site and its context,*
- (b) *To ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas,*
- (c) *To promote the sharing of views,*
- (d) *To ensure appropriate height transitions from Central Sydney and Green Square Town Centre to adjoining areas,*
- (e) *In respect of Green Square:*
 - (i) *To ensure the amenity of the public domain by restricting taller buildings to only part of a site, and*
 - (ii) *To ensure the built form contributes to the physical definition of the street network and public spaces.*

8. Objectives of the Zone

The objectives of the B4 mixed use zone are as follows:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To ensure uses support the viability of centres.*

9. Assessment

Clause 4.6(3)(a) – Is the development standard unreasonable or unnecessary?

In Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC118, 5 matters were listed to demonstrate whether compliance of a development standard was unreasonable or unnecessary, as established in Wehbe v Pittwater Council (2007) NSWLEC 827. This case also stipulated that all 5 methods may not need demonstrate compliance is necessary where relevant. Each of the matters are addressed below.

- a) **Compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard: Wehbe v Pittwater Council at [42] and [43].**

The proposal results in a built form outcome that is compatible with the desired future built form for the site and the immediate area. Strict compliance with the height standard across the site, when combined with the proposed reduction in height within the northern part of the site, does not allow the maximum density to be achieved. The proposed variation to a discrete portion of Building A has been used as a means of offsetting the reduction in building height below the standard for Building C, where the site adjoins the Zetland Estate heritage conservation area, to improve the pedestrian scale and visual relationship with development at that side. If the variation was not allowed, it would result in a shortfall in the density of development on a site. The proposed height is considered to be acceptable particularly when balanced against the benefits of the approach, specifically the shifting of visual bulk away from the heritage interface to the less sensitive (in terms of use and visually) part of the site. Further, the approach allows for the yield anticipated by the relevant controls to be achieved on the site, thereby providing an opportunity to increase the supply and diversity of residential accommodation within the Green Square Town Centre.

- b) **Establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary: Wehbe v Pittwater Council at [45].**

N/A. The underlying objective of the Building Height control is relevant to the development.

- c) ***Establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable: Wehbe v Pittwater Council at [46].***

The underlying objective of the Building Height standard is to allow for a hierarchy of buildings within the Green Square locality, with taller buildings located within the Town Centre and a gradual reduction in height in the outer areas of the suburb. In view of the development context and the minor exceedance proposed in this case strict compliance with Clause 4.3 of the LEP is considered to be both unnecessary and unreasonable. The proposed departure is a direct result of design modifications that have been incorporated to shift the overall bulk of the development away from the more sensitive western section of the site where the development adjoins the Zetland Estate Heritage Conservation Area, to the less sensitive southern section of the site. Strict compliance with the height control would result in a design outcome considered to be less sympathetic to the heritage conservation area adjacent. This would undermine the objectives of the height control.

- d) ***Establish that the development standard has been virtually abandoned or destroyed by the Council's own decisions in granting development consents that depart from the standard and hence compliance with the standard is unnecessary and unreasonable: Wehbe v Pittwater Council at [47].***

There are numerous buildings within the immediate locality that have been approved with a height greater than that nominated on the LEP height map. These applications include the following:

TABLE 1: APPROVED VARIATIONS TO SLEP CLAUSE 4.3

DA REF	SITE ADDRESS	DATE	EXTENT OF DEPARTURE
D/2014/1757	501 Botany Road, Zetland	11/05/2017	8%
D/2016/824	132 Joynton Avenue, Zetland	11/05/2017	50%
D/2017/324	906 Bourke Street, Zetland	26/06/2017	83%
D/2015/913	106 Epsom Road, Zetland	27/07/2017	30%
D/2018/508	62 Epsom Road, Zetland	05/12/2018	12.5%

Given the nature of the departure proposed in this instance, relating to additional building elements that are well integrated into the overall design of the development and setback from the street edge, and noting that consent has been granted to other buildings within the immediate area for heights which in some instances considerably exceed the maximum building height control it would be unreasonable for strict compliance to be applied in this case.

- d) ***Establish that the zoning of the particular land on which the development is proposed to be carried out was unreasonable or inappropriate so that the development standard, which was appropriate for that zoning, was also unreasonable or unnecessary as it applied to that land and that compliance with the standard in the circumstances of the case would also be unreasonable or unnecessary: Wehbe v Pittwater Council at [48].***

N/A. The site is appropriately zoned.

Clause 4.6(3)(b) – Is there sufficient environmental planning grounds to justify contravening the development standard?

In Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC118, the written request under Clause 4.6 must be “environmental planning grounds” by their nature established under Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 at [26]. The adjectival phrase “environmental planning” is not defined, but would refer to grounds that relate to the subject matter, scope and purpose of the EPA.

The characteristics of the site (i.e. being a substantial island site, situated between 2 storey dwellings, community uses and taller contemporary development within the Green Square Town Centre) warrant an approach that properly considers and mitigates these factors beyond strict adherence to the LEP provisions. No unreasonable impacts will result from the variation to the maximum height of buildings standards, whilst better planning outcomes are achieved. Specifically, these include the following:

Improved heritage interface

The site is not heritage listed, nor is it situated within a heritage conservation area. It is however, situated immediately to the east of the Zetland Estate Heritage Conservation Area. The proposal will positively impact on the streetscape through the redevelopment of a visually unattractive industrial site to accommodate a well designed building that responds positively, through the use of careful material selection and form, to its surroundings including the heritage conservation area to the west. The component of the development over and above the LEP height control does not result in additional overshadowing or greater visual impact on the conservation area, rather it allows for a reduction in the height of development at the interface with the conservation area. Providing a lower form of development to the northern portion of the site, at the interface with the Zetland Heritage Conservation Area (by effectively reducing the height of Building C by two storeys) has meant that spatially, the development cannot achieve a commensurate density / FSR intended for the site. Therefore, two additional part-levels, setback above the building envelopes on the southern part of the site were introduced on the basis that this part of the site can accommodate additional scale without giving rise to unreasonable impacts on surrounding uses (community uses).

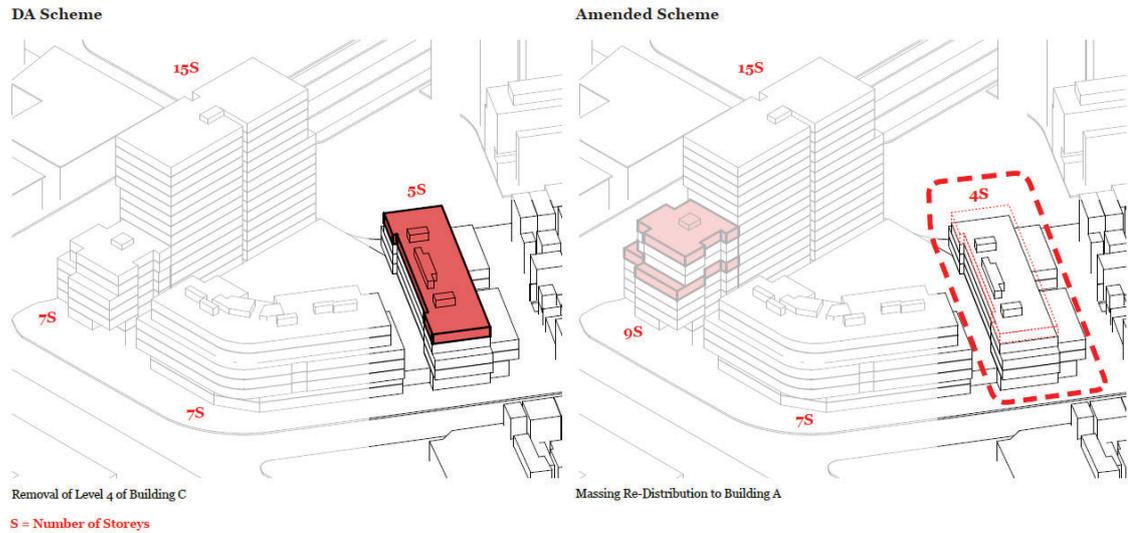
Intensity in use of the site is consistent with a compliant scheme

The minor increase in building height proposed achieves a density consistent with the LEP controls with no unreasonable impacts on surrounding properties. The breach of the height control does not result in a breach in maximum floor space so there is no tangible nexus between the height variation and the overall intensity of site use; No more density is proposed for the site than that envisioned under SLEP 2012, noting that compliance with the maximum FSR of 2.54:1 is achieved. The proposed development merely seeks to redistribute mass across the site to achieve an alternative architectural and urban design outcome, as specifically directed by Council.

Additional height is offset by a reduction in height elsewhere within the site

The taller buildings which do not comply with the height standard will be offset by lower buildings elsewhere within the site. In translating the maximum heights to comparable maximum storeys, proposed Building C will be three storeys lower than the height standard in some places, whilst Building C will be two storeys higher. Refer to **Figure 3** which indicates the proposed redistribution of massing. The reductions in height proposed to the northern portion of the site adequately offset the minor variations proposed. The redistribution of massing achieves a better streetscape and amenity outcome for the public domain, as well as a better residential amenity outcome.

FIGURE 3: OFFSET HEIGHT



Additional height contributes to building articulation

The proposed development exhibits good design and has been through a rigorous design assessment process. The uppermost elements of the development are well thought out and have been successfully integrated into the overall design of the buildings. The height variation relates to a discrete portion of Building A. The tallest elements of the proposal are setback to provide a distinctive upper component to the building. Increasing the height of this component of the building by two storeys further contributions to the articulation of the building and assists in reducing the dominance of the adjoining 15 storey building element when viewed from the west by reducing the stark contrast in building height between the east and west components of Building A from 6 to 4 storeys, thereby providing a more gradual transition in height across the site (refer to **Figure 4**).

FIGURE 4: COMPARISON OF ORIGINAL HEIGHT COMPLIANT SCHEME, AND DEVELOPMENT NOW PROPOSED



No additional amenity impacts

The proposed height variation will not result in any demonstrable detrimental impact to any sensitive land uses so the impact of the variation is negligible. The proposed height variation is situated in a location which will not result in any demonstrable detrimental impact to any sensitive land uses. In particular, the part 6 storey height element is strategically located in the south eastern portion of the site which interfaces with Joynton Avenue. This provides the following positive response with regard to potential impacts:

- Visual impact: the additional height subject to this variation is generously setback from Joynton Avenue and Elizabeth Streets to ensure that the relationship with surrounding community uses is respected.
- No disruption to views: There are no significant views that are affected by the proposal.
- No loss of privacy: The proposal provides high levels of visual privacy to surrounding community uses and incoming residents by provision of appropriate setbacks. In addition, the sensitive use of materials and privacy screening will further enhance these proposed privacy measures. Building A is separated from surrounding uses by roads. The perimeter roads assist in mitigating potential impacts on adjoining land uses by creating a substantial visual and physical buffer to receivers opposite.
- No loss of solar access: As indicated on the shadow diagrams, the shadows of the proposed development fall predominately within the roadway to the south of the subject site which is not sensitive to overshadowing. At 9AM some additional overshadowing occurs over the building immediately to the south but importantly, no additional overshadowing of the playground occurs. The comparative shadow diagrams are included at **Attachment 2**.

FIGURE 5: COMPARISON OF OVERSHADOWING OF THE PROPOSED DEVELOPMENT AND A COMPLIANT SCHEME



With reference to the above, the benefits of the proposal outweigh any disadvantage and as such the proposal will be in the public interest.

Clause 4.6(4)(a)(i) – The applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3)

This written justification has been carried out in accordance with a recent court judgement “*Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC11.*” It demonstrates that the variation to the development standard is acceptable.

Clause 4.6(4)(a)(ii) – The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out

The proposed development is consistent with the objectives of the zone, and the objectives of the height control and as such is in the public interest.

The land use table contained within Part 2 of the SLEP sets out the objectives of the B4 mixed use zone as follows:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To ensure uses support the viability of centres.*

The departure to the LEP height control does not affect the consistency of the proposed development with these objectives. The development involves the construction of new residential apartments complemented by new local scale retail facilities which will contribute to the local supply of housing and associated services within the newly emerging Green Square suburb. The mix of uses proposed does not change as a result of the departure to the height control now proposed.

The proposal facilitates the transference of building bulk away from the interface with the adjoining heritage conservation area to the less sensitive portion of the site. The approach will enable the residential yield anticipated for the site under the existing controls to be achieved whilst allowing for a reduction in the height of Building C. The incoming population will provide opportunities for increased patronage of public transport infrastructure as well as the shops and facilities of Green Square Town Centre, thereby assisting in supporting the viability of these uses.

Clause 4.3 sets out the objectives of the maximum building height development standard. The consistency of the proposed development with these objectives is set out in **Table 2** below.

TABLE 2: HEIGHT OBJECTIVES

OBJECTIVES	PROPOSED DEVELOPMENT
<p><i>(a) to ensure acceptable height transitions between new development and heritage items and buildings in heritage conservation areas</i></p>	<p>The height exceedance relates to a discrete element of the building form. The proposal allows for the transference of building bulk from the west of the site, where the site adjoins the Zetland Estate Heritage Conservation Area, to the less sensitive southern part of the site. In this regard, the proposal improves the relationship of new built form with the heritage conservation area to the north, despite the resulting departure to the LEP height control.</p>

OBJECTIVES	PROPOSED DEVELOPMENT
<i>(b) to ensure the sharing of views</i>	The proposal has limited view impacts on neighbouring properties. No additional view impacts are anticipated from the elements of the proposal that exceed the controls, noting that the upper floor windows and balconies of neighbouring buildings are typically located below this level in any event. There would be no difference in views when compared to a fully compliant development.
<i>(c) to ensure acceptable height transitions from the Green Square Town Centre to adjoining areas</i>	The proposed additional height will not have any adverse impact on the transition of heights from Central Sydney and Green Square Town Centre to adjoining areas. As illustrated in Figure 3 below the built form continues to “step down” to the east, thereby maintaining a suitable transition in height between the development and adjoining community uses. There remains adequate height differentiation between the eastern extent of Building A and the taller western section of the building to allow these elements to be read as distinctive building components.
<i>(d) to ensure the amenity of the public domain by restricting taller buildings to only part of a site</i>	<p>The departure from the RL45m height limit which applies to the site’s south eastern frontage, will have little or no visual impact on the surrounds as the additional height relates to a section of the building that is set back from the main building form. Plant equipment comprises a small proportion of the proposal’s roof area and will not be visible at street level (being further set back within the building’s roof).</p> <p>As shown in Figure 4 above, when viewed at street level the visual experience of the proposal is entirely consistent with that of a compliant development; the additional height is indiscernible.</p> <p>No additional overshadowing occurs as a result of the extra height proposed when compared to a compliant scheme (refer to Attachment 2).</p>
<i>(e) to ensure the built form contributes to the physical definition of the street network and public spaces.</i>	<p>The site occupies a prominent position within the Green Square Town Centre close to the public transport network. It is currently underdeveloped but has been identified as the site of future mixed-use development. The proposed scale of buildings reflects this.</p> <p>The form of the development helps to define the street edge. The incorporation of a recessed upper level to Building A through the inclusion of additional height over and above the LEP limit for this part of the site, adds greater definition to the Joynton Avenue/Zetland Avenue intersection.</p>

10. Conclusion

The proposal is considered appropriate and consistent with the objectives and intent of Clause 4.3 of the LEP. Strict compliance with the LEP in this case is considered to be unreasonable and unnecessary as follows:

- The proposal allows for an improved design outcome for the site. It involves the transfer of building bulk from the sensitive western elevation of the development (where the site adjoins a heritage conservation area) to the less sensitive southern section of the site.
- There remains adequate height differentiation between the eastern extent of Building A and the taller western section of the building to allow these elements to be read as distinctive building components. The adjusted height of the eastern extent of the building allows for a more steady transition in building height.
- The proposed development is consistent with the intent of Clause 4.3 of the LEP which is to minimise adverse amenity impacts on neighbouring residential properties and to support the desired future character of the area. The proposal will not result in the loss of views, nor will it result in adverse amenity impacts and satisfies all relevant amenity criteria of the ADG, including access to sunlight, natural ventilation and privacy.
- Departures to the LEP height limit for other buildings within the immediate vicinity where it has been demonstrated that no additional adverse impact would arise as a result of additional height over and above the nominated LEP height control have similarly been approved.

As outlined within this report, the proposed development is considered to be an appropriate response to the site. Importantly, the proposal has been informed by an analysis of site constraints and opportunities to provide a realistic indication of development potential. The proposal will ensure that development of the site can contribute to the local housing supply whilst providing an urban design response that is appropriate to the emerging context of the locality.

It is considered that the proposal provides an appropriate response to the planned redevelopment of the site for future mixed use and will assist in the orderly and economic development of the land in a timely manner.

Having considered all the relevant matters it is concluded that the proposal represents a sound development outcome for the site.

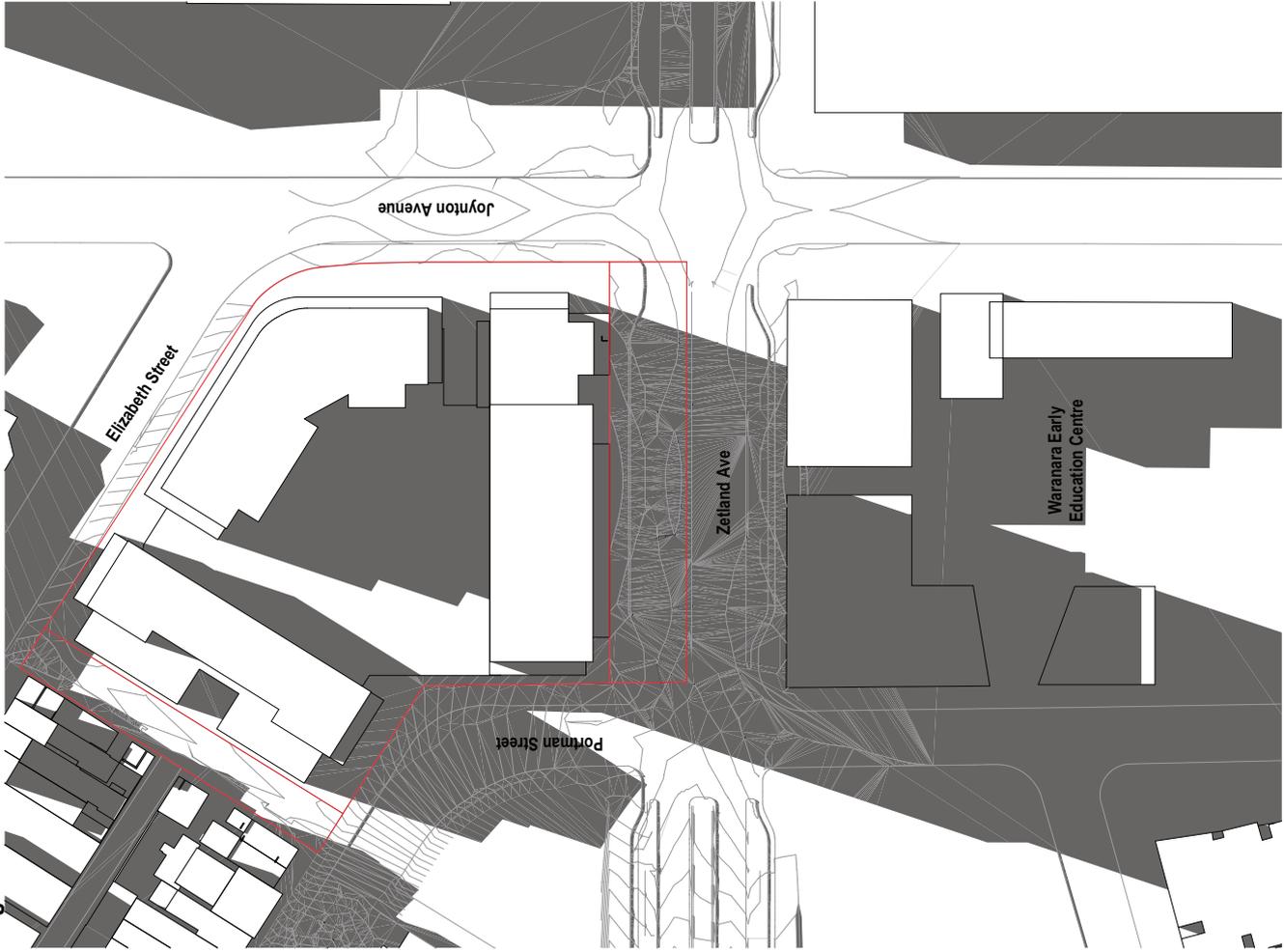
Meriton

November 2019

ATTACHMENT 1: LEP HEIGHT PLANE

ATTACHMENT 2: COMPARATIVE OVERSHADOWING

Original DA Submission



Rev: A
 Date: 10/12/19
 By: [Signature]
 Checked: [Signature]
 Drawn: [Signature]
 Scale Bar: 0m, 5m, 10m
 Legend:
 - - - - - Line of Building Above
 - - - - - Boundaries
 - - - - - Site Boundary
 - - - - - Stage 1 Boundary of Land Above

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 2017-18 AGPS

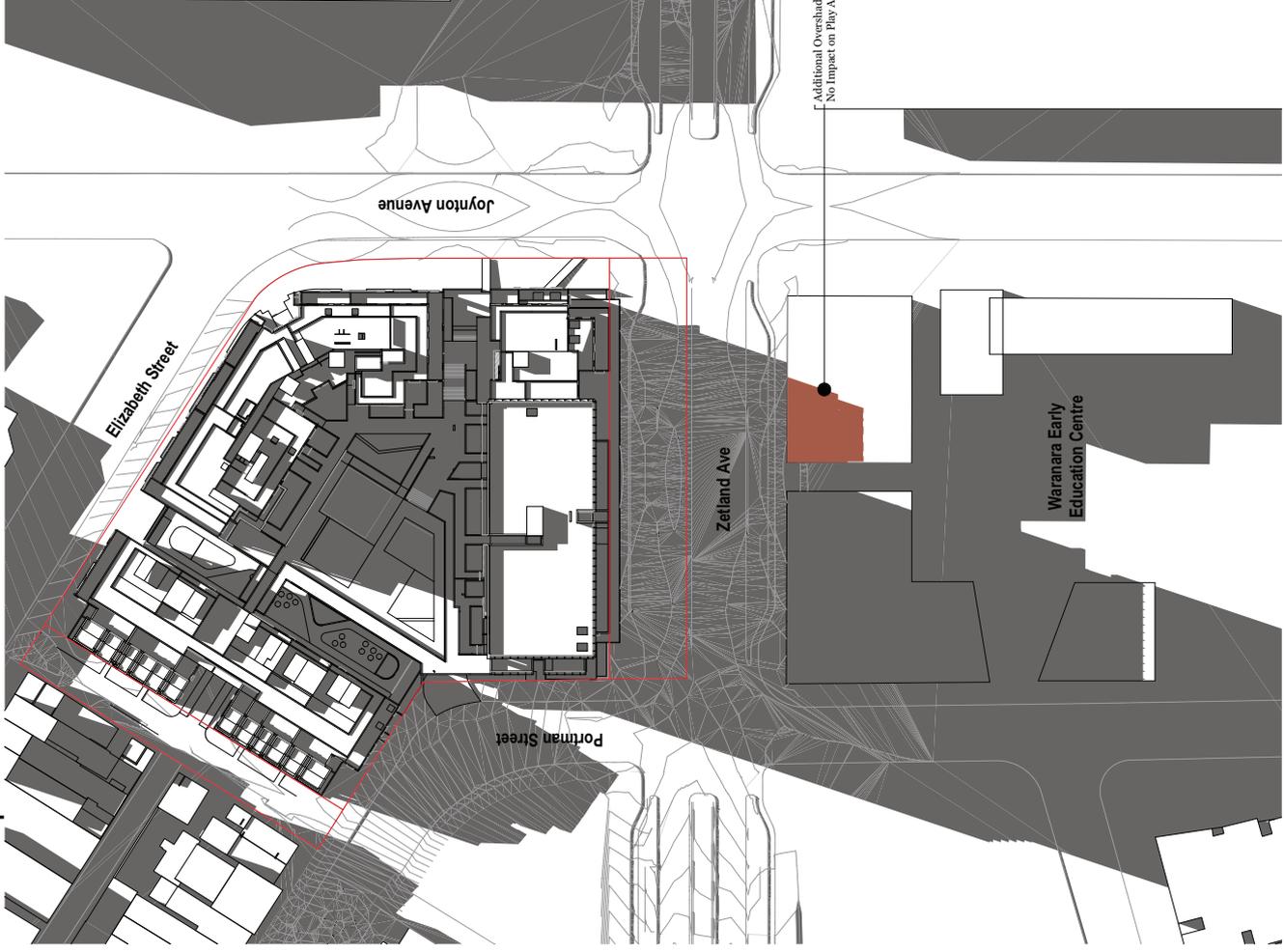
Landscape - Urbis
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 2017-18 AGPS

Reflectivity - Windtech
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 9379 6161
 info@windtech.com.au
 www.windtech.com.au
 2017-18 AGPS

Water - Diaplains Foot
 1200/1201 Stirling St
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 info@diaplainsfoot.com.au
 www.diaplainsfoot.com.au
 2017-18 AGPS

IKO Architecture (NSW) Pty Ltd
 8/11 Elizabeth Street
 2011 NSW 2010
 www.iko.com.au
 www.ikonsw.com.au
 www.ikonsw.com.au
 2017-18 AGPS

Current Proposal



Project Name
 Waranara Early Education Centre
Project Address
 8/11 Elizabeth Street
 2011 NSW 2010

Project Number
 12008
Drawing Name
 Solar Comparison sun
Date Commenced
 August 2018
Drawing Number
 DA446
Revision
 A

Water - Diaplains Foot
 1200/1201 Stirling St
 9379 6161
 info@diaplainsfoot.com.au
 www.diaplainsfoot.com.au
 2017-18 AGPS

Reflectivity - Windtech
 1200/1201 Stirling St
 9379 6161
 info@windtech.com.au
 www.windtech.com.au
 2017-18 AGPS

Bank - Efficient Living
 1200/1201 Stirling St
 9379 6161
 info@efficientliving.com.au
 www.efficientliving.com.au
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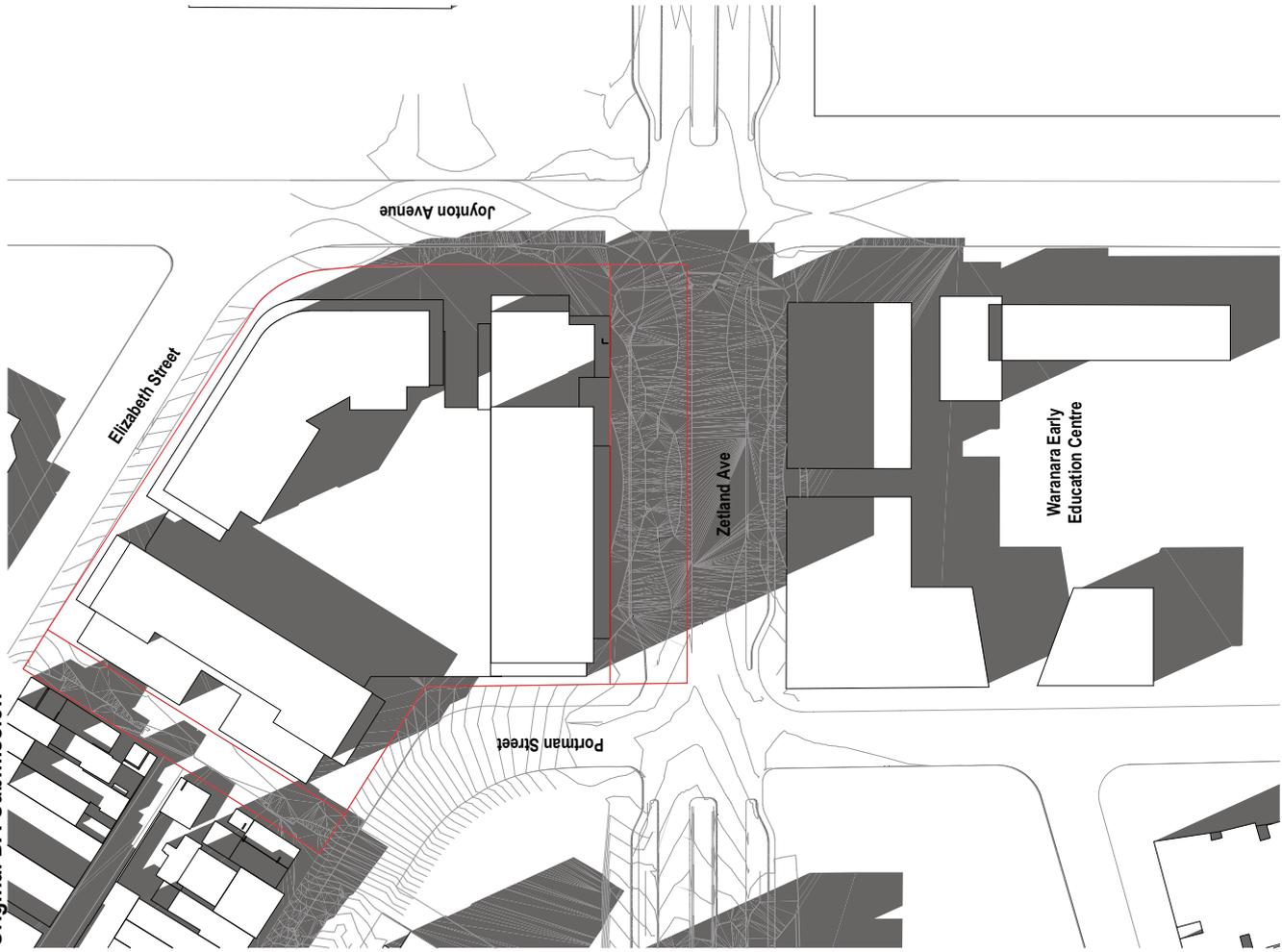
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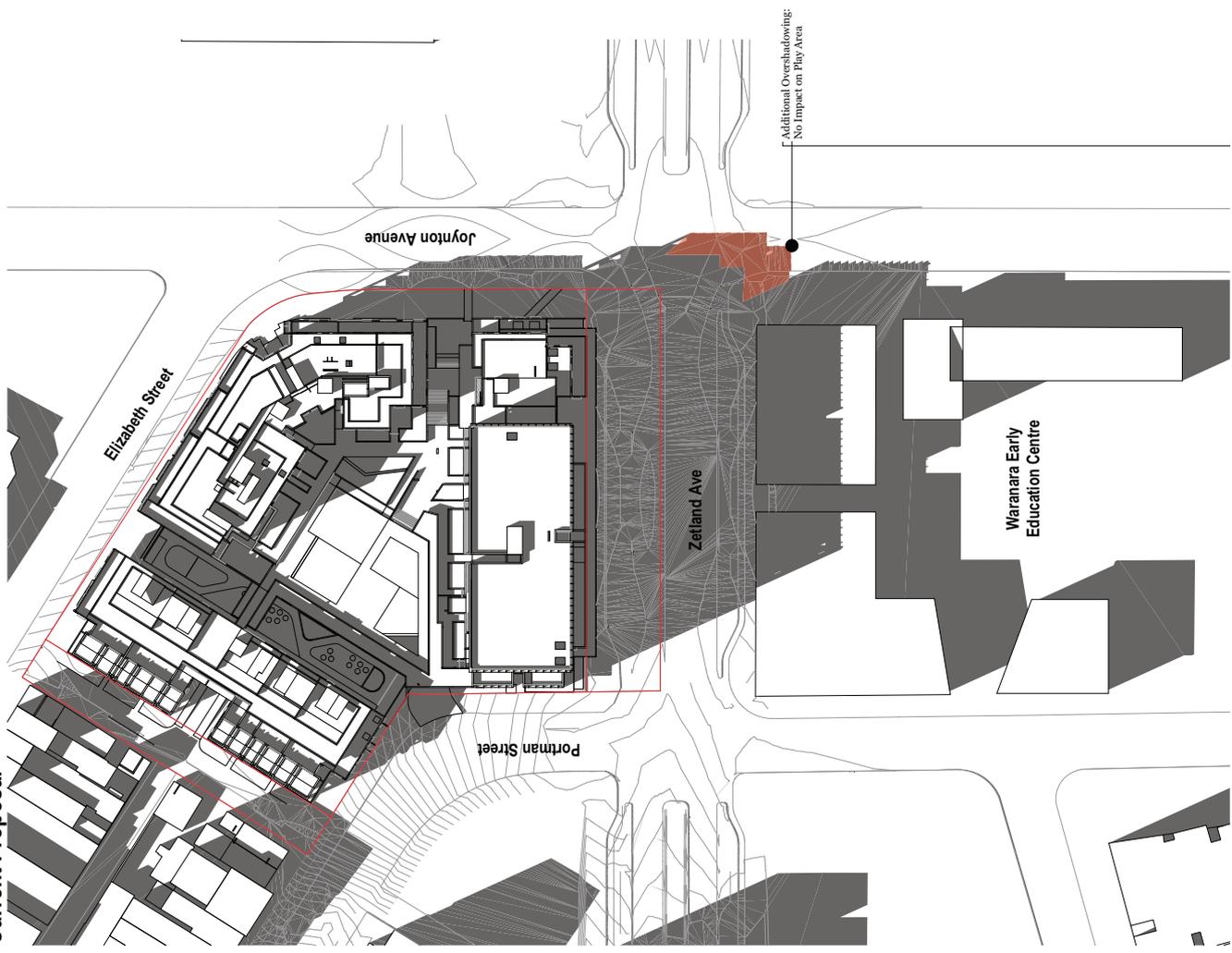
Consultants
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 info@morriscoding.com.au
 www.morriscoding.com.au
 2017-18 AGPS

Waranara Early Education Centre
 8/11 Elizabeth Street
 2011 NSW 2010
 www.iko.com.au
 www.ikonsw.com.au
 www.ikonsw.com.au
 2017-18 AGPS

Original DA Submission



Current Proposal



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Rev	Date	By	Old Description
A	10/12/19	PP	Issues to Council

Scale Bar
 0m 5m 10m
 1:1000
 Line of Building Above
 Boundaries
 Existing Buildings
 Stage 1 Boundary of Land Above

Comments
Access - Morris Coding
 2024/03/22
 9912 0322
 Tom Morris
 tom.morris@morriscode.com.au
 02 9574 9414

Base - Efficient Living
 2024/03/22
 9912 0322
 Tom Morris
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 02 9574 9414

Cell - ATKL
 2024/03/22
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 Tom Morris
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 02 9574 9414

Landscape - Urbis
 2024/03/22
 9912 0322
 Tom Morris
 tom.morris@morriscode.com.au
 02 9574 9414

Reflectivity - Winitech
 2024/03/22
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Project Name
 Project Address
 Client

Project Number
 Drawing Name
 Date Commenced
 12068
 Solar Computation ramp
 August 2018
 Drawing Number
 Revision
 DA447
 A

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MERITON

