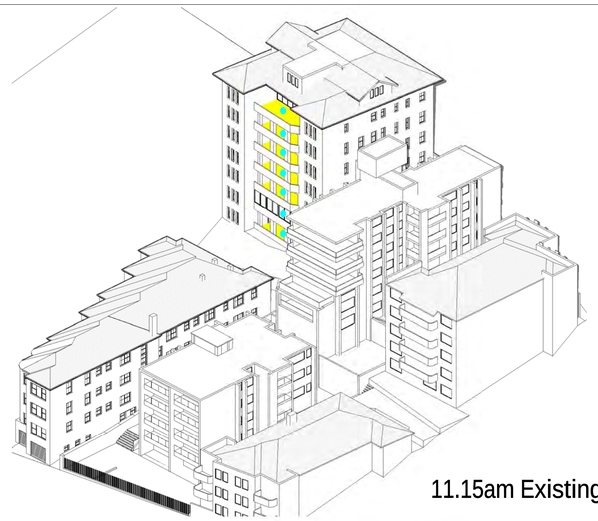
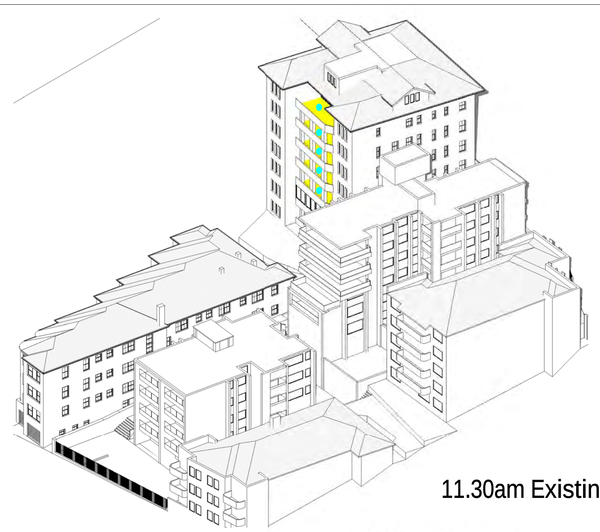
Attachment J7

Submissions

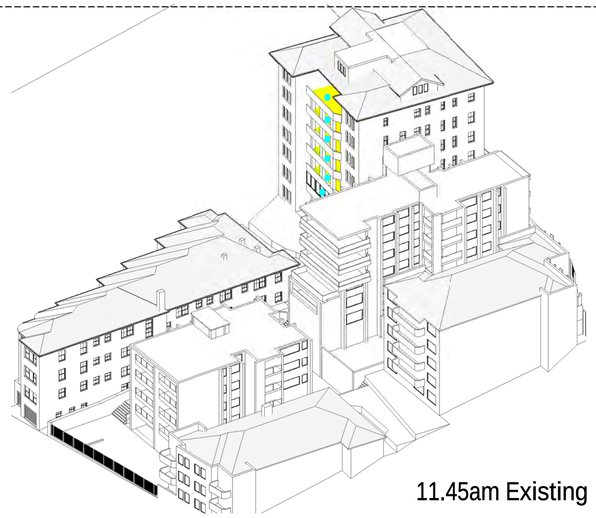
11.00am Existing



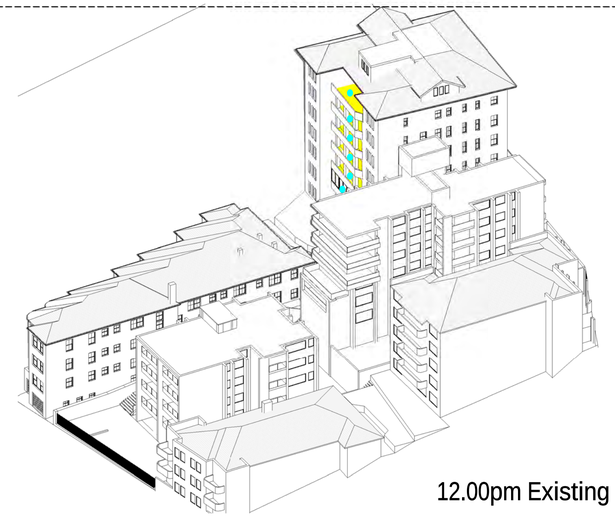
11.15am Existing



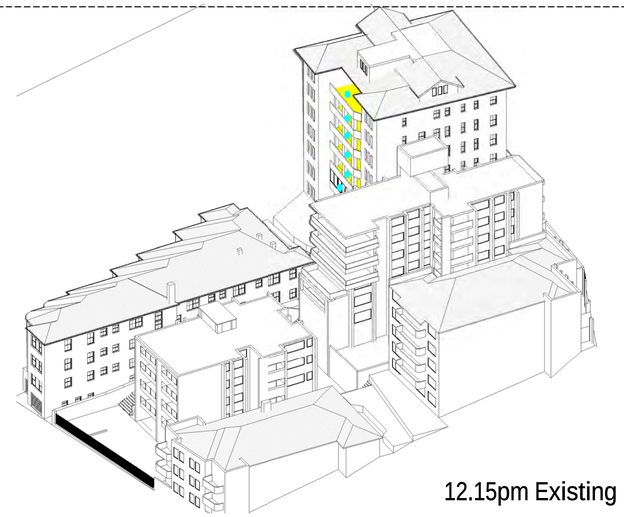
11.30am Existing



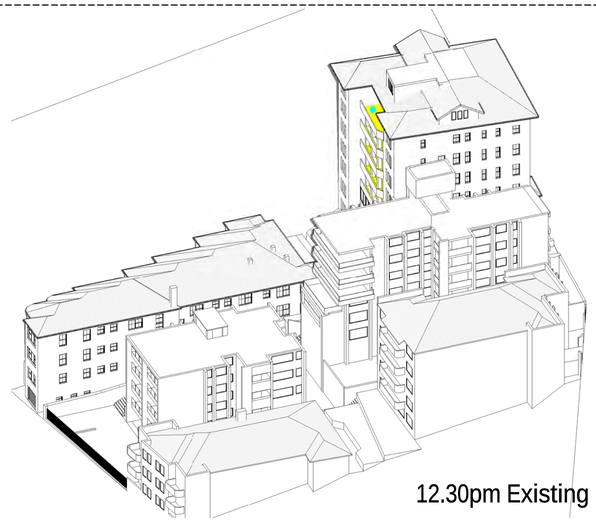
11.45am Existing



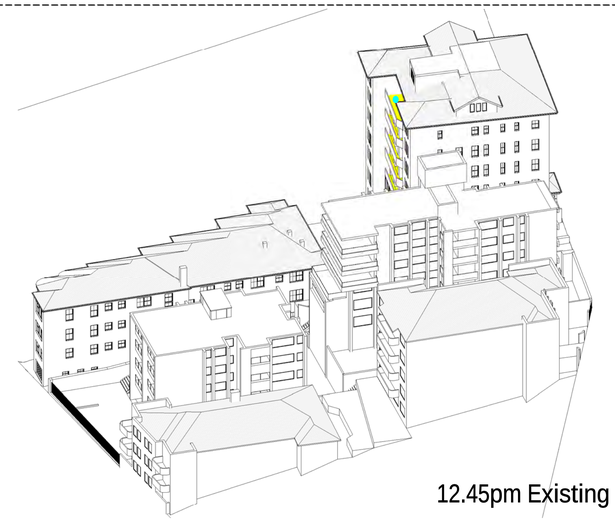
12.00pm Existing



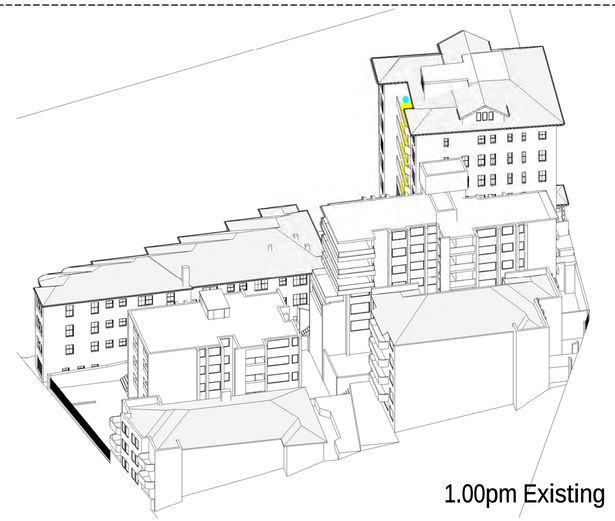
12.15pm Existing



12.30pm Existing



12.45pm Existing



1.00pm Existing

DENOTES BALCONIES TO NO.12 ONSLOW AVENUE (PRIVATE OPEN SPACE)

DENOTES P.O.S RECEIVING DIRECT SUNLIGHT

DENOTES P.O.S PARTIAL LOSS OF DIRECT SUNLIGHT

X DENOTES P.O.S LOSS OF DIRECT SUNLIGHT

PRIVATE OPEN SPACE CALCULATIONS JUNE 21ST:

EXISTING:

P.O.S.	11.00	11.15	11.30	11.45	12.00	12.15	12.30	12.45	1.00
LG2 UNIT 1	•	•	•	•	•	•	X	X	X
LG1 UNIT 3	•	•	•	•	•	•	X	X	X
GF UNIT 5	•	•	•	•	•	•	X	X	X
1 UNIT 7	•	•	•	•	•	•	X	X	X
2 UNIT 9	•	•	•	•	•	•	X	X	X
3 UNIT 11	•	•	•	•	•	•	X	X	X
4 UNIT 12	•	•	•	•	•	•	•	•	•

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:		
P.O.S.			ACCESS LOST:	% LOST:
LG2 UNIT 1	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
LG1 UNIT 3	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
GF UNIT 5	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
1 UNIT 7	3.25 HOURS	2.25 HOURS	- 0.75 HOUR	33%
2 UNIT 9	3.25 HOURS	3.25 HOURS	0	
3 UNIT 11	3.25 HOURS	3.25 HOURS	0	
4 UNIT 12	4 HOURS	4 HOURS	0	

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2103

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

CLIENT: DARNLEY HALL PTY LTD

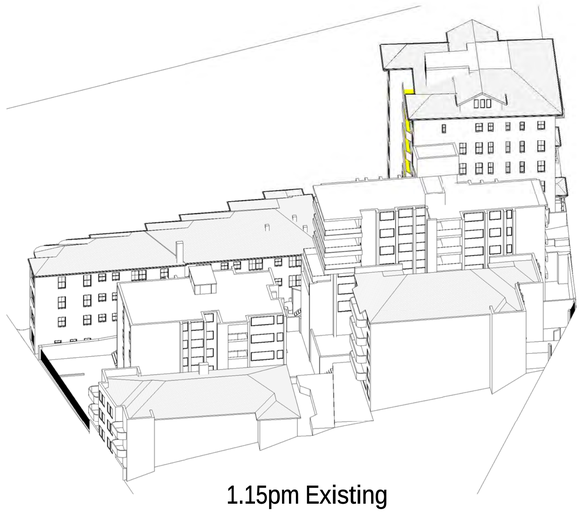
Drawing title:

Sun Eye Views June 21st
11.00am-1.00pm Existing

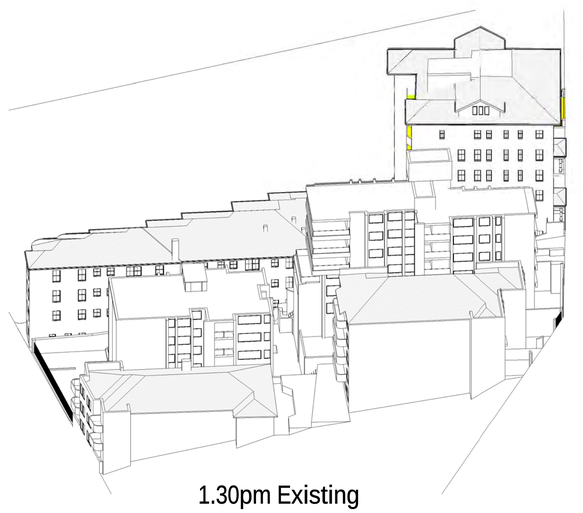
Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

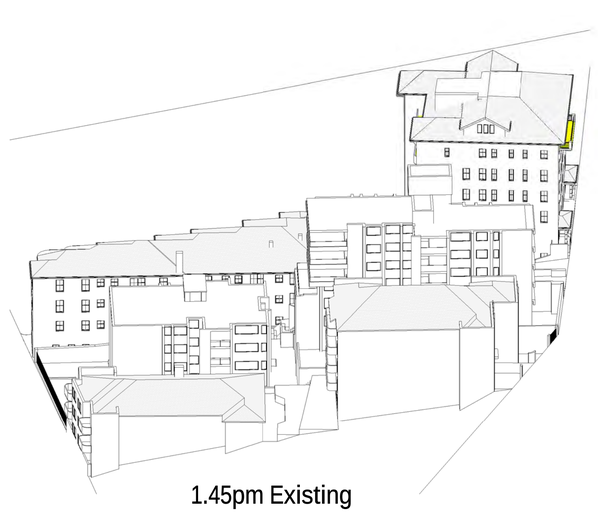
Project number 23-130 A101



1.15pm Existing



1.30pm Existing



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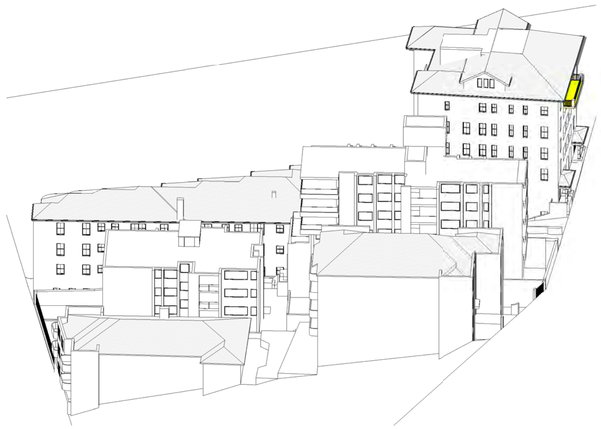
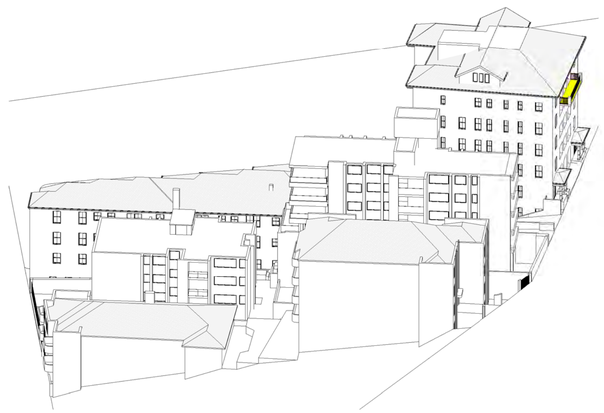


2.00pm Existing



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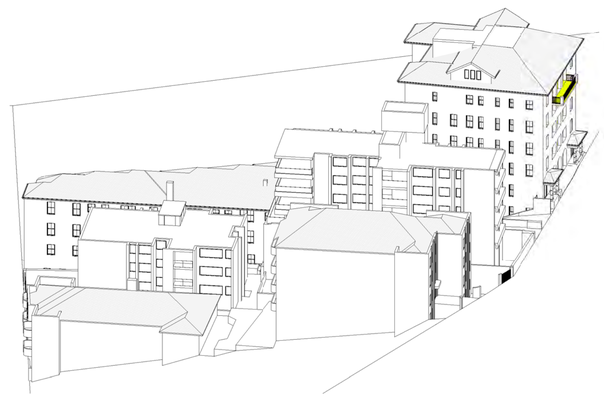
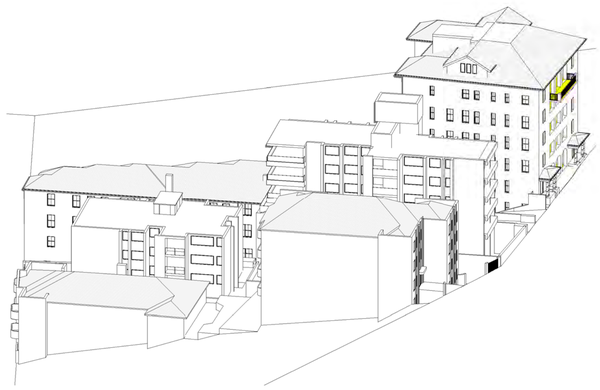


2.30pm Existing



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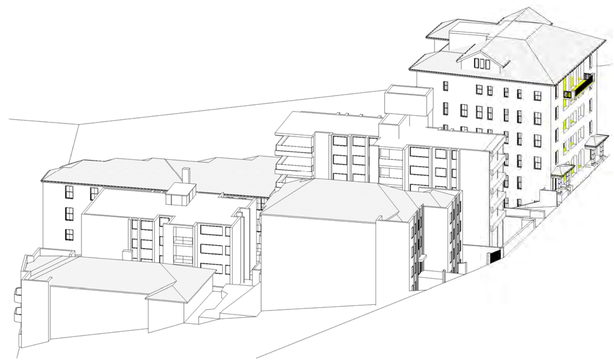


3.00pm Existing

DENOTES BALCONIES TO NO.12 ONSLOW AVENUE (PRIVATE OPEN SPACE)

DENOTES P.O.S RECEIVING DIRECT SUNLIGHT

DENOTES P.O.S PARTIAL LOSS OF DIRECT SUNLIGHT

X DENOTES P.O.S LOSS OF DIRECT SUNLIGHT

PRIVATE OPEN SPACE CALCULATIONS JUNE 21ST:

EXISTING:

P.O.S.	1.15	1.30	1.45	2.00	2.15	2.30	2.45	3.00
LG2 UNIT 1	X	X	X	X	X	X	X	X
LG1 UNIT 3	X	X	X	X	X	X	X	X
GF UNIT 5	X	X	X	X	X	X	X	X
1 UNIT 7	X	X	X	X	X	X	X	X
2 UNIT 9	X	X	X	X	X	X	X	X
3 UNIT 11	X	X	X	X	X	X	X	X
4 UNIT 12	X	X	X	X	X	X	X	X

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

P.O.S.	EXISTING:	PROPOSED:	ACCESS LOST:	% LOST:
LG2 UNIT 1	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
LG1 UNIT 3	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
GF UNIT 5	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
1 UNIT 7	3.25 HOURS	2.25 HOURS	- 0.75 HOUR	33%
2 UNIT 9	3.25 HOURS	3.25 HOURS	0	
3 UNIT 11	3.25 HOURS	3.25 HOURS	0	
4 UNIT 12	4 HOURS	4 HOURS	0	

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2104

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

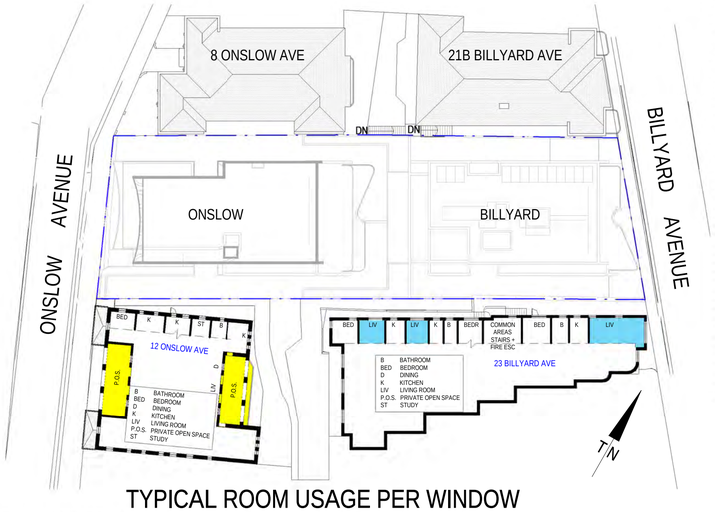
CLIENT: DARNLEY HALL PTY LTD

Drawing title:
Sun Eye Views June 21st
1.15pm-3.00pm Existing

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

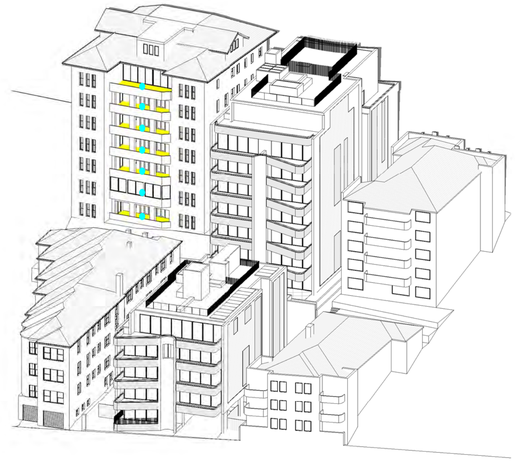
KITCHEN WINDOW REVEIW

Project number 23-130 A102



TYPICAL ROOM USAGE PER WINDOW

9.00am Proposed



9.15am Proposed

DENOTES BALCONIES TO NO.12 ONSLOW AVENUE (PRIVATE OPEN SPACE)

DENOTES P.O.S RECEIVING DIRECT SUNLIGHT

DENOTES P.O.S PARTIAL LOSS OF DIRECT SUNLIGHT

X DENOTES P.O.S LOSS OF DIRECT SUNLIGHT

PRIVATE OPEN SPACE CALCULATIONS JUNE 21ST:

PROPOSED:

P.O.S.	9.00	9.15	9.30	9.45	10.00	10.15	10.30	10.45
LG2 UNIT 1	•	•	•	•	•	•	•	•
LG1 UNIT 3	•	•	•	•	•	•	•	•
GF UNIT 5	•	•	•	•	•	•	•	•
1 UNIT 7	•	•	•	•	•	•	•	•
2 UNIT 9	•	•	•	•	•	•	•	•
3 UNIT 11	•	•	•	•	•	•	•	•
4 UNIT 12	•	•	•	•	•	•	•	•

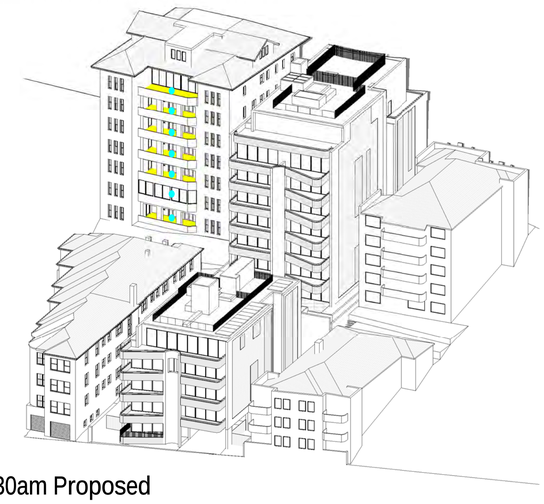
TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

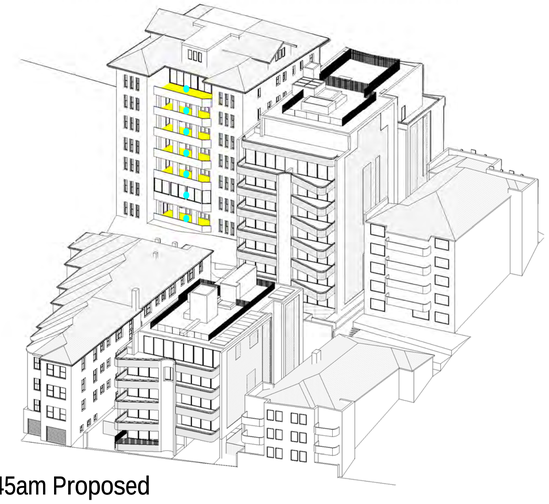
	EXISTING:	PROPOSED:		
P.O.S.			ACCESS LOST:	% LOST:
LG2 UNIT 1	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
LG1 UNIT 3	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
GF UNIT 5	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
1 UNIT 7	3.25 HOURS	2.25 HOURS	- 0.75 HOUR	33%
2 UNIT 9	3.25 HOURS	3.25 HOURS	0	
3 UNIT 11	3.25 HOURS	3.25 HOURS	0	
4 UNIT 12	4 HOURS	4 HOURS	0	

NOTE:

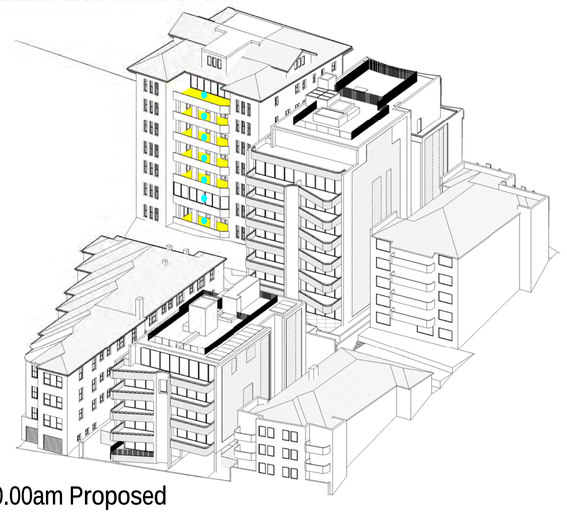
SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO



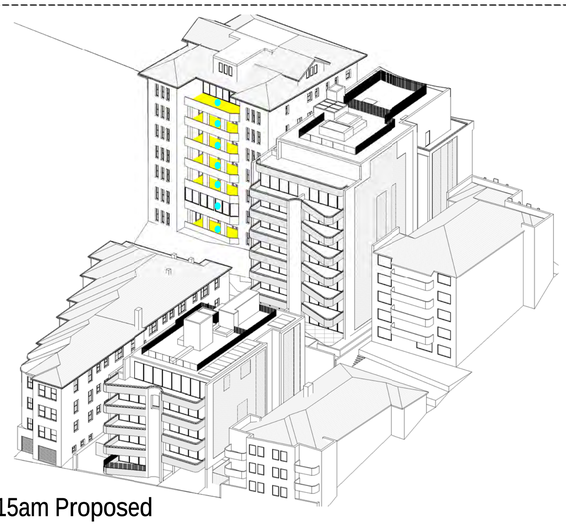
9.30am Proposed



9.45am Proposed



10.00am Proposed



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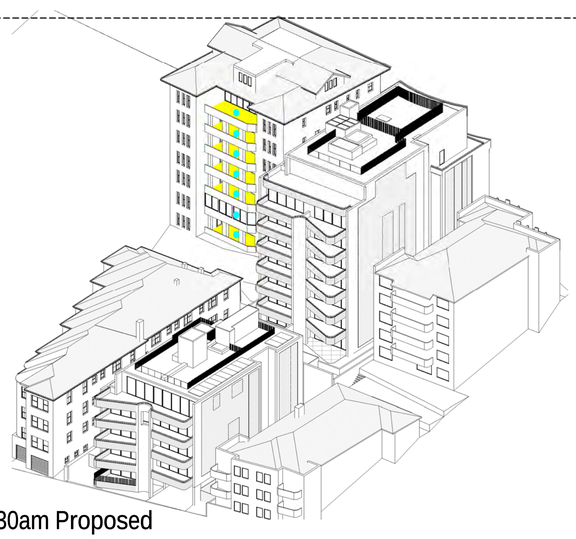
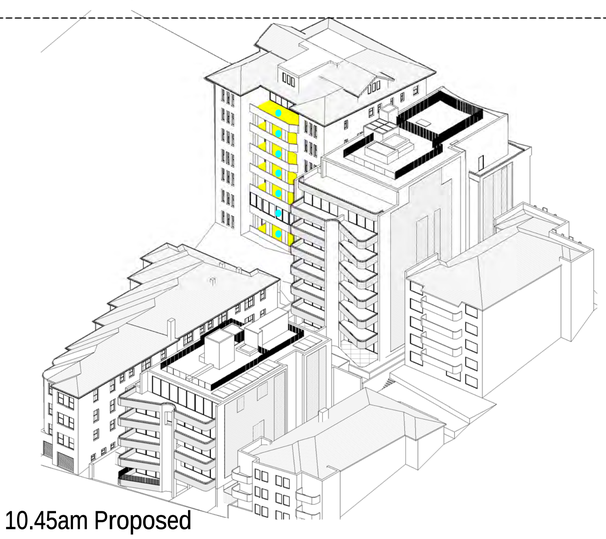


10.30am Proposed



10.45am Proposed

2105

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

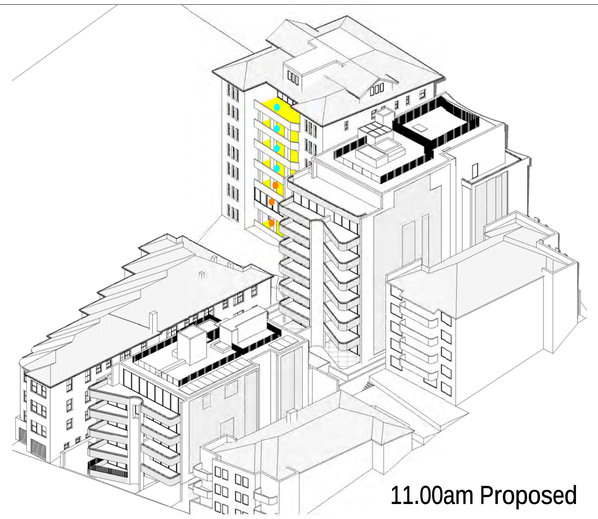
CLIENT: DARNLEY HALL PTY LTD

Drawing title:
Sun Eye Views June 21st
9.00am-10.45am Proposed

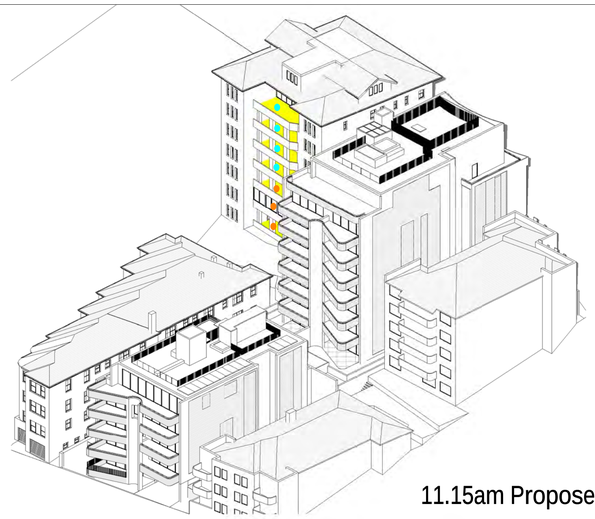
Date: 20-09-23
Scale: As indicated
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

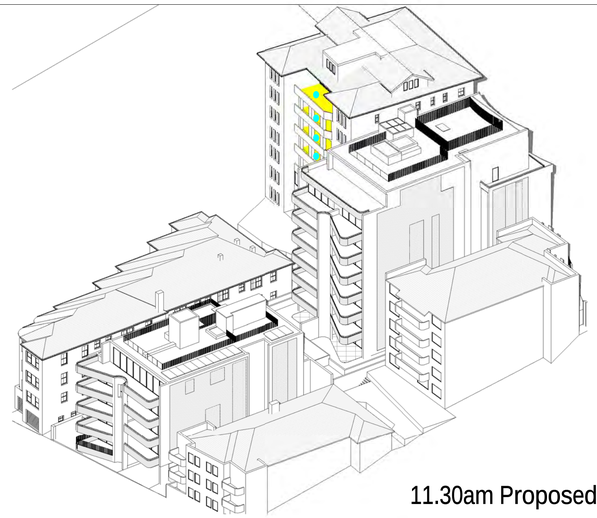
Project number 23-130 A103



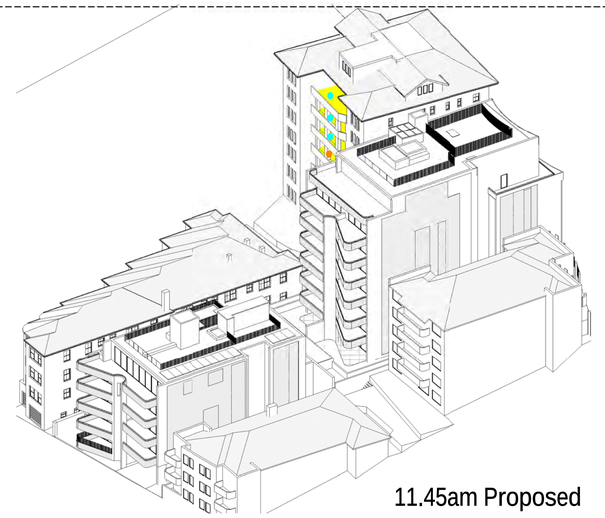
11.00am Proposed



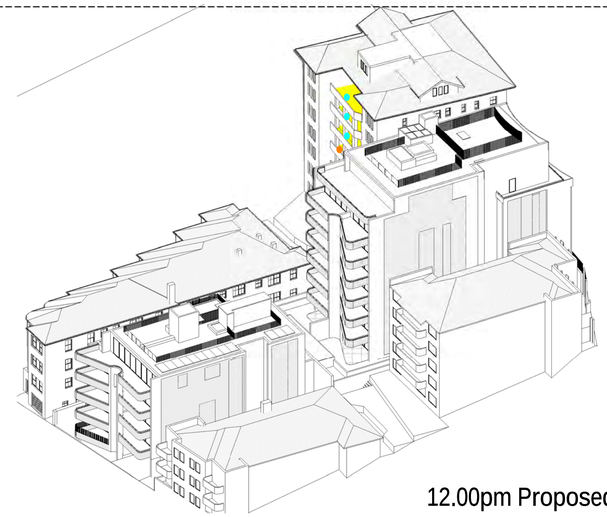
11.15am Proposed



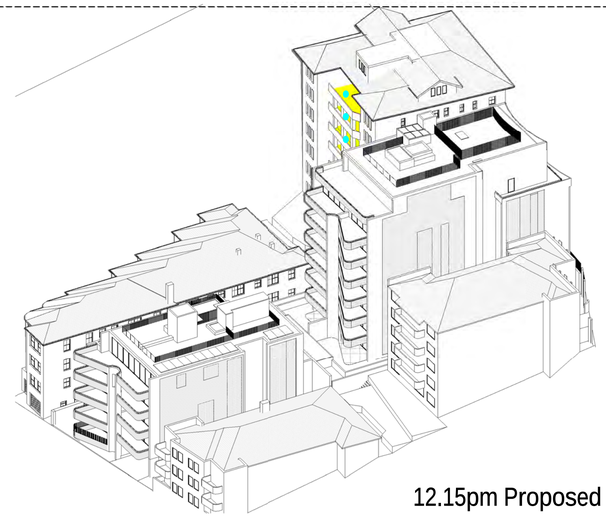
11.30am Proposed



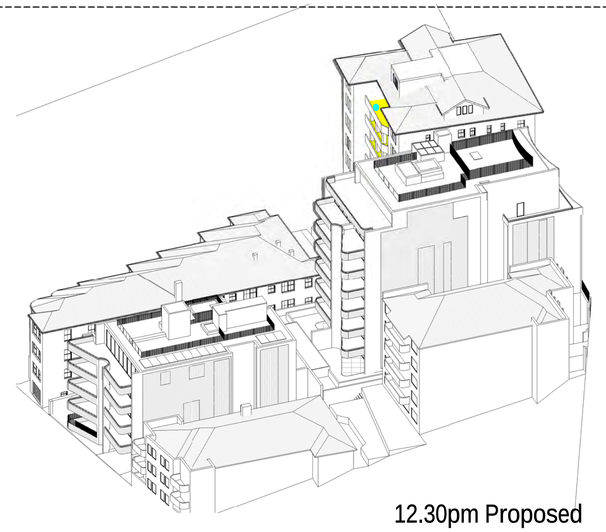
11.45am Proposed



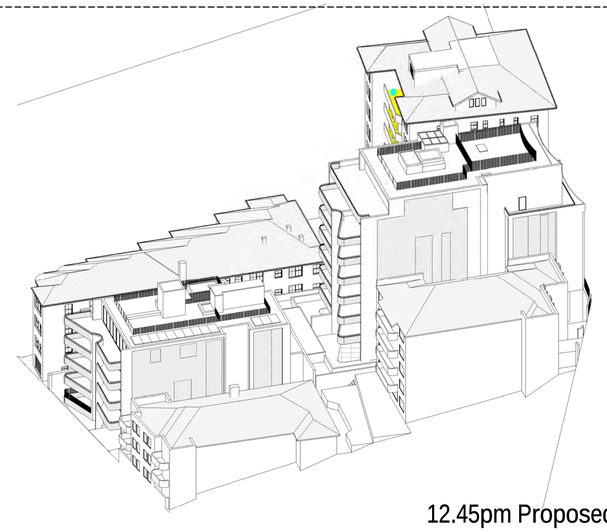
12.00pm Proposed



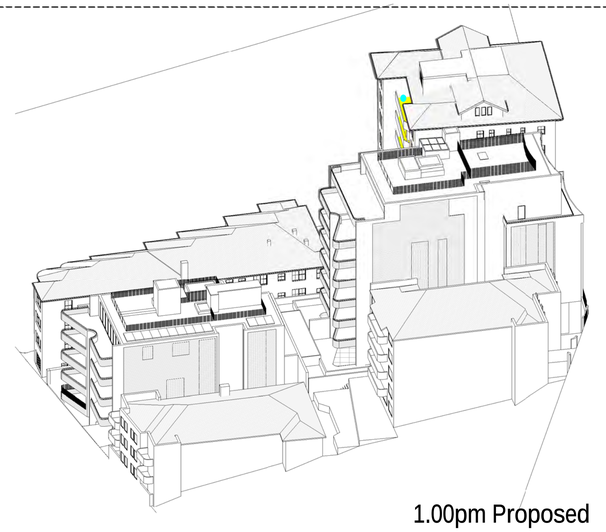
12.15pm Proposed



12.30pm Proposed



12.45pm Proposed



1.00pm Proposed

DENOTES BALCONIES TO NO.12 ONSLOW AVENUE (PRIVATE OPEN SPACE)

DENOTES P.O.S RECEIVING DIRECT SUNLIGHT

DENOTES P.O.S PARTIAL LOSS OF DIRECT SUNLIGHT

X DENOTES P.O.S LOSS OF DIRECT SUNLIGHT

PRIVATE OPEN SPACE CALCULATIONS JUNE 21ST:

PROPOSED:

P.O.S.	11.00	11.15	11.30	11.45	12.00	12.15	12.30	12.45	1.00
LG2 UNIT 1	●	●	X	X	X	X	X	X	X
LG1 UNIT 3	●	●	X	X	X	X	X	X	X
GF UNIT 5	●	●	X	X	X	X	X	X	X
1 UNIT 7	●	●	●	●	●	X	X	X	X
2 UNIT 9	●	●	●	●	●	●	X	X	X
3 UNIT 11	●	●	●	●	●	●	X	X	X
4 UNIT 12	●	●	●	●	●	●	●	●	●

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:		
P.O.S.			ACCESS LOST:	% LOST:
LG2 UNIT 1	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
LG1 UNIT 3	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
GF UNIT 5	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
1 UNIT 7	3.25 HOURS	2.25 HOURS	- 0.75 HOUR	33%
2 UNIT 9	3.25 HOURS	3.25 HOURS	0	
3 UNIT 11	3.25 HOURS	3.25 HOURS	0	
4 UNIT 12	4 HOURS	4 HOURS	0	

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2106

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

CLIENT: DARNLEY HALL PTY LTD

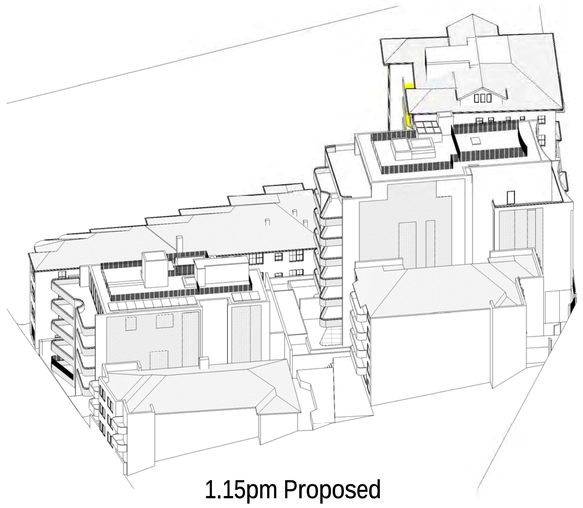
Drawing title:

Sun Eye Views June 21st
11.00am-1.00pm Proposed

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

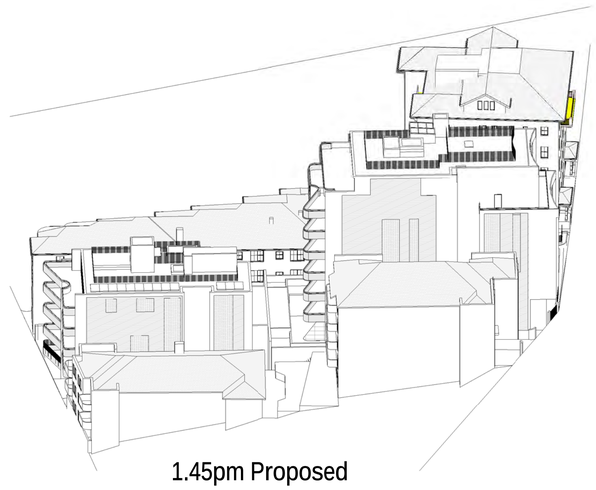
KITCHEN WINDOW REVEIW

Project number 23-130 A104



1.15pm Proposed

1.30pm Proposed



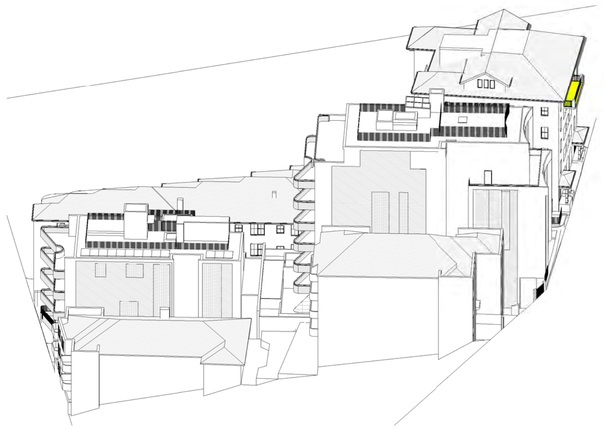
1.45pm Proposed

DENOTES BALCONIES TO NO.12 ONSLOW AVENUE (PRIVATE OPEN SPACE)

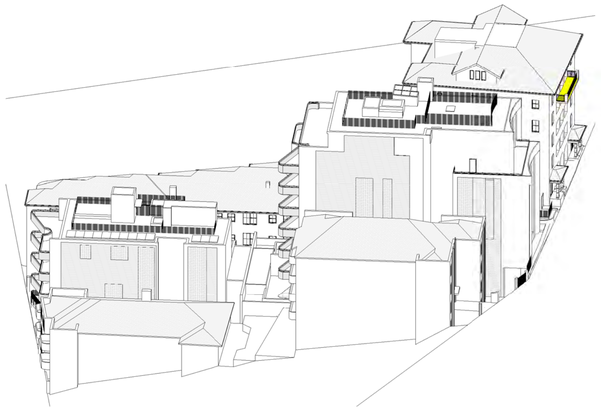
DENOTES P.O.S RECEIVING DIRECT SUNLIGHT

DENOTES P.O.S PARTIAL LOSS OF DIRECT SUNLIGHT

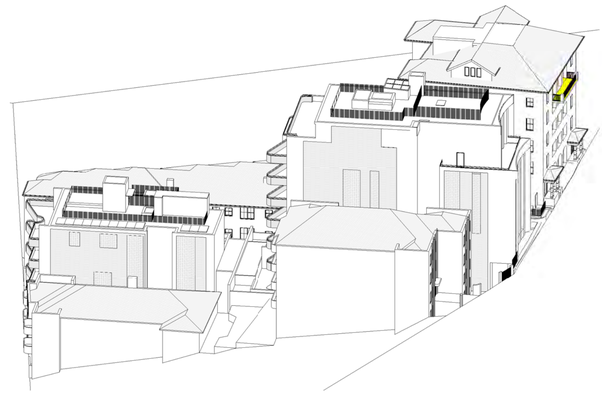
X DENOTES P.O.S LOSS OF DIRECT SUNLIGHT



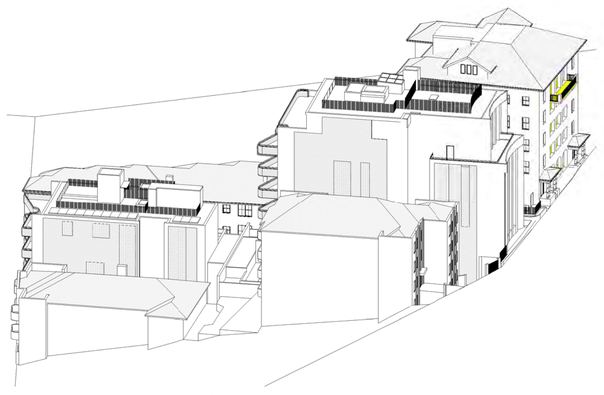
2.00pm Proposed



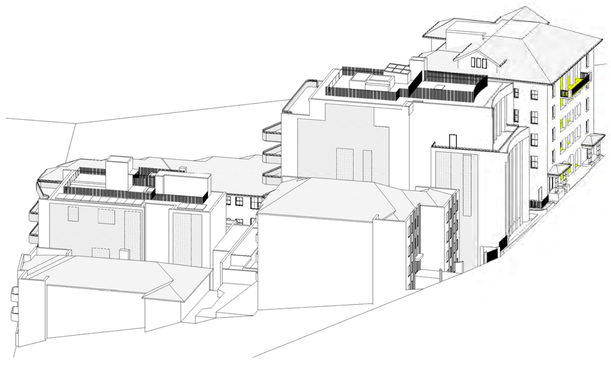
2.15pm Proposed



2.30pm Proposed



2.45pm Proposed



3.00pm Proposed

PRIVATE OPEN SPACE CALCULATIONS JUNE 21ST:

PROPOSED:

P.O.S.	1.15	1.30	1.45	2.00	2.15	2.30	2.45	3.00
LG2 UNIT 1	X	X	X	X	X	X	X	X
LG1 UNIT 3	X	X	X	X	X	X	X	X
GF UNIT 5	X	X	X	X	X	X	X	X
1 UNIT 7	X	X	X	X	X	X	X	X
2 UNIT 9	X	X	X	X	X	X	X	X
3 UNIT 11	X	X	X	X	X	X	X	X
4 UNIT 12	X	X	X	X	X	X	X	X

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:		
P.O.S.			ACCESS LOST:	% LOST:
LG2 UNIT 1	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
LG1 UNIT 3	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
GF UNIT 5	3.25 HOURS	1.75 HOURS	- 1 HOUR	44%
1 UNIT 7	3.25 HOURS	2.25 HOURS	- 0.75 HOUR	33%
2 UNIT 9	3.25 HOURS	3.25 HOURS	0	
3 UNIT 11	3.25 HOURS	3.25 HOURS	0	
4 UNIT 12	4 HOURS	4 HOURS	0	

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2107

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

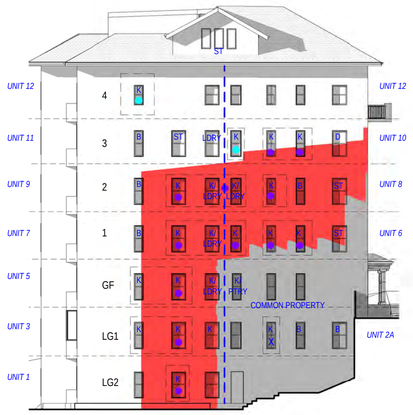
CLIENT: DARNLEY HALL PTY LTD

Drawing title:
Sun Eye Views June 21st
1.15pm-3.00pm Proposed

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

Project number 23-130 A105

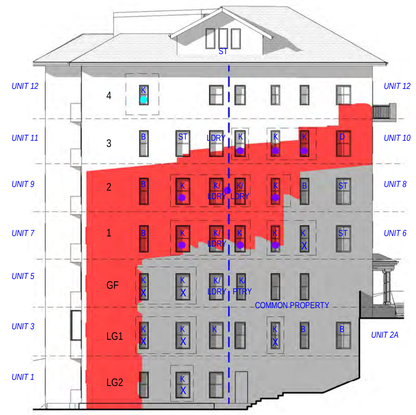


NO 12 Northern Elevation 9.00am

1 : 200

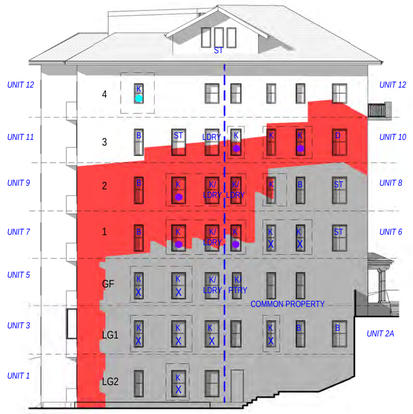
NO 12 Northern Elevation 9.15am

1 : 200



NO 12 Northern Elevation 9.30am

1 : 200



NO 12 Northern Elevation 9.45am

1 : 200

NO 12 Northern Elevation 10.00am

1 : 200

NO 12 Northern Elevation 10.15am

1 : 200

NO 12 Northern Elevation 10.30am

1 : 200

NO 12 Northern Elevation 10.45am

1 : 200

NO 12 Northern Elevation 11.00am

1 : 200

LEGEND:

- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

LEGEND:

BALC	BALCONY
BTH	BATHROOM
B	BEDROOM
D	DINING
K	KITCHEN
LIV	LIVING ROOM
P.O.S.	PRIVATE OPEN SPACE
ST	STUDY

LEGEND:

- K — DENOTES WINDOWS TO KITCHEN SPACES
- X — DENOTES WINDOWS WITH NO SOLAR ACCESS EXISTING
- DENOTES KITCHEN SPACE WINDOWS WHICH RETAIN DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH LOSE DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH GAIN DIRECT SUNLIGHT

NO. 12 ONSLOW NORTHERN KITCHEN WINDOWS SOLAR ACCESS JUNE 21ST:

	9.00	9.15	9.30	9.45	10.00	10.15	10.30	10.45	11.00
UNIT 1 K	●	X	X	X	X	X	X	X	X
UNIT 2a K	X	X	X	X	X	X	X	X	X
UNIT 3 K	●	X	X	X	X	X	X	X	X
UNIT 5 K	●	X	X	X	X	X	X	X	X
UNIT 6 K	●	●	●	X	X	X	X	X	●
UNIT 7 K	●	●	●	●	●	●	●	●	X
UNIT 8 K	●	●	●	●	X	X	X	X	X
UNIT 9 K	●	●	●	●	●	●	●	●	X
UNIT 10 K	●	●	●	●	●	●	●	●	●
UNIT 12 K	●	●	●	●	●	●	●	●	●

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:	ACCESS LOST:	% LOST:
UNIT 1 K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 2a K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 3 K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 5 K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 6 K	3.25 HOURS	0 HOURS	- 3.25 HOURS	100%
UNIT 7 K	2 HOURS	0 HOURS	- 2 HOURS	100%
UNIT 8 K	4.8 HOURS	0 HOURS	- 4.8 HOURS	100%
UNIT 9 K	4 HOURS	0 HOURS	- 4 HOURS	100%
UNIT 10 K	6 HOURS	0 HOURS	- 6 HOURS	100%
UNIT 12 K	6 HOURS	3.75 HOURS	- 2.25 HOURS	37%

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2108

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

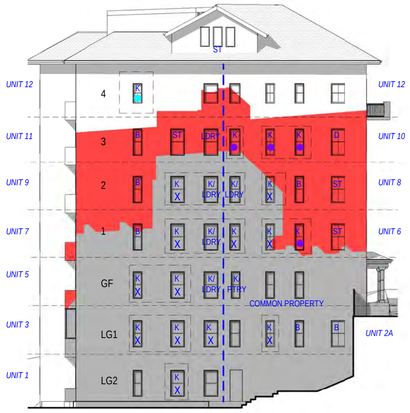
CLIENT: DARNLEY HALL PTY LTD

Drawing title:
No.12 Onslow Ave Northern Elevation Shadow June 21st 9.00am-11.00am

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

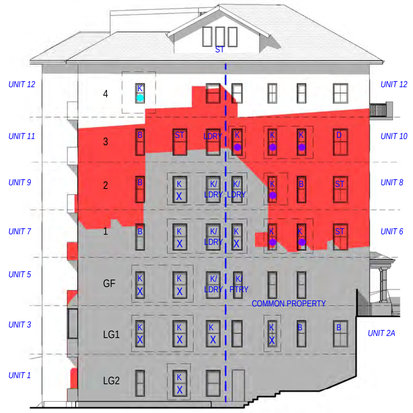
KITCHEN WINDOW REVEIW

Project number 23-130 A106



NO 12 Northern Elevation 11.15am

1 : 200



NO 12 Northern Elevation 11.30am

1 : 200

NO 12 Northern Elevation 11.45am

1 : 200

LEGEND:

- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

LEGEND:

BALC	BALCONY
BTH	BATHROOM
B	BEDROOM
D	DINING
K	KITCHEN
LIV	LIVING ROOM
P.O.S.	PRIVATE OPEN SPACE
ST	STUDY

LEGEND:

- K — DENOTES WINDOWS TO KITCHEN SPACES
- X — DENOTES WINDOWS WITH NO SOLAR ACCESS EXISTING
- DENOTES KITCHEN SPACE WINDOWS WHICH RETAIN DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH LOSE DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH GAIN DIRECT SUNLIGHT

NO. 12 ONSLOW NORTHERN KITCHEN WINDOWS SOLAR ACCESS JUNE 21ST:

	11.15	11.30	11.45	12.00	12.15	12.30	12.45	1.00	1.15
UNIT 1 K	X	X	X	X	X	X	X	X	X
UNIT 2a K	X	X	X	X	X	X	X	X	X
UNIT 3 K	X	X	X	X	X	X	X	X	X
UNIT 5 K	X	X	X	X	X	X	X	X	X
UNIT 6 K	●	●	●	●	●	●	X	X	X
UNIT 7 K	X	X	X	X	X	X	X	X	X
UNIT 8 K	X	●	●	●	●	●	●	●	●
UNIT 9 K	X	X	X	X	X	X	X	X	●
UNIT 10 K	●	●	●	●	●	●	●	●	●
UNIT 12 K	●	●	●	●	●	●	●	●	●

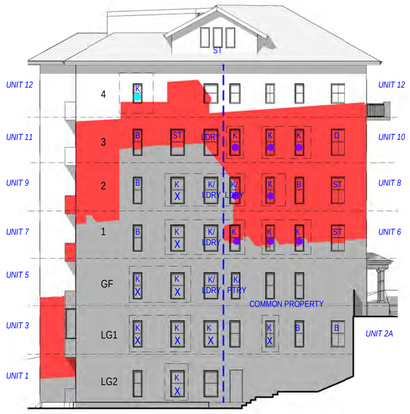
TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:	ACCESS LOST:	% LOST:
UNIT 1 K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 2a K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 3 K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 5 K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 6 K	3.25 HOURS	0 HOURS	- 3.25 HOURS	100%
UNIT 7 K	2 HOURS	0 HOURS	- 2 HOURS	100%
UNIT 8 K	4.8 HOURS	0 HOURS	- 4.8 HOURS	100%
UNIT 9 K	4 HOURS	0 HOURS	- 4 HOURS	100%
UNIT 10 K	6 HOURS	0 HOURS	- 6 HOURS	100%
UNIT 12 K	6 HOURS	3.75 HOURS	- 2.25 HOURS	37%

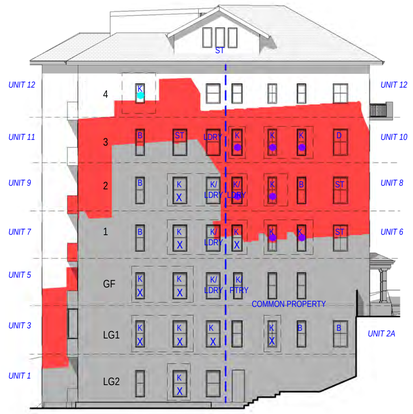
NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO



NO 12 Northern Elevation 12.00pm

1 : 200

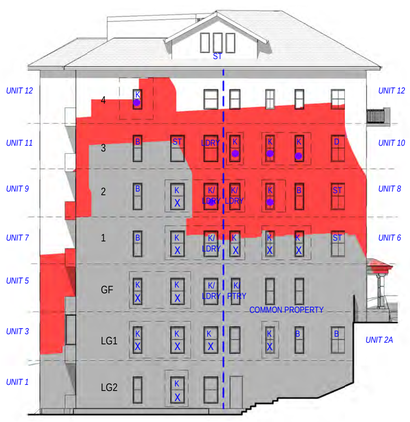


NO 12 Northern Elevation 12.15pm

1 : 200

NO 12 Northern Elevation 12.30pm

1 : 200



NO 12 Northern Elevation 12.45pm

1 : 200

NO 12 Northern Elevation 1.00pm

1 : 200

NO 12 Northern Elevation 1.15pm

1 : 200

2109

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

CLIENT: DARNLEY HALL PTY LTD

Drawing title:
No.12 Onslow Ave Northern Elevation Shadow June 21st 11.15am-1.15pm

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

Project number 23-130 A107

NO 12 Northern Elevation 1.30pm

1 : 200

NO 12 Northern Elevation 1.45pm

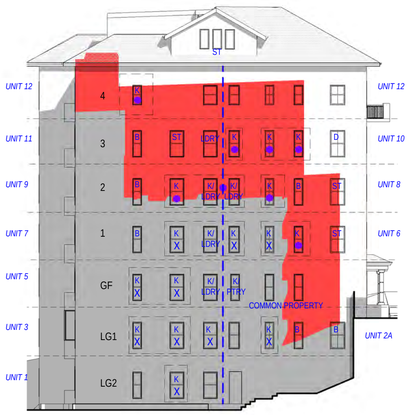
1 : 200

NO 12 Northern Elevation 2.00pm

1 : 200

NO 12 Northern Elevation 2.15pm

1 : 200



NO 12 Northern Elevation 2.30pm

1 : 200

NO 12 Northern Elevation 2.45pm

1 : 200

NO 12 Northern Elevation 3.00pm

1 : 200

LEGEND:

- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

LEGEND:

BALC	BALCONY
BTH	BATHROOM
B	BEDROOM
D	DINING
K	KITCHEN
LIV	LIVING ROOM
P.O.S.	PRIVATE OPEN SPACE
ST	STUDY

LEGEND:

- K — DENOTES WINDOWS TO KITCHEN SPACES
- X — DENOTES WINDOWS WITH NO SOLAR ACCESS EXISTING
- ● — DENOTES KITCHEN SPACE WINDOWS WHICH RETAIN DIRECT SUNLIGHT
- ● — DENOTES KITCHEN SPACE WINDOWS WHICH LOSE DIRECT SUNLIGHT
- ● — DENOTES KITCHEN SPACE WINDOWS WHICH GAIN DIRECT SUNLIGHT

NO. 12 ONSLOW NORTHERN KITCHEN WINDOWS SOLAR ACCESS JUNE 21ST:

	1.30	1.45	2.00	2.15	2.30	2.45	3.00
UNIT 1 K	X	X	X	X	X	X	X
UNIT 2a K	X	X	X	X	X	X	●
UNIT 3 K	X	X	X	X	X	X	X
UNIT 5 K	X	X	X	X	X	X	X
UNIT 6 K	X	X	X	X	●	●	●
UNIT 7 K	X	X	X	X	X	X	X
UNIT 8 K	●	●	●	●	●	●	●
UNIT 9 K	●	●	●	●	●	●	●
UNIT 10 K	●	●	●	●	●	●	●
UNIT 12 K	●	●	●	●	●	●	●

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:	ACCESS LOST:	% LOST:
UNIT 1 K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 2a K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 3 K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 5 K	0.25 HOURS	0 HOURS	- 0.25 HOURS	100%
UNIT 6 K	3.25 HOURS	0 HOURS	- 3.25 HOURS	100%
UNIT 7 K	2 HOURS	0 HOURS	- 2 HOURS	100%
UNIT 8 K	4.8 HOURS	0 HOURS	- 4.8 HOURS	100%
UNIT 9 K	4 HOURS	0 HOURS	- 4 HOURS	100%
UNIT 10 K	6 HOURS	0 HOURS	- 6 HOURS	100%
UNIT 12 K	6 HOURS	3.75 HOURS	- 2.25 HOURS	37%

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2110

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

CLIENT: DARNLEY HALL PTY LTD

Drawing title:
No.12 Onslow Ave Northern Elevation Shadow June 21st 1.30pm-3.00pm

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

Project number 23-130 A108

NO 12 Eastern Elevation 9.00am

1 : 200

NO 12 Eastern Elevation 9.15am

1 : 200

NO 12 Eastern Elevation 9.30am

1 : 200

NO 12 Eastern Elevation 9.45am

1 : 200

NO 12 Eastern Elevation 10.00am

1 : 200

NO 12 Eastern Elevation 10.15am

1 : 200

NO 12 Eastern Elevation 10.30am

1 : 200

NO 12 Eastern Elevation 10.45am

1 : 200

NO 12 Eastern Elevation 11.00am

1 : 200

LEGEND:

- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

LEGEND:

BALC	BALCONY
BTH	BATHROOM
B	BEDROOM
D	DINING
K	KITCHEN
LIV	LIVING ROOM
P.O.S.	PRIVATE OPEN SPACE
ST	STUDY

LEGEND:

- K — DENOTES WINDOWS TO KITCHEN SPACES
- X — DENOTES WINDOWS WITH NO SOLAR ACCESS EXISTING
- DENOTES KITCHEN SPACE WINDOWS WHICH RETAIN DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH LOSE DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH GAIN DIRECT SUNLIGHT

NO. 12 ONSLOW EASTERN KITCHEN WINDOWS SOLAR ACCESS JUNE 21ST:

	9.00	9.15	9.30	9.45	10.00	10.15	10.30	10.45	11.00
UNIT 12 K	●	●	●	●	●	●	●	●	●

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:	ACCESS LOST:	% LOST:
UNIT 12 K	3.5 HOURS	3.5 HOURS	0	0%

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2111

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

CLIENT: DARNLEY HALL PTY LTD

Drawing title:
No.12 Onslow Ave Eastern Elevation Shadow June 21st 9.00am-11.00am

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

Project number 23-130 A109

NO 12 Eastern Elevation 11.15am

1 : 200

NO 12 Eastern Elevation 11.30am

1 : 200

NO 12 Eastern Elevation 11.45am

1 : 200

NO 12 Eastern Elevation 12.00pm

1 : 200

NO 12 Eastern Elevation 12.15pm

1 : 200

NO 12 Eastern Elevation 12.30pm

1 : 200

NO 12 Eastern Elevation 12.45pm

1 : 200

NO 12 Eastern Elevation 1.00pm

1 : 200

NO 12 Eastern Elevation 1.15pm

1 : 200

LEGEND:

- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

LEGEND:

BALC	BALCONY
BTH	BATHROOM
B	BEDROOM
D	DINING
K	KITCHEN
LIV	LIVING ROOM
P.O.S.	PRIVATE OPEN SPACE
ST	STUDY

LEGEND:

- K — DENOTES WINDOWS TO KITCHEN SPACES
- X — DENOTES WINDOWS WITH NO SOLAR ACCESS EXISTING
- DENOTES KITCHEN SPACE WINDOWS WHICH RETAIN DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH LOSE DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH GAIN DIRECT SUNLIGHT

NO. 12 ONSLOW EASTERN KITCHEN WINDOWS SOLAR ACCESS JUNE 21ST:

	11.15	11.30	11.45	12.00	12.15	12.30	12.45	1.00	1.15
UNIT 12 K	●	●	●	●	●	●	X	X	X

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:	ACCESS LOST:	% LOST:
UNIT 12 K	3.5 HOURS	3.5 HOURS	0	0%

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO 2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2112

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

CLIENT: DARNLEY HALL PTY LTD

Drawing title:
No.12 Onslow Ave Eastern Elevation Shadow June 21st 11.15am-1.15pm

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

Project number 23-130 A110

NO 12 Eastern Elevation 1.30pm

1 : 200

NO 12 Eastern Elevation 1.45pm

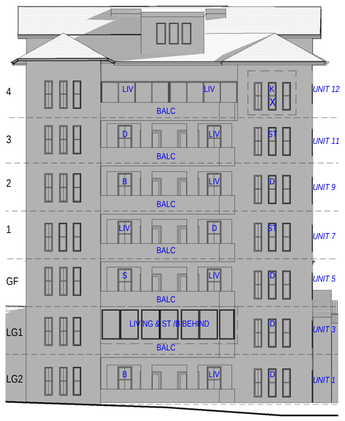
1 : 200

NO 12 Eastern Elevation 2.00pm

1 : 200

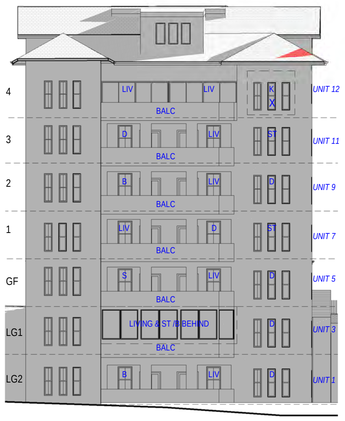
NO 12 Eastern Elevation 2.15pm

1 : 200



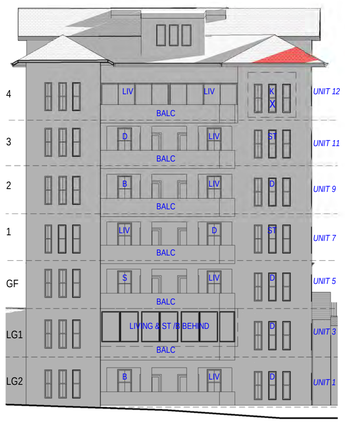
NO 12 Eastern Elevation 2.30pm

1 : 200



NO 12 Eastern Elevation 2.45pm

1 : 200



NO 12 Eastern Elevation 3.00pm

1 : 200

LEGEND:

- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

LEGEND:

BALC	BALCONY
BTH	BATHROOM
B	BEDROOM
D	DINING
K	KITCHEN
LIV	LIVING ROOM
P.O.S.	PRIVATE OPEN SPACE
ST	STUDY

LEGEND:

- K — DENOTES WINDOWS TO KITCHEN SPACES
- X — DENOTES WINDOWS WITH NO SOLAR ACCESS EXISTING
- DENOTES KITCHEN SPACE WINDOWS WHICH RETAIN DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH LOSE DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH GAIN DIRECT SUNLIGHT

NO. 12 ONSLOW EASTERN KITCHEN WINDOWS SOLAR ACCESS JUNE 21ST:

	1.30	1.45	2.00	2.15	2.30	2.45	3.00		
UNIT 12 K	X	X	X	X	X	X	X		

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:	ACCESS LOST:	% LOST:
UNIT 12 K	3.5 HOURS	3.5 HOURS	0	0%

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2113

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

CLIENT: DARNLEY HALL PTY LTD

Drawing title:
No.12 Onslow Ave Eastern Elevation Shadow June 21st 1.30pm-3.00pm

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

Project number 23-130 A111

NO 23 Northern Elevation 9.00am

1 : 200

NO 23 Northern Elevation 9.15am

1 : 200

NO 23 Northern Elevation 9.30am

1 : 200

NO 23 Northern Elevation 9.45am

1 : 200

NO 23 Northern Elevation 10.00am

1 : 200

NO 23 Northern Elevation 10.15am

1 : 200

NO 23 Northern Elevation 10.30am

1 : 200

NO 23 Northern Elevation 10.45am

1 : 200

NO 23 Northern Elevation 11.00am

1 : 200

LEGEND:

- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

LEGEND:

BALC	BALCONY
BTH	BATHROOM
B	BEDROOM
D	DINING
K	KITCHEN
LIV	LIVING ROOM
P.O.S.	PRIVATE OPEN SPACE
ST	STUDY

LEGEND:

- K — DENOTES WINDOWS TO KITCHEN SPACES
- X — DENOTES WINDOWS WITH NO SOLAR ACCESS EXISTING
- DENOTES KITCHEN SPACE WINDOWS WHICH RETAIN DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH LOSE DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH GAIN DIRECT SUNLIGHT

NO. 23 BILLYARD NORTHERN KITCHEN WINDOWS SOLAR ACCESS JUNE 21ST:

	9.00	9.15	9.30	9.45	10.00	10.15	10.30	10.45	11.00
UNIT 6 K	X	X	X	X	X	X	X	X	X
UNIT 7 K	●	●	X	X	X	X	X	X	X
UNIT 1 K	●	●	●	●	●	●	●	●	●
UNIT 17 LIV	●	●	●	●	X	X	X	X	●
UNIT 18 K	●	●	●	●	●	●	●	●	X
UNIT 11 K	●	●	●	●	●	●	●	●	●
UNIT 26 K	●	●	●	●	●	●	●	●	●
UNIT 27 K	●	●	●	●	●	●	●	●	●
UNIT 21 K	●	●	●	●	●	●	●	●	●

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:	ACCESS LOST:	% LOST:
UNIT 6 K	0.75 HOURS	0 HOURS	-0.75 HOURS	100%
UNIT 7 K	0.5 HOURS	0 HOURS	-0.5 HOURS	100%
UNIT 1 K	5 HOURS	1.75 HOURS	-3.25 HOURS	65%
UNIT 17 K	2 HOURS	1 HOUR	-1.0 HOUR	50%
UNIT 18 K	2 HOURS	0.75 HOURS	-1.25 HOURS	62%
UNIT 11 K	5 HOURS	1.75 HOURS	-3.25 HOURS	65%
UNIT 26 K	5.5 HOURS	5.75 HOURS	+0.75 HOURS	+5%
UNIT 27 K	5.25 HOURS	0 HOURS	0	0%
UNIT 21 K	5.5 HOURS	3 HOURS	-2.5 HOURS	45%

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2114

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

CLIENT: DARNLEY HALL PTY LTD

Drawing title:
No.23B Billyard Ave Northern Elevation Shadow June 21st 9.00am-11.00am

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

Project number 23-130 A112

NO 23 Northern Elevation 11.15am

1 : 200

NO 23 Northern Elevation 11.30am

1 : 200

NO 23 Northern Elevation 11.45am

1 : 200

NO 23 Northern Elevation 12.00pm

1 : 200

NO 23 Northern Elevation 12.15pm

1 : 200

NO 23 Northern Elevation 12.30pm

1 : 200

NO 23 Northern Elevation 12.45pm

1 : 200

NO 23 Northern Elevation 1.00pm

1 : 200

NO 23 Northern Elevation 1.15pm

1 : 200

LEGEND:

- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

LEGEND:

BALC	BALCONY
BTH	BATHROOM
B	BEDROOM
D	DINING
K	KITCHEN
LIV	LIVING ROOM
P.O.S.	PRIVATE OPEN SPACE
ST	STUDY

LEGEND:

- K — DENOTES WINDOWS TO KITCHEN SPACES
- X — DENOTES WINDOWS WITH NO SOLAR ACCESS EXISTING
- DENOTES KITCHEN SPACE WINDOWS WHICH RETAIN DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH LOSE DIRECT SUNLIGHT
- DENOTES KITCHEN SPACE WINDOWS WHICH GAIN DIRECT SUNLIGHT

NO. 23 BILLYARD NORTHERN KITCHEN WINDOWS SOLAR ACCESS JUNE 21ST:

	11.15	11.30	11.45	12.00	12.15	12.30	12.45	1.00	1.15
UNIT 6 K	X	X	X	X	X	X	X	X	X
UNIT 7 K	X	X	X	X	X	X	X	X	X
UNIT 1 K	●	●	●	●	●	●	●	●	●
UNIT 17 K	●	X	X	X	X	●	●	●	●
UNIT 18 K	X	X	X	X	X	X	X	X	X
UNIT 11 K	●	●	●	●	●	●	●	●	●
UNIT 26 K	●	●	●	●	●	●	●	●	●
UNIT 27 K	●	●	●	●	●	●	●	●	●
UNIT 21 K	●	●	●	●	●	●	●	●	●

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:	ACCESS LOST:	% LOST:
UNIT 6 K	0.75 HOURS	0 HOURS	-0.75 HOURS	100%
UNIT 7 K	0.5 HOURS	0 HOURS	-0.5 HOURS	100%
UNIT 1 K	5 HOURS	1.75 HOURS	-3.25 HOURS	65%
UNIT 17 K	2 HOURS	1 HOUR	-1.0 HOUR	50%
UNIT 18 K	2 HOURS	0.75 HOURS	-1.25 HOURS	62%
UNIT 11 K	5 HOURS	1.75 HOURS	-3.25 HOURS	65%
UNIT 26 K	5.5 HOURS	5.75 HOURS	+0.75 HOURS	+5%
UNIT 27 K	5.25 HOURS	0 HOURS	0	0%
UNIT 21 K	5.5 HOURS	3 HOURS	-2.5 HOURS	45%

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

2115

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153
SUITE 1, 505 BALMAIN ROAD,
LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919
info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

CLIENT: DARNLEY HALL PTY LTD

Drawing title:
No.23B Billyard Ave Northern Elevation Shadow June 21st 11.15am-1.15pm

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

Project number 23-130 A113

NO 23 Northern Elevation 1.30pm

1 : 200

NO 23 Northern Elevation 1.45pm

1 : 200

NO 23 Northern Elevation 2.00pm

1 : 200

LEGEND:

DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW

DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW

DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

LEGEND:

BALC	BALCONY
BTH	BATHROOM
B	BEDROOM
D	DINING
K	KITCHEN
LIV	LIVING ROOM
P.O.S.	PRIVATE OPEN SPACE
ST	STUDY

LEGEND:

K — DENOTES WINDOWS TO KITCHEN SPACES

X — DENOTES WINDOWS WITH NO SOLAR ACCESS EXISTING

DENOTES KITCHEN SPACE WINDOWS WHICH RETAIN DIRECT SUNLIGHT

DENOTES KITCHEN SPACE WINDOWS WHICH LOSE DIRECT SUNLIGHT

DENOTES KITCHEN SPACE WINDOWS WHICH GAIN DIRECT SUNLIGHT

NO. 23 BILLYARD NORTHERN KITCHEN WINDOWS SOLAR ACCESS JUNE 21ST:

	1.30	1.45	2.00	2.15	2.30	2.45	3.00
UNIT 6 K	●	●	●	X	X	X	X
UNIT 7 K	X	X	X	X	X	X	X
UNIT 1 K	●	●	●	X	X	X	X
UNIT 17 K	●	●	●	●	X	X	X
UNIT 18 K	X	X	X	X	●	●	●
UNIT 11 K	●	●	●	X	X	X	X
UNIT 26 K	●	●	●	●	●	●	X
UNIT 27 K	●	●	●	●	●	●	●
UNIT 21 K	●	●	●	●	●	X	X

TOTAL HOURS WINDOWS SOLAR ACCESS JUNE 21ST:

9.00AM - 3.00PM

	EXISTING:	PROPOSED:	ACCESS LOST:	% LOST:
UNIT 6 K	0.75 HOURS	0 HOURS	-0.75 HOURS	100%
UNIT 7 K	0.5 HOURS	0 HOURS	-0.5 HOURS	100%
UNIT 1 K	5 HOURS	1.75 HOURS	-3.25 HOURS	65%
UNIT 17 K	2 HOURS	1 HOUR	-1.0 HOUR	50%
UNIT 18 K	2 HOURS	0.75 HOURS	-1.25 HOURS	62%
UNIT 11 K	5 HOURS	1.75 HOURS	-3.25 HOURS	65%
UNIT 26 K	5.5 HOURS	5.75 HOURS	+0.75 HOURS	+5%
UNIT 27 K	5.25 HOURS	0 HOURS	0	0%
UNIT 21 K	5.5 HOURS	3 HOURS	-2.5 HOURS	45%

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY BEVERIDGE WILLIAMS SURVEYORS PROJECT NO.2202698 REV.B DATED 14.03.23 & ARCHITECTURAL PLANS & MODELS BY SMART DESIGN STUDIO

NO 23 Northern Elevation 2.15pm

1 : 200

NO 23 Northern Elevation 2.30pm

1 : 200

NO 23 Northern Elevation 2.45pm

1 : 200

NO 23 Northern Elevation 3.00pm

1 : 200

2116

SHADOW ANALYSIS REVIEW

Cad Draft P/L

ABN 27 083 288 153

SUITE 1, 505 BALMAIN ROAD, LILYFIELD, NSW
P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

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Project:
SHADOW ANALYSIS REVIEW
NO 10 ONSLOW AVE & 21C BILLYARD AVE
ELIZABETH BAY NSW

CLIENT: DARNLEY HALL PTY LTD

Drawing title:
No.23B Billyard Ave Northern Elevation Shadow June 21st 1.30pm-3.00pm

Date: 20-09-23
Scale: 1 : 200
Drawn by: KP
Checked by: JD

KITCHEN WINDOW REVEIW

Project number 23-130 A114

Our Ref: 966
Your Ref: NSWLEC 2023/00440488

8 August 2024

Andrew D Simpson
Senior Solicitor
Legal and Governance Division
City of Sydney Council

(By email: ASimpson@cityofsydney.nsw.gov.au & council@cityofsydney.nsw.gov.au)

Dear Mr Simpson,

Re: Amended Proposal - *Billyard Ave Developments Pty Ltd ATF Billyard Avenue Development Trust v The Council of the City of Sydney NSWLEC 2023/00440488*

Property: 21C Billyard Avenue & 10 Onslow Avenue, Elizabeth Bay (Site)

Development Application No. D/2023/727 (DA)

I refer to the written objections which I have submitted to Council on behalf of the owners of Units 8 & 10, No.13 Onslow Avenue (No.13) seeking refusal of the original DA. Those submissions are linked below. I included those objections in submissions to the Court at the Section 34 Conciliation Conference (Annexure 6).

After examining the *amended proposal*[1] and further view analyses from URBIS for the Applicant and Urbaine for No.13 (Annexures 4 & 5), it remains clear that the DA (as amended) should be refused for the following key reasons:

(i) unacceptable visual impacts and loss of views (absent equitable view sharing);

(ii) height of building development standard is exceeded, and the clause 4.6 variation request does not justify the proposed variation to that standard noting the failure of the proposal to demonstrate that it is consistent with the objective of clause 4.3(1)(c) of the LEP to "*promote the sharing of views outside Central Sydney*"; and

(iii) the amended proposal is not in the public interest - it does not enhance housing supply or affordability but instead involves demolishing two existing buildings which provides 28 strata apartments, and erecting a building designed for 20 more luxurious residences, and the new buildings lead to a greater negative impact on neighbours.

The limited benefits of the DA (as amended) do not outweigh the material impacts arising from the DA on, not only No.13 but also many other adjoining buildings and residential apartments.

This submission is supported by additional technical advice from Urbaine in relation to the view loss associated with this proposal being Annexures 4 & 5 to this further submission.

It is critical that Council's experts in this appeal review Annexures 4 & 5 to this further submission.

[1] 20240724 - Amended Proposal 22 to 20 Units - https://www.dropbox.com/scl/fo/vng0rji4fz8mvy95jud78/ACBxAwSspstkl6fNQtdcH8U?rlkey=x6tm21jwb5y2xh7ycqjs97low&dl=0

Unacceptable Visual Impacts

The loss of views from No.13 is much greater than URBIS' assessment of that impact (claimed to be negligible or minor) - particularly from, and main living areas of Units 8 and 10. As one enters any of the eastern apartments within No.13, one focus is this eastern view through the curved apex of No.13's eastern façade towards the land-water interface of Darling Point.

I do not accept the URBIS analysis as being complete. It still fails in the amended proposal to acknowledge these most important easterly views from the curved apex of No.13 toward Darling Point and the loss of land-water interface views.

Based on Urbaine's analysis (Annexures 4 & 5) and the application of established principles of planning for the assessment of visual impacts[2], the effects vary from severe to devastating, both in isolation to Units 8 & 10 and when considered collectively across all affected neighbours. The impacts are individually and collectively unacceptable.

The consent authority has the discretion to determine that even a single neighbour's loss of view, due to exceeding the Height of Buildings (HOB) standard or setbacks, may be unacceptable.

This determination could lead to the conclusion that a variation under clause 4.6 cannot be justified. In *Kamenev v Woollahra Municipal Council (No 2)* [2018] NSWLEC 1228[3] the Court made it clear in paragraphs [26-29] & [47] that a building can meet all the standards and still be considered unacceptable, it being a "*monopolisation of the harbour views in the locality and it does not achieve the equitable distribution of views between properties, contrary to the view sharing objectives and controls*".

Clause 4.6 Variation – Not Justified

Whether one adopts the *Bettar v Council of the City of Sydney* [2014] NSWLEC 1070 (an interpolation approach) or the *Merman Investments Pty Ltd v Woollahra Municipal Council* [2021] NSWLEC 1582 (measuring HOB from GL(E) as defined), this proposal still breaches the HOB in a quantitative sense.

If one applied the *Bettar* approach to seek to justify the clause 4.6, as at Figure 5 of the Clause 4.6, the HOB is between 2.6m to 3.5m above interpolated ground levels. This is a 2.6m to 3.5m exceedance applying *Bettar* - effectively one storey too high.

Applying, *Merman* the breach of the height is between 5.3m to 5.8m, that is near 2 storeys too high. The DCP seek a maximum 6 storey building. The proposal is an 8-storey building at Onslow Avenue. That is a 6-storey building applying the *Merman* approach constructing a new building from RL 14.5m AHD the proposal would comply with the HOB and the HOB impacts would be resolved.

The lower GL(E) presents an opportunity for the Applicant to lower the budling significantly consistent with clause 4.3(1)(c) of the LEP. The proposal breaches HOB to take views for itself and does not "*promote the sharing of views*" in a qualitative sense.

[2] *Tenacity Consulting Pty Ltd v Warringah Council* [2004] NSWLEC 140 - https://www.caselaw.nsw.gov.au/decision/549f893b3004262463ad0cc6
[3] *Kamenev v Woollahra Municipal Council (No 2)* [2018] NSWLEC 1228 - https://www.caselaw.nsw.gov.au/decision/5af8d006e4b087b8baa88fb2

Compliance with the HOB development standard measured from GL(E) "*Merman*" would adequately mitigate view loss from No.13. Providing a HOB outcome measures by interpolation "*Bettar*", would mitigate but would still not "*promote the sharing of views"*.

Clause 4.6 of the LEP sets a higher threshold for granting development consent when there is an exceedance of the HOB development standard in that LEP. This is because the consent authority is effectively prohibited from granting development consent to development that exceeds the HOB development standard unless the consent authority is satisfied that:

(i) compliance with the development standard is unreasonable or unnecessary in the circumstances, and

(ii) there are sufficient environmental planning grounds to justify the contravention of the development standard.

At page 15 of the Clause 4.6 the Applicant relies upon an assessment that:

> "The potential view loss for the closest and most affected neighbours ranges between negligible (the lowest on the Tenacity qualitative rating scale) to minor for mid-level dwellings in 13 Onslow Avenue and minor for dwellings at Darnley Hall."

I contend that, upon reviewing the Urbaine analysis (Annexures 4 & 5), the Council and the Court should conclude that the proposal's impacts range from moderate to servere for Unit 10, to devastating for Unit 8, at No.13, with cumulative effects of moderate to severe severity across all adjacent apartments in both No.13 and No.12 Darnley Hall. I note separate submissions have been made for No.12.

This heightened elevation isn't driven by architectural design, strategic planning, or any other requirement.

In relation to the 'unreasonable or unnecessary' test, the developer has relied solely on the first method outlined in *Wehbe v Pittwater Council* [2007] NSWLEC 827 which requires the objectives of the standard to be achieved despite the non-compliance with that standard.

On any reasonable assessment compliance is reasonable and necessary to ensure that views are shared and reasonable solar access to neighbours is maintained.

The DA (as amended) clearly does not achieve the HOB standard objective 'To promote sharing of views outside Central Sydney'. The amended development proposal monopolises significant views for the upper two units 2 and does not achieve the equitable distribution of views between properties because it will adversely impact views from No.13 as well as 12 apartments in Darnley Hall.

We have previously submitted that the objective to ensure a HOB appropriated the site and its context as well as provision of an appropriate height transition between new development and the heritage item "Elizabeth Bay House", have not be achieved.

In relation to the sufficient environmental planning grounds test the proposal does not identify sufficient environmental planning grounds to 'justify' contravening the HOB development standard for the following key reasons:

- As above HOB is not consistent with the view sharing objective as the impact of the exceedance is not negligible or minor, rather on any proper assessment the view impacts are moderate to severe and even a moderate impact caused by breach of a development standard should be considered unacceptable.
- GFA is not as of right and the objectives for HOB must be given determinative weight.
- The upper Onslow building is not affected by flood levels. Any overland flow can be managed without exceeding the HOB.
- The building is not 6 storeys as claimed (p.17 of the Clause 4.6). The Onslow Avenue building is proposed to be 8 storeys, a 6-storey building taken from RL14.5m AHD would achieve a height of 33.5m a HOB of 19m to it parapet, complying with the 22m maximum HOB an allow head room for a recessive lift overrun and services.
- The LEP height plan must be measured as per *Merman* Figure 10 in the Clause 4.6 is erroneous.
- The built form does not transition in HOB from No.8 Onslow to No.12 Onslow.
- The taller buildings to the west of Onslow Avenue don't provide environmental planning grounds to increase HOB on the eastern side of Onslow Avenue.
- The statements of "general" DCP compliance are not correct, the 6-storey desired future character will not be achieved by an 8 storey building to Onslow Avenue and these statements do not make out sufficient environmental planning justification.
- The breach of the HOB will cause additional overshadowing top southern neighbours.

At the Section 34 site inspection, the Council and the Court would have noted that the views of Fort Denison, other islands in the harbour, and the points where land meets water, which are highly valued, would be significantly reduced. The revised proposal makes minor changes to the design but fails to address the previously noted issues. It will result in 8 fewer apartments, larger units, and heightened losses of views and shadows. This will have a collectively detrimental effect on the living conditions for residents at No.13, among other neighbours.

Moreover, the proposal fails to meet the objectives of clause 4.3(1) (a, b & c) of the *Sydney Local Environmental Plan* 2012 (LEP), which is designed to encourage view sharing, and the Applicant has not adequately justified exceeding building height limits under clause 4.6.

This submission is supported by the Annexures, most importantly the revised analysis and submissions of Urbaine (Annexures 4 & 5).

Please don't hesitate to contact me on [redacted] or by email [redacted] if any additional information is required.

Yours faithfully,

[redacted]

Brett Daintry, MPIA, MAIBS, MEHA, MEPLA
Director

cc. Nina Pearse [redacted]

Annexures - Links to submissions and detailed annexures

1. 20230920 - No.13 Submission and Annexures - https://www.dropbox.com/scl/fo/gro7qdlwo2tztg9yptd07/h?rlkey=7cmp9op0ndpbf34cwl0ttt950&dl=0
2. 20240607 - URBIS View Sharing Reports - https://www.dropbox.com/scl/fo/n1rarm43o8uy47llw2ek4/AIqAyu6_jG1MK-QIqhilhR4?rlkey=2zpclwrsg1kq86zo1vec0scop&dl=0
3. 20240611 - Urbaine Objection - https://www.dropbox.com/scl/fi/yc0cvtup3ktoecsfk6r8g/20240611-Urbaine-Objection.pdf?rlkey=5xgboa71674s81swln9ucr486&dl=0
4. 20240807 – Urbaine - Analysis (https://www.dropbox.com/scl/fi/odsxqkwykxma7j1tl0q4z/13-Onslow-Visual-Impact-7.8.2024.pdf?rlkey=t5lon0dh073qj8xzjpabu3695&dl=0)
5. 20240807 – Urbaine – Annexure A (https://www.dropbox.com/scl/fi/61zedh79y9he67vvgthds/13-Onslow-Visual-Impact-Appendix-A-7.8.2024.pdf?rlkey=80jxhh73jjg73gdbf8sbxq0e0&dl=0)
6. 20240612 - Letter to Commissioner Walsh @ s.34 - https://www.dropbox.com/scl/fi/e0wpne8vfzwtj9kc707ti/20240612-Letter-to-Commissioner-Walsh-s.34.docx?rlkey=6cqds6ucbx2sktnry5nw0d6ro&dl=0

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Objection to a Development Application: D/2023/727 - Revised.
No.10, Onslow Avenue and No.21C, Billyard Avenue, Elizabeth Bay - Residential Flat Building
Visual Impact Assessment Report: Revised Scheme, July 2024

CLIENT:

PROJECT: 2122

ISSUE: 8 August 2024

DWG NO: Appendix_1

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Visual Impact Assessment Report

CONTENTS

1. INTRODUCTION

1.1 Scope and Purpose of Report.

This Visual Impact Report has been prepared by Urbaine Design Group for an objection to the revised development proposal at no.10, Onslow Avenue and 21C, Billyard Avenue, Elizabeth Bay, NSW 2011: D/2023/727 - revised. The objection is being raised by 2 residents of the residential apartment building to the west of the subject site, at No.13, Onslow Avenue, Elizabeth Bay, being the residents of Units 8 and 10.

Urbaine Design, and its Director, John Aspinall, BA(Hons), BArch(Hons) have been preparing 3d imagery and Visual Impact Assessments, both in Australia and Internationally for over 25 years. Their methods are regularly published in planning and architectural journals and John Aspinall has lectured in Architectural Design at both the University of Technology Sydney and The University of New South Wales.

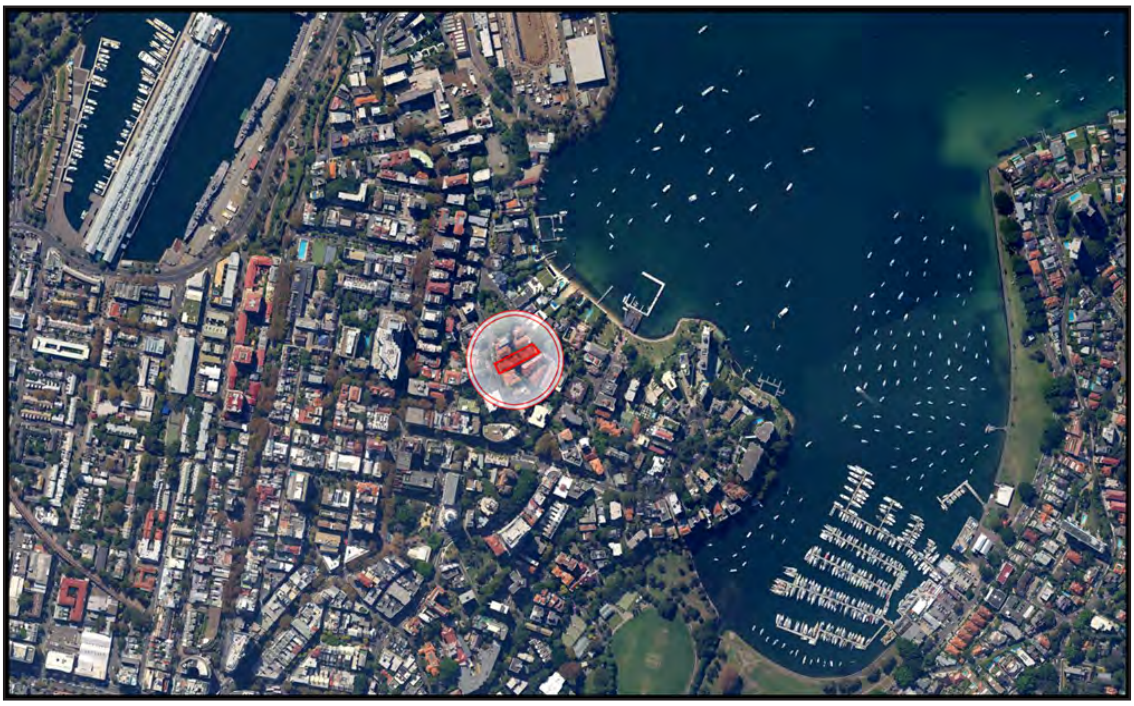

Figure 1 – site location shown in red overlay.

1.2 The Proposed Development

1.2.1.The Site and existing property:

The subject site is known as 21C, Billyard Avenue and 10 Onslow Avenue, or known formally as S.P.9561.
The site falls within the boundaries of City of Sydney Council. The closest crossroads are Greenknowe Avenue, Elizabeth Bay Road and Ithaca Road.
The site is not listed as an item of heritage significance in Schedule 5 of the Sydney Local Environmental Plan (LEP) 2012. However, it falls within C21 Elizabeth and Rushcutters Bay Heritage Conservation Area (HCA) as noted in Schedule 5, Part 2 of the Sydney LEP 2012. It is also identified as a neutral item in the Sydney Development Control Plan (DCP) 2012, Building Contribution Map.
The site is in the vicinity of a number of heritage items including: 3 items of State significance - 7–9 Onslow Avenue “Elizabeth Bay House” (I594) - 14–16 Onslow Avenue ‘Grotto site of Elizabeth Bay House’ (I596) - 42 Billyard Avenue “Boomerang” (I575), and 3 items of Local significance - 13 Onslow Avenue “Meudon” (I595) - Onslow Place ‘Cliff face behind Elizabeth Bay House’ (I597) - 36 Billyard Avenue “Berthong” (I574); The site area is 1464 sqm and the site is occupied by two brick residential flat buildings.

The subject site is classed as Zone R and also Zone O. The subject site is therefore considered to have two maximum permissible heights of 15 metres to the north-east and 22 metres to the south-west. The proposed development is confined to the 22 metre height limit portion of the site. The proposal exceeds both of these building height controls, which will require a Clause 4.6 Variation Request to justify this exceedance, particularly in relation to view loss and visual impact to neighbouring properties.

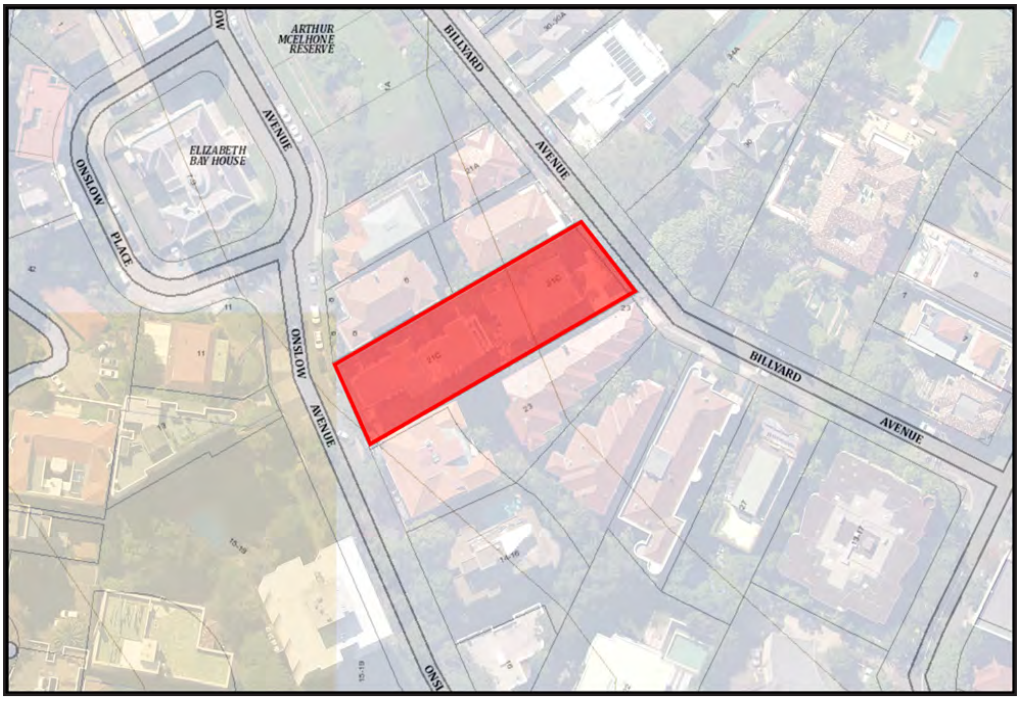

Figure 2 – site location shown in red overlay.

Figure 3 –Isometric views of the development showing the revised height exceedance. Smart Design Studio.

1.2.2 Proposed Land Use and Built Form:

The original development proposal included: the demolition of existing buildings, tree removal, excavation and construction of two new residential flat buildings, 6 to 8 storeys in height, with 22 apartments, 4 basement levels containing 27 car spaces, rooftop terraces, swimming pools and associated landscaping works including new tree plantings. The application is Integrated Development requiring the approval of Water NSW under the Water Management Act, 2000.
Following the deemed refusal of the application, a Section 34 Conference was held on 12 June 2024, with a series of amendments proposed to the application (on a without prejudice basis) following this. A summary of the amendments is as follows:
• Overall apartment numbers reduced from 22 to 20 (Onslow GF – 2 apartments consolidated into 1), & (Onslow L04 Penthouse removed, leaving 1x 2 level Penthouse on L04 & L05).
• Billyard front setback increased by 1m – rear, southern building alignment remained same, therefore building footprint, bulk & scale reduced.
• Billyard building width reduced by 400mm.
• Billyard balconies reduced in depth to min 2.4m & splayed outline updated.
• Onslow front setback increased by 1.8m – rear, northern building alignment remained same, therefore building footprint, bulk & scale reduced.
• Splayed balcony for to Onslow northern balconies reduced/ straightened.
• Onslow northern balconies reduced in depth to min 2.4m & splayed outline updated.
• Onslow front setback of the upper form increased from 3m to 4.2m (S-W corner) and from 4.2m to 5.4m (S-E corner).
•Onslow L04 & L05 side setbacks: east setback increased by 1.6m (from 3m to 4.6m), west setback increased by 1.7m (from 3.3m to 5m). Please note upper setback to the east is currently under review – as annotated on the drawings.
•Onslow L05 – front (northern) setback increased by 8.2m (from 3.8m to 12m).
•Building services changed from traditional mechanical heating & cooling to geothermal with large reduction in rooftop plant & equipment.
•Billyard building rooftop: private penthouse rooftop terrace removed - whole rooftop used for communal space.
•Onslow L05 – Communal Terrace proposed.
•Additional basement B08 added to accommodate internal communal open space.

Figure 4 – Typical floor plan of proposed design by Smart Design Studio - extent of revisions indicated within red cloud.

1.3 Methodology of Assessment:

The methods used by Urbaine, for the generation of photomontaged images, showing the proposed development in photomontaged context are summarised in an article prepared for New Planner magazine in December 2018 and contained in Appendix B. A combination of the methods described were utilised in the preparation of the photomontaged views used in this visual impact assessment report, below.

1.3.1. Process:

Initially, a fully contoured 3d model was created of the site and surrounding buildings to the extent of the designated viewpoints, with detailed modelling matching the building envelope of the latest Smart Design Studio design and its associated interaction with the surrounding site (see Figure 4 for typical floor plan).
Virtual cameras were placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site, relative to known, existing physical elements, such as trees, light poles, walls etc. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment (allowing 2 set camera heights, where necessary, for standing and sitting positions being at 1600mm and 1100mm respectively). Several site location poles were placed, both physically and also into the 3d model to allow accurate alignment with the original photo. The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss. The images within the report are of a standard lens format, as are the views contained within Appendix A.
The Visual Impact Assessment includes detailed evaluation of views from several neighbouring properties at various levels, as described further below.

1.3.2. Assessment Methodology:

There are no set guidelines within Australia regarding the actual methodology for visual impact assessment, although there are a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based (Appendix C).
Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in Tenacity Consulting v Warringah Council [2004] NSWLEC 140. This Planning Principle establishes a four-step assessment to assist in deciding whether or not view sharing is reasonable:

Step 1: assessment of views to be affected.
Step 2: consider from what part of the property the views are obtained.
Step 3: assess the extent of the impact.
Step 4: assess the reasonableness of the proposal that is causing the impact.

It is noted that the preliminary proposal complies with the development standards of the City of Sydney Council LEP 2012 and some private view loss is unavoidable within a highly urbanised environment, such as Potts Point. An additional source of reference in relation to view sharing and visual impact in this area is found within the neighbouring Woolahra Council DCP, 2012. This states:
'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'
However, although these reference documents provide guidelines for assessment, there is no peer review system for determining the accuracy of the base material used for such visual impact assessments. As a result, Urbaine Design provides a detailed description of its methodologies and the resultant accuracy verifiability – this is contained within Appendix B.
The methodology applied to the visual assessment of the current design proposal has been developed from consideration of the following key documents:

- Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual Impact Assessment (EIA-N04) NSW RMS (2013);
- Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007);
- Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002);

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly, or privately accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal. Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the subject site are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.
Views of high visual quality are those featuring a variety of natural environments / landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.
Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

Site Inspections:
2 site inspections were undertaken to photograph the site and surrounding area to investigate:
- The topography and existing urban structure of the local area
- The streetscapes and houses most likely to be affected by the Proposal
- Important vistas and viewsheds
- Other major influences on local character and amenity

The site map, see figure 5, indicates chosen locations for site photography – also shown in Appendix A.

Figure 5: Selected neighbouring property viewpoint locations for visual impact assessments.

Contextual Analysis
An analysis was undertaken of the visual and statutory planning contexts relevant to the assessment of visual impacts in a Development Application.

Visual Impact Analysis
The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties.

Statutory Planning Assessment

The results of the local view impact assessment are included in Section 3 of this report, with large format images included in Appendix A.

1.4 References:

The following documentation and references informed the preparation of this report:
■ The design drawings and information relied upon for the preparations of this report were prepared by Smart Design Studio. Revision F - 18/7/2024
■ City of Sydney Council DCP, 2012.
■ Creating Places for People - An Urban Design Protocol for Australian Cities:
■ Australia and New Zealand Urban Design Protocol:
www.mfe.govt.nz/publications/urban/design-protocol-mar05/urban-design-protocol-colour.pdf
■ The Value of Urban Design:
www.designcouncil.org.uk/Documents/Documents/Publications/CABE/the-value-of-urban-design.pdf
■ Fifteen Qualities of Good Urban Places:
www.goldcoast.qld.gov.au/planning-and-building/fifteen-qualities-of- good-urban-places-3774.html
■ The Image of the City (1960), Kevin Lynch

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2. THE SITE AND THE VISUAL CONTEXT.

Visual impacts occur within an existing visual context where they can affect its character and amenity. This section of the report describes the existing visual context and identifies its defining visual characteristics. Defining the local area relevant to the visual assessment of a proposed development is subject to possible cognitive mapping considerations and statutory planning requirements. Notwithstanding these issues, the surrounding local area that may be affected by the visual impact of the proposed development is considered to be the area identified on in the topographical area map, Figure 6.
Although some individuals may experience the visual context from private properties with associated views, the general public primarily experiences the visual context from within the public realm where they form impressions in relation to its character and amenity. The public realm is generally considered to include the public roads, reserves, open spaces and public buildings. This shows the rising landform to the south and east of the subject site.
The visual context is subject to “frames of reference” that structure the cognitive association of visual elements. The “local area” (as discussed above) provides one such frame of reference. Other “frames of reference” include the different contextual scales at which visual associations are established and influence the legibility, character and amenity of the urban environment. Within the scope of this report three contextual scales are considered relevant to the analysis of the visual context and the visual impact of the proposed development.

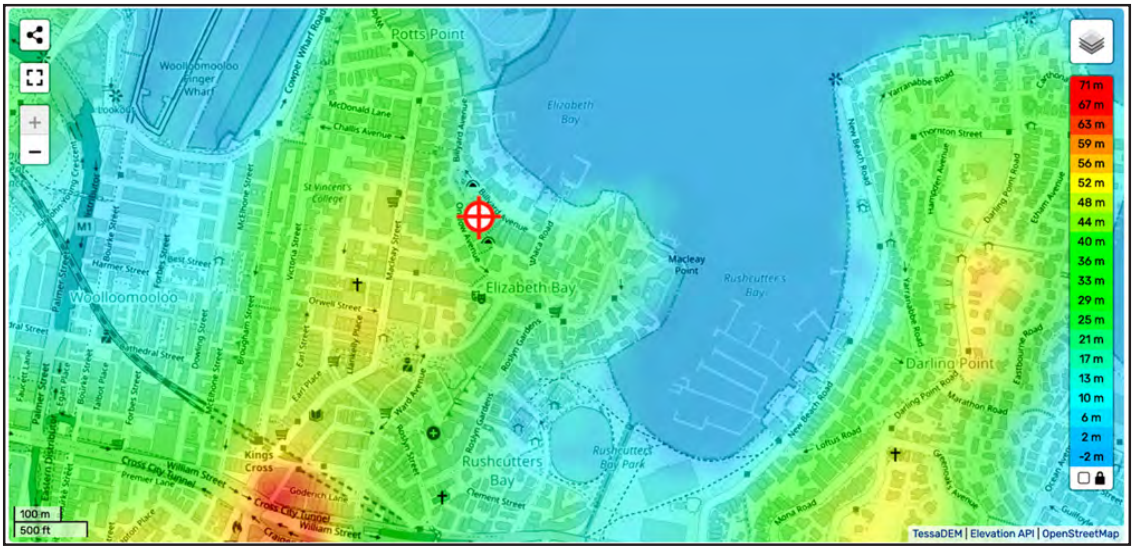

Figure 6: Onslow Avenue. - subject area topographical map.

The ‘Street Context’ provides a frame of reference for reviewing the visual relationship of the new development (and in particular its facades) in relation to the adjoining pedestrian spaces and roads. Elements of the development within this frame of reference are experienced in relatively close proximity where, if compatible with the human scale they are more likely to facilitate positive visual engagement and contribute to the “activation” of adjoining pedestrian spaces.

The ’Neighbourhood Context’ provides a broader frame of reference that relates the appearance of the development as a whole to the appearance of other developments within the local area. As a frame of reference, it evolves from the understanding gained after experiencing the site context and the low density of development. Within this context the relative appearance, size and scale of different buildings are compared for their visual compatibility and contribution to a shared character from which a unique “sense of place” may emerge. This frame of reference involves the consideration of developments not necessarily available to view at the same time. It therefore has greater recourse to memory and the need to consider developments separated in time and space. The neighbourhood context is relevant to the visual ’legibility’ of a development and its relationship to other developments, which informs the cognitive mapping of the local area to provide an understanding of its arrangement and functionality.

The ‘Town / City Context’ provides a frame of reference that relates the significance of key developments or neighbourhoods to the town as a whole. The contribution that distinctive neighbourhoods make (or may potentially make) to the image of the city can be affected by the visual impact of an individual development through its influence on the neighbourhood’s character and legibility. Within this context, it is also important to be aware of other proposed developments in the area.

2.1 The Visual Context:

Within the street context, there is a mix of property types, sizes and architectural styles, most of which maximise viewlines to the north and west in their orientation.
Within the urban context, there is a very diverse fabric, in terms of planning and scale, consisting of a mix of Residential properties of many varying architectural designs and styles. There are also several heritage listed buildings in this area, Elizabeth Bay House in particular.

2.2 Visual Features and Local Landmarks:

Particular elements in the urban pattern, through either location and/or built form provide visual nodes and landmarks that assist in differentiating locations within the broader visual context. The following visual nodes are considered to be of the greatest significance in terms of their contribution to the character and legibility of the local and surrounding area:
Views are observed from this area to Sydney Harbour, Rushcutters Bay, Elizabeth Bay, Garden Island, Clark Island, lower North Shore Harbour suburbs and the far distant locations of Manly, Watsons Bay and the Harbour Heads.

2.3 Streetscapes:

Within the immediate and surrounding areas, the streetscapes are typical of the suburbs of Elizabeth Bay, being a mixture of individual houses and apartments blocks of varying scales. There are several heritage buildings within the area and the landscaping is predominantly mature and well established.

2.4 The selected view locations for the local view analysis:

As a result of the site’s topography, the visual impact is primarily relevant to the residential properties to the south and west northwest and southeast of the subject site.
A large number of site photos were taken and a smaller number of specific views selected from these, relevant for private viewing locations, as described above. These are all static viewpoints, namely, fixed locations where potential view loss could be considered significant
The selected photos are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring properties on Onslow Avenue and Billyard Avenue. They

incorporate private viewing locations with more distant, elevated, or panoramic views, where the subject site falls within, and impacts on the midground and background views.

2.5 Context of View:

The context of the view relates to where the proposed development is being viewed from. The context is different if viewed from a neighbouring building, or garden, as is the case in parts of this assessment, where views can be considered for an extended period of time, as opposed to a glimpse obtained from a moving vehicle.

2.6 Extent of View:

The extent to which various components of a development would be visible is critical. In this case, the proposal is for a new residential apartment building, larger than the existing. It is therefore considered to have a local scale visual impact. If the development proposal was located in an area containing buildings of a similar scale and height, it would be considered to have a lower scale visual impact.
The capacity of the landscape to absorb the development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape, apart from within the existing street trees surrounding the subject site.

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3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT.

3.1 Visual Impact Assessments from 4 viewpoint locations – in and around the private apartments and environs of the site, particularly from the apartment building 'Meudon' at No.13, Onslow Avenue.

3.1.1. Method of Assessment:

In order to allow a quantitative assessment of the visual impact, photos were selected that represented relevant viewing locations from the specific locations likely to be affected. Within these areas, photographs were taken from the property boundaries, equating to standing height views within the relevant buildings.
A Canon EOS Full Frame Digital Camera with fixed focal length 35mm lens was used to take all viewpoint photos, at an eye level of 1600mm. This was tripod-mounted and levelled.
The photos include location descriptions, to be read in conjunction with the site map, contained in Appendix A. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided in Section 3.1.2 below.
To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 7 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison.
On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.
The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – also in figure 7.
The % visual content is then assessed, together with a visual assessment of the new development's ability to blend into the existing surroundings.

Scale	Value	Visual Quality	Visual Impact	Tenacity Value
0	**Negligible**	N/A	No negative impact on the pre-existing visual quality of the view.	Nil
1 2 3 4 5	**Low**	Predominant presence of low quality manmade features. Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc). Uniformity of land form.	A minor negative impact on the pre-existing visual quality of the view. Examples: – Minor impacts on natural landscapes. – No impact on iconic views – Impacts on a small number of receivers. – Significant distance between the development and receiver.	Negligible Minor
6 7 8 9 10	**Medium**	Presence of some natural features mixed with manmade features. Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc).	A medium negative impact on the pre-existing visual quality of the view: Examples: – Moderate impacts on iconic views or natural landscapes. – Impacts on a moderate number of receivers. – Located nearby the receiver.	Moderate Severe
11 12 13 14 15	**High**	Predominantly natural features. Minimal manmade features, however if present of a high architectural standard. Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc). Presence of iconic regional views or landmark features.	A high negative impact on the pre-existing visual quality of a view: Examples: – Loss of iconic views. – Impacts on a significant number of receivers. – Overshadowing effect. – Directly adjacent the receiver.	Devastating

Figure 7 – Urbaine Design Visual Assessment Scale

3.1.2 Assessment at selected viewpoints.

Viewpoint no.01 - Unit 10

P03 IMG_9577 a.jpg

Existing site photo

From standing position - main living room of level 4, Unit 10, No.13, Onslow Avenue, 1m back from glazing line.
RL: +42.96m
Distance to site boundary: 29.63m
Distance to centre of subject site: 65.67m

P03 IMG_9577 c.jpg

Photomontage of proposal

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PROJECT: 2134

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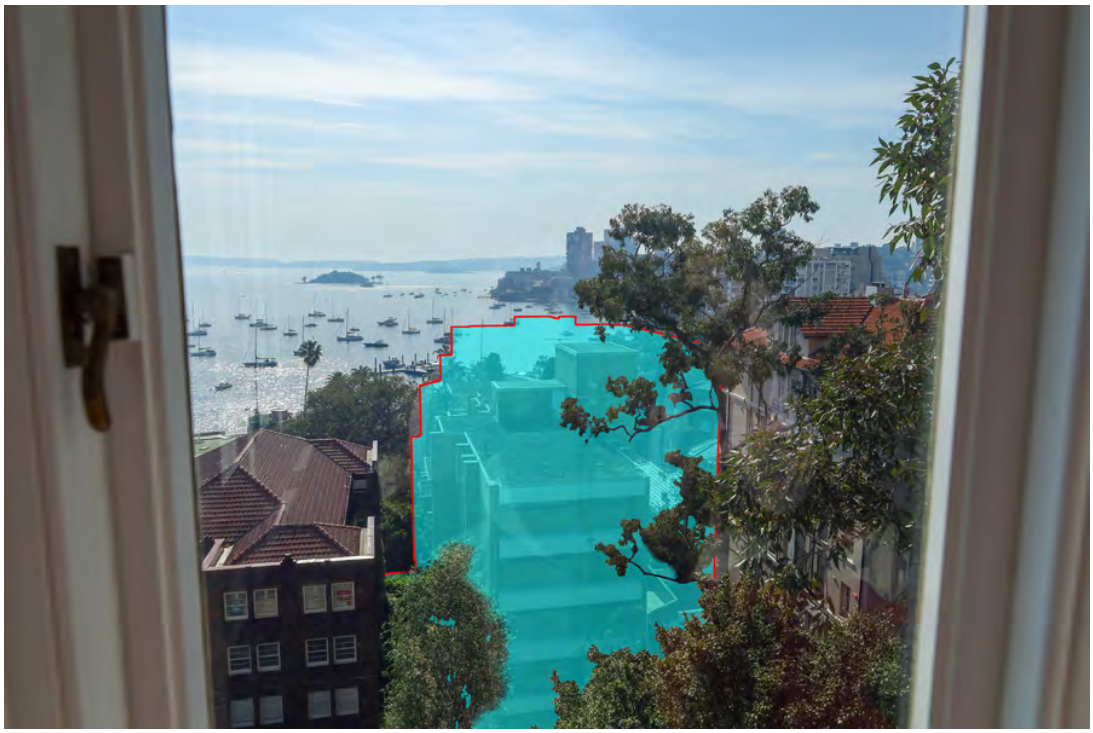

P03 IMG_9577 d.jpg

Extent of visual impact of proposed development indicated in cyan with red outline

Visual Impact Assessment:

Visual impact – Amount of new building visible in view – 65%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Quality Scale no: 12 /15 Visual Impact Assessment Scale no: 10 /15.

This is a static, private viewpoint from the main living room of level 2, Unit 10, of the residential apartment building at no.13, Onslow Avenue, looking northeast over Onslow Avenue and the subject site.
The exisitng view is towards Elizabeth Bay, across Beara Park, to Rushcutters Bay and the northwestern point of Darling Point, beyond this. Further to the east in the view is Clark Island, Rose Bay, Neilsen Park, Watsons Bay, South Head and North Harbour National Park in the far distance.

The new development proposal, at No.10, Onslow Avenue and No.21C, Billyard Avenue, rises to a height that is above the permitted building envelope designated to this site. This height exceedance causes significant view loss to almost the entirety of the northern portion of Rushcutters Bay and parts of the foreshore water line to the south, filtered behind the exisitng trees.
When comparing the new proposal to the existing submission, there is a small reduction in the visual impact at the upper level with a small portion of the water component of the view to the east and north. The minor increase in view is not sufficiently significant to reassess the general value of view loss, since this is a very high-value existing view from this location.

Tenacity Assessment Summary:
Value of view: High
View location: Primary living space – standing 1m behind main glazing line.
Extent of impact: Severe
Reasonableness of proposal: The extent of view loss, caused by the upper levels of the proposal, including a non-compliant height exceedance, creates view loss to this residence that would be considered unacceptable, in relation to the visual quality of the view being impacted, particularly the iconic elements.

Viewpoint no.02 - Unit 10

P04 IMG_9581 a.jpg

Existing site photo

From standing position - main living room of level 4, Unit 10, No.13, Onslow Avenue. 4m back from glazing line.
RL: +42.96m
Distance to site boundary: 30.33m
Distance to centre of subject site: 66.11m

P04 IMG_9581 c.jpg

Photomontage of proposal

CLIENT:

PROJECT: 2136

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DWG NO: Appendix_15

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P04 IMG_9581 d.jpg

Extent of visual impact of proposed development indicated in cyan with red outline

Visual Impact Assessment:

Visual impact – Amount of new building visible in view – 41%
Visual impact ratio of view loss to sky view loss in visible portion: 100%: 0%
Existing Visual Quality Scale no: 12 /15 Visual Impact Assessment Scale no: 11 /15.

This is a static, private viewpoint from the main living room of level 2, Unit 10 of the residential apartment building at no.13, Onslow Avenue, looking northeast over Onslow Avenue and the subject site.
The exisitng view is towards Elizabeth Bay, across Beara Park, to Rushcutters Bay and the northwestern point of Darling Point, beyond this. Further to the east in the view is Clark Island, Shark Island (both iconic utems), Rose Bay, Neilsen Park, Watsons Bay, South Head and North Harbour in the far distance.

The new development proposal, at No.10, Onslow Avenue and No.21C, Billyard Avenue, rises to a height that is above the permitted building envelope designated to this site. This height exceedance causes significant view loss to almost the entirety of the northern portion of Rushcutters Bay. The water view loss is more significant from this location , within the room, than at the window line.
When comparing the new proposal to the existing submission, there is a small reduction in the visual impact at the upper level, on the northeastern corner of the built form, with a small portion of the water component of the view to the east and north now available. The minor increase in view is not sufficiently significant to reassess the general value of view loss, since this is a very high-value existing view from this location.

Tenacity Assessment Summary:
Value of view: High
View location: Primary living space – standing 1m behind main glazing line.
Extent of impact: Severe
Reasonableness of proposal: The extent of view loss, caused by the upper levels of the proposal, including a non-compliant height exceedance, creates view loss to this residence that would be considered unacceptable, in relation to the visual quality of the view being impacted, particularly the iconic elements.

Viewpoint no.03 - Unit 8

P07 IMG_9603 a.jpg

Existing site photo

From standing position - main living room of level 3, Unit 8, No.13, Onslow Avenue. 1m back from glazing line.
RL: +40.04m
Distance to site boundary: 29.63m
Distance to centre of subject site: 65.71m

P07 IMG_9603 c.jpg

Photomontage of proposal

CLIENT:

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P07 IMG_9603 d.jpg

Extent of visual impact of proposed development indicated in cyan with red outline

Visual Impact Assessment:

Visual impact – Amount of new building visible in view – 37%
Visual impact ratio of view loss to sky view loss in visible portion: 93%: 7%
Existing Visual Quality Scale no: 12 /15 Visual Impact Assessment Scale no: 12 /15.

This is a static, private viewpoint from the main living room of level 1, Unit 8, of the residential apartment building at no.13, Onslow Avenue, looking northeast over Onslow Avenue and the subject site.
The exisitng view is towards Elizabeth Bay, across Beara Park, to Rushcutters Bay and the northwestern point of Darling Point, beyond this. Further to the east in the view is Clark Island, Rose Bay, Neilsen Park, Watsons Bay, South Head and North Harbour in the far distance.

The new development proposal, at No.10, Onslow Avenue and No.21C, Billyard Avenue, rises to a height that is above the permitted building envelope designated to this site. This height exceedance causes significant view loss to almost the entirety of the northern portion of Rushcutters Bay and of the foreshore water line to the south. Most of Shark Island is impacted by the upper level roof of the new development and the far distant views of Point Piper and Vaucluse ridgelines. The loss of iconic and very high value view elements is significant from this apartment.
When comparing the new proposal to the existing submission, there is a small reduction in the visual impact at the upper level, northeaster corner, with a small portion of the water component of the view to the east and north increased, together with a very minor increase of the far-distant foreshore. The minor increase in view is not sufficiently significant to reassess the general value of view loss, since this is a very high-value existing view from this location.

Tenacity Assessment Summary:
Value of view: High
View location: Primary living space – standing 1m behind main glazing line.
Extent of impact: Severe-to-Devastating.
Reasonableness of proposal: The extent of view loss, caused by the upper levels of the proposal, including a non-compliant height exceedance, creates view loss to this residence that would be considered unacceptable, in relation to the visual quality of the view being impacted, particularly the iconic elements.

Viewpoint no.04 - Unit 8

P14 IMG_9666 a.jpg

Existing site photo

From standing position - main living room of level 3, Unit 8, No.13, Onslow Avenue. 4m back from glazing line.
RL: +40.152m
Distance to site boundary: 30.51m
Distance to centre of subject site: 66.33m

P14 IMG_9666 c.jpg

Photomontage of proposal

CLIENT:

PROJECT: 2140

ISSUE: 8 August 2024

DWG NO: Appendix_19

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

P14 IMG_9666 d.jpg

Extent of visual impact of proposed development indicated in cyan with red outline

Visual Impact Assessment:

Visual impact – Amount of new building visible in view – 38%
Visual impact ratio of view loss to sky view loss in visible portion: 94%: 6%
Existing Visual Quality Scale no: 12 /15 Visual Impact Assessment Scale no: 12 /15.

This is a static, private viewpoint from the main living room of level 1, Unit 8, of the residential apartment building at no.13, Onslow Avenue, looking northeast over Onslow Avenue and the subject site.
The exisitng view is towards Elizabeth Bay, across Beara Park, to Rushcutters Bay and the northwestern point of Darling Point, beyond this. Further to the east in the view is Clark Island, Shark Island, Rose Bay, Neilsen Park, Watsons Bay, South Head and North Harbour National in the far distance.

The new development proposal, at No.10, Onslow Avenue and No.21C, Billyard Avenue, rises to a height that is above the permitted building envelope designated to this site. This height exceedance causes significant view loss to almost the entirety of the northern portion of Rushcutters Bay and of the foreshore water line to the south. Most of Shark Island is impacted by the upper level roof of the new development and the far distant views of Point Piper and Vaucluse ridgelines. The loss of iconic and very high value view elements is significant from this apartment.
When comparing the new proposal to the existing submission, there is a small reduction in the visual impact at the upper level, northeaster corner, with a small portion of the water component of the view to the east and north increased, together with a very minor increase of the far-distant foreshore and ridgeline. The minor increase in view is not sufficiently significant to reassess the general value of view loss, since this is a very high-value existing view from this location and its most valuable components remain impacted.

Tenacity Assessment Summary:
Value of view: High
View location: Primary living space – standing 1m behind main glazing line.
Extent of impact: Severe-to-Devastating.
Reasonableness of proposal: The extent of view loss, caused by a non-compliant height exceedance, creates view loss to this residence that would be considered unacceptable, in relation to the visual quality of the view being impacted, particularly the iconic elements.

General note:

igure 54 Existing view east (standing) from Unit 8 enclosed balcony.

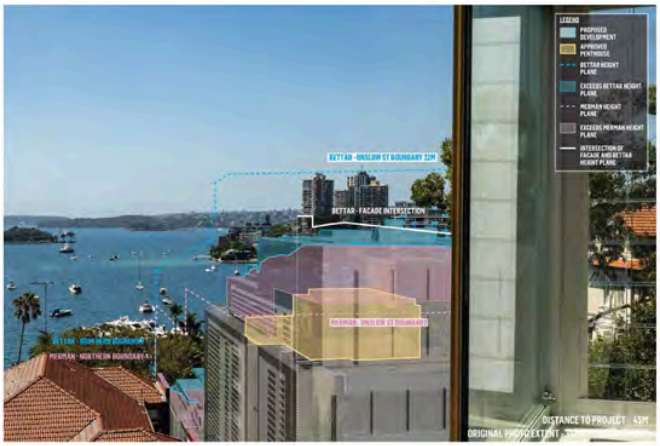

Figure 55 Proposed view north-east (standing) from Unit 8 enclosed balcony.

Prior to the conclusions of this report, it is worthy of note that a Visual Impact Assessment has also been submitted by the Applicant to support the revised design. The residents of Unit 8, have expressed concern that the base photography for this report has been sourced from within the sun room, rather than from the primary living space, being the dining room, which faces east, directly across the site (see URBIS base photo above). This choice of this view location clearly diminishes the view loss that will be experienced from the unit. This should be taken into account when reviewing the report from URBIS, dated 18th July.

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4. CONCLUSIONS + PLANNING SCHEME PROVISIONS RELATING TO VISUAL IMPACTS

This Visual Impact Assessment from Urbaine Design Group seeks to provide an objective approach to the likely visual impact and potential view loss from neighbours, surrounding the site of a new proposed development at No.10, Onslow Avenue and No.21C, Billyard Avenue - revised version - July, 2024. The view loss assessment is submitted to support an objection to the development, in relation to the adjoining residential properties on the western side of the subject site, at No.13, Onslow Avenue.
In reviewing the information, supplied to Sydney City Council, on behalf of the landowner and developer, there are a number of issues to address, in terms of visual impact and the design's response to the City of Cydney Council DCP, 2012.
Firstly, it is important to acknowledge the extent of visual impact and view loss incurred as a result of the existing building on the site. Alongside this, the architectural and material quality of the existing building can also be considered in the overall assessment, when viewed alongside the new proposal. Significantly, the City of Sydney Council DCP, 2012 also contains a series of guidelines as to the architectural quality of any proposal:
1 To ensure that the built form is compatible with the streetscape and the desired future character of the area
2 To ensure that development is of high visual quality and enhances the street.
3 To maintain the evolution of residential building styles through the introduction of well-designed contemporary buildings.
4 To ensure that roof forms are consistent with the existing predominant roof forms in the street and minimise impacts to neighbouring properties.

View loss and visual impact is observed from a number of neighbouring properties, including the one outlined above. Several of these apartment buildings experience their existing views across primary boundaries, which is significantly more relevant within the terms of the Tenacity Judgement. Others have views that are constrained by the adjoining, or neghbouring buildings.
Some of the most severe potential for visual impact is experienced by the apartments at No.13, Onslow Avenue,

who currently enjoy views to the east, including iconic elements and landscape features of very high value
The planning principle of 'view sharing' requires that the collective of neighbouring buildings be considered and, within this context, the increase view loss at No.13, Onslow Avenue is deemed unacceptable. The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'
In this instance, the design does not satisfy the requirements for view sharing,

In conclusion, the new, revised proposal represents a variation to the existing visual impact and view loss to neighbouring residential properties along Onslow Avenue. The highest value views are middle and distant views to the east and southeast, namely to Arthur McElhone Reserve and the Elizabeth Bay foreshore. From here there are varying degrees of view to the water in Elizabeth Bay, Rushcutters Bay and the main harbour, with Clark Island and Shark Island also observable from some properties. Although a very small reduction of the view loss is noted, this is not of sufficient significane to reduce the assessment of overall visual impact to the residents of this neighbouring property.
The extent of additional view loss varies from 'Severe' to 'Severe-to-Devastating', which, for a non-compliant building proposal is not considered acceptable.

John Aspinall BA(Hons) BArch(Hons),
Director: urbaine design group

5. APPENDICES

- 5.1 APPENDIX A: Photomontages of the Proposed and Wireframe Images – LEC Compliance.
- 5.2 APPENDIX B: Methodology article – Planning Australia, by Urbaine Architecture.
- 5.3 APPENDIX C: Land and Environment Court guidelines for photomontages.

APPENDIX B:

Aspinall CV and Expert Witness experience.
Methodology article – Planning Australia, by Urbaine Architecture

JOHN ASPINALL. director: urbaine design group

UK Qualified Architect RIBA BA(Hons) BArch(Hons) Liverpool University, UK.

24 years' architectural experience in London and Sydney.
Halpin Stow Partnership, London, SW1
John Andrews International, Sydney
Cox and Partners, Sydney
Seidler and associates
NBRS Architects, Milsons Point
Urbaine Pty Ltd (current)

Design Competitions:

UK 1990 – Final 6. RIBA 'housing in a hostile environment'. Exhibited at the Royal Academy, London
UK Design Council – innovation development scheme finalist – various products, 1990.
Winner: International Design Competition: Sydney Town Hall, 2000
Finalist: Boy Charlton Swimming pool Competition, Sydney, 2001
Finalist: Coney Island Redevelopment Competition, NY 2003

Design Tutor: UTS, Sydney, 1997 – 2002

This role involved tutoring students within years 1 to 3 of the BA Architecture course. Specifically, I developed programs and tasks to break down the conventional problem-solving thinking, instilled through the secondary education system. Weekly briefs would seek to challenge their preconceived ideas and encourage a return to design thinking, based on First Principles.

Design Tutor: UNSW, Sydney 2002 – 2005

This role involved tutoring students within years 4 to 6 of the BArch course. Major design projects would be undertaken during this time, lasting between 6 and 8 weeks. I was focused on encouraging rationality of design decision-making, rather than post-rationalisation, which is an ongoing difficulty in design justification.

Current Position: URBAINE GROUP Pty Ltd

Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.
Urbaine specialises in design development via interactive 3d modelling.
Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.
URBAINE encourages all clients to bring the 3D visualisaton facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBAINE involves all members of the design team in assessing the impact of design deci-

sions from the earliest stages of concept design. Because much of URBAINE's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.
An ever-increasing proportion of URBAINE"S work is related to public consultation visualisations and assessments. As a result, there has also been an increase in the Land And Environment Court representations. Extensive experience in creating and validating photomontaged views of building and environmental proposals. Experience with 3D photmonages began in 1990 and has included work for many of the world's leading architectural practices and legal firms.

Co-Founder Quicksmart Homes Pty Ltd. , 2007 - 2009

Responsible for the design and construction of 360 student accommodation building at ANU Canberra, utilising standard shipping containers as the base modules.

Design Principal and co-owner of Excalibur Modular Systems Pty Ltd: 2009 to present.

High specification prefabricated building solutions, designed in Sydney and being produced in China.
Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.
The modular accommodation represents a very low carbon footprint solution

Expert Legal Witness, 2005 to present

In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.
Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.
Author of several articles in 'Planning Australia' and 'Architecture Australia' relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.
Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact

VISUAL IMPACT ASSESSMENTS: A REALITY CHECK. BY JOHN ASPINALL.

Photomontaged views of new apartment building at Pyrmont: Urbaine

Australia's rapid construction growth over the past 10 years has coincided with significant advances in the technology behind the delivery of built projects. In particular, BIM (Building Information Modelling). Virtual Reality and ever-faster methods of preparing CAD construction documentation.
Alongside these advances, sits a number of potential problems that need to be considered by all of those involved in the process of building procurement. Specifically, the ease with which CAD software creates the appearance of very credible drawn information, often without the thoroughness and deliberation afforded by architects, and others, in years past.
Nowhere is this more apparent than in the area of visual impact assessments, where a very accurate representation of a building project in context is the starting point for discussion on a project's suitability for a site. The consequences of any inaccuracies in this imagery are significant and far- reaching, with little opportunity to redress any errors once a development is approved.

Photomontaged views of new Sydney Harbour wharves: Urbaine

Urbaine Architecture has been involved in the preparation of visual impact studies over a 20 year period, in Australia and Internationally. Urbaine's Director, John Aspinall, has been at the forefront of developing methods of verifying the accuracy of visualisations, particularly in his role as an expert witness in Land and Environment Court cases.

In Urbaine's experience, a significant majority of visualisation material presented to court is inaccurate to the

point of being invalid for any legal planning decisions. Equally concerning is the amount of time spent, by other consultants, analysing and responding to this base material, which again can be redundant in light of the frequent inaccuracies. The cost of planning consultant reports and legal advice far exceeds that of generating the imagery around which all the decisions are being made.

Over the last 10 years, advances in 3d modelling and digital photography have allowed many practitioners to claim levels of expertise that are based more on the performance of software than on a rigorous understanding of geometry, architecture and visual perspective. From a traditional architect's

training, prior to the introduction of CAD and 3d modelling, a good understanding of the principles of perspective, light, shadow and building articulation, were taught throughout the training of architects.

Statutory Authorities, and in particular the Land and Environment Court, have attempted to introduce a degree of compliance, but, as yet, this is more quantitative, than qualitative and is resulting in an outward appearance of accuracy verification, without any actual explanation being requested behind the creation of the work.

Currently, the Land and Environment Court specifies that any photomontages, relied on as part of expert evidence in Class 1 appeals, must show the existing surveyed elements, corresponding with the same elements in the photograph. Often, any surveyed elements can form such a small portion of a photograph that, even by overlaying the surveyed elements as a 3d model, any degree of accuracy is almost impossible to verify. For sites where there are no existing structures, which is frequent, this presents a far more challenging exercise. Below is one such example, highlighted in the Sydney Morning Herald, as an example of extreme inaccuracy of a visual impact assessment. Urbaine was engaged to assess the degree to which the images were incorrect – determined to be by a factor of almost 75%.

Domain The Sydney Morning Herald

Inaccurate images anger residents

February 21

Kelsey Munro

Picture imperfect ... the original interpretation of how the Lewisham Estates development will look.

CAN residents affected by big development proposals rely on developers' photo montages?

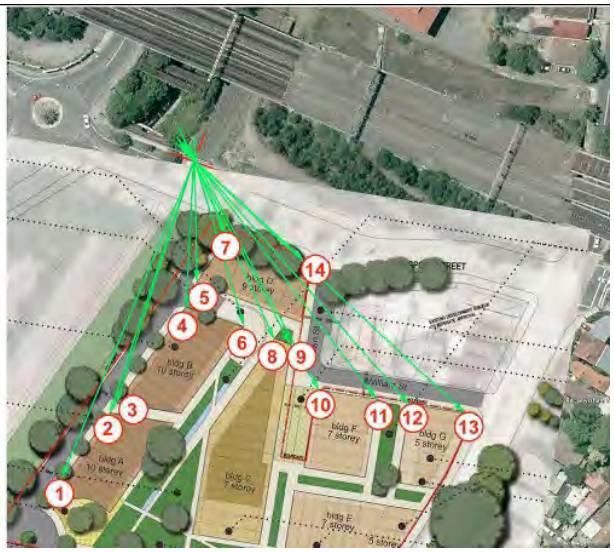
One inner west group thinks not, after inaccuracies were found in a series of digital photo montages which made the proposed Lewisham Estates development appear much smaller than it would if built.

The developer was sent back to the drawing board by the Department of Planning to redo the images that were publicly exhibited for the project after questions were raised over their accuracy.

The corrected interpretation of how the Lewisham Estates development will look.

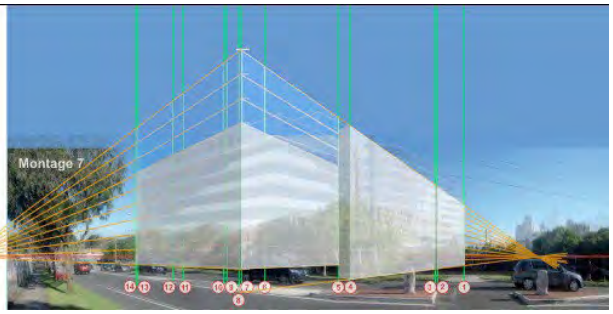
The No Lewisham Towers residents' action group claims the original images were so misleading that the corrected ones should go on public exhibition before the Planning Assessment Commission makes its determination next week.

SMH article re inaccurate visualisations



Key visual location points on site: Urbaine

Photomontage submitted by developer



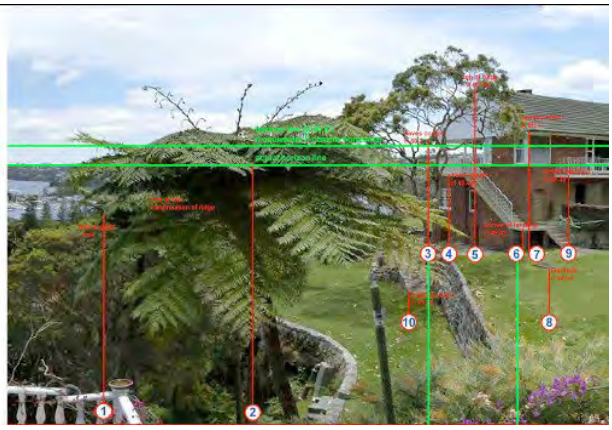
Assessment of inaccuracy by Urbaine

Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location verification and the use of landscaped elements within the 3d model to further add known points of references. Elements observed in a photograph can be used to align with the corresponding elements of the new building in plan. If 4 or more known positions can be aligned, as a minimum, there is a good opportunity to create a verifiable alignment.

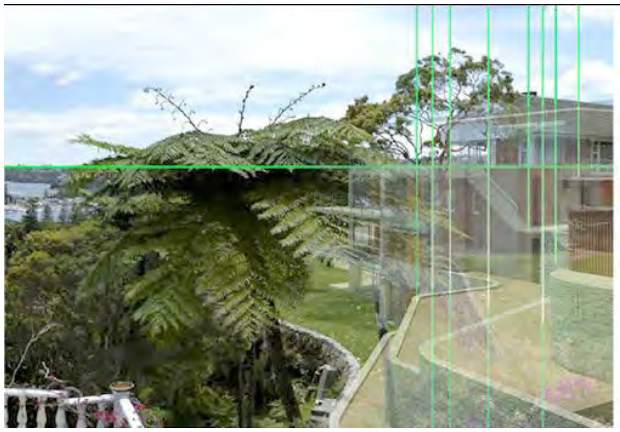
Every site presents different opportunities for verification and, often, Urbaine is required to assess montages from photographs taken by a third party. In these cases, a combination of assessing aerial photography, alongside a survey will allow reference points to be placed into the relevant 3d model prior to overlaying onto the photos for checking.

The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A fully rendered version of all the elements was then placed over the photo and the final model applied to this. As can be seen, the original montage and the final verified version are dramatically different and, in this case, to the disadvantage of the complainant.

Photomontage submitted by developer



Key visual location points on site: Urbaine



Key points and 3d model overlaid onto existing photo

Final accurate photomontage: Urbaine

Often, Urbaine's work is on very open sites, where contentious proposals for development will be relying on minimising the visual impact through mounding and landscaping. In these cases, accuracy is critical, particularly in relation to the heights above existing ground levels. In the following example, a business park was proposed on very large open site, adjoining several residential properties, with views through to the Blue Mountains, to the West of Sydney. Urbaine spent a day preparing the site, by placing a number of site poles, all of 3m in height. These were located on junctions of the various land lots, as observed in the survey information. These 3d poles were then replicated in the 3d CAD model in the same height and position as on the actual site. This permitted the buildings and the landscaping to be very accurately positioned into the photographs and, subsequently, for accurate sections to be taken through the 3d model to assess the actual percentage view loss of close and distant views.

Physical 3000mm site poles placed at lot corners

3d poles located in the 3d model and positioned on photo

Proposed buildings and landscape mounding applied

Proposed landscape applied – shown as semi-mature

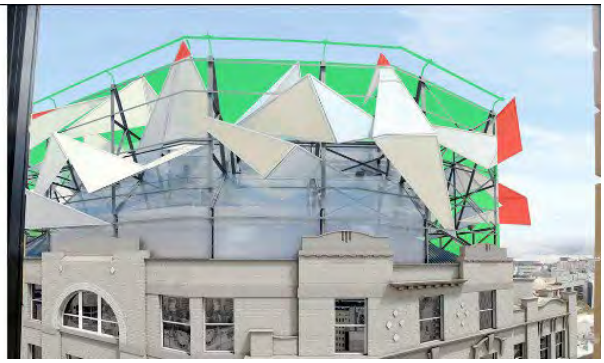
Final verified photomontage by Urbaine

Further examples, below, show similar methods being used to give an actual percentage figure to view loss, shown in red, in these images. This was for a digital advertising hoarding, adjoining a hotel. As can be seen, the view loss is far outweighed by the view gain, in addition to being based around a far more visually engaging sculpture. In terms of being used as a factual tool for legal representation and negotiation, these images are proving to be very useful and are accompanied by a series of diagrams explaining the methodology of their compilation and, hence verifying their accuracy.

Photomontage of proposed building for digital billboard

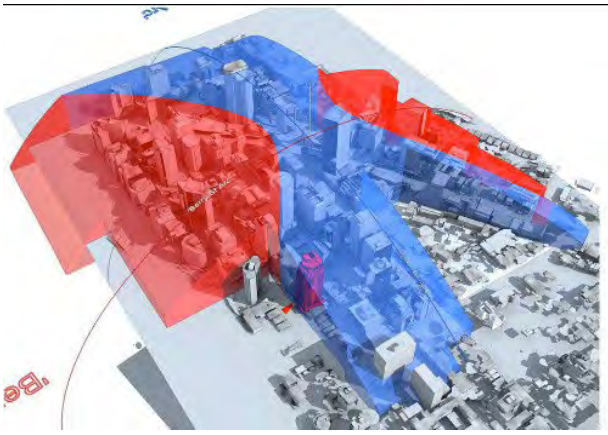
Existing situation – view from adjoining hot

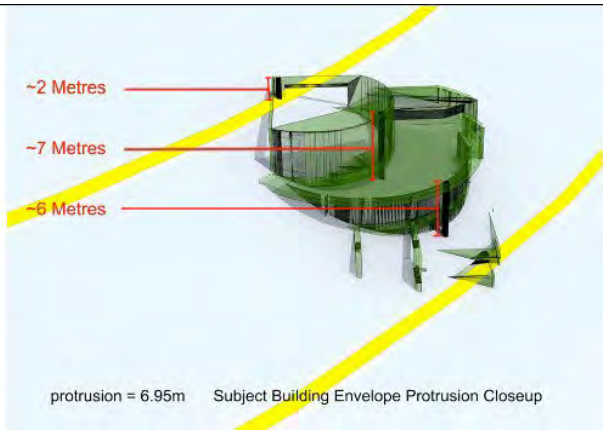
Photomontage of view from hotel



View loss – green = view gain / red = view loss

There are also several areas of assessment that can be used to resolve potential planning approval issues in the early stages of design. In the case below, the permissible building envelope in North Sydney CBD was modelled in 3d to determine if a building proposal would exceed the permitted height limit. Information relating to the amount of encroachment beyond the envelope allowed the architect to re-design the plant room profiles accordingly to avoid any breach.





3d model of planning height zones

Extent of protrusion of proposed design prior to re- design

Urbaine's experience in this field has place the company in a strong position to advise on the verification of imagery and also to assist in developing more robust methods of analysis of such imagery. As a minimum, Urbaine would suggest that anyone engaging the services of visualisation companies should request the following information, as a minimum requirement:

1. Height and plan location of camera to be verified and clearly shown on an aerial photo, along with the sun position at time of photography.
2. A minimum of 4 surveyed points identified in plan, at ground level relating to elements on the photograph and hence to the location of the superimposed building.

APPENDIX C:

Land and Environment Court guidelines for photomontages.

Use of photomontages

The following requirements for photomontages proposed to be relied on as or as part of expert evidence in Class 1 appeals will apply for proceedings commenced on or after 1 October 2013. The following directions will apply to photomontages from that date:

Requirements for photomontages

1. Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location is to be accompanied by:

Existing Photograph.
a) A photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);
b) A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and
c) A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.
Survey data.
d) Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used:
i. for depiction of existing buildings or existing elements as shown in the wire frame; and
ii. to establish an accurate camera location and RL of the camera.

2. Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:
a) The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and
b) The camera type and field of view of the lens used for the purpose of the photograph in (1) (a) from which the photomontage has been derived.

urbaine
DESIGN GROUP

Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

Objection to a Development Application: D/2023/727 - Revised.
No.10, Onslow Avenue and No.21C, Billyard Avenue,
Elizabeth Bay - Residential Flat Building
Visual Impact Assessment Report: Revised Scheme, July 2024

Appendix A

VIEWPOINT 01

P03 IMG_9577 ₫PG

Site image

P03 IMG_9577 ₫PG

Photomontage of proposal

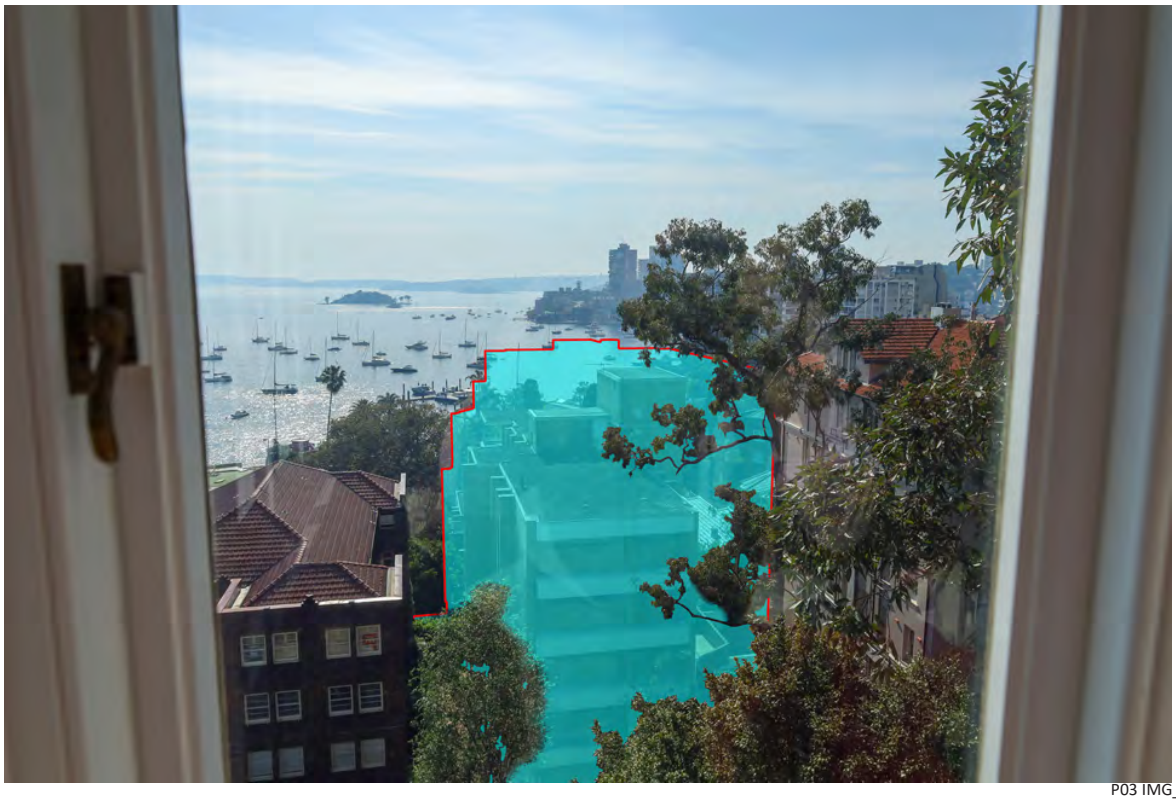
CLIENT:

PROJECT: 2155

ISSUE: August 7, 2024

DWG NO: Appendix_2

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095



P03 IMG_9577 .JPG

Visual impact in cyan with red outline

CLIENT:

PROJECT: 2156

ISSUE: August 7, 2024

DWG NO: Appendix_3

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

VIEWPOINT 02

P04 IMG_9581 ₫PG

Site image

P04 IMG_9581 ₫PG

Photomontage of proposal

CLIENT:

PROJECT: 2157

ISSUE: August 7, 2024

DWG NO: Appendix_4

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

P04 IMG_9581 .JPG

Visual impact in cyan with red outline

CLIENT:

PROJECT: 2158

ISSUE: August 7, 2024

DWG NO: Appendix_5

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

VIEWPOINT 03

P07 IMG_9603 ₫PG

Site image

P07 IMG_9603 ₫PG

Photomontage of proposal

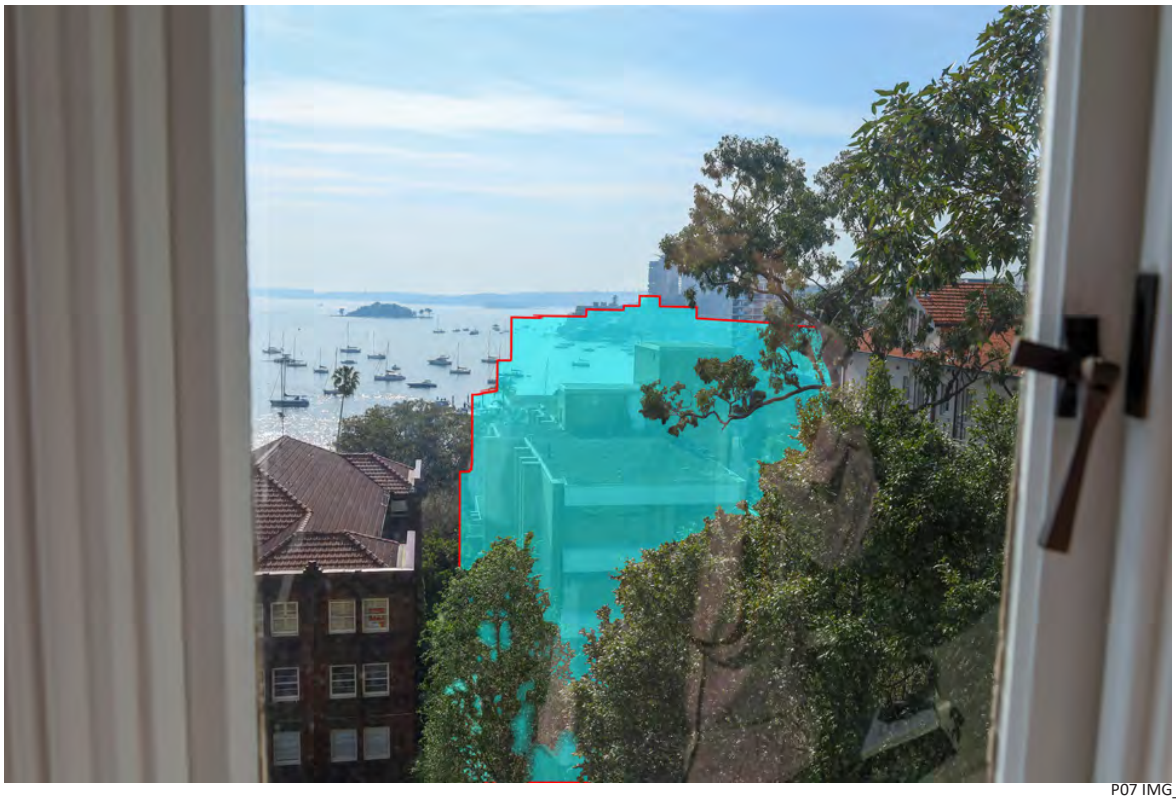
CLIENT:

PROJECT: 2159

ISSUE: August 7, 2024

DWG NO: Appendix_6

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095



P07 IMG_9603 .JPG

Visual impact in cyan with red outline

CLIENT:

PROJECT: 2160

ISSUE: August 7, 2024

DWG NO: Appendix_7

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

VIEWPOINT 04

P14 IMG_9666 ₫PG

Site image

P14 IMG_9666 ₫PG

Photomontage of proposal

CLIENT:

PROJECT: 2161

ISSUE: August 7, 2024

DWG NO: Appendix_8

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

P14 IMG_9666.JPG

Visual impact in cyan with red outline

CLIENT:

PROJECT: 2162

ISSUE: August 7, 2024

DWG NO: Appendix_9

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

Wireframe / Point Cloud alignment images

CLIENT:

PROJECT: 2163

ISSUE: August 7, 2024

DWG NO: Appendix_10

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

P03 IMG_9577.JPG

Viewpoint 01

P04 IMG_9581.JPG

Viewpoint 02

CLIENT:

PROJECT: 2164

ISSUE: August 7, 2024

DWG NO: Appendix_11

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

P07 IMG_9603.JPG

Viewpoint 03

P14 IMG_9666.JPG

Viewpoint 04

CLIENT:

PROJECT: 2165

ISSUE: August 7, 2024

DWG NO: Appendix_12

urbaine DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c / 74, The Corso, Manly, NSW 2095

D/2023/727
OBJECTION FROM DARNLEY HALL PTY LTD
UPDATED FOR NEW PLANS

CONTENTS

Our new submission contains the following as authored by us:

1. This report – **D/2023/727 Objections from Darnley Hall Pty Ltd Updated for New Plans -** A submission on behalf of Darnley Hall Pty Ltd.
2. **Appendix A – A View Sharing Comparison** made by us, using data from Urbaine and Urbis
3. **Appendix B – Architectural Plans Comparison**, an interleaved comparison between the original plans and the new plans, aligned in flip-book style so that a comparison can be seen by paging up and down.
4. **Appendix C – Merman Drawings** – the new plans, with highlighting added by us showing the Merman height overrun lines.

We also have the reports from:

5. **20240808 - Darnley Hall Submission - DA2023-0727 NSWLEC 2023-00440488** – a report from Brett Daintry, Town Planner
6. **Annexure 4 - 12 Onslow Visual Impact - revised 7.8.2024** – an updated report from Urbaine view sharing experts
7. **Annexure 5 - 12 Onslow Visual Impact - Appendix A revised 7.8.2024**– an updated report from Urbaine view sharing experts

We share with 23C Billyard, 8 Onslow Ave, and 21B Onslow Ave, the reports from:

8. **REPORT R240666R1 Revision 0 Peer Review Report Proposed Development 21C Billyard Avenue, Elizabeth Bay** – report from Rodney Stevens Acoustics
9. **Geotechnical Opinion Peer Review of Proposed Development at 21C Billyard Ave, Elizabeth Bay, NSW** – report from JK Geotechnics

NEIGHBOURHOOD COOPERATION

Within all the submissions for the revised plans there may be some duplication in reports and statements. This is because we have assisted in the organisation and facilitation of the community response with our neighbours. We have come together to share resources, costs and ideas as part of our shared commitment to support positive town planning in our neighbourhood.

Along with 13 Onslow Ave, 15-19 Onslow Ave, 8 Onslow Ave, and 23 Billyard Ave (or groups of residents within), our four town planners have supported each other to each work with their greatest strengths and minimise repetition and avoid omissions. Brett Daintry is the town planner supporting 12 Onslow Ave and a group of residents in 13 Onslow Ave together. Tony Moody represents a group in 15-19 Onslow Ave, Harry Hughs speaks for 8 Onslow Ave, and Natalie Richter speaks for 23 Billyard.

Urbaine has also worked with 13 Onslow Ave to provide a view sharing report, like ours.

And in new analysis, [redacted] of 23 Billyard has assisted the neighbouring buildings to share equally in two new reports, a geotechnical analysis from JK Geotechnical, and an acoustic report from Rodney Stevens Acoustics.

For individuals who sought our guidance, we encouraged submissions that are relevant, specific, and personal. And with our management and group level submissions, we aimed to produce analysis that is technical and precise.

The stronger connection between us as neighbours and building committees has been a welcome development from this journey.

CRITICAL ISSUE - UNREASONABLE AND INCORRECT HEIGHT OVERRUN

As noted in the town planning report prepared by Brett Daintry, the eight story and five story proposed buildings are requesting unreasonable height overruns. We agree with his assessment that

1. The proposed variation to the height standard is not consistent with the objectives of Clause 4.3 of the Sydney Local Environmental Plan 2012 (SLEP 2012).
2. The proposed variation is not justified on environmental planning grounds.
3. The proposed variation is not in the public interest - as it will not provide additional housing in a highly desirable location, contributing to the housing supply and diversity in the area, in fact it will reduce housing (from 28 to 20).
4. The Land and Environment Court has refused variations to height standards in similar circumstances, where the proposed development is inconsistent with the objectives of the height standard and does not result in adverse amenity impacts.

USING THEIR CHOSEN PRECEDENT – STILL UNREASONABLE

By picking the most favourable precedent for their case, they nevertheless remain over *that* height limit.

Their failure to meet even their chosen height limit imposes unreasonable impacts on Darnley Hall by blocking significant and important views of heritage constructs such as Fort Denison and Elizabeth Bay House. And blocking views of the harbour through the dramatic protrusion on 21C Billyard.

Please see our attached appendices: Architect Drawing Comparison Appendix, and the View Sharing – Our Comparison Appendix.

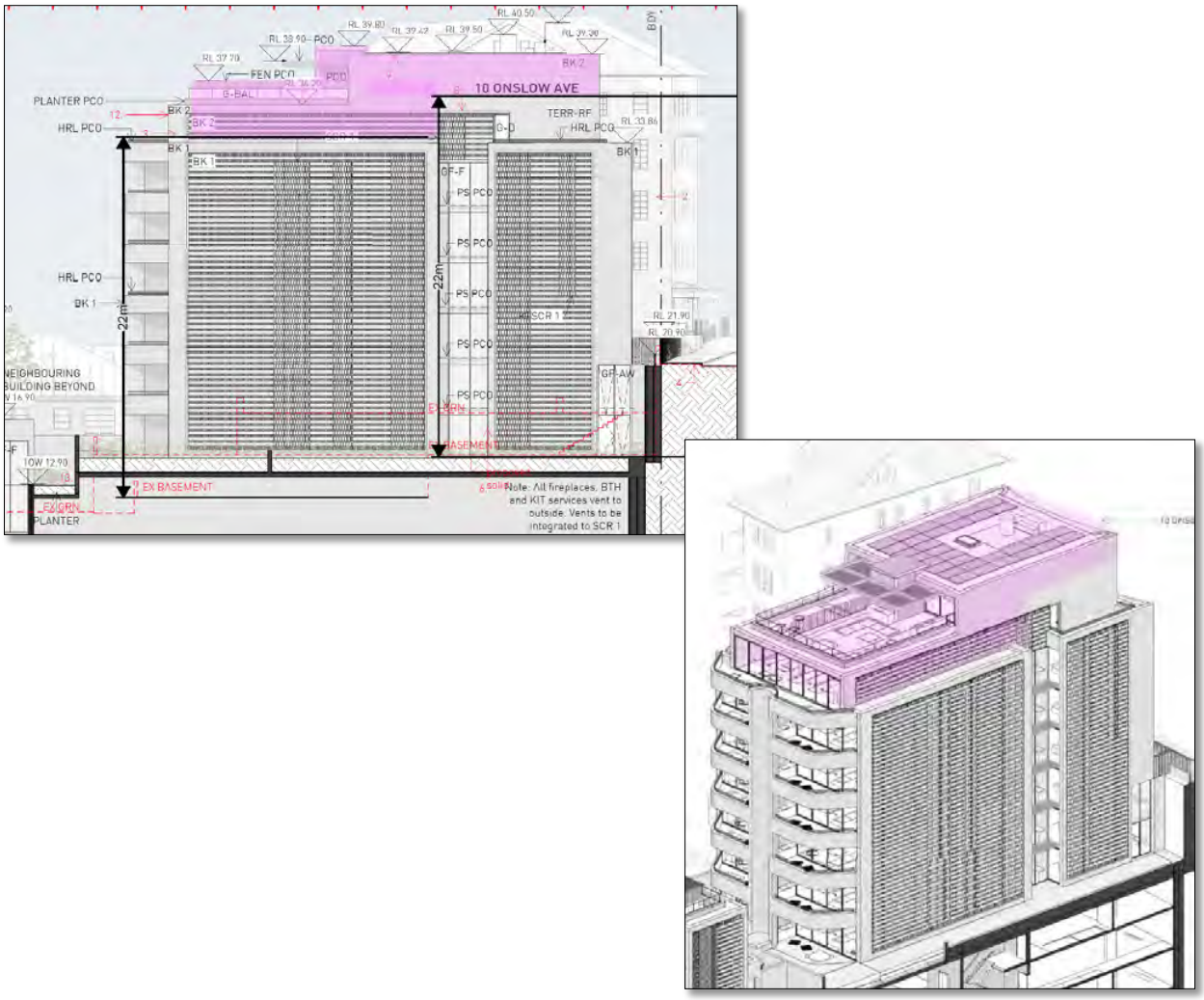
USING THE MOST RECENT PRECEDENT – CORRECT MEASUREMENT

However, most concerningly to us remains their opposition to the current Merman precedent, which they completely omitted from their original reports. Even in this updated version, the applicants exclude visuals of the limits under the Merman precedent except in TAB 11 - View Sharing Addendum Letter prepared by Urbis and by discussion in TAB 3 - Clause 4.6 Building Height.

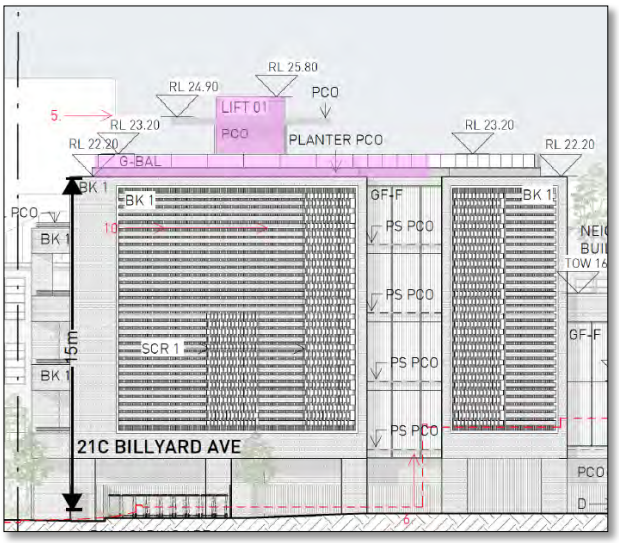
For this reason we include an appendix that shows the Merman lines indicatively superimposed on the diagrams from the TAB 26 - Architectural Plans. (illustrated indicatively based on the parameters explained by Brett Daintry) – extract immediately below. Full illustrations in the Merman Height Drawing Appendix.

However, importantly, the omission of not addressing the most up to date precedent in environment law and planning in the original submission concerns us. It promotes questions on whether the proposals have overlooked other significant and important details that will affect the amenity, or even integrity, of our building. Which we address later.

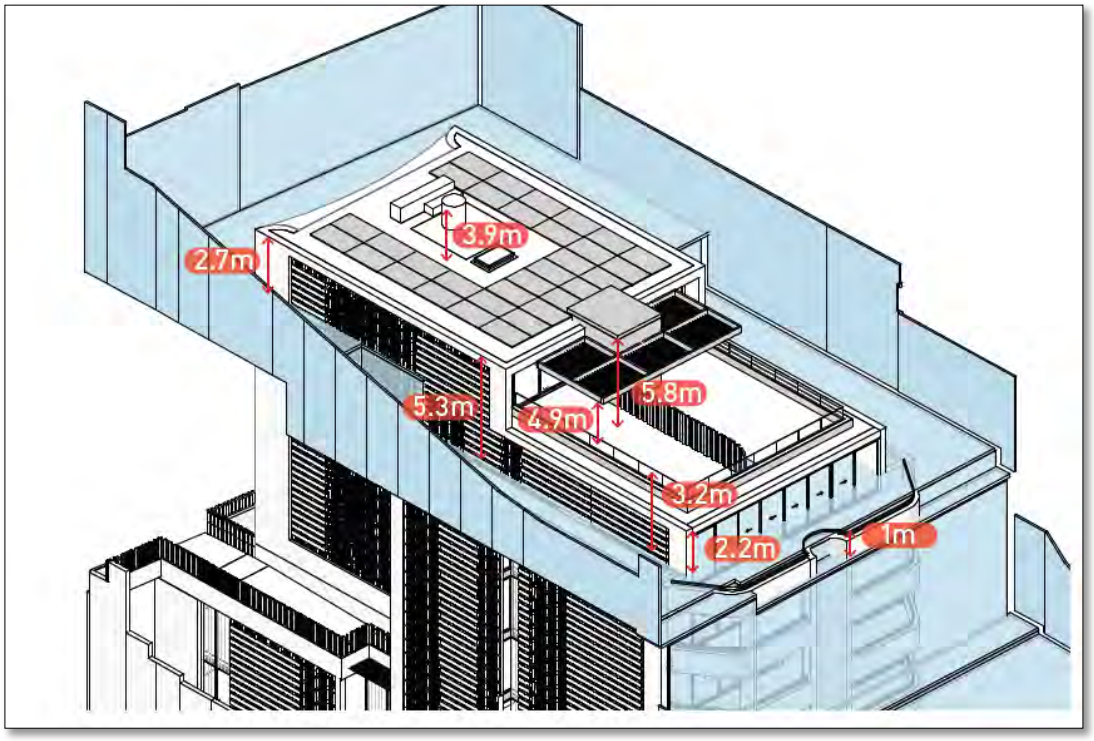
10 ONSLOW MERMAN OVERRUN

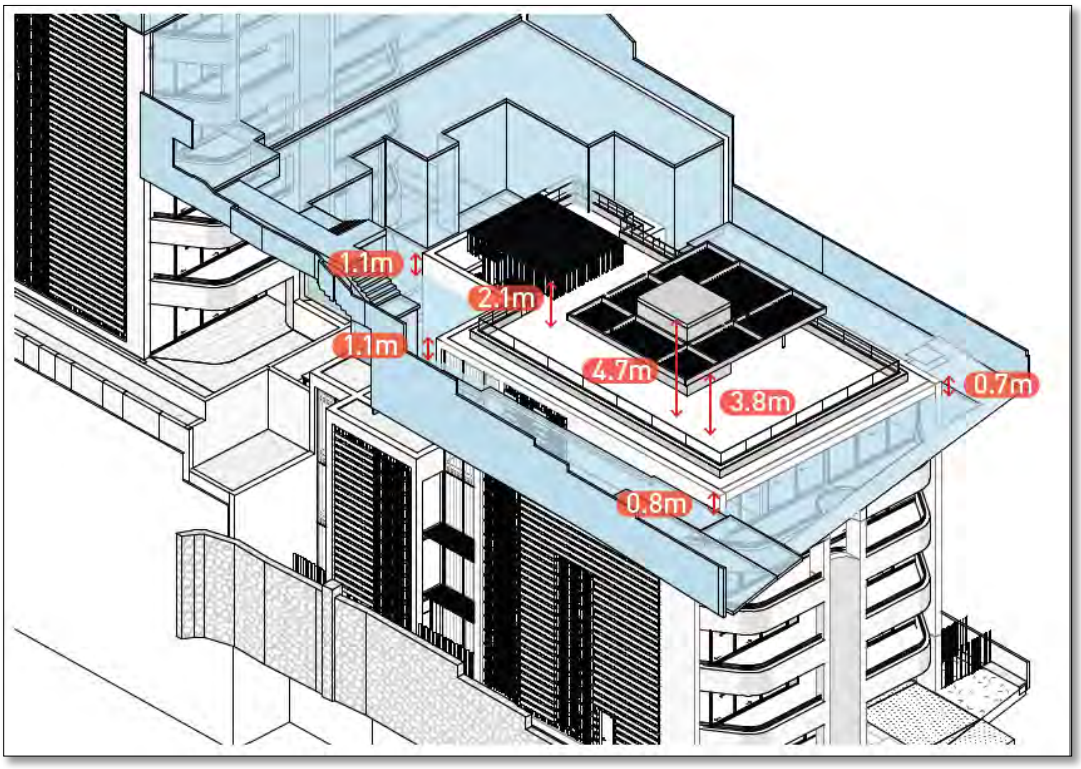


21C MERMAN OVERRUN

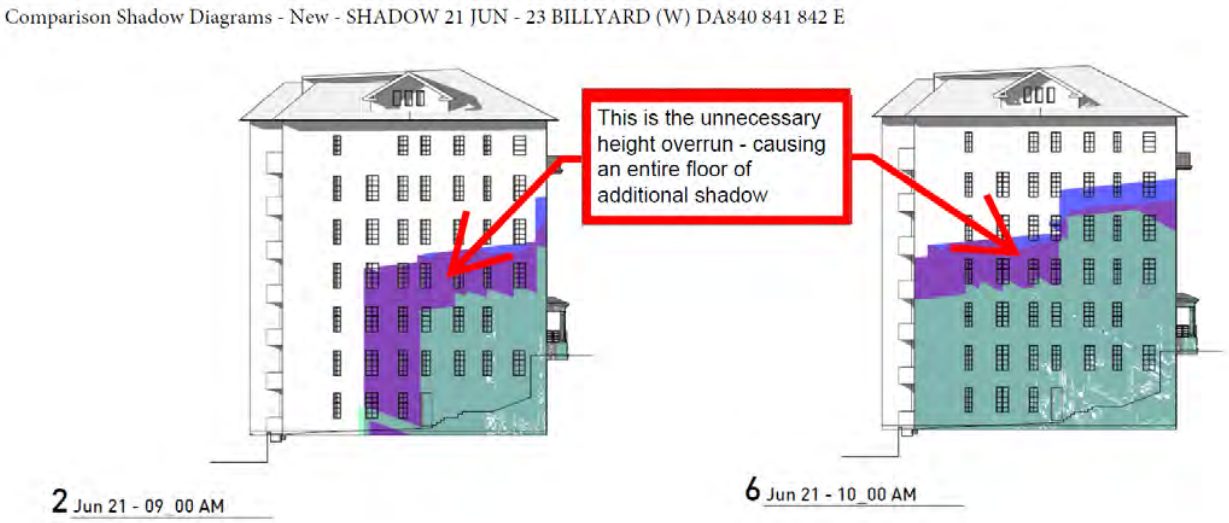


THEIR OWN ILLUSTRATION – TAB 3 PAGE 14 AND 15





HEIGHT OVERRUN CAUSING ADDITIONAL SHADOWING



This *unreasonable addition of another floor over the height limit,* adds shadowing down the side of our building.

The above illustration is for the winter solstice, but this additional floor will add shadow that moves up and down between the equinoxes, impacting an additional floor in our building.

This affects Units 6, 7, 5, 3, 2a and 1 with additional shadowing, which is almost half our building.

VIEW SHARING

Please see the attached updated view sharing report prepared by Urbaine for the technical analysis from accredited experts in this field. The content in this report is our personal assessment or a summary of their work, except where directly quoted.

Please see View Sharing – Our Comparison Appendix for our own assessment. It compares new plans, old plans, and existing together, to assist with a side-by-side comparison.

IMPACT FROM PROPOSED 21C

The newly proposed 21C includes a massive protrusion in the centre of the building, well above the height limit. The overall height limit is slightly under the proposed floor of the roof terrace.

This protrusion is immediately in the way of the view of the harbour and greenery of the lower Units on the Eastern side of Darnley Hall.

The difference between the old and new design is practically marginal, as can be seen by the comparisons in the view sharing appendix we have created below, and the attached updated Urbaine View Sharing Report.

IMPACT FROM THE PROPOSED 10 ONSLOW

The fractional lowering of 10 Onslow Ave in the new plans makes no improvements to the loss of views from Unit 12, and Unit 11.

The movement back from the pavement makes a marginal improvement to the view from Units 6, 8, and 10. However they are still affected by the overbearing and uncomfortable closeness proposed by the new plans.

Their proposed plans still take every view of Fort Denison that exists in from Darnley Hall, and grants those views exclusively to the proposed 10 Onslow Ave, on the height overrun floors.

UNREASONABLE CLAIM OF VIEW SHARING BASED ON UNREASONABLE HEIGHT

Ultimately we maintain that the new design also cannot be considered view sharing under 4.6 of the LEP. The view loss is a direct result of the unreasonable, also incorrectly calculated, height overrun requests. The lift to the upper level of 21C is unnecessary, because the party deck is an unreasonable use of that space, and the height overrun should be considered impermissible because of its protrusion right into the middle of a cherished view of the harbour.

It appears illogical to justify the mass loss of important views with unnecessary and overblown height overrun exception requests.

Ultimately, if the buildings were not designed higher than permitted and with inadequate setbacks, the views would not be in jeopardy. And as the buildings should not be that high or wide, the views should not be at risk.

GEOTECHNICAL CONCERNS

Please see the submitted geotechnical review from JK Geotechnics for the technical analysis from accredited experts in this field. The following comments are our opinions on the issue as it directly affects the amenity of our building and the neighbourhood.

DEPTH OF THE NEW EXCAVATION - FLOODING

The new plans call for even more extensive excavation, now across the 21C site as well, and it appears the tunnels extend as far down as sea level, or barely above. We question the wisdom of such a plan given the concerns raised about water levels, flooding and drainage.

Further, Darnley Hall residents have personal experience of the development on the corner of Billyard and Ithaca for the past 18 months or so. And residents have directly witnessed, on three separate occasions, what appeared to be significant flooding from that development, requiring an extensive response from specialists. We are concerned that similar issues could occur on the 10 Onslow/21C Billyard site.

Ultimately, we remain unconvinced that the risk of flooding has been adequately addressed, and indeed, we considered this risk could be worse due to the changes in the new plans.

DAMAGE TO STRUCTURAL INTEGRITY

Darnley Hall remains concerned about the structural integrity of our foundations. Especially as the new plans call for *more* extensive excavations.

We have a new reason for concern too. In May, Darnley Hall experienced a burst watermain from Onslow Ave that ran undetected under the building for perhaps a week. This was an extensive amount of water, running under the building along unknown channels and then pouring through the old sandstone wall between Darnley Hall and 23 Billyard Ave. This incident remains too fresh to have been adequately investigated and absolved of any concerns. Its recentness also creates an uncertainty that could not have been addressed by their analysis done in April, nor the singular borehole drilled in June on the opposite end of the site.

DILAPIDATION SURVEYS

Darnley Hall remains deeply concerned about how the proposed development will maintain the structural integrity of our building. It is 100 years old, and we have not been provided any evidence that our building will be unaffected by such violent works in such close proximity. Instead their reports exclusively focus on a very narrow reading of some of the land under 21C and 10 Onslow without adequate consideration for the neighbouring properties.

We would need assurances that dilapidation surveys would be conducted to the highest and most comprehensive standard. And accompanied by legally binding guarantees of full restoration.

NOISE

Please see the submitted acoustics review from Rodney Stevens Acoustics for the technical analysis from accredited experts in this field. The following comments are our opinions on the issue as it directly affects the amenity of our building and the neighbourhood.

THE PARTY DECK

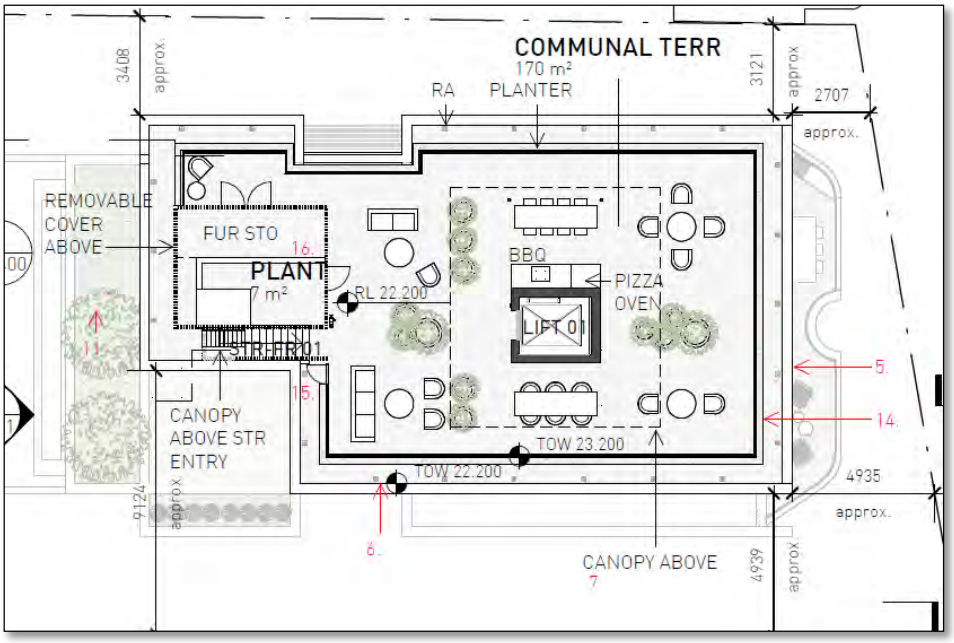
The new plans have created a new concern in that the entire rooftop of 21C Billyard is proposed to be what we can only conceive of as a rooftop bar, or a party deck. Even in the illustrations provided by the developers the area has seating for approximately 30 people, and Rodney Stevens Acoustics says the area should be measured as if it held 100 people.

Even without the proper acoustics assessment from an expert, we know this deck will be a huge noise problem as even now we can hear conversations from more than 100m away if they are held outside. From any Easternmost room in 12 Onslow Ave it is possible to hear conservations from boats at the marina - and we can hear conversations from the tradesmen on the roof of the Billyard/Ithaca construction. Therefore we can extrapolate, empirically, that any people on the roof of 21C will sound like they are in our living rooms even if they are simply talking.

But we have to assume it is unlikely that the proposed roof area would be used exclusively for quiet contemplation and peaceful sunbaking. Especially given the appeal and temptation of the space for loud, and probably quite joyous, parties. Any artificial means to police this will undoubtedly fail, much like other systems that mostly rely upon the honour method of enforcement. The only effective enforcement in these situations is a design-based solution that eliminates the temptation.

Ultimately, we believe this rooftop party deck will result in a truly unacceptable levels of sound bouncing around the area. The most affected would be 23 Billyard, 21B Billyard, and us – on the Eastern side of 12 Onslow Ave. (And, not unimportantly, their own 10 Onslow Ave).

We believe the roof of 21C should not be accessible. It should be entirely flat and unavailable to residents or guests, which would prevent any noise transmission from that area, it would protect against privacy concerns, and which would also fix the issue with the elevator shaft blocking highly significant views.



CONSTRUCTION NOISE

While ostensibly temporary, construction in Sydney is proving to be a relatively drawn out and random affair at the moment. The aforementioned Ithaca/Billyard development appears to be taking longer than anticipated, and it is only a refurbishment of an existing building. It is conceivable that this proposed construction lasts for years, with months upon months of extensive excavation noise.

Darnley Hall is 100 years old and has no sound insulation. It was created at a time when noise in the environment was of much lower concern, and so it has absolutely no protection from extreme noise in close proximity. We do not have any sound insulation in our walls or ceilings or floors, and no glazing on our windows.

It is conceivable that the noise inside our homes from this construction exceeds the safe levels for our hearing, for days, weeks or months at a time. Some of the closest rooms to the development are bedrooms, and most of the closest rooms are studies or kitchen/living areas with enormous uninsulated windows directly facing the site.

Their report details what is and is not acceptable, but they do not state what they will actually *do* to enforce or implement it.

- We would like to know what will be done to protect our health and safety from this risk.
- We want to know what recourse we have for non-compliance with any proposals.

EXAMPLES OF THE LARGE SINGLE PANE WINDOWS THAT SURROUND ALL FOUR WALLS OF THE BUILDLING

These windows provide no sound insulation at all, and the northern wall of Darnley Hall contains bedrooms, studies, kitchens, and offices that will be completely vulnerable to unsafe and excessive noise.

HERITAGE CONCERNS

ARCHAOLOGY AND ABORIGINAL HERITAGE

We wish to note our disappointment that there still appears to be no provision to secure any potential archaeological or anthropologically significant findings on the site, despite the area's multi millennia history of habitation and culture.

This extensive history is even noted in their Tab 7 – Design Report.

THESE ARE CONTRIBUTORY BUILDINGS – NOT NEUTRAL

Darnley Hall commissioned an independent report by GML Heritage **and we continue to stand by their findings**.

They concluded that 10 Onslow Ave and 21C Billyard Ave are not neutral buildings, but instead are contributory to the Heritage Conservation Area.

"It is the conclusion of this report that the building should be identified as a contributory item within the Elizabeth Bay and Rushcutters Bays Heritage Conservation Area (HCA) and Sydney 2012 DCP and that the policies of the HCA should be applied, namely that contributory items be retained and conserved."

Because, (extracted quote):

- The building is of a high-quality design, intact and in good condition.
- The building shares characteristics with other buildings identified as contributory to the values of the HCA including Ithaca Gardens, International House and others.
- The building makes a positive contribution to the established character, setting and significance of the Elizabeth and Rushcutters Bay HCA with generous side setbacks, appropriate height and sympathetic materials.

DARNLEY HALL AS A CONTRIBUTORY BUILDING TO THE HCA – AFFECT ON HERITAGE BUILDINGS

The new designs still fail to accommodate the surrounding contributory buildings in a complimentary manner, but instead continue to obscure Darnley Hall's Australian neo-Georgian shape and view of the pitched roof.

We maintain it is not in keeping with heritage planning principles to:

1. block a heritage listed building's views of contributory buildings,
2. by knocking down a building we believe should be rated as a contributory building
3. to install a neutral building that does not comply with the majority of planning guidelines

3.9.6 (1) b of the DCP requires a sympathetic response to *"views to and from the site;"* but Tab 7 – Design Report page 46 shows the following unsympathetic proposed change of view from Elizabeth Bay House looking South.

PROPOSED

CURRENT

SUSTAINABILITY

DEMOLITION

The arguments for why they *must* destroy these buildings remains lacking, addressed in two paragraphs in Tab 2 of the Statement of Environment Effects.

And some of their reasoning, if taken as true, is alarming and requires a greater degree of urgency. E.g. "The building is not currently fire compliant, presenting a risk to human life should it be adaptively re-used." This is something that would apply to an enormous number of buildings in the City of Sydney, built at the same time, with the same restrictions. Are they maintaining that every building under the same conditions is impossible to make fire safe? If so, why do these buildings, like ours, get adaptive fire orders to implement those solutions if such interventions cannot be successful?

The other brief reasons listed are instead alarmist, and seemingly illustrate that they do not *want* to adaptively re-use the building.

For example, is "better spatial planning" an essential component of habitability?

Or, since they are prepared to add an enormous amount of height, width and depth to the new buildings' shape, could they not *instead* discretely add some requested services to the exterior, or the basement?

And, are they contending that buildings with the current floor to ceiling heights are effectively uninhabitable? (Because some extraordinarily high value premises in Sydney have the same floor to ceiling heights.)

NEUTRAL BUILDINGS STILL REQUIRE A GOOD REASON

The existing buildings have passive cooling, large gardens, and long-lived trees. Replacement vegetation will take exceptionally long to regrow and the coverage may be worse forever.

> *DCP 3.9.8*
>
> *(1) Demolition of neutral buildings will only be considered where it can be demonstrated that:*
>
> *(a) restoration of the building is not reasonable; and*
>
> *(b) the replacement building will not compromise the heritage significance of the heritage conservation area.*

We maintain neither of these two conditions appear to be satisfied.

SOCIAL MIX AND AFFORDABLE HOUSING

Residents of Darnley Hall remain alarmed that the proposal removes a moderately affordable building with 28 apartments, and replaces them with 20 apartments.

It is inconceivable that any of the new apartments would be considered affordable, in the common sense of that word. Assuming a purchase and construction cost of approximately $100m, the break even cost of each apartment would be $5m.

We maintain our request that council not accept the assertion that they are not bound by Part 3 of Chapter 2 of the SEPP (Housing) 2021 without compelling evidence and thorough analysis. We would like to be assured that council is completely satisfied and convinced that they are exempt.

We believe removing 28 modest apartments will have a negative social impact and it is contributing to a trend of exclusion.

PRIVACY VIOLATIONS

CAUSED BY SETBACKS

The proposed setbacks that reduce the space between our building and 10 Onslow by half grossly compromises our privacy. This is almost entirely unchanged in the new plans, with the exception of a sliver of level 4 set further away by half a metre.

CAUSED BY HEIGHT

The proposed development does not protect the privacy of adjacent buildings because the party terrace, elevated above the height restrictions, especially on 21C Billyard, provide ample lines of sight into bedrooms and the main living areas of our apartments.

CAUSED BY INCREASED LIGHTING

The proposed useable rooftop spaces, especially the party deck, will compromise our amenity under

> *DCP 3.2.8 External Lighting.*
>
> *(6) External lighting must not reduce the amenity of residents in the locality.*

The elevation of walkable areas to roof height will create nuisance lighting that spills into our habitable areas or private areas at all times of the night.

Increased lighting is not preventable if the roof spaces are accessible, as people cannot be stopped from circumventing any programmed restrictions, simply by bringing their own lighting. And the penthouse will be bound by no restrictions at all.

DESIGN CONSIDERATIONS

INFILL DEVELOPMENT RULES IN HERITAGE CONSERVATION AREAS

The updated plans do not address our concerns in this area.

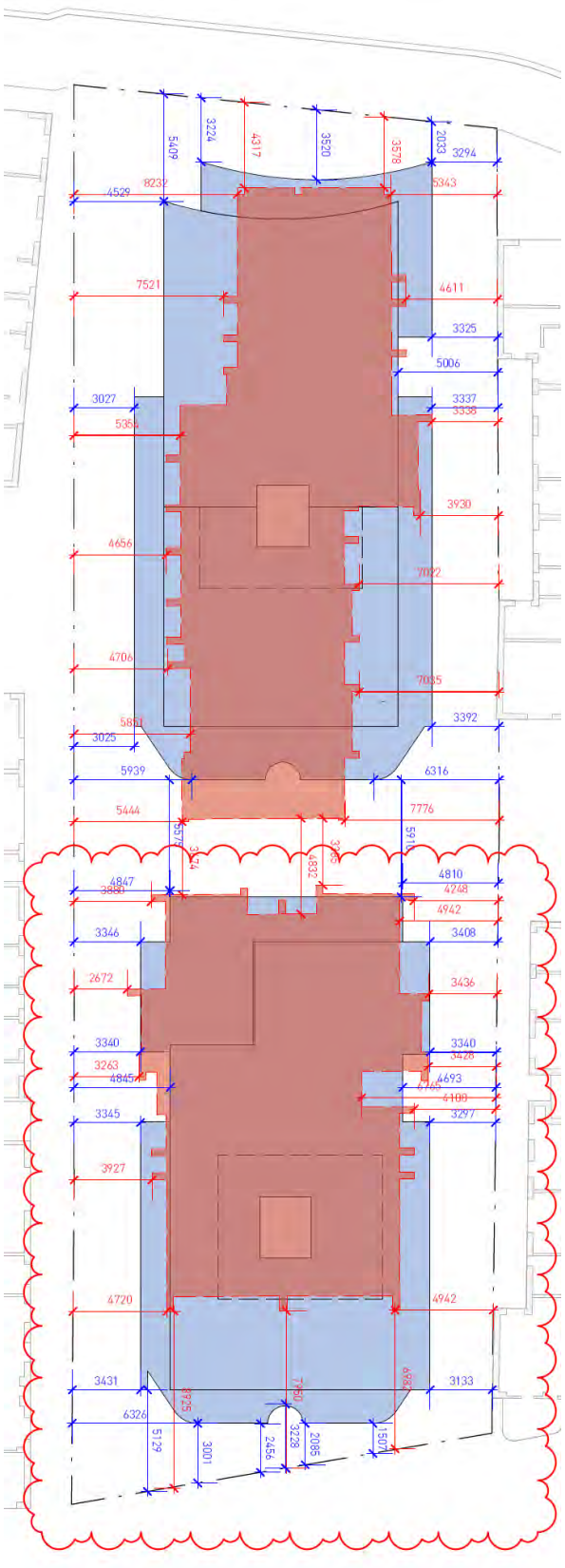
Locality Statements for this area (DCP 2012, Section 2) indicate that “new buildings should be positioned in the middle of lots and surrounded by gardens and informal tree planting” (Principle e). The new design adds a minimal setback to the Onslow Ave side, a minimal setback to the Billyard Ave side, and otherwise maintains the building’s bulk and scale with the slightest modifications elsewhere.

This does not compensate for removing existing gardens and allocating minimal space around the buildings, compared to the existing footprint.

The same locality statement highlights that this area is characterised by “a landscape setting that allows view sharing to continue from the private domain and gaps between buildings’ (2.4.6). The new design changes next to nothing about the gaps between the buildings, and maintains a request for significant view loss (not sharing) for surrounding buildings. It still seeks to narrow the gaps between buildings in ways that further remove neighbourhood views, and makes the barest of efforts to trim the design on level 4 only.

Their own diagram, right, illustrates the difference to the starkest degree. Side setbacks reduced from 8.2m down to 4.5m, 5.3m to 3m, 7m, to 3.3m, and so on. These are intended to be the improved plans, and yet there is practically no difference.

The lack of contrast between the old and new plans can been seen in our Architect Drawing Comparison Appendix, attached.



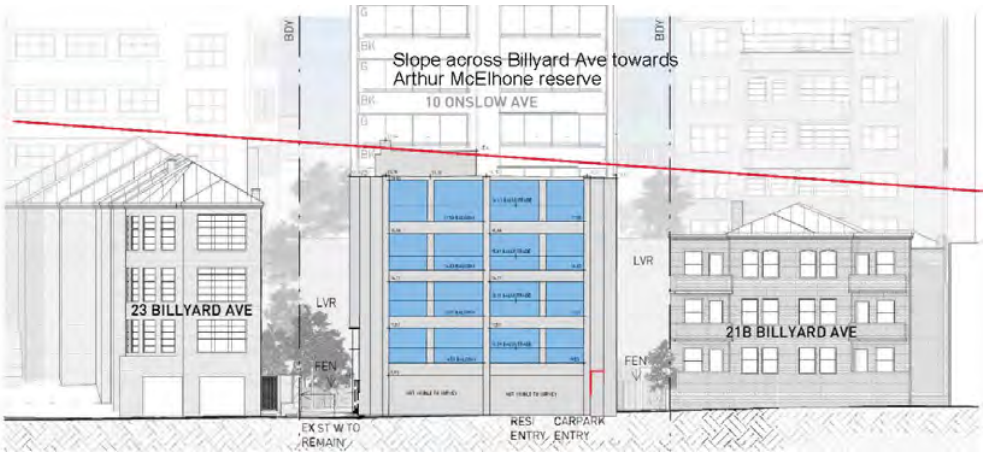
HERITAGE INFILL SUMMARY

Darnley Hall is not satisfied the new design contributes to the historic context of the Heritage Conservation Area either.

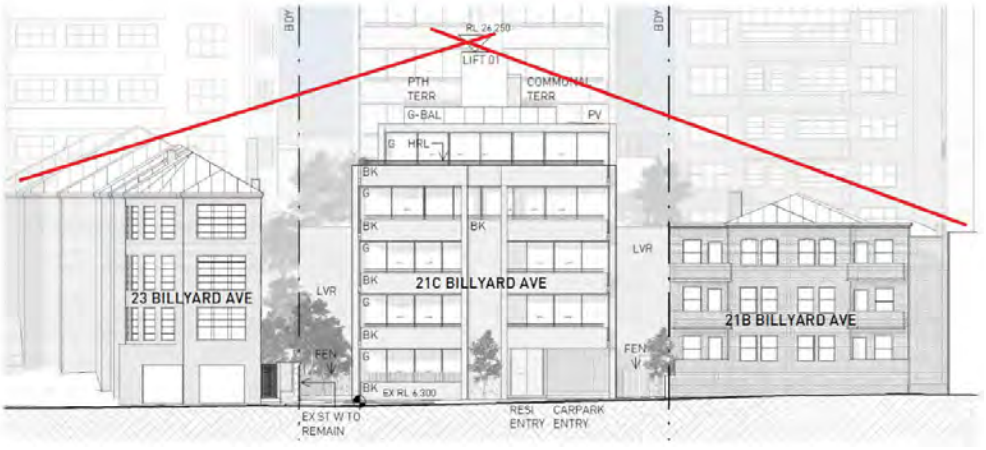
The replacement design is also wholly unsuitable according to the heritage design principles of the NSW Government.

- It fails to meet the required standards of siting, swapping expansive and spacious setbacks for an enormous footprint that encroaches on contributory buildings.
- The proposed design is unsuitable in scale, unnecessarily and unjustifiably larger and more dominant than what it is replacing. There is practically no change between this design and the original proposed design.
- And its form remains unsympathetic in context, jutting above and breaking the sympathetic slopes of the current rooflines. Features visible from multiple public areas, including a large expanse of the harbour and even the ferry lanes, would no longer be seen.

CURRENT



PROPOSED



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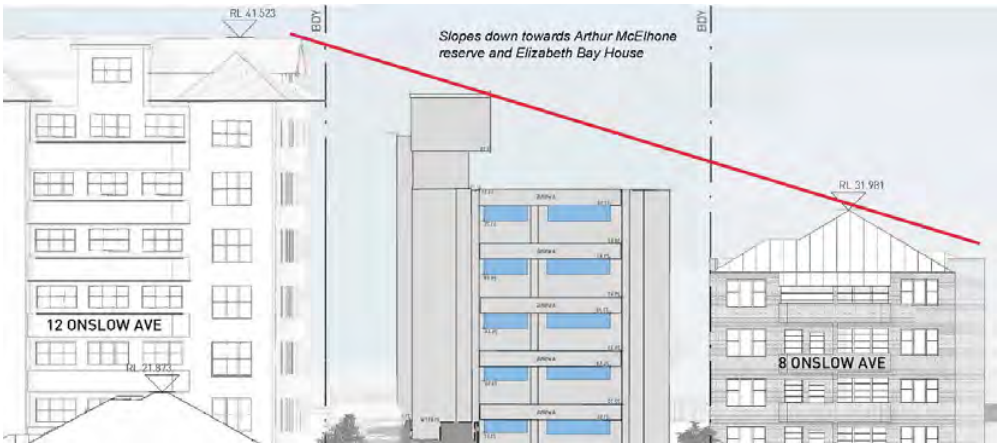

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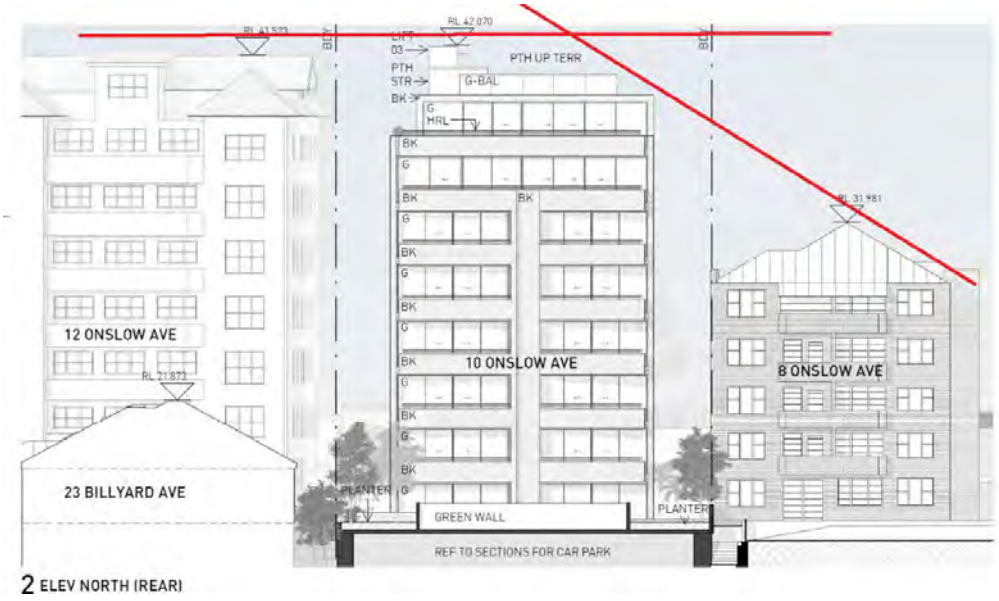


OTHER NOTES

We are confused that Tab 13 – Structural Feasibility Letter includes a photo from our property that could only have been taken by someone on our property.

We know it was taken between within the last year (based on what is visible in the photo), and yet we never allowed anyone from this company onto our property to take photos.

GRATITUDE AND THANKS

We appreciate this opportunity to present our position, and hope we have been clear and informative.

Sincerely,

The Directors of Darnley Hall Pty, 12 Onslow Ave, Elizabeth Bay

Olivia Ross, Anni Browning, Maryanne Dever, and Elizabeth Caswell

VIEW SHARING – OUR COMPARISON – APPENDIX A

We would like to raise an objection to the lack of parity between the reports conducted by the developers and the reports we have commissioned. They have had at hand the views we considered valuable since October of last year, and yet have omitted most of those views from their assessment.

We believe they should have worked harder to be both more comprehensive and to compare like-for-like, especially as we granted them the opportunity to come to our homes to obtain the data necessary to do so.

Due to the lack of comprehensiveness in their work, we have provided what comparison we can within the limited time frame and with limited reciprocal information.

Note: the originals of these images are in their respective reports – these have been scaled and trimmed to fit this document. They are sourced from the Urbaine Reports from 2023 and 2024 (we contracted), and the new Tab 11 – View Sharing Addendum Letter by Urbis (developer contracted).

UNIT 3

OLD

NEW

CURRENT

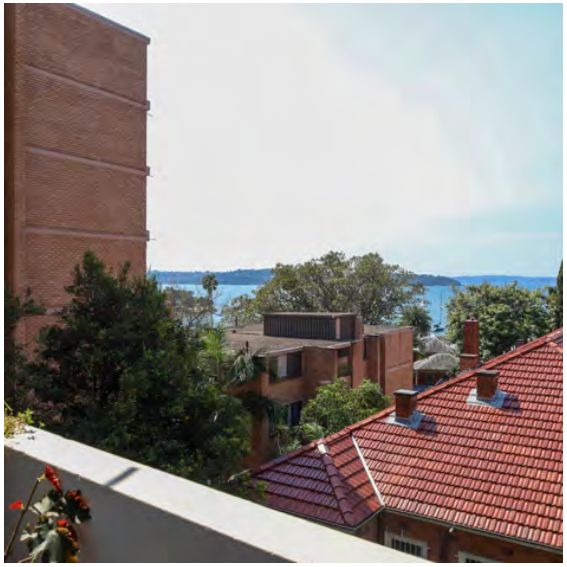
Please note that this view was not included for visual analysis in reporting provided for the DA. Urbaine Assessment: Moderate-to-Severe

UNIT 5

OLD

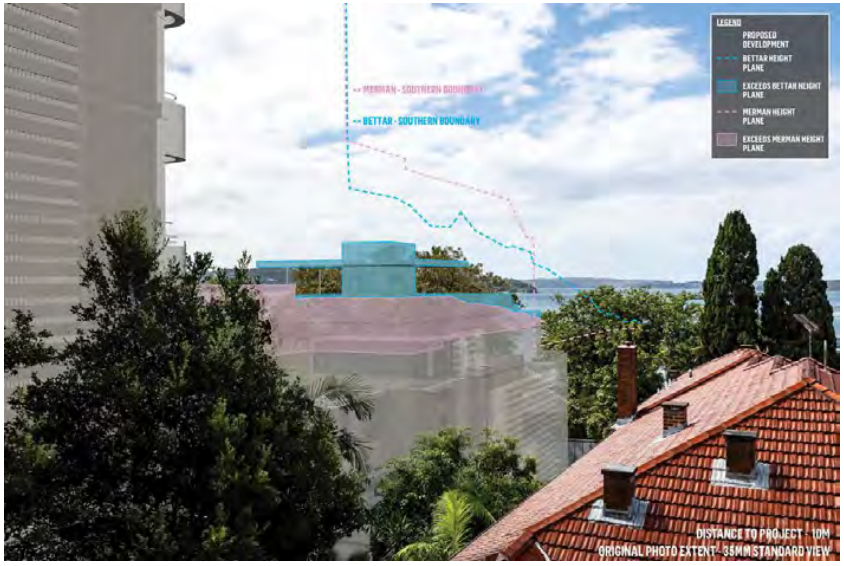
NEW

CURRENT



Urbaine Assessment: Moderate-to-Severe

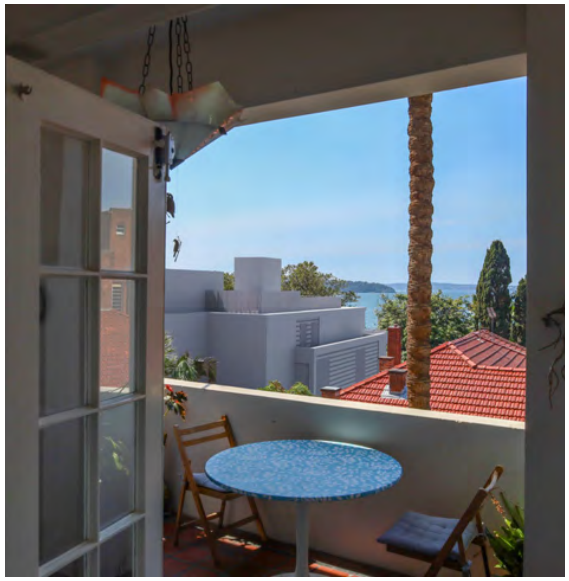
Note that the view is severely damaged due to the insistence on a height overrun request that goes straight up into the middle of the highly cherished view of the harbour.



OLD	NEW	CURRENT
		

Urbaine Assessment: Moderate

Please note that this view was not included for visual analysis in reporting provided for the DA.

OLD	NEW	CURRENT
		

Urbaine Assessment: Severe

Please note that this view was not included for visual analysis in reporting provided for the DA.

The view is damaged by the height overrun of the elevator providing access to the proposed outdoor party deck on the roof of 21C

UNIT 7

OLD	NEW	CURRENT
		

Please note that this view was not included for visual analysis in reporting provided for the DA.

OLD

NEW

CURRENT

Urbaine Assessment: Moderate-to-Severe

Note the height overrun request is responsible for the damage to the view.

URBIS ANALYSIS

UNIT 8

OLD

NEW

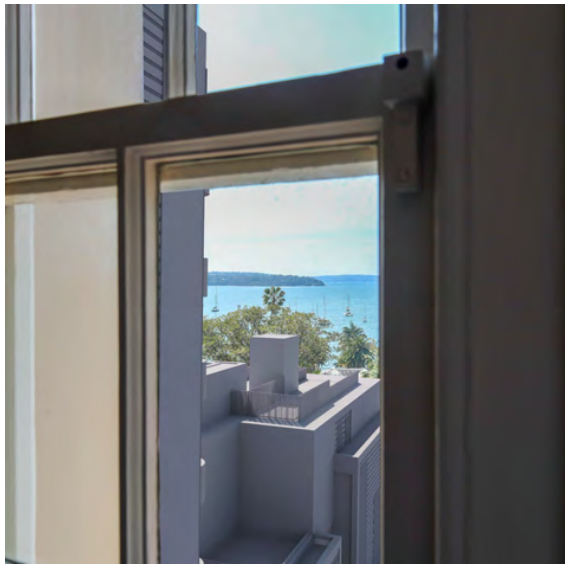
CURRENT

Urbaine Assessment: Moderate-to-Severe

Please note that this view was not included for visual analysis in reporting provided for the DA.

UNIT 9

OLD



NEW

CURRENT

Urbaine Assessment: Moderate-to-Severe

Please note that this view was not included for visual analysis in reporting provided for the DA.

UNIT 11

OLD	NEW	CURRENT
		

Urbaine Assessment: Moderate

Please note that this view was not included for visual analysis in reporting provided for the DA.

UNIT 12

OLD

NEW

CURRENT

URBIS ANALYSIS

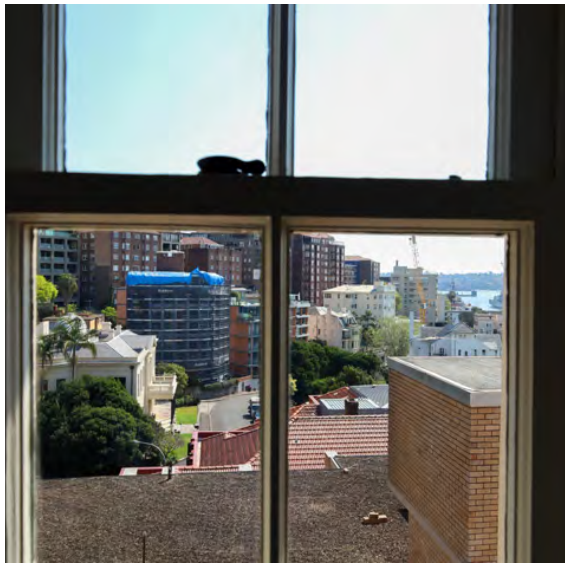
Urbaine Assessment: Severe-to-Devastating

Note that this view is only severely damaged because of the excessive height overrun request of an entire floor on the 10 Onslow Ave plan.

OLD

NEW

CURRENT



2194

URBIS ANALYSIS

Urbaine Assessment: Severe

Note the view of Fort Denison is completely blocked by either proposal.

But importantly the view is only severly blocked because the design for 10 Onslow Ave overblows even the the most lenient precedent they wish to apply (blue), let alone the more current Merman precedent (red).

OLD

NEW

CURRENT

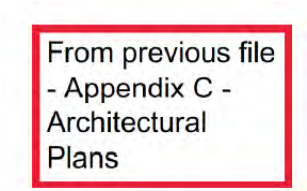
Urbaine Assessment: Severe-to-Devastating

ARCHITECT DRAWING COMPARISON APPENDIX B

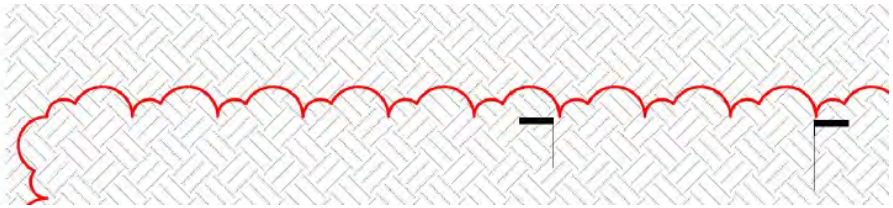
Method:

- This appendix was made by interleaving the previous plans and the new plans together. This was done in Adobe Acrobat.
- It is designed to work like a flip book. Set the page view to “Fit One Full Page” and then the comparison between ‘before’ and ‘after’ should be apparent by going page up and page down, and flipping between them.
- The *newer* plan is always the first one in the series: new/old, new/old. They can be also be distinguished by their version number (B+ indicates newer), and usually the red dream bubble is around the newer plan. The oldest plan should also have a note on the page that says it was taken from the original plans – we added this.
- The file has been saved as an image in an attempt to have each page load faster. The original files were saved in a format that is harder for the computer to render, possible making flipping between the pages very slow.
- These documents should not differ in any meaningful way form the originals. However, some diagrams have been shifted so that they match the exact location of its companion diagram. In these cases it should be the older diagram that was moved.
- However, these are not the originals, and to verify anything in the diagrams, it would be best to confer with the original documents.

NOTE INDICATING OLDER PLAN



RED DREAM BUBBLE – INDICATES THE NEWER PLAN

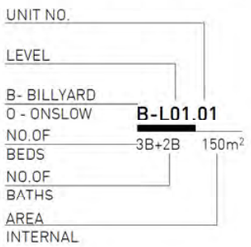


ARCHITECT DRAWING COMPARISON APPENDIX B 2197

COMPLIANCE SYMBOL LEGEND:

- CROSS VENTILATION
- LIVABLE
- ACCESSIBLE (POST-ADAPTATION)
- SOLAR ACCESS 2HR >
- SOLAR ACCESS < 2HR
- SOLAR ACCESS NONE

APARTMENT TAG LEGEND:



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23
B	DA ISSUE 02	11.04.24
C	DA ISSUE 03	31.05.24
D	DA ISSUE 04	06.06.24
E	DA ISSUE 05	03.07.24
F	DA ISSUE 06	18.07.24

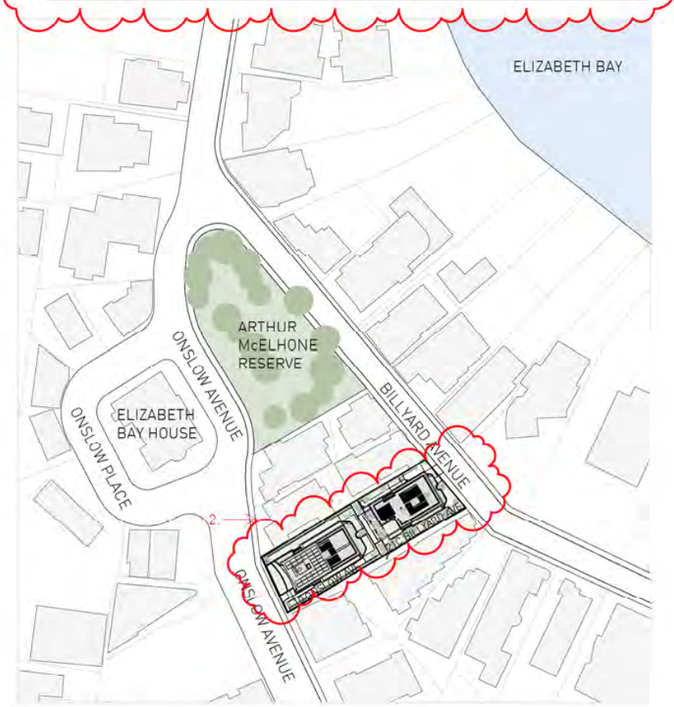
1. Perspective view updated.
2. Building form updated.
3. Abbreviation items added.
4. New drawings added.
5. Drawings re-numbered.

DRAWING SCHEDULE

ABBREVIATION

AC	Air Conditioning
ACU	Air Condensor Unit
AFFL	Above Finished Floor Level
AP	Access Panel
APT	Apartment, Apartments
AS	Australian Standard
AW	Awning
BAL	Balustrade
BALC	Balcony
BCA	Building Code of Australia
BDY	Boundary
BED	Bedroom
BK	Brick
BL	Blockwork
BLDG	Building
BN	Bin
BRAC	Bicycle Rack
BTH	Bath
CH EXH	Chute Exhasut
COMMS	Communications
CONC	Concrete
CP EXH	Car park Exhaust
CP INT	Car park Intake
CT	Ceramic Tile
D	Door
DP	Downpipe
EGL	Existing Ground Level
ELEC	Electrical
ENG	Engineer
ENS	Ensuite
ENTRY	Entry
EQ	Equal
EV	Electrical Vehicle Charging
EX/EXIST	Existing Structure or Finish
EXH	Exhaust
EXT	External
FCL	Finished Ceiling Level
FE	Fire Extinguisher
FEN	Fence
FFL	Finished Floor Level
FGL	Finished Ground Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
G	Glass / Glazing
G-BAL	Glass Balustrade
G-F	Glazing - Fixed
GAR	Garage
GND	Ground
HRL	Handrail
HWP	Hot Water Plant
HYD	Hydraulic
KIT	Kitchen
KRB	Kerb
LDY	Laundry
LIV	Living Room
LOB	Lobby
LV	Louvre
MB	Motorbike Space
ME	Metal
MECH	Mechanical
MR	Metal Roof
MSB	Main Switch Board
N	New Item
N/A	Not Applicable
NTS	Not To Scale
O/H	Overhead
OPT	Option
OR	Lift Overrun
P	Pantry
PLT	Plant Room
PROV	Provision
PS	Privacy Screen
PTH	Penthouse
PV	Photovoltaic Cell
R	Rendered
R-COMM	Comms Riser
R-ELEC	Electrical Riser
R-HYD	Hydraulic Riser
R-MECH	Mechanical Riser
RA	Roof Anchor
RAH	Roof Access Hatch
REF	Reference
REQ	Required
RF	Roofing
RL	Relative Level
RS	Roller Shutter
RWF	Rainwater Filtration
RWO	Rain Water Outlet
RWT	Rainwater Tank
SB	Smoke Barrier
SCR	Screen
SHR	Shower
SHS	Square Hollow Section
SIM	Similar
SL	Skylight
SPN	Spandrel
SRV	Services
SS	Stainless Steel
ST	Stone
ST-C	Cobblestone
STL	Steel
STO	Storage
STR FR	Fire Stair
STR PR	Stair Pressurisation
STR#	Stair [number]
STRUCT	Structural
SW	Stormwater Pipe
SWD	Stormwater Drain
SWG	Stormwater Grate
SWP	Stormwater Pit
TBA	To Be Advised
TBC	To Be Confirmed
TERR	Terrace
TL	Traffic Light
TMF	Timber Floor
TOB	Top of Balustrade
TOC	Top of Column
TOF	Top of Fence
TOK	Top of Kerb
TOP	Top of Parapet
TOW	Top of Wall
TPZ	Tree Protection Zone
TYP	Typical
U/G	Underground
U/S	Underside
UNO	Unless Noted Otherwise
UOS	Unless Otherwise Specified
UP	Upper
VRF	Variable Refrigerant Flow
W	Window
WC	Water Closet
WC-ACC	Accessible WC
WST	Waste / Waste Storage
WT	Water Tank
WW	Wheelchair Waiting Zone

1 PERSPECTIVE (NTS)



2 SITE MAP

smart design studio
14 STOKES AVE
ALEXANDRIA NSW 2015
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381
NOM ARCH CHRISTINA MARKHAM 5569

DO NOT SCALE DRAWINGS

SCALE 1:2000 @ A3 UNO

PROJECT 2235 BILLYARD 21C

DRAWN MP | SENIOR QA CM | APP'D WS

DWG TITLE LEGEND, DRAWING LIST, SITE MAP

DWG NO DA000 | REV F

ARCHITECT DRAWING COMPARISON APPENDIX B 2198

From previous file - Appendix C - Architectural Plans

DRAWING SCHEDULE

ABBREVIATION

AC	Air Conditioning
ACU	Air Condensor Unit
AFFL	Above Finished Floor Level
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AS	Australian Standard
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FE	Fire Extinguisher
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FGL	Finished Ground Level
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RWO	Rain Water Outlet
RWT	Rainwater Tank
SB	Smoke Barrier
SCR	Screen
SHR	Shower
SHS	Square Hollow Section
SIM	Similar
SL	Skylight
SPN	Spandrel
SRO	Shower Rose
SRV	Services
SS	Stainless Steel
ST	Stone
ST-C	Cobblestone
STL	Steel
STO	Storage
STR FR	Fire Stair
STR PR	Stair Pressurisation
STR#	Stair (number)
STRUCT	Structural
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WC	Water Closet
WC-ACC	Accessible WC
WP	Water Pump
WSC	Waste Chute
WST	Waste / Waste Storage
WT	Water Tank
WW	Wheelchair Waiting Zone

COMPLIANCE SYMBOL LEGEND:

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- LIVABLE
- ACCESSIBLE (POST-ADAPTATION)
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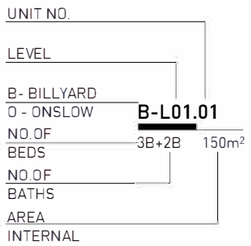
- SOLAR ACCESS < 2HR
- SOLAR ACCESS NONE

APARTMENT TAG LEGEND:



1 PERSPECTIVE (NTS)

2 SITE MAP

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23

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14 STOKES AVE
ALEXANDRIA NSW 2015
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

DO NOT SCALE DRAWINGS

SCALE 1:2000 @ A3 UNO

PROJECT 2235 BILLYARD 21C
DRAWN MP | SENIOR QA SS | APP'D WS

DWG TITLE LEGEND, DRAWING LIST, SITE MAP
DWG NO DA000 | REV A

ARCHITECT DRAWING COMPARISON APPENDIX B

2199

LEGEND

SITE BOUNDARY

PROPOSED BUILDINGS

EXISTING BUILDINGS TO BE DEMOLISHED

1. Onslow Front Setback increased by 1.8m.
2. Gas meter removed, fully electric building proposed.
3. Horizontal privacy screens added in building indents.
4. Onslow balcony straightened to be within height plane demarcation line.
5. Billyard front setback increased by 1m.
6. Billyard bin store relocated to the basement, only temporary bin holding area along west setback.
7. Permeable stone introduced on deep soil areas.
8. Communal gardens introduced on Billyard GF in setback areas.
9. Communal terrace extended on Billyard.
10. Shading structure added.
11. Solar Panels relocated to Onslow RF.
12. Communal terrace introduced on O-L05 terrace.
13. Billyard building footprint decreased by 400mm.
14. Billyard balconies outline changed.

PRELIMINARY
NOT FOR CONSTRUCTION

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D	DA ISSUE 04	06.06.24
E	DA ISSUE 05	03.07.24
F	DA ISSUE 06	18.07.24

1 SITE PLAN

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0 5000 10000 20000

DO NOT SCALE DRAWINGS

SCALE 1:500 @ A3 UNO

PROJECT 2235 BILLYARD 21C
DRAWN DM SENIOR QA CM APP'D WS

DWG TITLE SITE PLAN
DWG NO DA001 REV F

ARCHITECT DRAWING COMPARISON APPENDIX B 2200

From previous file - Appendix C - Architectural Plans

LEGEND

SITE BOUNDARY

PROPOSED BUILDINGS

EXISTING BUILDINGS TO BE DEMOLISHED

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23

1 SITE PLAN

14 STOKES AVE
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NOM ARCH WILLIAM SMART 6381

smart design studio

0 | 5000 | 10000 | 20000

DO NOT SCALE DRAWINGS

SCALE
1:500 @ A3 UNO

PROJECT
2235 BILLYARD 21C

DRAWN DM | SENIOR QA SS | APP'D WS

DWG TITLE
SITE PLAN

DWG NO DA001 | REV A

ARCHITECT DRAWING COMPARISON APPENDIX B

2201

LEGEND

EXISTING TO BE RETAINED

EXISTING TO BE DEMOLISHED

1 DEMOLITION PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23
B	DA ISSUE 02	11.04.24
C	DA ISSUE 03	31.05.24
D	DA ISSUE 04	06.06.24
E	DA ISSUE 05	03.07.24
F	DA ISSUE 06	18.07.24

1. No demolition proposed outside subject site. Red dashed lines along 12 Onslow removed.
2. Height Plane demarcation line shown.
3. Neighbouring building elements that encroach onto the subject site, such as walls and stairs, will be retained.

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0 5000 10000 20000

DO NOT SCALE DRAWINGS

SCALE 1:500 @ A3 UNO

PROJECT 2235 BILLYARD 21C

DRAWN DM SENIOR QA CM APP'D WS

DWG TITLE DEMOLITION PLAN

DWG NO DA002 REV F

ARCHITECT DRAWING COMPARISON APPENDIX B 2202

From previous file - Appendix C - Architectural Plans

LEGEND

EXISTING TO BE RETAINED

EXISTING TO BE DEMOLISHED

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23

1 DEMOLITION PLAN

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0 | 5000 | 10000 | 20000

DO NOT SCALE DRAWINGS

SCALE 1:500 @ A3 UNO

PROJECT 2235 BILLYARD 21C

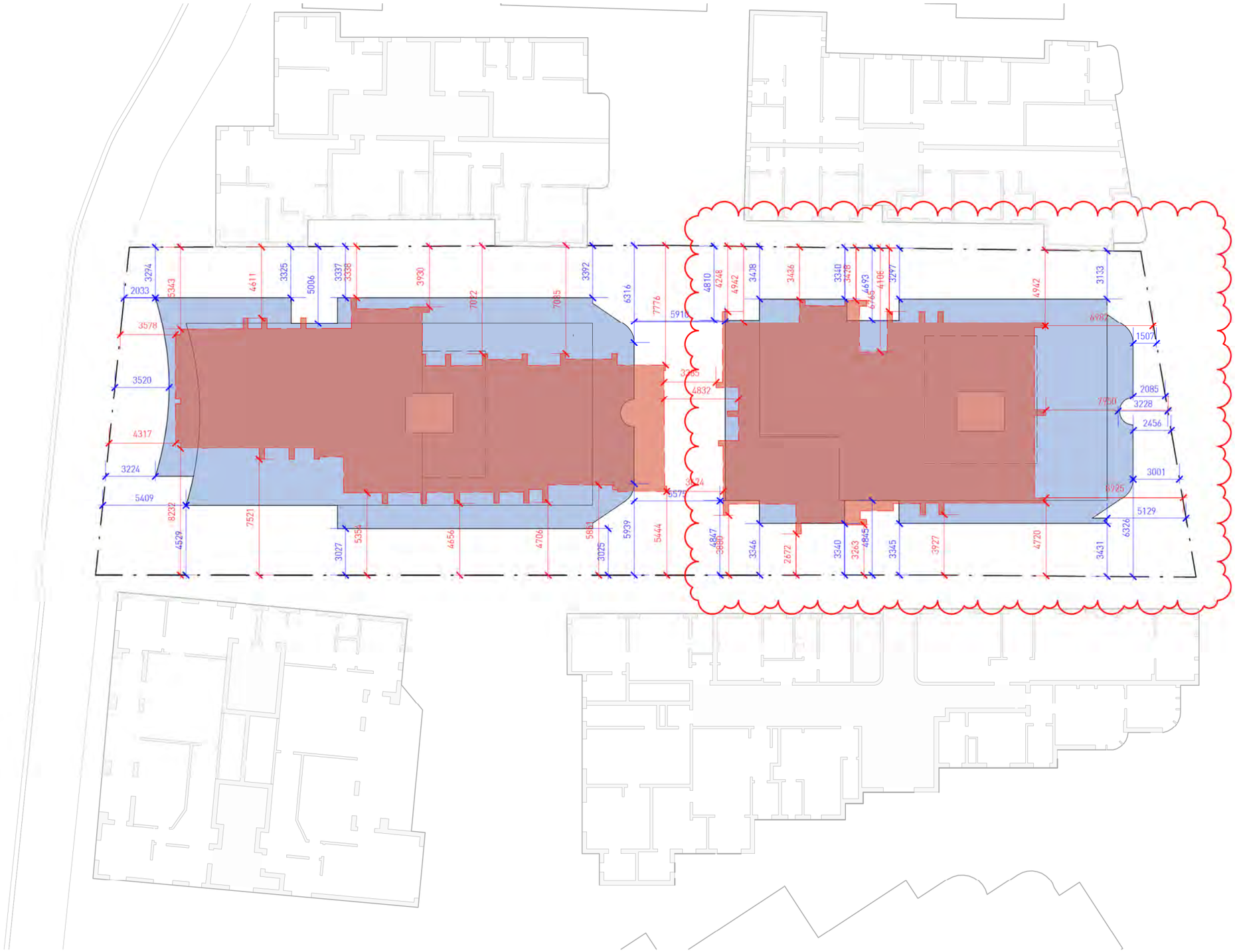
DRAWN DM | SENIOR QA SS | APP'D WS

DWG TITLE DEMOLITION PLAN

DWG NO DA002 | REV A

ARCHITECT DRAWING COMPARISON APPENDIX B

2203



ISSUE	REASON	DATE
A	DA ISSUE 03	31.05.24
B	DA ISSUE 04	06.06.24
C	DA ISSUE 05	03.07.24
D	DA ISSUE 06	18.07.24

1. New drawing added.
2. Building form updated.

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NOM ARCH CHRISTINA MARKHAM 5569

DO NOT SCALE DRAWINGS

0 | 5000 | 10000

SCALE 1:250 @ A3 UNO

PROJECT 2235 BILLYARD 21C

DRAWN MP | SENIOR QA CM | APP'D WS

DWG TITLE SETBACKS

DWG NO DA003 | REV D

ARCHITECT DRAWING COMPARISON APPENDIX B 2024

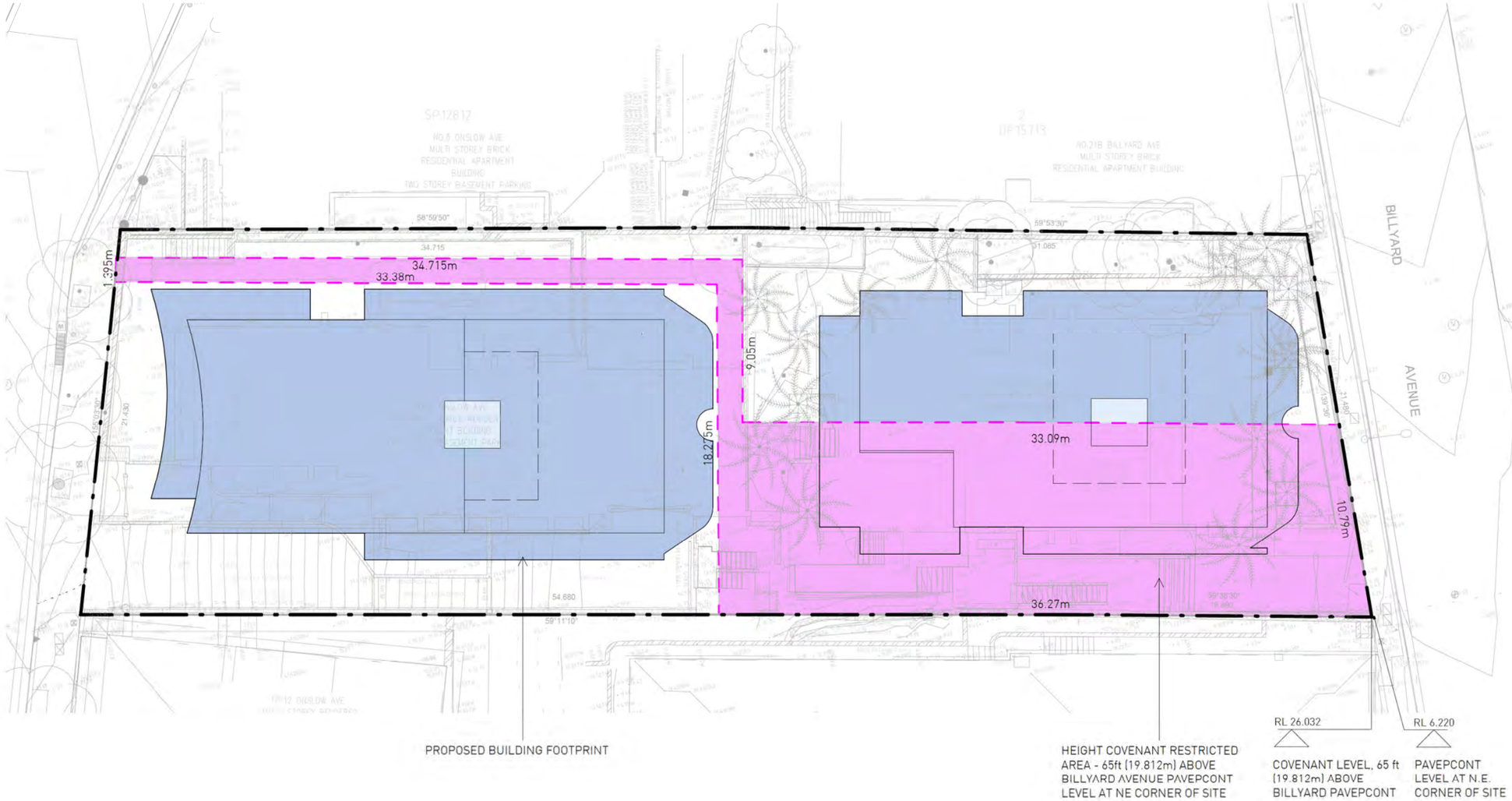
Could not find previous version in 2023 documents

ARCHITECT DRAWING COMPARISON APPENDIX B

2205

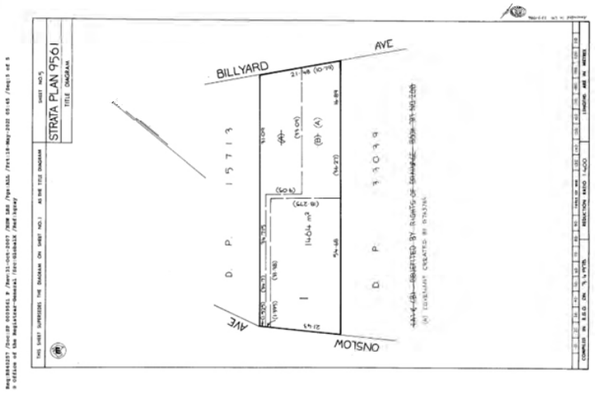
KEY

- Height Covenant Extent
- Proposed Building Outline
- Lift Overrun
- Canopy



ISSUE	REASON	DATE
A	DA ISSUE 05	03.07.24
B	DA ISSUE 06	18.07.24

1. New drawing added.
2. Building form updated.



AGREEMENT TO BE ENDORSED ON TRANSFER FROM GLOUCESTER GARDENS PTY. LIMITED TO ARTHUR BROWNING DATED THE Nineteenth DAY OF July 1957.

And the Transferee doth hereby for himself and his heirs executors administrators and assigns covenant and agree with the Transferor its successors in title that the highest point of any house building or other structure which shall at any time be erected on the said land shall not be more than sixty-five (65) feet above the footpath of Billyard Avenue at the point where that footpath adjoins the north-eastern corner of the land in Certificate of Title Volume 5255 Folio 48 AND for the purpose of Section 88 of the Conveyancing Act 1919-1954 it is hereby further agreed and declared that +

EXTRACTS FROM COVENANT EXPLAINING 65FT HEIGHT SET OUT FROM BILLYARD AVENUE FOOTPATH AT NORTH EAST CORNER OF SITE.
NTS

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NOM ARCH CHRISTINA MARKHAM 5569

DO NOT SCALE DRAWINGS

0 | 5000 | 10000

SCALE 1:250 @ A3 UNO

PROJECT 2235 BILLYARD 21C

DRAWN IP | SENIOR QA CM | APP'D CM

DWG TITLE HEIGHT COVENANT - PLAN

DWG NO DA004 | REV B

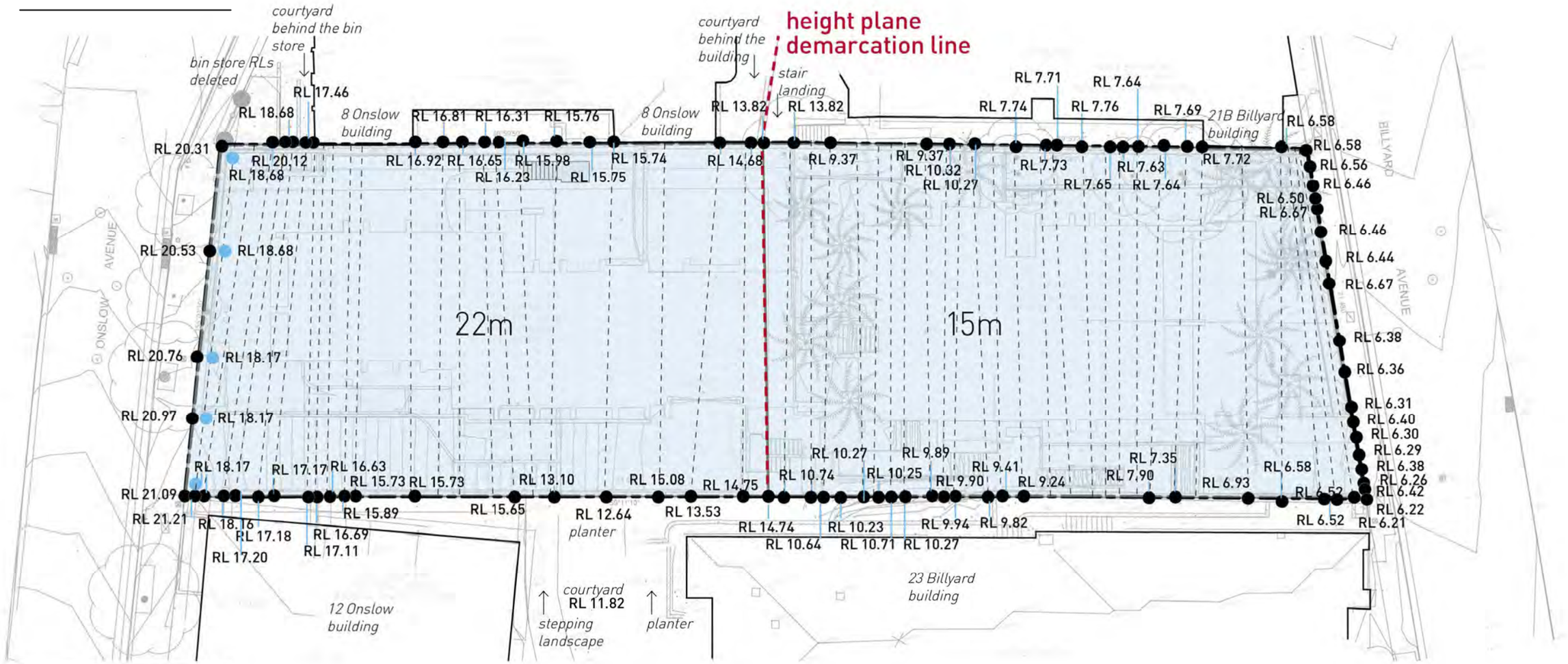
ARCHITECT DRAWING COMPARISON APPENDIX B

2206

Could not find previous version in 2023 documents

ARCHITECT DRAWING COMPARISON APPENDIX B

2207



ISSUE	REASON	DATE
A	DA ISSUE 05	03.07.24
B	DA ISSUE 06	18.07.24

1. New drawing added.

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14 STOKES AVE
ALEXANDRIA NSW 2015
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NOM ARCH WILLIAM SMART 6381
NOM ARCH CHRISTINA MARKHAM 5569

DO NOT SCALE DRAWINGS

SCALE NTS

PROJECT 2235 BILLYARD 21C

DRAWN MP | SENIOR QA CM | APP'D WS

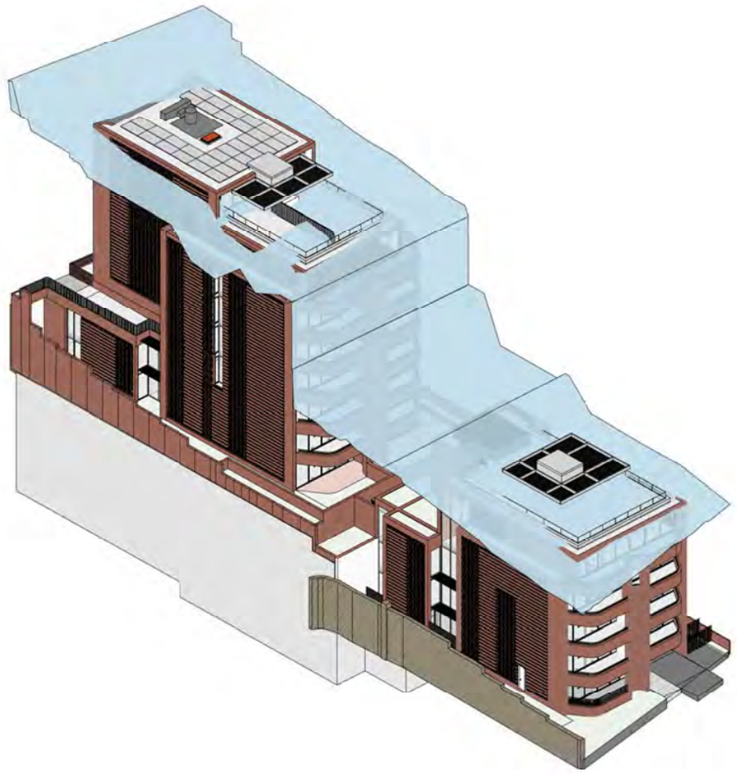
DWG TITLE HEIGHT PLANE PLAN

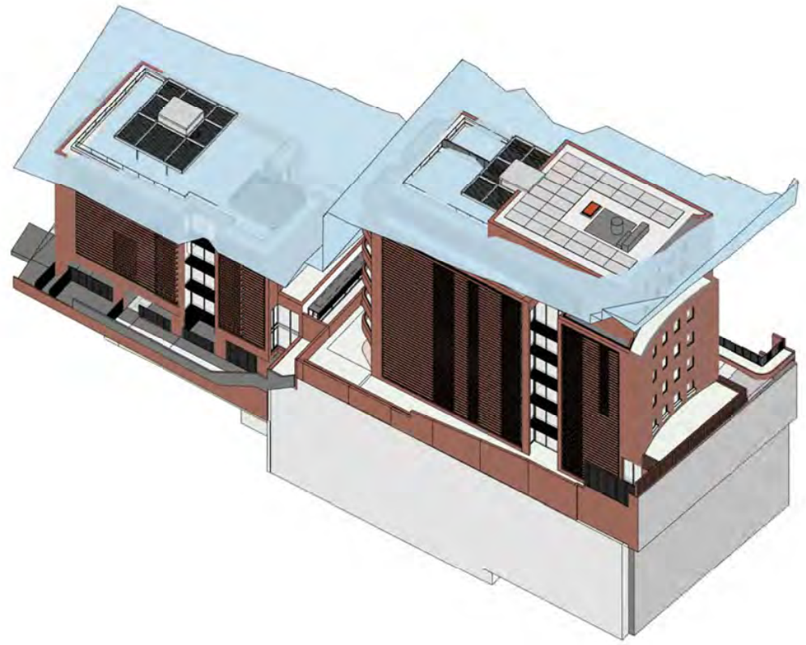
DWG NO DA006 | REV B

Could not find previous version in 2023 documents

ARCHITECT DRAWING COMPARISON APPENDIX B

2209





ISSUE	REASON	DATE
A	DA ISSUE 05	03.07.24
B	DA ISSUE 06	18.07.24

1. New drawing added.

smart design studio
14 STOKES AVE
ALEXANDRIA NSW 2015
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NOM ARCH CHRISTINA MARKHAM 5569

DO NOT SCALE DRAWINGS

0 | 5000 | 10000 | 20000

SCALE
1:500 @ A3 UNO

PROJECT
2235 BILLYARD 21C

DRAWN MP | SENIOR QA CM | APP'D WS

DWG TITLE
HEIGHT PLANE - AXOS

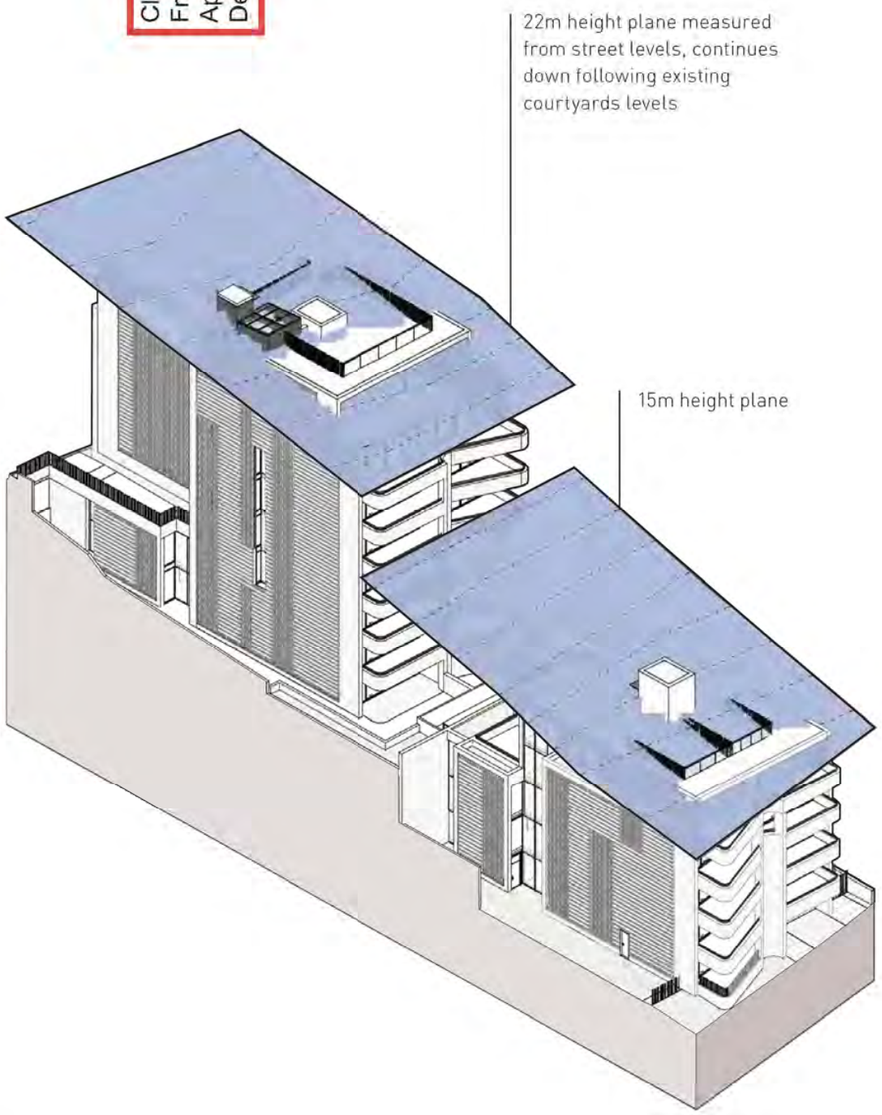
DWG NO DA007 | REV B

ARCHITECT DRAWING COMPARISON APPENDIX B

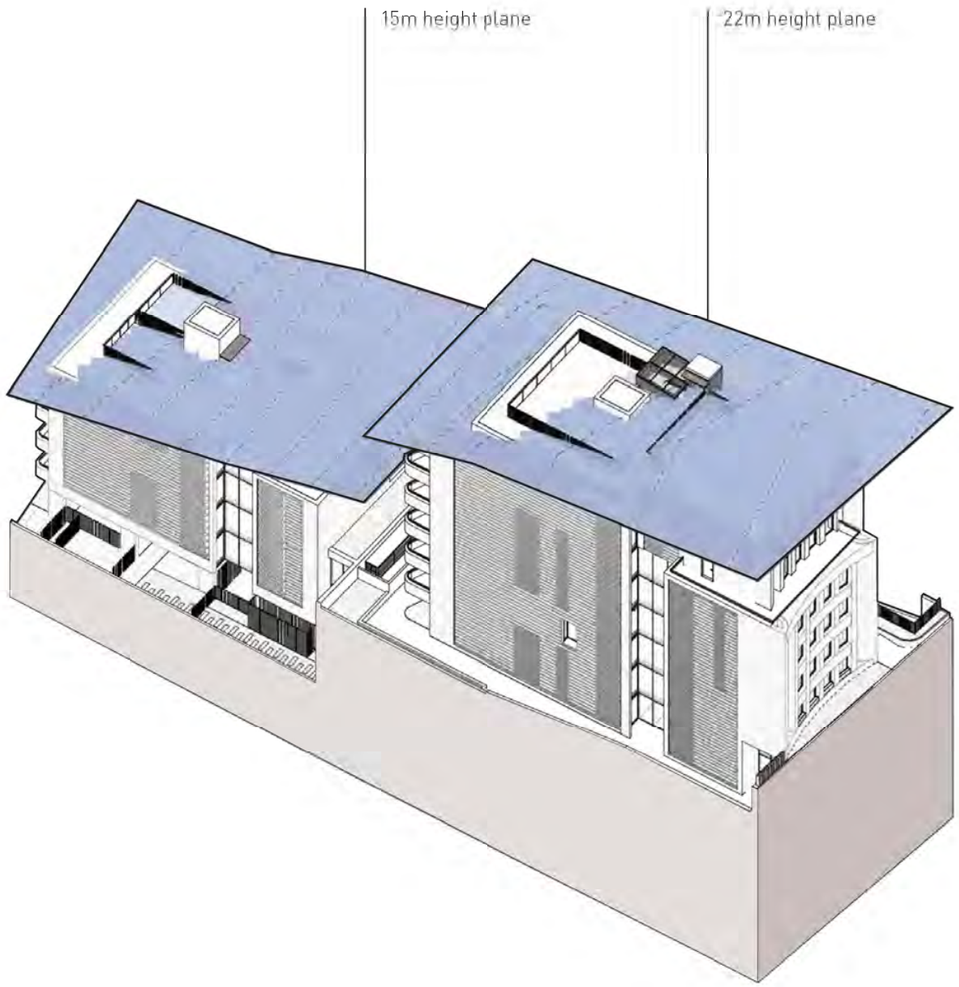
2210

proposed height + height plane

Closest match
From previous file
Appendix D -
Design Report



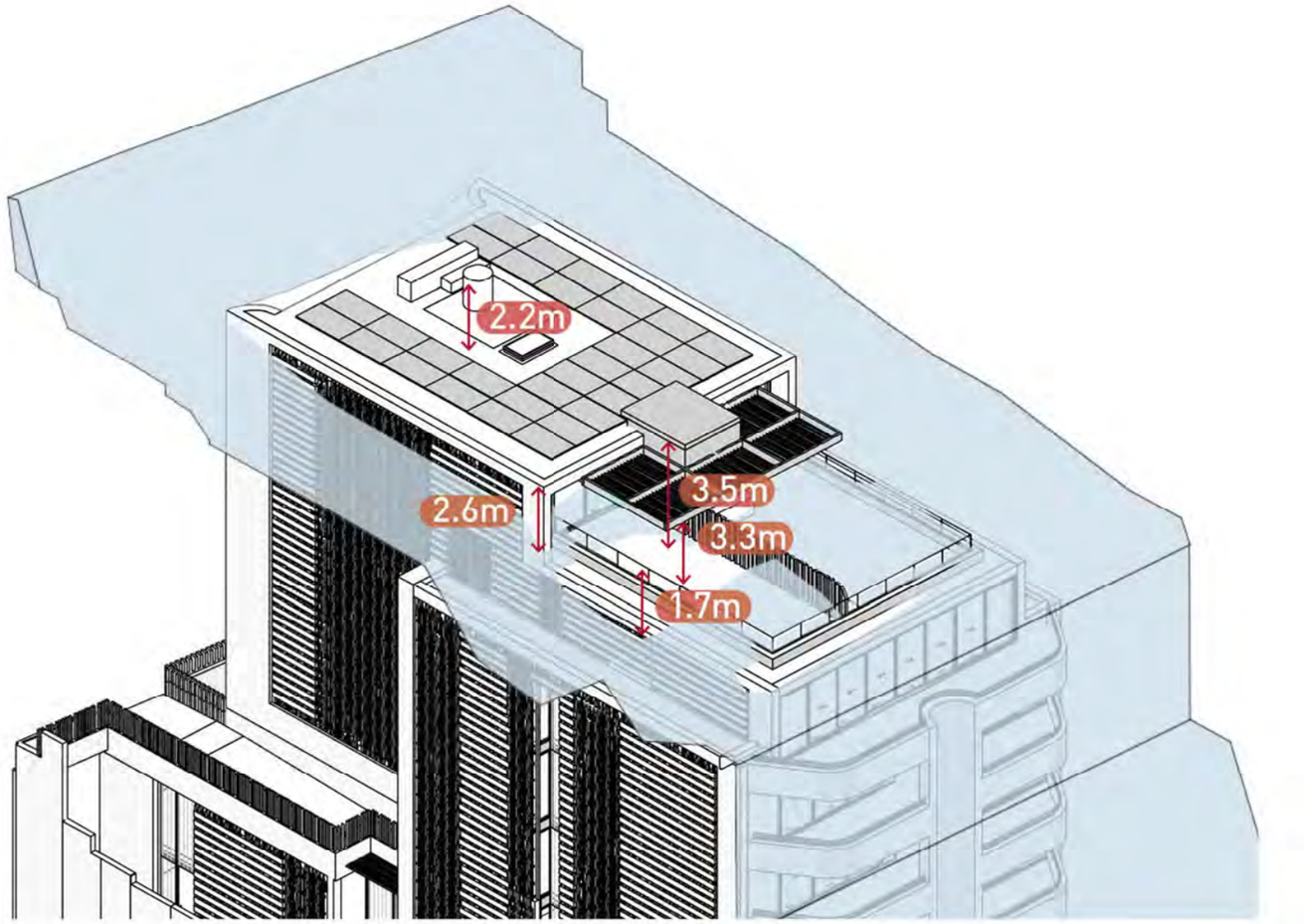
Billyard Ave



Onslow Ave

ARCHITECT DRAWING COMPARISON APPENDIX B

2211



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1. New drawing added.
2. Building form updated.

smart design studio
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SCALE
NTS

PROJECT
2235 BILLYARD 21C

DRAWN MP | SENIOR QA CM | APP'D WS

DWG TITLE
HEIGHT PLANE EXCEEDANCES 0

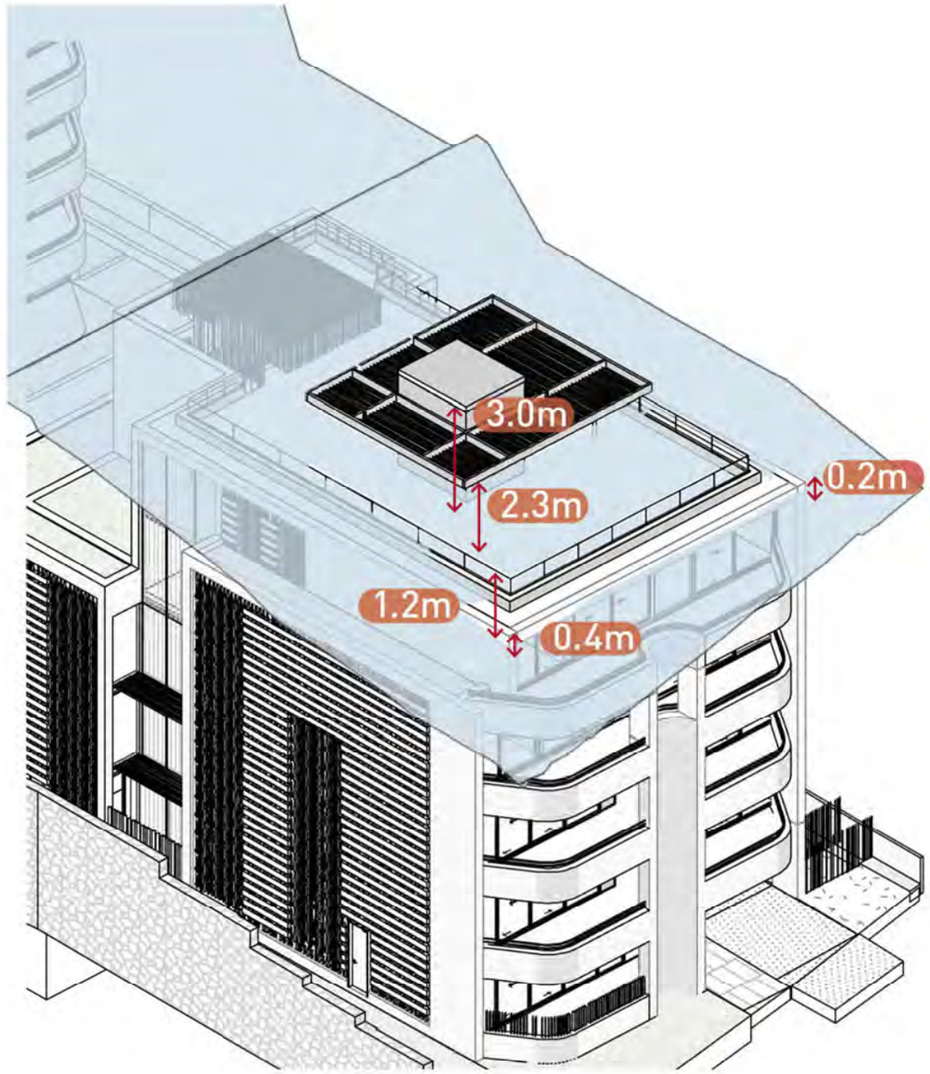
DWG NO DA008 | REV B

ARCHITECT DRAWING COMPARISON APPENDIX B

2212

ISSUE	REASON	DATE
A	DA ISSUE 05	03.07.24
B	DA ISSUE 06	18.07.24

1. New drawing added.
2. Building form updated.



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SCALE
NTS

PROJECT
2235 BILLYARD 21C

DRAWN MP | SENIOR QA CM | APP'D WS

DWG TITLE
HEIGHT PLANE EXCEEDANCES B

DWG NO DA009 | REV B

ARCHITECT DRAWING COMPARISON APPENDIX B

2213

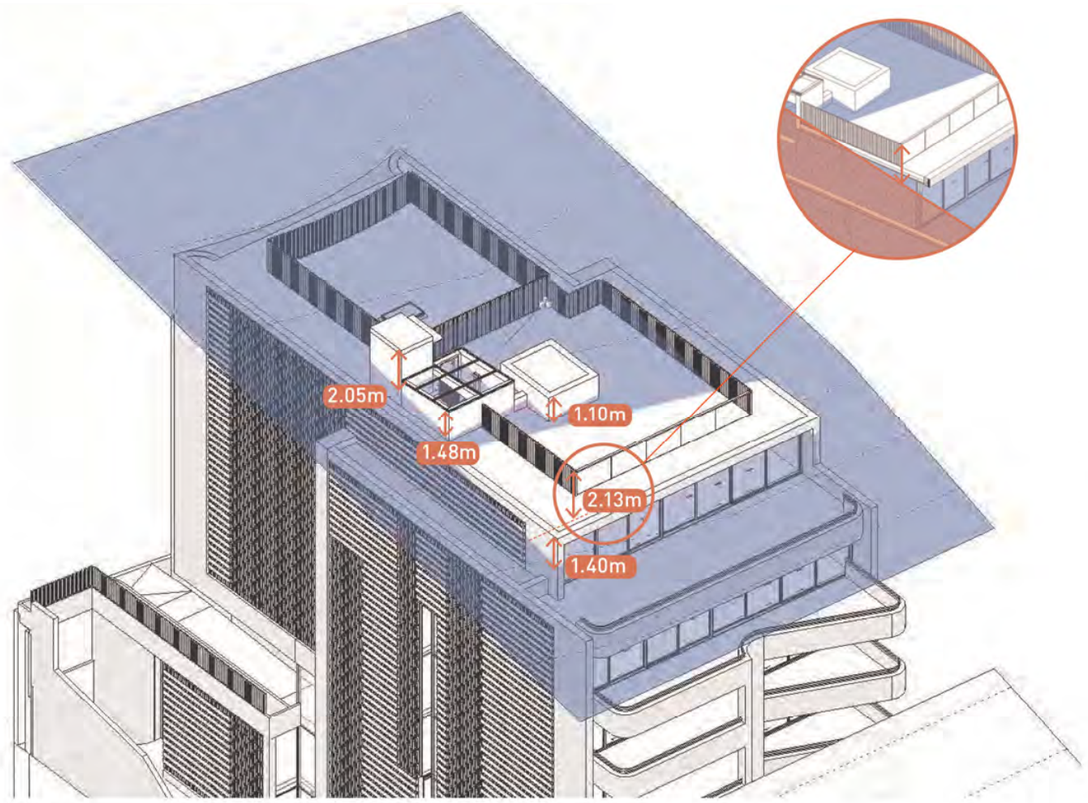
height plane exceedance

Closest match - From previous file Appendix D - Design Report

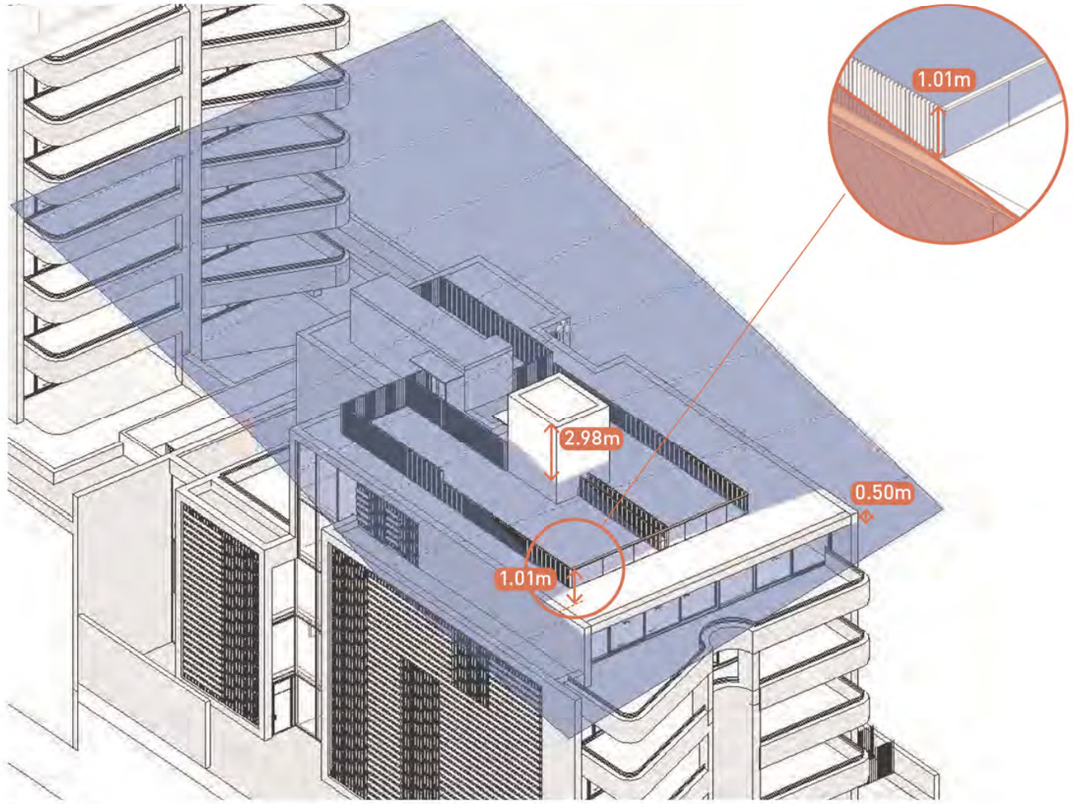
Height plane exceedance in Onslow building is caused by penthouse lift overrun, stair access retractable cover / skylight, main lift overrun, fences and balustrades. North-East corner of the form exceeds height plane by 1.4m. Building form was extended to achieve feasible apartment size and layout. To minimize exceedance glazing line was pushed back.

Billyard building rooftop accommodates communal open space, therefore lift and stair access was required. Lift overrun exceeds height plane by 2.98m. North edge minimally exceeds height plane by max. 0.5m.

None of exceeding elements (lift overrun, stair access, balustrades, and fences) is visible from street level.



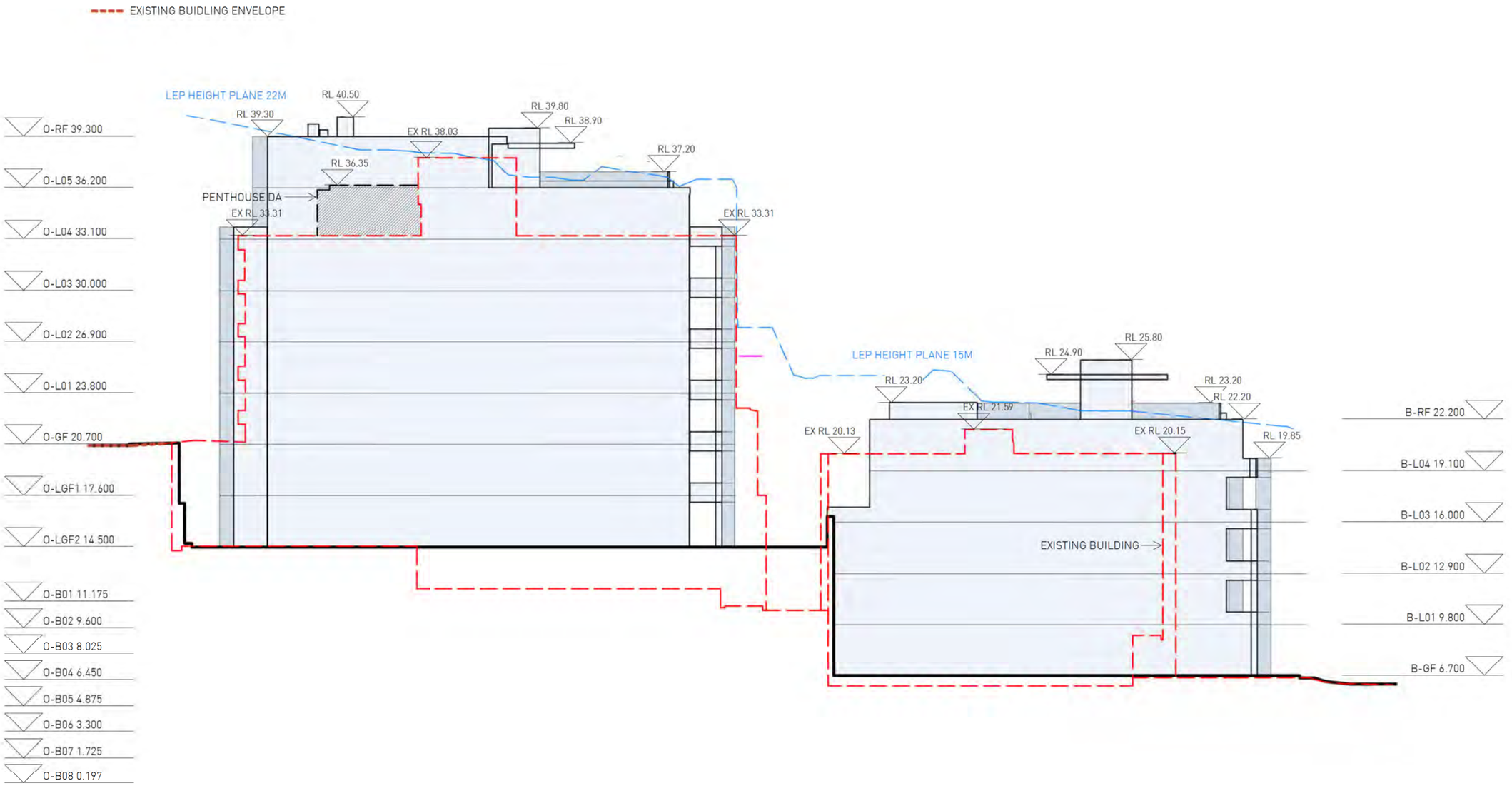
Onslow Ave



Billyard Ave

ARCHITECT DRAWING COMPARISON APPENDIX B

2214



1 HEIGHT PLANE SECT

ISSUE	REASON	DATE
A	DA ISSUE 05	03.07.24
B	DA ISSUE 06	18.07.24

1. New drawing added.
2. Building form updated.

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PROJECT 2235 BILLYARD 21C

DRAWN MP | SENIOR QA CM | APP'D WS

DWG TITLE HEIGHT PLANE SECT

DWG NO DA010 | REV B

ARCHITECT DRAWING COMPARISON APPENDIX B

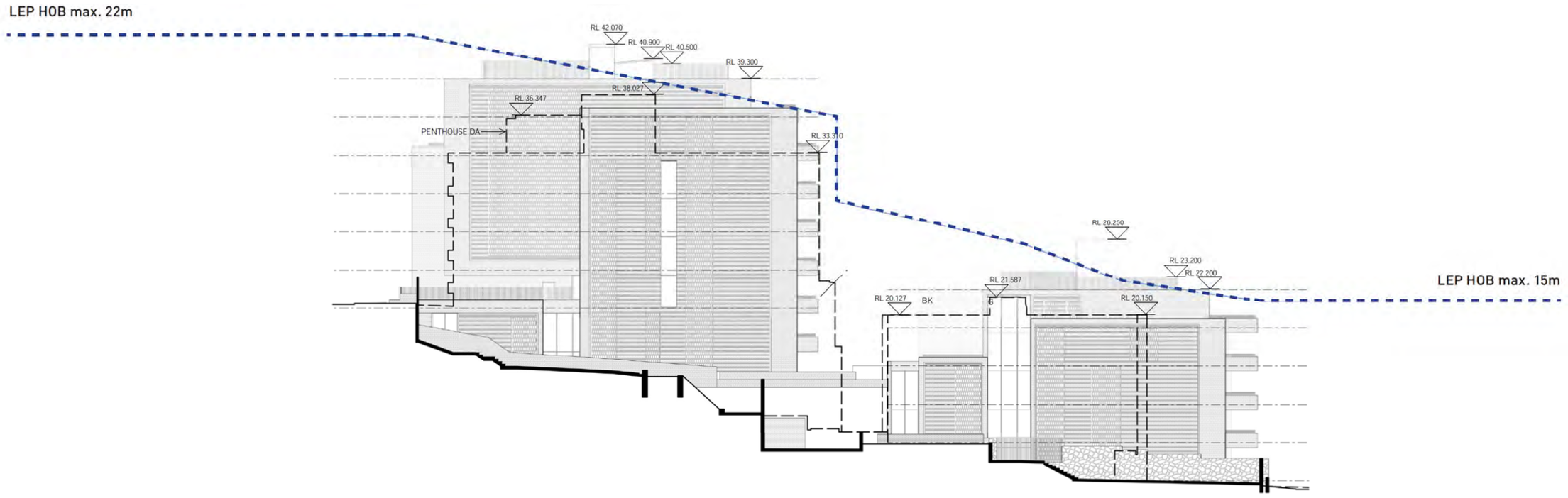
2215

proposed side elevation

Closest match - From previous file Appendix D - Design Report

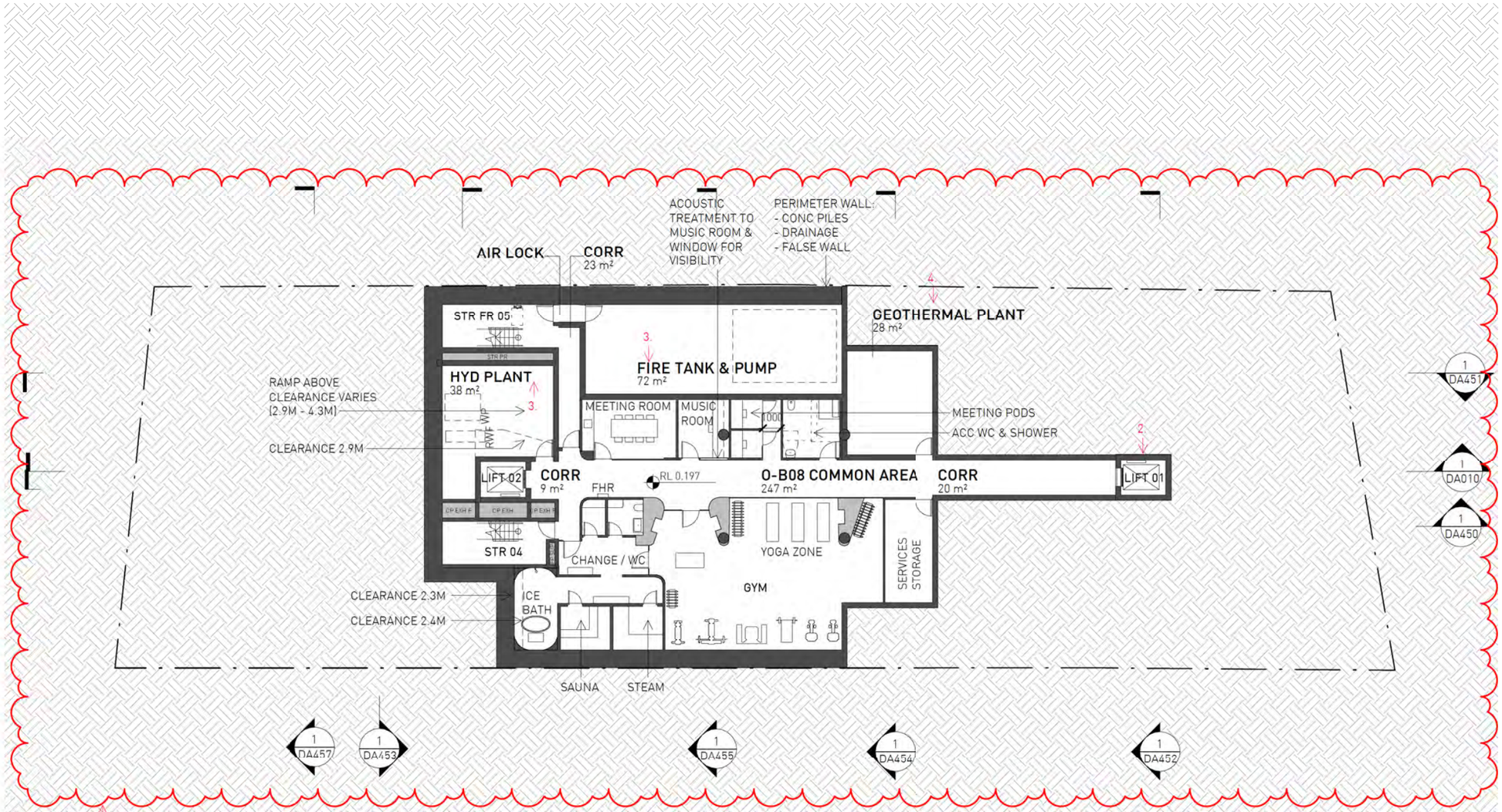
existing building

section:
Proposed envelope exceeds height plane at the rear side of Onslow building and front of Billyard building.



ARCHITECT DRAWING COMPARISON APPENDIX B

2216



ISSUE	REASON	DATE
A	DA ISSUE 02	11.04.24
B	DA ISSUE 03	31.05.24
C	DA ISSUE 04	06.06.24
D	DA ISSUE 05	03.07.24
E	DA ISSUE 06	18.07.24

1. O B08 level added for internal common area.
2. Lift 01 (Billyard building) extended to O B08 level.
3. Fire tank & pump room & hydraulic plant relocated to O B08 level.
4. Geothermal Plant added.
5. Wellness, gym, change / wc, meeting room & pods, music room added.
6. Acoustic treatment & window for visibility to be provided in music room.

1 O-B08

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SCALE 1:250 @ A3 UNO

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DRAWN MP | SENIOR QA CM | APP'D WS

DWG TITLE O B08

DWG NO DA099 | REV E

ARCHITECT DRAWING COMPARISON APPENDIX B

2217

Unable to find in original blueprints

ARCHITECT DRAWING COMPARISON APPENDIX B

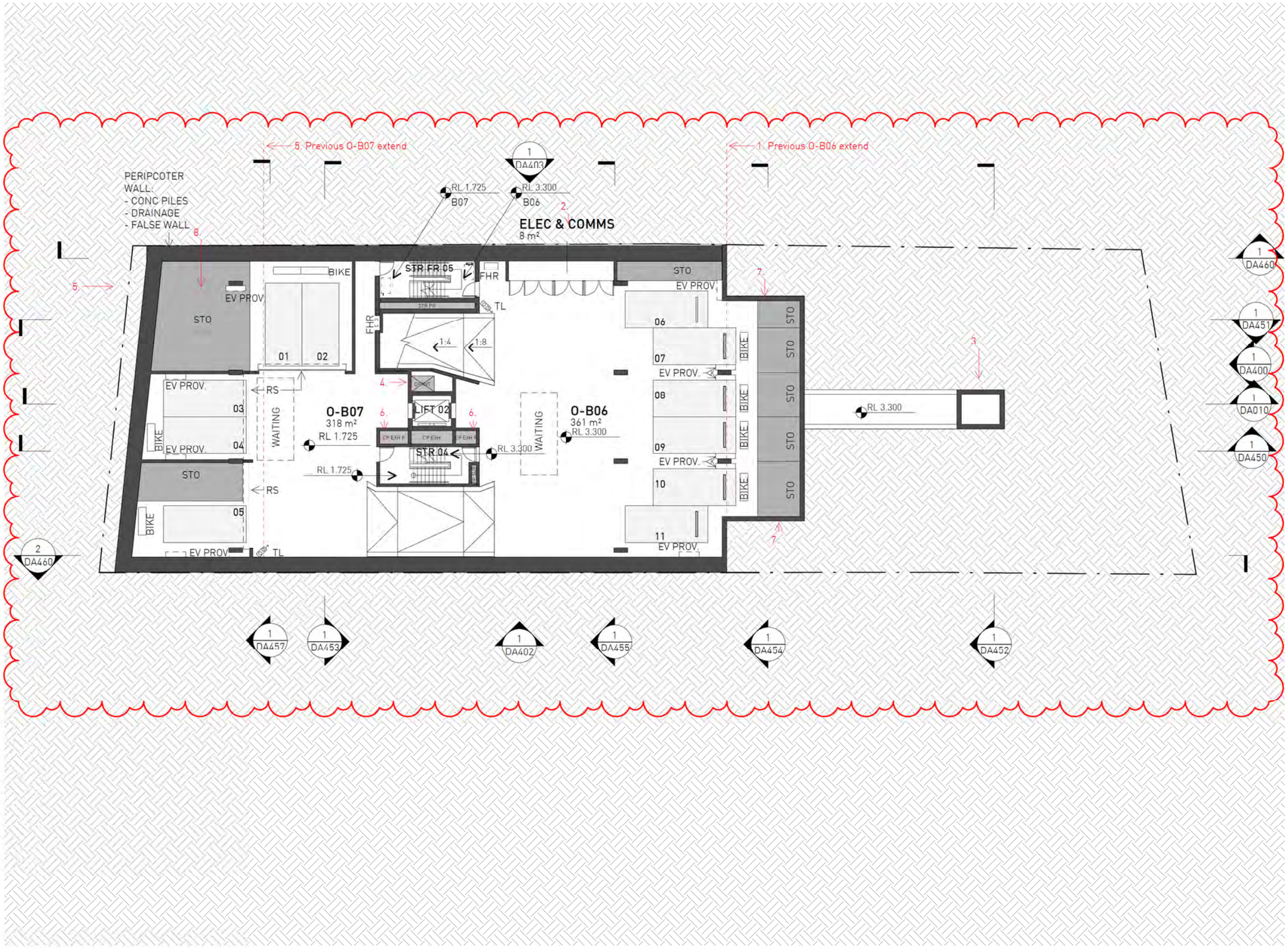
2218

LEGEND

EXISTING WALL RETAINED

NEW WALL

EXISTING NEIGHBOURING WALL RETAINED



FOR INFORMATION

NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23
B	DA ISSUE 02	11.04.24
C	DA ISSUE 03	31.05.24
D	DA ISSUE 04	06.06.24
E	DA ISSUE 05	03.07.24
F	DA ISSUE 06	18.07.24

1. O-B06 basement extended.
2. Elec & Comms cabinet relocated.
3. Lift 01 (Billyard building) extended to O-B08 level.
4. Waste chute removed.
5. O-B07 basement extended.
6. Carpark EXH fans relocated from roof.
7. Basement extend changed to provide more deep soil.
8. Storage added to garages.

1 O-B07 - B06

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PROJECT 2235 BILLYARD 21C

DRAWN MP | SENIOR QA CM | APP'D WS

DWG TITLE O B07- B06

DWG NO DA100 | REV F

ARCHITECT DRAWING COMPARISON APPENDIX B

2219

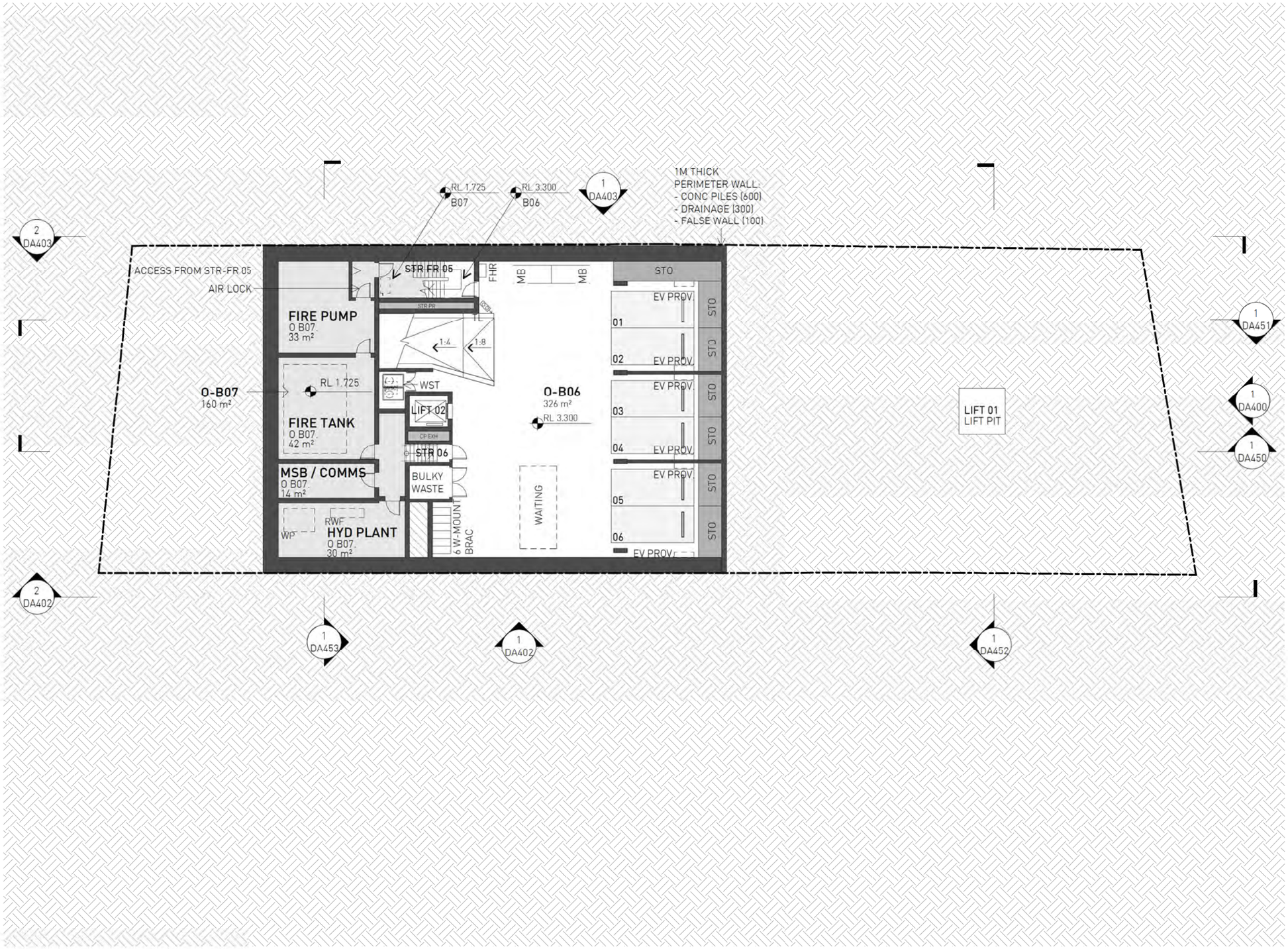
From previous file - Appendix C - Architectural Plans

LEGEND

EXISTING WALL RETAINED

NEW WALL

EXISTING NEIGHBOURING WALL RETAINED



FOR INFORMATION

NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23

1 O-B07 - B06

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PROJECT 2235 BILLYARD 21C

DRAWN MP | SENIOR QA SS | APP'D WS

DWG TITLE O B07- B06

DWG NO DA100 | REV A

ARCHITECT DRAWING COMPARISON APPENDIX B

2220

LEGEND

EXISTING WALL RETAINED

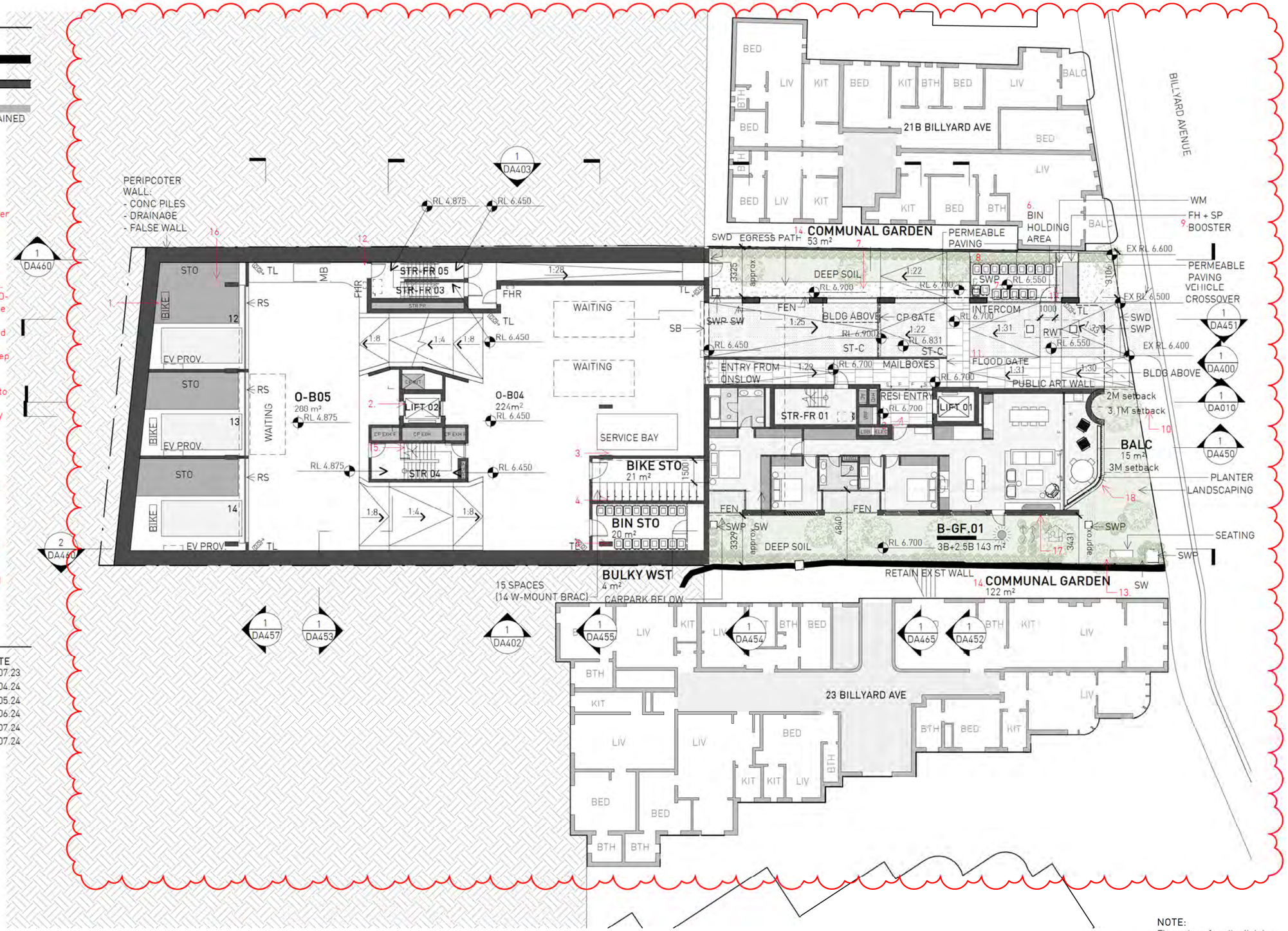
NEW WALL

EXISTING NEIGHBOURING WALL RETAINED

1. O-B05 parking layout revised. Roller Shutter garage enclosure shown. Bike spaces allocated in garages.
2. Waste Chute removed in both buildings.
3. Service bay added to O-B04 level.
4. Bike Storage added to O-B04 level.
5. Permanent bin store relocated to O-B04 level. Cage around bulky waste proposed.
6. Temporary bin holding area located adjacent to west setback.
7. Permeable stone introduced in deep soil areas.
8. Deep soil areas maximized.
9. Sprinkler & Fire Booster updated to I-pattern.
10. Billyard front setback increased by 1m.
11. Flood gate proposed.
12. Motorbike space added.
13. Gas meter removed. Fully electric building proposed.
14. Communal gardens introduced on Billyard GF.
15. Carpark EXH fans relocated from roof.
16. Storage added to garages.
17. Billyard building footprint reduced by 400mm.
18. Balconies splayed.
19. Entry to bin holding area relocated to the ramp landing.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23
B	DA ISSUE 02	11.04.24
C	DA ISSUE 03	31.05.24
D	DA ISSUE 04	06.06.24
E	DA ISSUE 05	03.07.24
F	DA ISSUE 06	18.07.24



1 O B05-B04 + B GF

NOTE:
Floor plans for all adjoining properties have not been surveyed, and are indicative. Only based on real estate online sales.

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PROJECT 2235 BILLYARD 21C

DRAWN MP | SENIOR QA CM | APP'D WS

DWG TITLE O B05-B04 + B GF

DWG NO DA101 | REV F

ARCHITECT DRAWING COMPARISON APPENDIX B 2221

From previous file - Appendix C - Architectural Plans

LEGEND

EXISTING WALL RETAINED

NEW WALL

EXISTING NEIGHBOURING WALL RETAINED

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PRELIMINARY
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ISSUE	REASON	DATE
A	DA ISSUE	21.07.23

1 O B05-B04 + B GF

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SCALE 1:250 @ A3 UNO

PROJECT			DWG TITLE	
2235 BILLYARD 21C			O B05-B04 + B GF	
DRAWN	SENIOR QA	APP'D	DWG NO	REV
MP	SS	WS	DA101	A

ARCHITECT DRAWING COMPARISON APPENDIX B

2222

LEGEND

EXISTING WALL RETAINED

NEW WALL

EXISTING NEIGHBOURING WALL RETAINED

1. O-B02 & O-B03 parking layout revised - Spaces 15 & 17 allocated for adaptable units. Roller Shutter garage enclosure shown. Bike spaces allocated in garages.
2. O-B03 parking layout revised. All visitor spaces relocated to O-B03 level.
3. Visitor Bicycle spaces added on O-B03.
4. Waste Chute removed in both buildings. Risers revised.
5. Billyard front setback increased by 1m.
6. Billyard balconies depth decreased to 2.4m as a minimum in order to maintain min. depth of living areas after increasing street setback.
7. Horizontal privacy screen added to building indents.
8. Carpark EXH fans relocated from roof.
9. Storage added to garages.
10. Billyard building footprint reduced by 400mm.
11. Balconies splayed.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23
B	DA ISSUE 02	11.04.24
C	DA ISSUE 03	31.05.24
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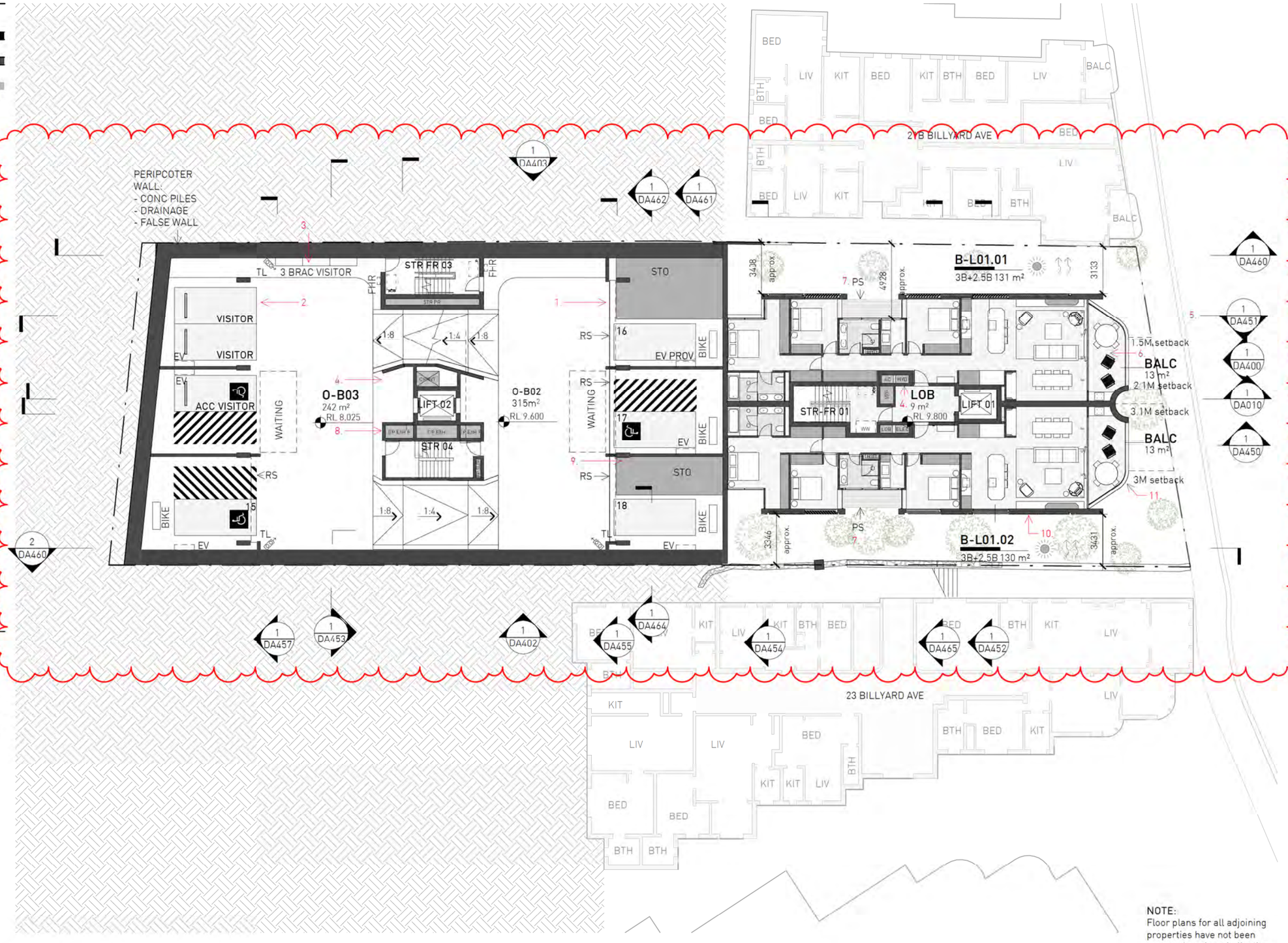

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1 O B03-B02 + B L01

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SCALE 1:250 @ A3 UNO

PROJECT 2235 BILLYARD 21C

DRAWN MP | SENIOR QA CM | APP'D WS

DWG TITLE O B03-B02 + B L01

DWG NO DA102 | REV F

ARCHITECT DRAWING COMPARISON APPENDIX B

From previous file - Appendix C - Architectural Plans

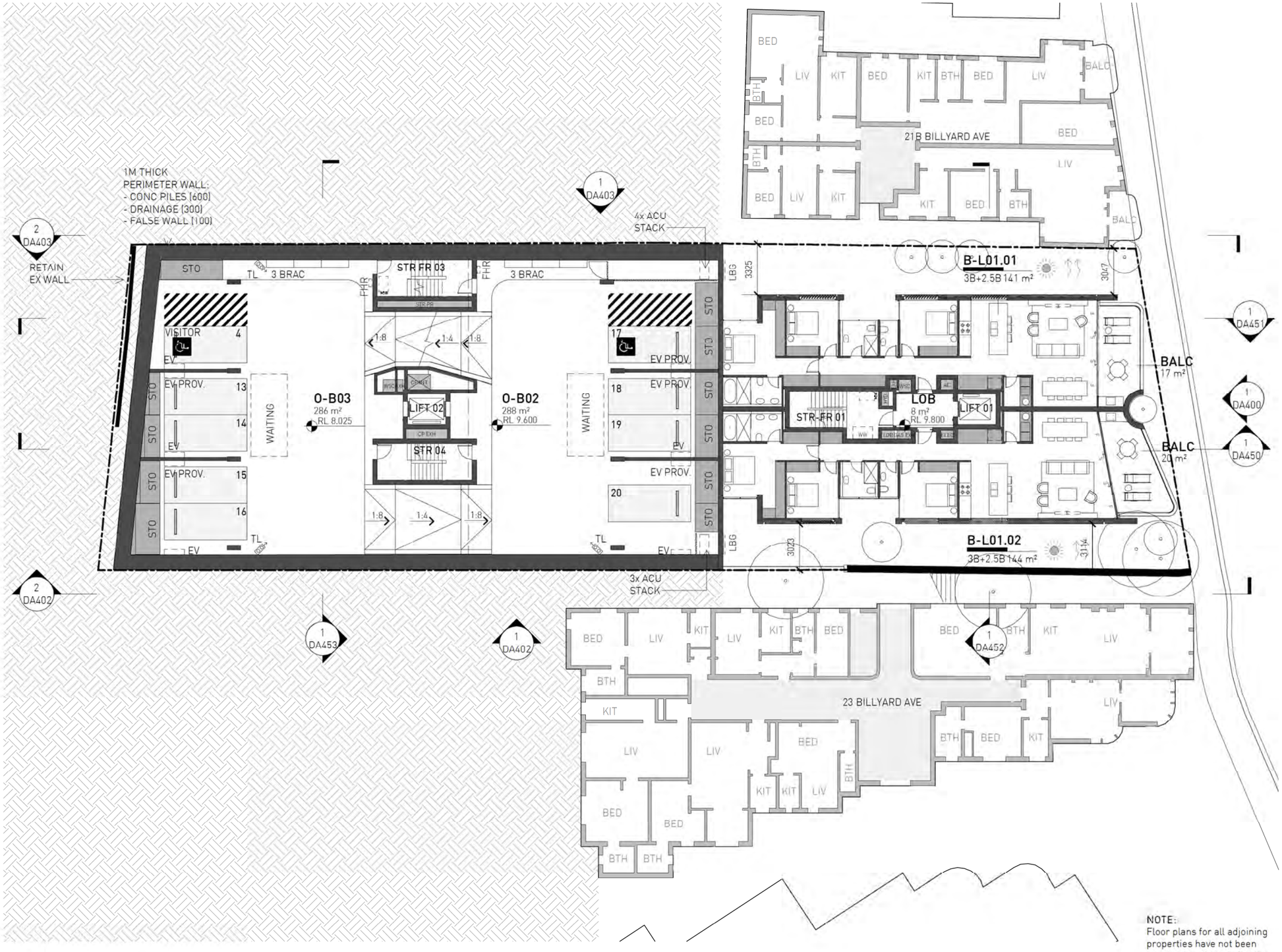
2223

LEGEND

EXISTING WALL RETAINED

NEW WALL

EXISTING NEIGHBOURING WALL RETAINED



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	21.07.23

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1 O B03-B02 + B L01

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PROJECT 2235 BILLYARD 21C

DRAWN MP | SENIOR QA SS | APP'D WS

DWG TITLE O B03-B02 + B L01

DWG NO DA102 | REV A