

CHANGE SCHEDULE

REV B - 17.06.26

BULK, SCALE AND SETBACK		
DPHI ITEM 1	RESPONSE / AMENDMENT DESCRIPTION	UPDATED DRAWING / REPORT NO.
The setback to Fernleigh Avenue should be increased to be more sympathetic to the surrounding context and provide a greater landscaped buffer to mitigate the visual impacts of the proposal .	1m public domain landscape buffer provided along the entirety of Northern (Ferneigh Avenue) boundary.	1003 - Site Plan - Rev B 2102 - Lower Ground Floor Plan (1:200) - Rev B 2103 - Ground Floor Plan (1:200) - Rev B 3001 - East Elevation - Rev B 4001 - Section BB - Rev B 4002 - Section CC - Rev B 4004 - Detail Section 02 - Rev B 2202 - Lower Ground Floor Plan (1:100) - Rev B 2203 - Ground Floor Plan (1:100) - Rev B 3001 - East Elevation - Rev B 3003 - West Elevation - Rev B 4001 - Section BB - Rev B 4002 - Section CC - Rev B 4004 - Detail Section 02 - Rev B
	In accordance with item 2 below northern glassline, planters and balconies facing Fernleigh avenue have also been shifted an additional 1m on all levels.	
DPHI ITEM 2		
Consider reducing the size of the balconies and bedrooms facing Fernleigh providing improved landscaped transitions between the private gardens of apartments and the public domain along Conway Avenue and Fernleigh Avenue.	Setback increased - Northern glassline, planters and balconies facing Fernleigh avenue shifted additional 1m on all levels.	1003 - Site Plan - Rev B 2102 - Lower Ground Floor Plan (1:200) - Rev B 2103 - Ground Floor Plan (1:200) - Rev B 2104 - Level 01 (1:200) - Rev B 2105 - Level 02 (1:200) - Rev B 2106 - Level 03 (1:200) - Rev B 2107 - Level 04 (1:200) - Rev B 2108 - Level 05 (1:200) - Rev B 2109 - Level 06 (1:200) - Rev B 2202 - Lower Ground Floor Plan (1:100) - Rev B 2203 - Ground Floor Plan (1:100) - Rev B 2204 - Level 01 (1:100) - Rev B 2205 - Level 02 (1:100) - Rev B 2206 - Level 03 (1:100) - Rev B 2207 - Level 04 (1:100) - Rev B 2208 - Level 05 (1:100) - Rev B 2209 - Level 06 (1:100) - Rev B 3001 - East Elevation - Rev B 4002 - Section CC - Rev B
	In accordance with item 1 above a 1m public domain landscape buffer has also been provided along the entirety of Northern (Ferneigh Avenue) boundary.	
BUILDING SEPERATION AND PRIVACY		
DPHI ITEM 3		
Review the proposed building setbacks, noting all balconies and habitable rooms should be set back a minimum of 6 m (up to four storeys), 9 m (between five and eight storeys), and 12 m (nine storeys and above) from the side and rear boundaries, in accordance with the design criteria of the Apartment Design Guide (ADG). For example , inconsistent setbacks of 4.5 m and 6 m to habitable rooms are proposed along the western side boundary where 6 m and 9 m minimums are recommended. Variations to the above design criteria that have not been acknowledged or justified in the Design Report or the Environmental Impact Statement (EIS) must be properly addressed.	Adjacent neighbouring wall at 8 Conway Avenue is a non-habitable façade - please refer to updated floor plans which include room names + window locations.	3003 - West Elevation - Rev B 4005 - Privacy Details-No.8 Conway Sheet 01 - Rev B 4006 - Privacy Details-No.8 Conway Sheet 02 - Rev B
	Privacy screens to 1500mm above floor level are further proposed for all western windows on lower ground floor to level 3. A deep planter is provided on level 4 to prevent overlooking and levels 05 and 06 privacy screens to 1200mm above floor level are further proposed for all western windows.	
	Further annotation has been incorporated to the western elevation and a detail section and perspectives demonstrating restricted views have been provided.	
DPHI ITEM 4		
Demonstrate how the proposal mitigates potential privacy impacts between the proposed windows on Levels 3 , 4 and 5 on the western elevation and the communal roof terrace at 8 Conway Avenue (currently under construction) .	Adjacent neighbouring wall at 8 Conway Avenue is a non-habitable façade - please refer to updated floor plans which include room names + window locations.	3003 - West Elevation - Rev B 4005 - Privacy Details-No.8 Conway Sheet 01 - Rev B 4006 - Privacy Details-No.8 Conway Sheet 02 - Rev B
	Privacy screens to 1500mm above floor level are further proposed for all western windows on lower ground floor to level 3. A deep planter is provided on level 4 to prevent overlooking and levels 05 and 06 privacy screens to 1200mm above floor level are further proposed for all western windows.	
	Further annotation has been incorporated to the western elevation and a detail section and perspectives demonstrating restricted views have been provided.	
DPHI ITEM 5		
Re locate window openings attached to the building cutouts so that they do not allow for direct overlooking into each other . Show all details of windows in the proposal in a window schedule .	Privacy screens introduced in central northern / southern cutouts on levels ground, level 01, level 02 + level 03. Privacy screens angled to prevent overlooking across cutout while allowing views out and natural light to enter. Screens in front of lobby glazing are angled straight to allow light to enter lobby.	2103 - Ground Floor Plan (1:200) - Rev B 2104 - Level 01 (1:200) - Rev B 2105 - Level 02 (1:200) - Rev B 2106 - Level 03 (1:200) - Rev B 2203 - Ground Floor Plan (1:100) - Rev B 2204 - Level 01 (1:100) - Rev B 2205 - Level 02 (1:100) - Rev B 2206 - Level 03 (1:100) - Rev B 3000 - North Elevation - Rev B 3002 - South Elevation - Rev B 4009 - Privacy Screen Details - Rev B
	Note: New detail drawing added to set - 4009.	
FLOODING IMPACTS		
DPHI ITEM 6		
Provide an updated Flood Impact and Risk Assessment which responds to the matters raised in DCCEEW CPHR 's advice.	Refer to flood impact report.	
DPHI ITEM 7		
The Department notes that CPHR does not support the use of automatic rising flood barriers and recommends that you amend the proposal to ensure that the proposed lower ground floor and ground floor are at , or above , the prescribed flood planning level(s) and entrances and driveway access to the basement are located at, or above , the Probable Maximum Flood level, to prevent overland flow from entering the proposal.	All flood barriers at lower ground floor + ground floor along Fernleigh Avenue have been removed.	1003 - Site Plan - Rev B 2102 - Lower Ground Floor Plan (1:200) - Rev B 2103 - Ground Floor Plan (1:200) - Rev B 2202 - Lower Ground Floor Plan (1:100) - Rev B 2203 - Ground Floor Plan (1:100) - Rev B 4002 - Section CC - Rev B
	Refer to flood impact report.	
BUILDING HEIGHT		
DPHI ITEM 8		
Identify the overall RL of the proposal, including the screening to the plant enclosure on the roof.	RL's added to all sections + elevations including screening, parapet and lift overrun heights	3000 - North Elevation - Rev B 3001 - East Elevation - Rev B 3002 - South Elevation - Rev B 3003 - West Elevation - Rev B 4000 - Section AA - Rev B 4001 - Section BB - Rev B
DPHI ITEM 9		
The existing ground level depicted on the architectural drawings fails to accurately represent the existing ground levels shown on the site survey, including existing inground pools and basements along Fernleigh Avenue. Accordingly, the architectural drawings fail to accurately identify the maximum permissible building height line (i.e., 29.6 m above the existing ground level). Provide updated elevation, section and, if required, axonometric plans that identify the maximum permissible building height line. Any breaches to the maximum permissible building height development standard under Clause 16(2) of the Housing SEPP are to be clearly demonstrated and supported by a Clause 4.6 written justification.	Secondary height plane diagram has been provided which demonstrates the 'existing' ground condition including existing pool, garages and driveways.	4000 - Section AA - Rev B 4001 - Section BB - Rev B 4002 - Section CC - Rev B 6004.1 - Existing Ground Level Condition - Rev B 6005.1 - Height Plane Diagrams - Sheet 01 6005.2 - Height Plane Diagrams - Sheet 02
	Secondary 'existing' height control and existing ground line has been included on all sections.	
FLOOR SPACE RATIO (FSR)		
DPHI ITEM 10		
Review the gross floor area (GFA) calculation diagrams and demonstrate that all areas excluded from the GFA calculation are consistent with the GFA definition set out in the Woollahra Local Environmental Plan 2014 (WLEP) , in particular a portion of Basement Level 1 containing bin storage and storage areas that is located on the ground level due to the fall of the land penthouse sauna. Ensure that the FSR complies with the maximum permissible FSR development standard under Clause 16(1) of the Housing SEPP.	Penthouse sauna has been removed.	2102 - Lower Ground Floor Plan (1:200) - Rev B 2202 - Lower Ground Floor Plan (1:100) - Rev B
	Following item 16 bin storage has been relocated. Pump / comms room have also been relocated. In line with Woollahra LEP any plant rooms are excluded from GFA calculations.	
BASEMENT DESIGN AND CAR PARKING		
DPHI ITEM 11		

Revise the design of the basement so it does not encroach outside the building footprint into the side or rear setbacks. This would also allow more deep soil planting in the setbacks to the visual impacts of the proposal from the public domain and adjoining properties.	Basement has been revised with the North-east corner removed such that the basement is generally located within the footprint of the building above. Note outline of building above has been included on basement plans in dashed green. Note as such parking numbers have been reduced and deep soil increased. Basement storage has also be reconfigured due to the amended parking layout.	2100 - Basement 02 (1:200) - Rev B 2101 - Basement 01 (1:200) - Rev B 2102 - Lower Ground Floor Plan (1:200) - Rev B 2201 - Basement 02 (1:100) - Rev B 2202 - Basement 01 (1:100) - Rev B 2202 - Lower Ground Floor Plan (1:100) - Rev B 4001 - Section BB - Rev B 6025 - Basement Setout Plan - Rev B
DPHI ITEM 12		
Detail all floor-to-ceiling heights in the basement and confirm clearance heights in the plans , as areas in the eastern side of the building may not comply with the NCC due to the building stepping down.	2.2m minimum basement clearances heights have been noted on all sections including zone allowed for services. New detail section demonstrating ceiling clearances compliance ihas also now been included.	4000 - Section AA - Rev B 4001 - Section BB - Rev B 4002 - Section CC - Rev B 4008 - Ceiling Clearance Detail Section - Rev B
DPHI ITEM 13		
As the site is located within an accessible area, and in conjunction with point 10 requiring an increase basement setback, the number of residential car parking spaces should be reduced in line with the rates for market and affordable housing specified in the Housing SEPP. Consider providing car share spaces in place of the excess parking spaces .	SEPP parking calculation have now been included and adopted - parking has been reduced accordingly. Car share spaces have also been included and located on the lower ground floor close to the building entry. Noting the basement has also been reduced in accordance with item 11 above.	2100 - Basement 02 (1:200) - Rev B 2101 - Basement 01 (1:200) - Rev B 2102 - Lower Ground Floor Plan (1:200) - Rev B 2201 - Basement 02 (1:100) - Rev B 2202 - Basement 01 (1:100) - Rev B 2202 - Lower Ground Floor Plan (1:100) - Rev B 6015 - Parking Calculations - Rev B
DPHI ITEM 14		
Consider relocating the visitors carparking and visitors bicycle parking closer to the basement entrance. Please confirm the proposed number of visitor bicycle parking.	All visitor parking bays have now been relocated to the lower ground floor close to the building entry. 7 visitor bicycle parking bays are proposed, also relocated close to the building entry.	2102 - Lower Ground Floor Plan (1:200) - Rev B 2202 - Lower Ground Floor Plan (1:100) - Rev B 6015 - Parking Calculations - Rev B
DPHI ITEM 15		
Consider providing a loading area for residents and EV charging stations to support alternative modes of transport.	EV charging has been provided for both residential and visitor parking bays in accordance with Woollahra DCP.	6015 - Parking Calculations - Rev B
WASTE MANAGEMENT		
DPHI ITEM 16		
Provide a purpose designed temporary bin loading area within the boundary of the site along Conway Avenue and demonstrate that this would not have adverse impacts on the design or amenity of the streetscape .	Waste storage room has been reloated to the centre of the building to have direct access to the street collection zone. The room has been designed with dual access and act as a temporary loading area while having no adverse impacts on the streetscape.	2102 - Lower Ground Floor Plan (1:200) - Rev B 2202 - Lower Ground Floor Plan (1:100) - Rev B 6014 - Waste Management - Rev B
DPHI ITEM 17		
The Waste Management Plan states the building manager is responsible for moving the waste bins on collection day however it is unclear how waste bins from the eastern building will be relocated into the west ern building . Provide a bin route for the building manager that does not require the bins to be moved through the residential lobby.	Waste management plan has been updated with an amended route. Noting bins will not be moved via the lobby. Once in the chute / chute room the building manager will use the tug to move bins to the central bin storage room.	6014 - Waste Management - Rev B
VISUAL AND VIEW IMPACTS		
DPHI ITEM 18		
Provide matters: an updated Visual Impact Assessment Report (VIA) that incorporates the following a) additional view point s surrounding the proposal , particularly from locations the site that are direct ly in -line with the Sydney Harbour Bridge and Sydney Opera House to the east of Opera b) identify all properties, especially those in the south western corner of Dudley Reserve and sites along Portland Str eet, Gilbert Street and Prin cess Street , Dover Heights that may have views partially obscured by the proposal . The VIA must clearly show the full extent of the proposal on the existing views and provide an updated assessment of impacts in accordance with Tenacity Consulting v Warringah Council [2004] NSWLEC 140 c) response to all the issues raised and the addresses identified in public submissions in relation to view loss impacts d) reference s to the Tenacity principles in full , with clear conclusions in relation to the principles e) a summary table setting out the results of the visual impact assessment against all impacted / relevant properties .	Refer to updated Visual Impact Assessment prepared by Urbaine.	
DPHI ITEM 19		
Review the assessment provided in Section 6.3 of the EIS in light of the above matters raised and provide a comprehensive analysis of the impacts, including quantification, assessment of reasonableness, and justification.	Refer to updated Visual Impact Assessment prepared by Urbaine.	
COMMUNAL OPEN SPACE (COS)		
DPHI ITEM 20		
The proposed COS is currently fragmented into small pockets covering 159.6 m ² which is significantly less than the 25% recommended by the ADG . It also provides limited function and usability for residents as it is located within the street side setbacks . Redesign the COS to align with the ADG design criteria, ensuring the provision of at least one primary area of high -quality and usable external COS to enhance the amenity for future residents	Additional communal open space has now be incorporated onto the eastern roof with lift + stair access. Communal stairs, landscaping and bbq has been provided. The communal open space on the eastern roof is also ideally located closest to the affordable apartments increasing accessibility in accordance with item 22 below. The communal open space further achieved solar access all hours between 9am-3pm in accordance with item 21 below Please note A/C consensers and private pool previously located on eastern roof have been relocated to western roof.	0000 - Coverpage - Rev B 1003 - Site Plan - Rev B 2110 - Level 07 (1:200) - Rev B 2111 - Roof (1:200) - Rev B 2210 - Level 07 (1:100) - Rev B 2211 - Roof (1:100) - Rev B 4000 - Section AA - Rev B 4002 - Section CC - Rev B 6018 - Communal Open Space - Rev B 6019 - Photomontage 01 - Rev B
DPHI ITEM 21		
Identify the amount of direct solar access received by the primary COS mid - winter between 9am and 3pm .	Additional communal open space has now be incorporated onto the eastern roof in accordance with item 20 above. The communal open space further achieved solar access all hours between 9am-3pm. In excess of the ADG requirement of 2 hours.	6018 - Communal Open Space - Rev B
AFFORDABLE HOUSING - AMENITY		
DPHI ITEM 22		
Reallocate and, if necessary, reconfigure the market and affordable apartments so that an equitable level of amenity is achieved between the market and affordable apartments , particularly in relation to solar access , natural ventilation and access to COS .	Solar and cross ventilation calculations have now been updated and seperate calculations provided for market and affordable apartments. Half hourly interval shadow diagrams have also been included. In accordance with item 20 above the communal open space on the eastern roof is ideally located closest to the affordable appartments increasing accessibility via direct lift access.	6001.1 - Solar Access - Sheet 01 - Rev B 6001.2 - Solar Access - Sheet 02 - Rev A 6002.1 - Solar Access - Sheet 03 - Rev B 6002.2 - Solar Access - Sheet 04 - Rev A 6003 - Solar Access - Sheet 05 - Rev B 6004 - Cross Ventilation - Rev B
HERITAGE		
DPHI ITEM 23		
Update the Preliminary Heritage Assessment to assess potential impacts to the existing Moreton Bay fig tree State heritage item .	Refer to updated Heritage Assessment prepared by Architectural Projects.	
DPHI ITEM 24		
rovide a baseline historical archaeological assessment prepared in accordance with the guideline Archaeological Assessments (1996). This assessment should include research into the history of the site, identify the archaeological potential of the site, and assess t he significance of the potential archaeological resource where present.	Refer to updated Heritage Assessment prepared by Architectural Projects.	
EARTHWORKS, GROUNDWATER AND SOIL IMPACTS		
DPHI ITEM 25		

Provide a comprehensive response to the hydrogeological and geotechnical issues raised by the Council and the community, including a comprehensive response to the requirements of Clause 6.2 of the WLEP .	Refer to update geotechnical investigation report prepared by EI Australia.	
DPHI ITEM 26		
In conjunction with point 10 requiring an increase in basement setbacks , consider reducing the extent of basement excavation to minimise potential hydrogeological and geotechnical impacts on surrounding properties and the locality.	Basement setbacks have been increased with the North-east corner removed such that the basement is generally located within the footprint of the building above in accordance with item 10 above. Note outline of building above has been included on basment plans in dashed green. Note as such parking numbers have been reduced and deep soil increased.	2100 - Basement 02 (1:200) - Rev B 2101 - Basement 01 (1:200) - Rev B 2201 - Basement 02 (1:100) - Rev B 2202 - Basement 01 (1:100) - Rev B 4001 - Section BB - Rev B 6025 - Basement Setout Plan - Rev B
DPHI ITEM 27		
Update the Dewatering Management Plan and Geotechnical Investigation Report to provide a response to concerns raised in public submissions about potential cumulative impacts on groundwater flows and subsidence .	Refer to update dewatering management plan and geotechnical investigation report prepared by EI Australia.	
DPHI ITEM 28		
Update the Preliminary Site Investigation Plan and the Acid Sulphate Soil (ASS) Management Plan to recognise that proposed excavation is expected to be deeper than 4 m below ground level , which may detrimentally impact on the ASS risk level.	Refer to update preliminary site investigation plan and acid sulphate soil management plan by EI Australia.	
ACOUSTIC PRIVACY		
DPHI ITEM 29		
Provide a revised acoustic report that addresses potential operational noise on residents and neighbours associated with a) use of ground floor private open spaces and rooftop terrace (including the private swimming pools). b) operation of rooftop air conditioner condensers including the private c) rising noise being carried up the building cut out into windows located above the basement access way.	Refer to update acoustic report prepared by West & Associates.	
LANDSCAPING AND TREE IMPACTS		
DPHI ITEM 30		
Demonstrate that the proposal meets the Tree Canopy Guide for the LMR housing guidelines, including the provision of additional deep soil and canopy planting.	Tree canopy calculations updated. Refer to landscape plans prepared by Dangar Barin Smith Landscape calculations updated and LMR / Tree canopy guide requirements included. Noting 3m min deep soil requirement achieved.	5001 - Landscape Calculations - Rev B Dangar Barin Smith Landscape Drawings
DPHI ITEM 31		
Clarify the tree canopy size noting that the tree cover shown on Canopy Coverage Plan shows the canopy overlapping with the building envelope .	Tree canopy calculations updated. Noting compliance is achieved. Refer to landscape plans prepared by Dangar Barin Smith	5001 - Landscape Calculations - Rev B Dangar Barin Smith Landscape Drawings
DPHI ITEM 32		
Provide a landscape area compliance plan that demonstrates the percentage of the site which is landscaped in accordance with the Housing SEPP. Refer to section 19(2)(b) and the definition of landscaped area in Schedule 10.	Landscape calculat ions updated and SEPP requirements included. Noting lesser figure based on site area selected as per 2(b)(ii) which is achieved.	5001 - Landscape Calculations - Rev B
GENERAL		
DPHI ITEM 33		
Clarify that the proposed floor -to-floor height of 3.15 m can achieve clearance while also : a) satisfying the relevant National Construction Code requirements b) maintaining high levels of amenity without the need for bulkheads. a 2.7 m floor -to-ceiling	Proposed floor-to-floor heights at 3.4m. ADG 2.7m minimum habitable and 2.4m minimum non-habitable ceiling heights have been noted on all sections. New detail section demonstrat ing ceiling clearances compliance in stacked vs non-stacked situations has also now been included. Basement services zones have also been included in all sections.	4000 - Section AA - Rev B 4001 - Section BB - Rev B 4002 - Section CC - Rev B 4008 - Ceiling Clearance Detail Section - Rev B
DPHI ITEM 34		
Investigate internalising the substation on the ground or basement levels of the proposal .	External renders provided to illustrate substation internalaised relationship with Conway Avenue Façade. Detail section also provided, noting required position due to Ausgrid" requirements for conduits, istallation / maintenance access and distance to street.	4007 - Substation Detail Section - Rev B
DPHI ITEM 35		
Review deep soil area calculations against the ADG design criteria and ensure the total quantum area and minimum dimensions are clearly shown on relevant plans.	Deep soil calculations updated and ADG requirements included. Noting in accordance with item 11 above, the basement has been reduced and pools relocated such that the 6m min deep soil requirement is also achieved.	5001 - Landscape Calculations - Rev B
DPHI ITEM 36		
Provide a revised ADG compliance table which demonstrates how each dwelling (including each affordable housing apartment) performs against all applicable ADG objectives, design criteria and guidance.	ADG compliance table has been updated to include required and proposws POS, apartment size, balcony size, storage, cross ventilation and solar access ADG also referecn es bedroom sizes etc, these compliant proposed dimensions are noted on the plans.	6023 - ADG Vompliance Summary - Sheet 01 - Rev B 6024 - ADG Vompliance Summary - Sheet 02 - Rev B
DPHI ITEM 37		
With respect to the ADG compliance table, confirmation and specific reference to plans or quantitative details must be provided to demonstrate consistency, rather than "objective achieved" in the compliance column .	ADG compliance table has been updated to include required and proposed POS, apartment size, balcony size, storage, cross ventilation and solar access ADG also references bedroom sizes etc, these compliant proposed dimensions are noted on the plans. ADG compliance table in the architectural design report has further been expand.	6023 - ADG Compliance Summary - Sheet 01 - Rev B 6024 - ADG Compliance Summary - Sheet 02 - Rev B ADG Compliant Summary - Design Report - Rev B
DPHI ITEM 38		
Show the full building outline of the nearly completed neighbouring residential flat building at 8 Conway Avenue on the architectural drawings .	Full building outlined of no.8 Conway has been included on all floor plans and sections including intenal walls, room and window locations.	1003 - Site Plan - Rev B 2100 - Basement 02 (1:200) - Rev B 2101 - Basement 01 (1:200) - Rev B 2102 - Lower Ground Floor Plan (1:200) - Rev B 2103 - Ground Floor Plan (1:200) - Rev B 2104 - Level 01 (1:200) - Rev B 2105 - Level 02 (1:200) - Rev B 2106 - Level 03 (1:200) - Rev B 2107 - Level 04 (1:200) - Rev B 2108 - Level 05 (1:200) - Rev B 2109 - Level 06 (1:200) - Rev B 2110 - Level 07 (1:200) - Rev B 2111 - Roof (1:200) - Rev B 4000 - Section AA - Rev B 4005 - Privacy Details-No.8 Conway Sheet 01 - Rev B 4006 - Privacy Details-No.8 Conway Sheet 02 - Rev B
DPHI ITEM 39		
Updated the basement floor plans to illustrate the distance between the basement external walls and the site boundaries.	Basement setout plan included in set - 6025. Dimension from external wall to site boundaries included.	6025 - Basement Setout Plan - Rev B
COUNCIL REQUEST FOR ADDITIONAL INFORMATION		
40		
The maximum height is not accurately calculated. The existing ground level and 28.6m height plane depicted on the architectural drawings fails to accurately represent the existing ground levels shown on the site survey. If the proposal is not amended to comply with the height standard, the exhibition documentation should be amended to accurately depict the proposed non-compliant height and the SSDA should be re-exhibited.	Secondary height plane diagram has been provided which demonstrates the "existing" ground condition including existing pool, garages and driveways. Secondary "existing" height control and existing ground line has been included on all sections.	4000 - Section AA - Rev B 4001 - Section BB - Rev B 4002 - Section CC - Rev B 6004.1 - Existing Ground Level Condition - Rev B 6005.1 - Height Plane Diagrams - Sheet 01 6005.2 - Height Plane Diagrams - Sheet 02

The FSR is not accurately calculated. The above ground area of the lower ground level contains bin storage, storage areas, a car wash space, mail room and horizontal circulation. All these areas are considered to constitute gross floor area. If the proposal is not amended to comply with FSR standard, the exhibition documentation should be amended to accurately depict the proposed FSR and the SSDA should be re-exhibited.			Bin storage has been relocated and pump / comms room relocated. In line with Woollahra LEP any plant rooms are excluded from GFA calculations.	2102 - Lower Ground Floor Plan (1:200) - Rev B 2202 - Lower Ground Floor Plan (1:100) - Rev B
42	A Demolition Report, for the buildings proposed for demolition, that has been prepared in accordance with Attachment 3 of Council's DA Guide.			
43	A full Heritage Impact Statement, prepared in accordance with Attachment 2 of Council's DA Guide, that provides a fulsome assessment of the impact of the proposed development of the subject site on the visual curtilage of the nearby heritage item "Fernleigh castle", including consideration of the impact of the proposal on the views both to and from the item.	Refer to updated Heritage Assessment prepared by Architectural Projects.		
44	The Geographical Groundwater Assessment and Geotechnical investigation must consider the cumulative impacts to groundwater flows and floodwater movements from future LMR developments and make reference to the Woollahra DCP 2015 Groundwater (hydrogeology) and geotechnical impact provisions.	Refer to updated geotechnical investigation report prepared by EI Australia.		
45	Amended stormwater concept plans, which address the concerns raised in this submission.	Refer to updated stormwater management plan prepared by RTS Civil.		
46	An amended external finishes schedule which identifies the proposed materials to the Fernleigh Avenue frontage.	External finishes for the northern façade (Fernleigh Avenue) has now been included.	6022.2 - External Finishes - Sheet 03 - Rev A	
47	The canopy coverage plan (in the landscape plans) should be amended so it does not include canopy located within the building footprint.	Tree canopy calculations updated. Refer to landscape plans prepared by Dangar Barin Smith Landscape calculations updated and LMR / Tree canopy guide requirements included. Noting 3m min deep soil requirement achieved.	5001 - Landscape Calculations - Rev B Dangar Barin Smith Landscape Drawings	
48	Evidence that units 602, 702, and 802 receive minimum solar access.	Apartment 602, 702 + 802 living room glazing and private open space face north and recive solar access every hour between 9am-3pm. Noting these three floors have a palisade balustrade. This balustrade system generally have 100mm openings which allow the sun to penetrate through. Half hourly interval shadow diagrams have also been included.	6001.1 - Solar Access - Sheet 01 - Rev B 6001.2 - Solar Access - Sheet 02 - Rev A 6002.1 - Solar Access - Sheet 03 - Rev B 6002.2 - Solar Access - Sheet 04 - Rev A 6003 - Solar Access - Sheet 05 - Rev B	
RESPONSE TO DEPARTMENT DRAFT RTS FEEDBACK (EMAIL DATED 29.05.2026)				
01. GROUND WATER				
Outstanding Geotechnical testing and advice including the following technical reports: Dewatering Management Plan ("DMP") following additional geotechnical investigations and seepage analyses. Additional geotechnical investigation ("AGI") report comprising additional cored boreholes and installation of groundwater monitoring wells for further groundwater investigations Geotechnical and Hydrogeological Monitoring Program ("GHMP") Groundwater Seepage Analysis ("GSA") to predict expected annual volumes of groundwater within the basement excavation, groundwater drawdown and drawdown induced settlements. Please ensure this testing and documentation includes cumulative geotechnical and hydrological impact concerns of the community and response to the WDCP and Woollahra Geotech and Hydrogeological Reports Guidelines. The Department will only accept the RTS package once these documents are all completed.		Refer to update geotechnical investigation report prepared by EI Australia.		
02 HEIGHT OF BUILDING				
The Department does not support the exceedance of the building height limit with the proposed lift overrun to the new COS. Reconsider the location of the COS and the amount of POS on the rooftop. While the height plane diagrams provide a clear depiction of the proposed building envelope, it would be preferable to reference just the natural ground level plane and remove the existing ground level plane to minimise any potential ambiguity. Please update the Architectural Plans and the VIA to reflect this. Provide a stronger justification on the rooftop services (1.2m visual/noise screening of the air-conditioning units), explain the design intent and relocation of the air-conditioning units.		Existing' height plane removed from elevations, height plane diagrams and relevent drawings. Easten side of building lowered 1.4m (200mm per level from ground floor to level 6). Communal open space, stair core and lift core are now located under height control. Please refer to included letter from services consultants in relation to air conditioning units.	1003 - Site Plan - Rev C 2104 - Level 01 (1:200) - Rev C 2105 - Level 02 (1:200) - Rev C 2106 - Level 03 (1:200) - Rev C 2107 - Level 04 (1:200) - Rev C 2108 - Level 05 (1:200) - Rev C 2109 - Level 06 (1:200) - Rev C 2110 - Level 07 (1:200) - Rev C 2111 - Roof (1:200) - Rev C 2204 - Level 01 (1:100) - Rev C 2205 - Level 02 (1:100) - Rev C 2206 - Level 03 (1:100) - Rev C 2207 - Level 04 (1:100) - Rev C 2208 - Level 05 (1:100) - Rev C 2209 - Level 06 (1:100) - Rev C 2210 - Level 07 (1:100) - Rev C 2211 - Roof (1:100) - Rev C 3000 - North Elevation - Rev C 3001 - East Elevation - Rev C 3002 - South Elevation - Rev C 4000 - Section AA - Rev C 4001 - Section BB - Rev C 4002 - Section CC - Rev C 6001.1 - Solar Access - Sheet 01 - Rev C 6001.2 - Solar Access - Sheet 02 - Rev B 6002.1 - Solar Access - Sheet 03 - Rev C 6002.2 - Solar Access - Sheet 04 - Rev B 6005.1 - Height Plane Diagrams - Sheet 01 - Rev C 6005.2 - Height Plane Diagrams - Sheet 02 - Rev B 6019 - Photomontage 01 - Rev C 6020 - Photomontage 01 - Rev C 6021 - External Finishes - Sheet 01 - Rev B 6022.2 - External Finishes - Sheet 02 - Rev B 6022.2 - External Finishes - Sheet 03 - Rev B	
03 VISUAL IMPACT ASSESSMENT				
As discussed in point 2, amend the building envelope diagrams to show the natural ground level height breach in purple. Provide any evidence of correspondence with objectors impacted by view loss and any attempts made to access their properties for view inspections. Improve the resolution of the images and clearly show the non-complying height elements of the building on the view. Show additional viewpoints from 2, 4 and 31 Portland Street. Further clarification is required regarding the method used to produce the supplementary virtual viewpoints and the extent to which this form of view-loss assessment can be considered reliable.		Refer to updated Visual Impact Assessment prepared by Urbaine.		
04 SETBACK AND BULK				
While the 1 m setback to Fernleigh Avenue in the north-eastern corner is appreciated, the balconies and bedrooms should be reduced in scale to mitigate the perceived bulk of the development.		Design has been reviewed, reducing balconies and bedrooms will compromise amenity of these apartments. In accordance with item 2 above, easten side of the building has been lowered 1.4m (200mm per level from ground floor to level 6). Reducing percieved bulk of the building.		
05 DEEP SOIL				
Deep soil calculation area has included paved walkways in communal ground floor space, which cannot grow plants and therefore not be included in the overall calculation.		Please note all gravel and landscape steppers in communal open space are permeable. Additional notation included on floor plans.		2102 - Lower Ground Floor Plan (1:200) - Rev C 2202 - Lower Ground Floor Plan (1:100) - Rev C
06 SYDNEY WATER				
Provide details including correspondence with Sydney Water regarding the vent shaft relocation		Refer to Sydney Water Correspondence.		
07 GENERAL				
Red cloud all the changes across the levels, including roof, basement storage changes, and ground floor pool amendment to unit 201.		Additional redclouds included on drawings. Additional high level planter located in front of unit 103 bed 1 for added privacy from communal open space and entryway . Detail section and plan (6031) included.		2102 - Lower Ground Floor Plan (1:200) - Rev C 2202 - Lower Ground Floor Plan (1:100) - Rev C 6031 - Apartment 103 Privacy Details - Rev A
Unit 103 Bed 1 has been related near the entryway and facing communal open space. Consider additional privacy measures to this unit.				