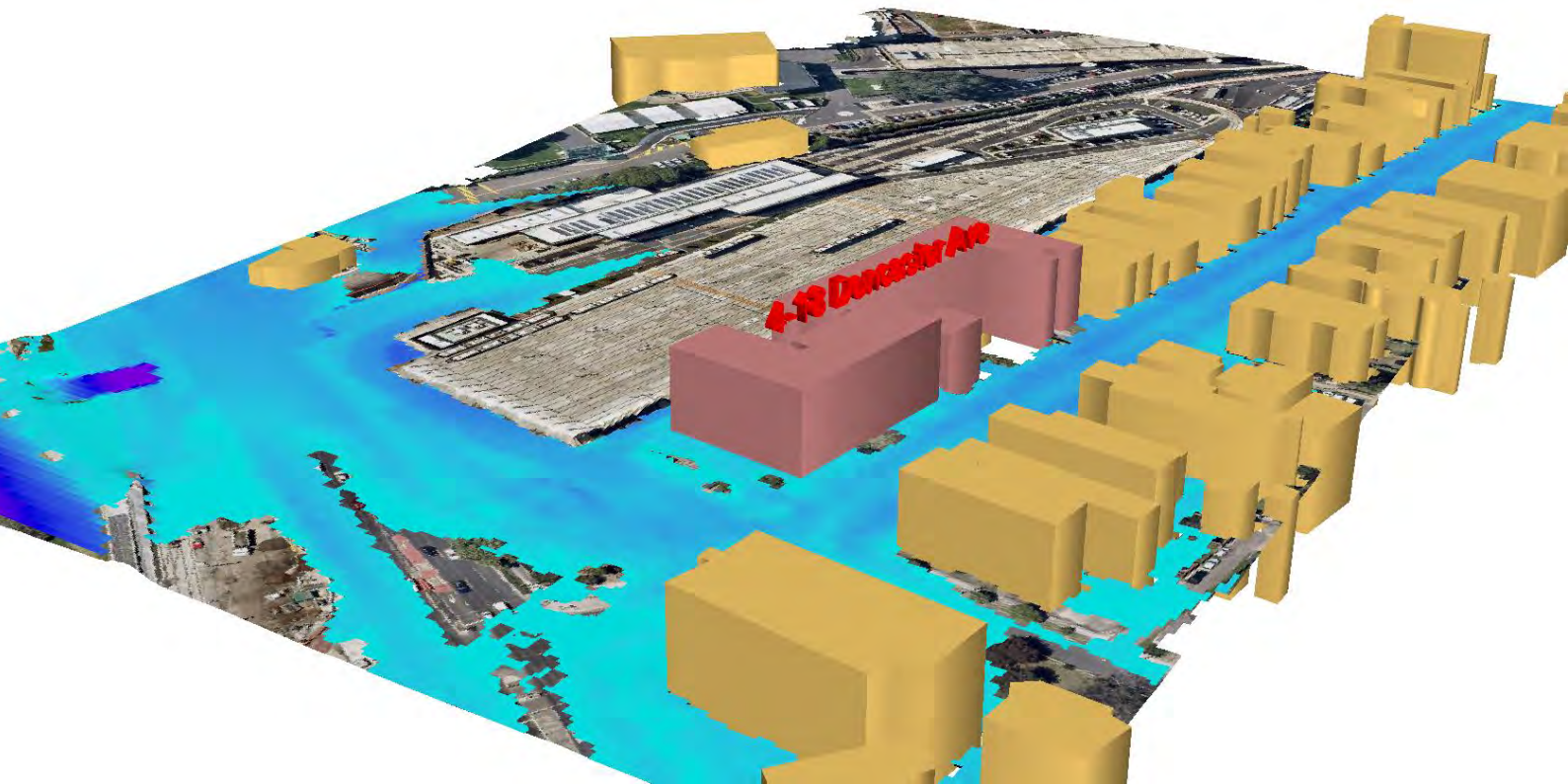


4-18 Doncaster Avenue *KENSINGTON—*

Flood Risk Assessment



FOR / Civil Engineering Services

CLIENT / Blue Sky Alternative Investments Limited

DOCUMENT NO / S18360-REP-A-0001 REV / 0 DATE / 03/10/2019

bgeeng.com—

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Appendix B Council Flood Certificate (16/10/2018)

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Document Control					
Revision	Date	Description	Prepared	Reviewed	Approved
A	06/12/2018	Draft	Ainis Vincevicius	Brett Stinton	Brett Stinton
0	20/12/2018	Final	Ainis Vincevicius	Brett Stinton	Brett Stinton
1	03/10/2019	Revision 1	Ainis Vincevicius		

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- b) Using the documents or data for any purpose not agreed to in writing by BG&E.

1 INTRODUCTION

1.1 Scope

BG&E Pty Limited (BG&E) has been engaged by Blue Sky Alternative Investments Limited (Blue Sky) to prepare a flood risk assessment for the proposed development of 4-18 Doncaster Avenue, Kensington which is located within the Kensington Centennial Park Floodplain Risk Management Study area (Figure 1). The proposed development will replace a number of free standing dwellings with a multi-storey building and underground parking, intended for student accommodation.



Figure 1 - Locality Plan (source: Nearmap, aerial image taken 2018 10 23)

The flood risk assessment has been prepared by BG&E to support the development application (DA) and to:

- Describe flood behaviour in the vicinity of the site;
- Outline Council's requirements for flood risk management;
- Describe how the proposed development satisfies these conditions; and
- Recommend any flood risk management measures required.

1.2 Existing Land Use

The site has an area of 0.42 ha and is bounded by Doncaster Avenue to the west, residential properties to the south, and the Light Rail Stabling Yard (TfNSW site) to the north and east. Existing surface levels across the site range from approximately 28.6 mAHD along the northern boundary to 28.0 mAHD along the southern boundary providing a gradual 0.5% fall from north to south. Site survey is included in Appendix A.

As of 02/11/2018 the site contained several single and double storey residential buildings surrounded by timber and blockwork perimeter fencing. The southern portion of the site (#18) contains a grass and bitumen surface with permeable chain wire fencing along the western and eastern boundaries which previously provided vehicle access between Doncaster Avenue and Randwick Racecourse (now Light Rail Stabling Yard).

Based on photographic records received on 03/10/2019 the site has been cleaned and all the buildings demolished, except the 12 Doncaster Avenue Heritage building.

Photographs of the site are included in Appendix D.

1.3 Proposed Development

The proposed Student accommodation development consist of:

- Residential student accommodation units
- Internal communal areas
- Underground basement parking
- External communal areas (courtyards)

Architectural drawings of the development have been prepared by Hayball Architects (dated 27/09/2019 – Ground Floor Plan).

The proposed student accommodation development will impact existing flow paths within the site and requires modelling and investigation of the impacts to neighbouring properties. Also, the proposed new building and basement car park is required to comply with Randwick City Council Flood Planning Level requirements as per Councils DCP requirements (Development Control Plan 2013).

2 DATA USED

The following data was used to undertake this flood risk assessment:

- Topographical survey plan (07/05/2014) – Appendix A
- Flood advice certificate provided by Randwick City Council (16/10/2018) – Appendix B
- Randwick City Council Development Control Plan (2013)
- The Kensington Centennial Park Floodplain Risk Management Study TUFLOW flood model (provided by Council on 30/10/2018 and re-issued with some amendments on 12/12/2018)
- Latest LiDAR data downloaded from ELVIS (Elevation and Depth – Foundation Spatial Data) (captured in 2013-04)

2.1 Council TUFLOW Model

The proposed development was discussed with Council in October 2018 to determine available data and requirements for the flood risk assessment. As part of the *Kensington - Centennial Park Floodplain Risk Management Study* (02/2019) a TUFLOW hydraulic model was developed which is currently being used by Council to nominate flood levels in the area. The flood model incorporates recent changes to infrastructure in the catchment, including the Light Rail Stabling Yard, and new methodology based on the recommendations in the 2016 edition of Australian Rainfall and Runoff (ARR 2016).

The TUFLOW model was provided by Council on 30 October 2018 for use in this study. BG&E carried out a high level review of the model in the vicinity of the site and was able to re-run the baseline scenario to reproduce the design flood levels shown on Council's flood certificate for the site (refer Appendix B). Two issues with the model were identified and reported to Randwick Council Flood engineers:

- The newly constructed flood storage and conveyance structure under the Light Rail Stabling Yard was not incorporated in the TUFLOW model which has a significant influence on flow distribution upstream of the site. The finished surface level of the Stabling Yard was incorporated into the TUFLOW model which results in a blockage to flow paths and flood storage areas directly upstream of the site.
- Buildings which have been demolished within the Stabling Yard area were still present in the model which results in further blockage to flow paths upstream of the site.

These issues were discussed with Council's flood engineer (Sebastien Le Coustumer). A revised TUFLOW model was re-issued to BG&E on 12 December 2018. The latest model does not reproduce the same flood levels as Council's flood certificate for the site. Flood levels at the northern portion of the site are lower in the latest TUFLOW model and equal to or higher at the southern portion of the site (#18).

The following data has been used to inform the development:

- Flood Planning Levels (FPLs) for the development have been based on the nominated design flood levels shown on Council's flood certificate for the site. These levels have been used to advise architects on finished floor levels (FFLs) of the building ground floor and ramp levels to the basement car park to comply with Council's DCP.
- Potential impacts to existing flood behaviour has been based on the latest TUFLOW model provided on 12 December 2018 which incorporates the latest model amendments and better represents the Stabling Yard and flow distribution around the site.

3 FLOOD BEHAVIOUR

Council's latest TUFLOW model was used to simulate baseline flooding under the current day scenario. Flood mapping for the 1% annual exceedance probability (AEP) event is shown in Figure 1 in Appendix C. Council's flood related development controls are based on the 1% AEP design flood event which forms the basis for this assessment. Information relating to other flood events is included in Council's flood certificate (Appendix B).

3.1 Flood Levels

Flood levels for the development summarised in Table 3.1. FPL's have been based on the flood levels shown in Council's flood certificate for the site. While Council's flood related development controls are based on the 1% AEP flood event, Probable Maximum Flood (PMF) level is 30.82 mAHD based on the *Kensington – Centennial Park Flood Study* (2013) which is approximately 1.6 m higher than the 1% AEP flood level. Updated PMF level has not been provided by council and it is still based on older ARR1987 methodology. The PMF is the largest flood that could conceivably occur.

Property	1% AEP Flood Level (Flood Certificate – Appendix B) [mAHD]	1% AEP Flood Level (based on revised Council's baseline TUFLOW model result files) [mAHD]
4-8 Doncaster Avenue	29.21	28.90
10 Doncaster Avenue	28.77	28.83
12 Doncaster Avenue	28.71	28.81
14 Doncaster Avenue	28.66	28.78
16 Doncaster Avenue	28.66	28.78
18 Doncaster Avenue	28.65	28.78

Table 3.1 – Baseline Flood Levels

3.2 Flood Depths

1% AEP flood depths across the site range from 0.6 m at the northern boundary to 0.7 m to the south of the site (based on flood certificate levels). PMF flood depths range from 2.2 to 2.3m.

3.3 Flood Velocities

1% AEP flood velocities within the site are less than 1 m/s. Flood velocities of around to 2 m/s (up to 2.6 m/s at the junction of Alison Road and Doncaster Avenue) are shown to occur along Doncaster Avenue which conveys flow from Alison Road in a southerly direction.

4 FLOOD RISK MANAGEMENT

Requirements for flood risk management within the City of Randwick are outlined in Section 5 Part B8 of the *Randwick Comprehensive Development Control Plan 2013* (DCP). Relevant controls for the development are addressed in the following sections. Full architectural drawings are included in Appendix E.

4.1 Floor Levels

Clause 5.3 requires building floor levels for residential developments to be at or above the 1% AEP flood level plus 0.5 m freeboard.

The 1% AEP flood level for the site varies between 29.71 mAHD at the northern end of the site and 29.51 mAHD at the southern end of the site. The proposed FFL for the main new building ground floor is 29.71 mAHD (29.51mAHD for Lounge/Study, Lobby/Reception and Admin rooms). This provides 0.5 m freeboard to the 1% AEP design flood level which meets the requirement of Clause 5.3.

The existing heritage building (10-12 Doncaster Avenue) has an existing ground floor FFL of 28.56 mAHD (door sill level is 28.59). This FFL is fixed by the existing building and can't be changed due to its heritage status. The 1% AEP flood level is 28.77 mAHD and the 5% AEP flood level is 28.50 mAHD. However, the entrance to this building is from the Doncaster Avenue side, which has a 1% AEP flood level of 28.70 mAHD. The existing FFL is above the 5% AEP flood level, but 140 mm below the 1% AEP flood level. In the event floodwaters enter the building, occupants can evacuate to the upper floor and shelter-in-place in the communal area of the building.

4.2 Basement Car Parking

Clause 5.5 requires the high point of driveway entries to underground car parks to be at or above the 1% AEP flood level plus 0.3 m freeboard. Any other entrance (evacuation route) should have threshold of at least 0.5m freeboard and at least 0.2m above the car park entry ramp crest.

The 1% AEP flood level varies across the site. For the northern end the 1% AEP flood level is 29.21 mAHD, however, the driveway entry ramp is located to the south of the site where the 1% AEP flood level is 28.65 mAHD. The adopted underground car park driveway entry ramp crest level is 28.96 mAHD which provides 0.3 m freeboard to the 1% AEP flood level at the entry and meets the requirement of Clause 5.5. All emergency exits from the basement are via stairwells to the ground floor level which is at least 0.5 m above the 1% AEP flood level and at least 0.2 m above the driveway ramp crest level. All other openings to the basement will be sealed up to the 1% AEP flood level plus 0.5 m freeboard. Appendix E contains architectural drawings, which provide the location and crest level of car park entry ramp.

The 1% AEP flood level from Council's revised flood model is 28.67 mAHD which is 20 mm higher than that shown on the flood certificate and would provide 0.28 m of freeboard to the driveway crest.

4.3 Flood Evacuation

Clause 5.6 states that the development must provide for the safety of persons and emergency access during a flood.

While Council's requirements for flood risk management are based on the 1% AEP event, larger flood events can and do occur. The PMF flood level for the site is 30.82 mAHD which is 1.1 m above the ground floor FFL (29.71) and well above the driveway entry ramp threshold to the basement (28.96 mAHD). Internal refuge is available on-site to the first and second floors which are above the PMF level. All emergency exits from the basement will provide access to the ground floor of the main building which is 0.5 m above the 1% AEP flood level, from which pedestrians can access the upper floors. A shelter-in-place strategy is therefore recommended for the development given the nature of flooding around the site. A flood evacuation plan should be prepared for the site prior to occupancy to minimise the risk during a flood.

4.4 Flood Affection

Clause 5.2 states that the development shall not increase flood effects elsewhere for floods up to and including the 1% AEP flood.

Hydraulic modelling of the proposed development has been carried out using Council's TUFLOW model which was adopted for the *Kensington – Centennial Park Flood Risk Management Study* (02/2019) and revised to better represent the Light Rail Stabling Yard (refer Section 2.1). The following tasks were carried out for the 1% AEP flood event:

- Simulate flooding with the site in its current form (baseline scenario, model dated 12 December 2018);
- Simulate flooding with the site in its developed form (development scenario);
- Quantify any increase in flood levels due to the development;
- Incorporate measures to mitigate any unacceptable increase in flood levels.

4.4.1 Baseline Scenario

The following model inputs are relevant to the local flood assessment;

- The TUFLOW model utilised a 2 m grid spacing which is typical for urban areas;
- Old residential buildings on the site (as per site visit on 02/11/2018 and as per council provided baseline model) are represented as complete blockages within the model. Floodwaters are generally conveyed through the site between the existing buildings from east (TfNSW site) to west (Doncaster Avenue). The width of conveyance across the site is approximately 50 m;
- The perimeter timber fences will obstruct the movement of flow through the site. The fences themselves are permeable and would likely be damaged during a 1% AEP flood. A roughness value of $n=0.06$ has been applied to the area within the site to represent these areas (derived from Council model).

4.4.2 Developed Scenario

The proposed development covers the majority of the site with the ground floor level raised 0.5 m above the 1% AEP flood level. The TUFLOW model was initially updated to represent the proposed building as a

complete blockage to flow. Flood levels to the east and north of the building were shown to increase by over 100 mm as flows are diverted around the building towards Doncaster Avenue.

Several measures were incorporated into the development to mitigate increase in flood levels:

- Perimeter fencing will incorporate a low level permeable mesh that extends from ground level to 29.71 mAHN (0.5 m above the 1% AEP flood level);
- Several voids have been incorporated into the basement structure below the ground floor slab which allow floodwater to be conveyed through the site to mimic current flood behaviour. The 1% AEP flood level within the site will incorporate a freeboard to the underside of the ground floor slab, allowing flows to move freely through the structure;
- Permeable coverings to the voids will be provided along the building perimeter to prevent undesirable access. Coverings will incorporate hinges and locks to allow access for maintenance (identical to adjacent TfNSW detention device).
- Dedicated flood transfer areas outside the building footprint, but within the tenement boundary of 4-18 Doncaster Avenue, should be kept clear from planting pods or other obstructions which would restrict water flow or cause potential blockage risk.

Several scenarios were modelled for various void sizes, invert levels and arrangements. The following modelling approach was adopted:

- Closed sections of the building were modelled as complete blockages within the model (Figures 1-4 in Appendix C, grey polygons);
- The voids were modelled within the 2D domain given the 1% AEP flood will have a free surface through these areas. A roughness value $n=0.045$ has been applied. This approach is consistent with the baseline scenario as newly designed voids are expected to have less obstacles compared to baseline.

A total void width of approximately 50 m resulted in flood levels which closely match the baseline scenario. The conveyance width in the site is comparable to the baseline scenario.

1% AEP flood depths for the baseline and developed scenario are shown in Figure 1 in Appendix C. Figure 2 shows 25-40mm backwater against adjacent properties which are approximately flooded by 0.6m depth. Figure 3 presents 1% AEP flood levels for the developed case scenario.

4.4.3 Blockage Discussion

There is a potential for flows to be obstructed through the void areas due to:

- The permeable coverings along the building perimeter. These coverings will be mostly open;
- Collection of debris at the inlet. The perimeter fences along the northern, eastern, and southern boundary of the site will incorporate a low level permeable mesh which is likely to collect the majority of debris prior reaching the building itself.

Currently permeable timber fences are located along the boundary of the majority of the site which will also obstruct flow through the site. It is expected that any blockage potential due to the development will be comparable to the current scenario.

4.4.4 Precedence

A meeting was held with John Flanigan (Council Development Engineer Coordinator) and Sebastien Le Coustumer (Council Drainage Engineer) on 4 December 2015 to discuss the development (previous proposed development of residential apartment building). Council provided support in principal for the proposed risk flood management measures.

The construction of a void(s) within the building/structure to convey floodwaters has been utilised on similar developments at TfNSW site adjacent to the proposed development also in number of buildings in Parramatta located within the Clay Cliff Creek floodplain, including:

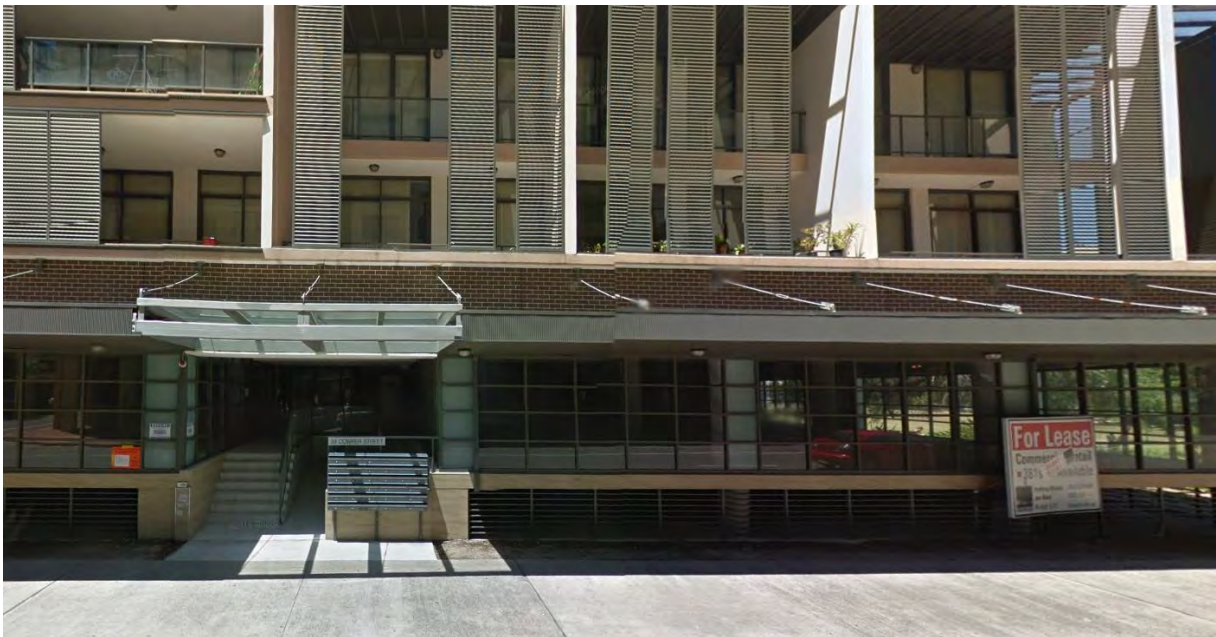


Photo 1 – 39 Cowper Street, Parramatta



Photo 2 – 40 Cowper Street, Parramatta

Topographical Survey

Council Flood Certificate (16/10/2018)

File No: F2012/00106

Doc No: D03325130

Tuesday, 16 October 2018

|||||

Blue Sky Alternative Investments Limited
Level 46 111 Eagle Street
BRISBANE CITY QLD 4000

Dear Edan Norris,

RE: 4-18 DONCASTER AVENUE, Kensington 2033

I refer to your recent application for a flood report. Flooding advice is provided as follows.

Property Details

Title Refs:	Lot 2 Sec 30 DP 5549, Lot 3 Sec 30 DP 5549, Lot 1 DP 1094702, Lot 1 DP 974821, Lot 1 DP 1033442, Lot 1 DP 981704, LOT 51 DP 2905 SUBJ TO CROSS EA, Lot 52A DP 400051, LOT 52B DP 400051 SUBJ TO CROSS EA, Lot 53 DP 2905
Address	4-18 DONCASTER AVENUE, Kensington 2033

Calculated Flood Level and Flood Depth

Flood event	Flood Level					
	4-8 Doncaster Avenue	10 Doncaster Avenue	12 Doncaster Avenue	14 Doncaster Avenue	16 Doncaster Avenue	18 Doncaster Avenue
1% AEP Flood	29.21m AHD	28.77m AHD	28.71m AHD	28.66m AHD	28.66m AHD	28.65m AHD
5% AEP Flood	28.93m AHD	28.50m AHD	28.37m AHD	28.33m AHD	28.32m AHD	28.32m AHD

Refer to glossary for definitions

The residential flood planning level for 4-8 Doncaster Avenue is 29.71m AHD.

The residential flood planning level for 10 Doncaster Avenue is 29.27m AHD.

The residential flood planning level for 12 Doncaster Avenue is 29.21m AHD.

The residential flood planning level for 14 Doncaster Avenue is 29.16m AHD.

The residential flood planning level for 16 Doncaster Avenue is 29.16m AHD.

The residential flood planning level for 18 Doncaster Avenue is 29.15m AHD.

<p>English</p> <p>If you need help to understand this letter, please come to Council's Customer Service Centre and ask for assistance in your language or you can contact the Telephone Interpreter Service (TIS) on 131 450 and ask them to contact Council on 1300 722 542.</p>	<p>Greek</p> <p>Αν χρειάζεστε βοήθεια για να καταλάβετε αυτή την επιστολή, παρακαλείστε να έρθετε στο Κέντρο Εξυπηρέτησης Πελατών της Δημαρχίας (Council Customer Service Centre) και να ζητήσετε βοήθεια στη γλώσσα σας ή τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διερμηνέων (Telephone Interpreter Service — TIS) τηλ. 131 450 και να ζητήσετε να επικοινωνήσουν με τη Δημαρχία τηλ. 1300 722 542.</p>	<p>Italian</p> <p>Se avete bisogno di aiuto per capire il contenuto di questa lettera, recatevi presso il Customer Service Centre del Municipio dove potrete chiedere di essere assistiti nella vostra lingua; oppure mettetevi in contatto con il Servizio Telefonico Interpreti (TIS) al 131 450 e chiedete loro di mettersi in contatto col Municipio al 1300 722 542.</p>
<p>Croatian</p> <p>Ako vam je potrebna pomoć da biste razumjeli ovo pismo, molimo dodite u Općinski služni centar za klijente (Council's Customer Service Centre) i zatražite pomoć na svom jeziku, ili možete nazvati Telefonsku službu tumača (TIS) na 131 450 i zamoliti njih da nazovu Općinu na 1300 722 542.</p>	<p>Spanish</p> <p>A la persona que necesite ayuda para entender esta carta se le ruega venir al Centro de Servicios para Clientes [Customer Service Centre] de la Municipalidad y pedir asistencia en su propio idioma, o bien ponerse en contacto con el Servicio Telefónico de Intérpretes ["TIS"], número 131 450, para pedir que le comuniquen con la Municipalidad, cuyo teléfono es 1300 722 542.</p>	<p>Vietnamese</p> <p>Nếu quý vị không hiểu lá thư này và cần sự giúp đỡ, mời quý vị đến Trung Tâm Dịch Vụ Hướng Dẫn Khách Hàng của Hội Đồng Thành Phố (Council's Customer Service Centre) để có người nói ngôn ngữ của quý vị giúp hay quý vị có thể liên lạc Dịch Vụ Thông Dịch qua Điện Thoại (TIS) ở số 131 450 và yêu cầu họ liên lạc với Hội Đồng Thành Phố (Council) ở số 1300 722 542.</p>
<p>Polish</p> <p>Jeśli potrzebujesz pomocy w zrozumieniu treści tego pisma, przyjdź do punktu obsługi klientów (Customer Service Centre) przy Radzie Miejskiej i poproś o pomoc w języku polskim, albo zadzwoń do Telefonicznego Biura Tłumaczy (Telephone Interpreter Service — TIS) pod numer 131 450 i poproś o skontaktowanie się z Radą Miejską (Council) pod numerem 1300 722 542.</p>	<p>Indonesian</p> <p>Jika Anda memerlukan bantuan untuk memahami surat ini, silakan datang ke Pusat Pelayanan Pelanggan (Customer Service Centre) Pemerintah Kotamadya (Council) dan mintalah untuk bantuan dalam bahasa Anda, atau Anda dapat menghubungi Jasa Juru Bahasa Telepon (Telephone Interpreter Service - TIS) pada nomor 131 450 dan meminta supaya mereka menghubungi Pemerintah Kotamadya pada nomor 1300 722 542.</p>	<p>Turkish</p> <p>Bu mektubu anlamak için yardıma ihtiyacınız varsa, lütfen Belediye'nin Müşteri Hizmetleri Merkezi'ne gelip kendi dilinizde yardım isteyiniz veya 131 450'den Telefonla Tercüme Servisi'ni (TIS) arayarak onlardan 1300 722 542 numaradan Belediye ile ilişkiye geçmelerini isteyiniz.</p>
<p>Hungarian</p> <p>Amennyiben a levél tartalmát nem érti és segítségre van szüksége, kérjük látogassa meg a Tanácsház Ügyfél Szolgálatát (Customer Service Centre), ahol magyar nyelven kaphat felvilágosítást, vagy hívja a Telefon Tölmács Szolgálatot (TIS) a 131 450 telefonszámon és kérje, hogy kapcsolják a Tanácsházat a 1300 722 542 telefonszámon.</p>	<p>Czech</p> <p>Jestliže potřebujete pomoc při porozumění tohoto dopisu, navštivte prosím naše Středisko služeb pro veřejnost (Council's Customer Service Centre) a požádejte o poskytnutí pomoci ve vaší řeči anebo zavolejte Telefonní tlumočnickou službu (TIS) na tel. číslo 131 450 a požádejte je, aby oni zavolali Městský úřad Randvičů na tel. číslo 1300 722 542.</p>	<p>Arabic</p> <p>إذا أردت مساعدة لفهم هذه الرسالة، نرجوكم الحضور إلى مركز خدمة عملاء المجلس وأطلب المساعدة في لغتك، أو يمكنك الاتصال بخدمة الترجمة الهاتفية (TIS) على هاتف رقم 131 450 وأطلب منهم الاتصال بالمجلس على رقم 1300 722 542.</p>
<p>Chinese</p> <p>如果你需要人幫助你了解這封信的內容，請來市政會顧客服務中心要求翻譯服務，或者與電話傳譯服務（TIS）聯繫，號碼是131 450。請他們幫助你打電話給市政會，號碼是1300 722 542。</p>	<p>Russian</p> <p>Если Вам требуется помощь, чтобы разобраться в этом письме, то, пожалуйста, обратитесь в Муниципальный Центр Обслуживания Клиентов и попросите оказать Вам помощь на Вашем языке или же Вы можете позвонить в Телефонную Службу Переводчиков (TIS) по номеру 131 450 и попросить их связаться с Муниципалитетом по номеру 1300 722 542.</p>	<p>Serbian</p> <p>Ako vam treba pomoć da razumete ovo pismo, molimo vas da dođete do Centra za usluge mušterijama pri Opštini (Customer Service Centre) i zamolite ih da vam pomognu na našem jeziku, ili možete nazvati Telefonsku prevodilačku službu (TIS) na 131 450 i zamolite ih da vas povežu sa Opštinom na 1300 722 542.</p>

Hazard and Hydraulic Categorisation

The table below contains hazard and hydraulic categorisation for 4-18 Doncaster Avenue in accordance with the NSW Floodplain Development Manual April 2005.

1% AEP flood hazard	<input type="checkbox"/> Property is categorised as high hazard <input checked="" type="checkbox"/> Part of Property is categorised as high hazard <input checked="" type="checkbox"/> Property is adjacent to a high hazard area (only for 14-16 Doncaster Avenue) <input checked="" type="checkbox"/> Part of Property is categorised as Low hazard <input type="checkbox"/> Property is categorised as low hazard <input type="checkbox"/> Property does not have a hazard categorisation
Hydraulic categorisation	<input checked="" type="checkbox"/> Property is located in a floodway <input type="checkbox"/> Part of Property is located in a floodway <input checked="" type="checkbox"/> Property is located in a flood storage area <input type="checkbox"/> Part of Property is located in a flood storage area <input type="checkbox"/> Property is located in a flood fringe <input checked="" type="checkbox"/> Part of Property is located in flood fringe (only for 4-12 Doncaster Avenue)

Source of Flooding Information

Kensington Centennial Park Floodplain Risk Management Study and Plan 2018

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Council's flooding information indicates that a whole or part of the properties is located within at least one of the exclusionary categories in Clause 3.36C (2) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and therefore complying development may not be permitted.

The minimum habitable floor level under Clause 3.36C (3) (a) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is:

- 1% AEP flood plus 0.5m freeboard

Council policy regarding flooding

The Randwick City Council Flooding Advice and Flood Related Development Controls Policy sets out flood planning levels and development principles for these properties.

Validity

This report is valid for a period of six months from the date of issue. It should be noted that flood studies, legislation, manuals and policy documents may change in the future. Changes to these documents or the built form may impact on the information provided.

Verification

Prepared by:



Angela Peyiotis

Checked by:



Stephen Audet

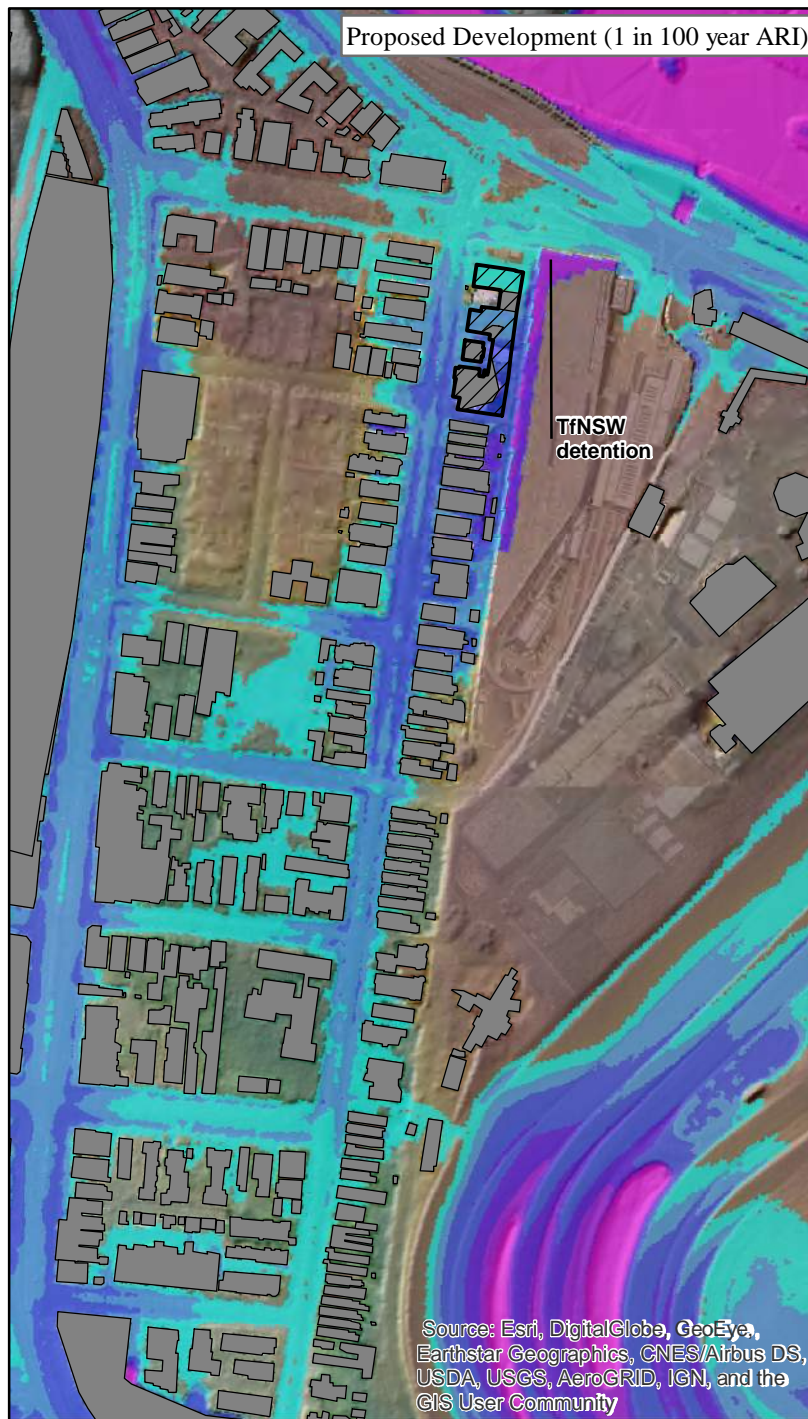
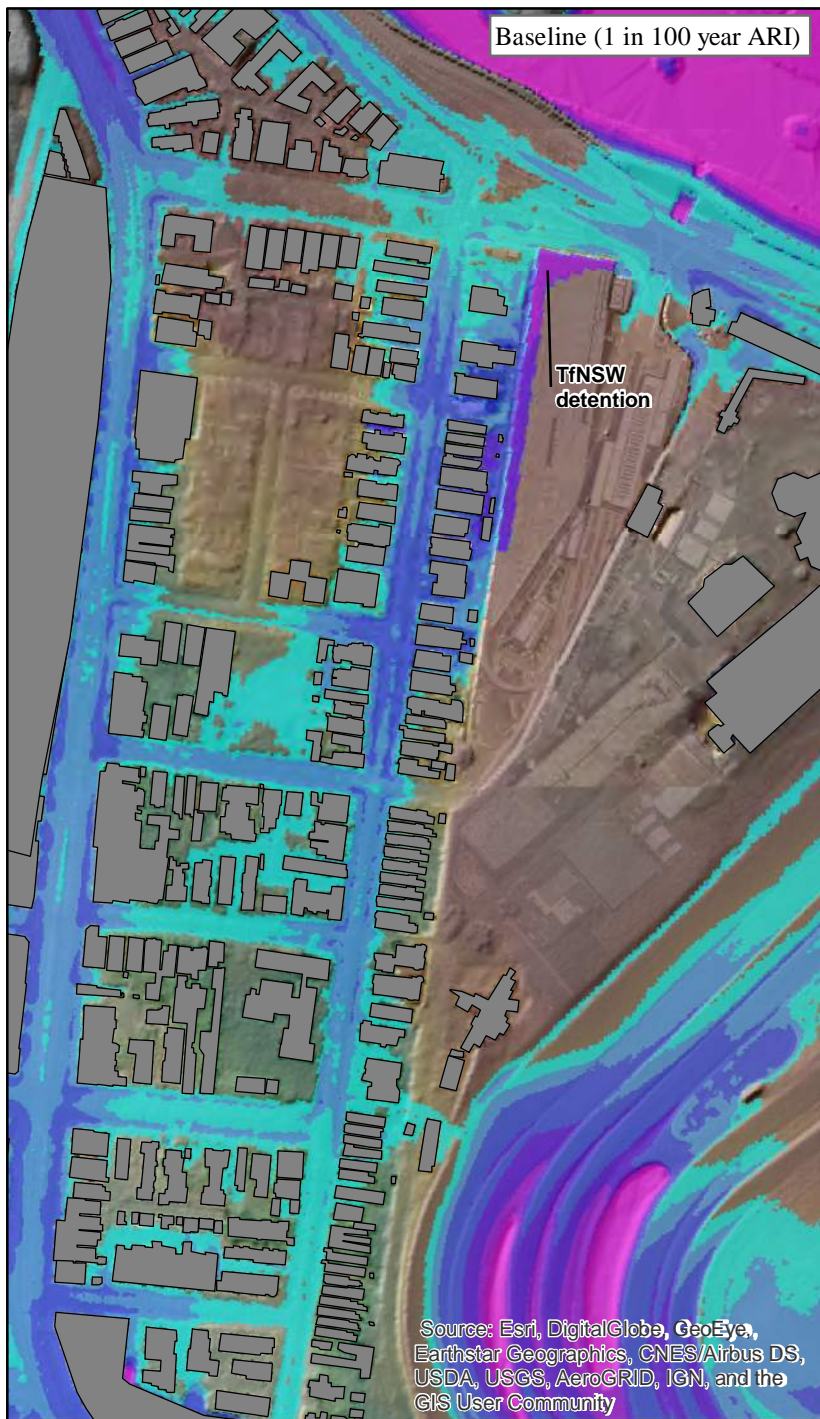
Glossary



AHD	Australian Height Datum is a common national surface level datum approximately corresponding to mean sea level.
1% AEP flood	The 1% Annual Exceedance Probability flood has a 1% (1:100) probability of occurring in any given year. This flood is also known as 1 in 100, 100yr ARI or Q100.
5% AEP flood	The 5% Annual Exceedance Probability flood has a 5% (1:20) probability of occurring in any given year. This flood is also known as 1 in 20, 20yr ARI or Q20.
High Hazard Categorisation*	Possible danger to personal safety; evacuation by trucks difficult; able-bodied adults would have difficulty in wading to safety; potential for significant structural damage to buildings.
Low Hazard Categorisation*	Should it be necessary, trucks could evacuate people and their possessions; able-bodied adults would have little difficulty in wading to safety.
Floodways*	Those areas where a significant volume of water flows during floods and are often aligned with obvious natural channels. They are areas that, even if only partially blocked, would cause a significant increase in flood levels and/or a significant redistribution of flood flow, which may in turn adversely affect other areas. They are often, but not necessarily, areas with deeper flow or areas where higher velocities occur.
Flood storage*	Those parts of the floodplain are important for the temporary storage of floodwaters during the passage of flood. If the capacity of a flood storage area is substantially reduced by, for example, the construction of levees or by landfill, flood levels in nearby areas may rise and the peak discharge downstream may be increased. Substantial reduction of the capacity of a flood storage area can also cause a significant redistribution of flood flows.
Flood fringe*	The remaining area of land affected by flooding, after floodway and flood storage areas have been defined.

* Source – NSW Floodplain Development Manual April 2005







* Note: Flooding related development controls are applicable to all land that is below the 1% AEP flood plus half a metre freeboard.

Figures



-  Proposed Building Outline
-  Buildings (blocking water)

Max. Depth [m]

-  0 - 0.25
-  0.25 - 0.5
-  0.5 - 1.0
-  1.0 - 1.5
-  1.5 - 2.0
-  2.0 - 5.6

0 0.125 0.25 Km

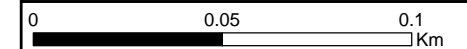
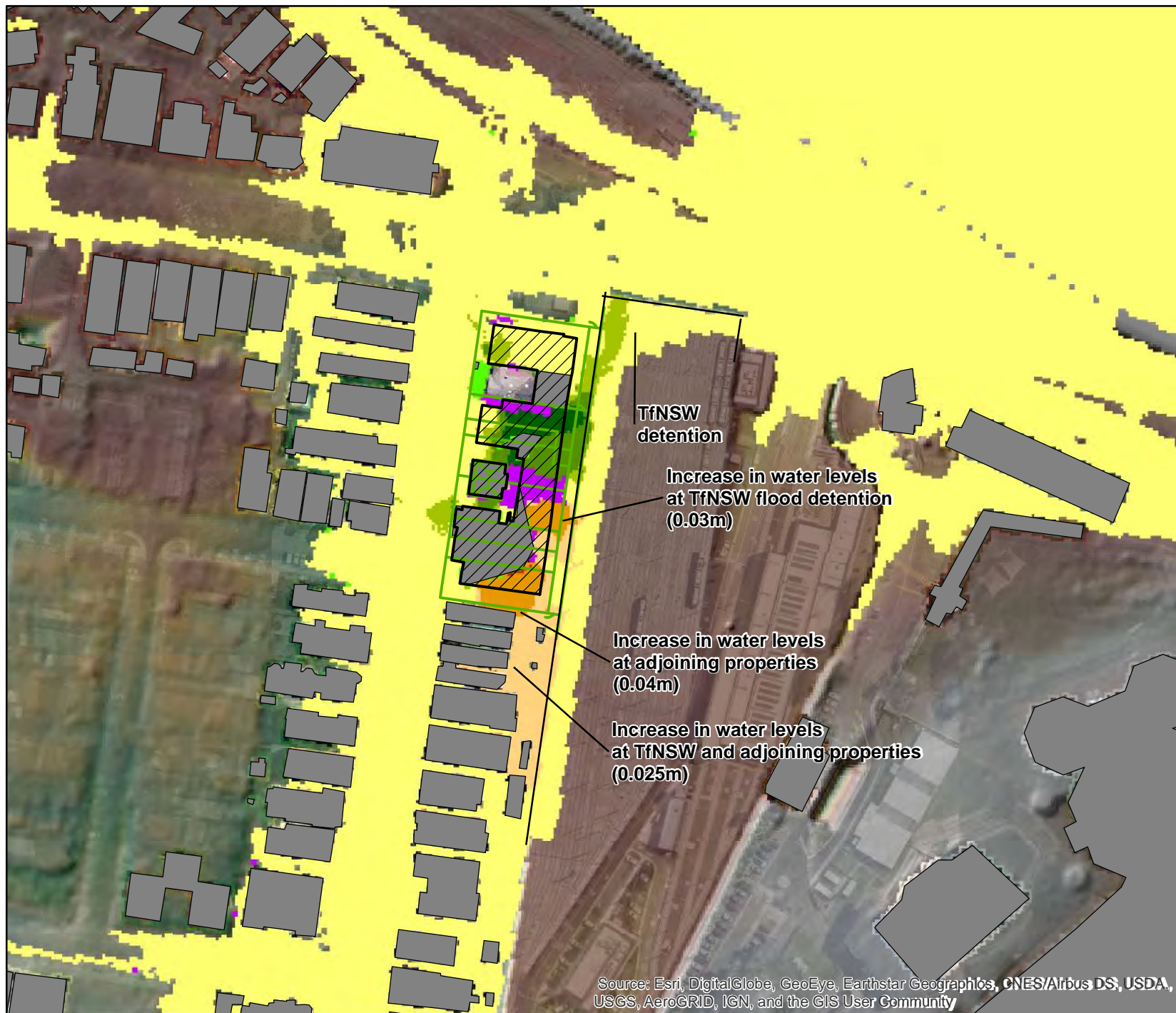
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DRAWN AV
REVIEWED BS
APPROVED BS
DATE 2/10/2019
PROJECT S18360



4-18 DONCASTER AVENUE FLOOD RISK ASSESSMENT

Fig. 01 Maximum Flood Extents and Depth
for 1 in 100 year ARI
(Baseline 950 and Developed Case vOC_02)
DATUM GDA 1994 MGA Zone 56



SCALE 1:2,000 (@ A3)

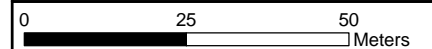
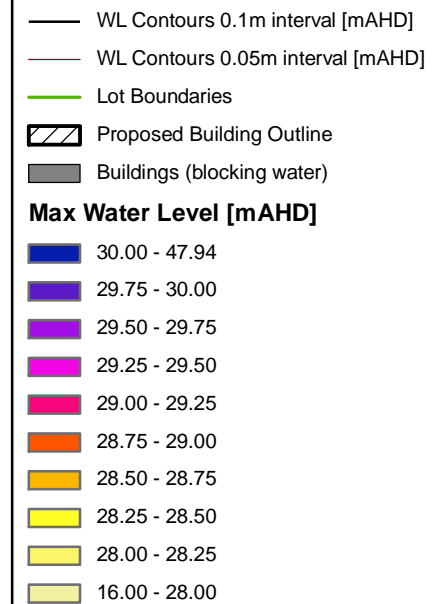
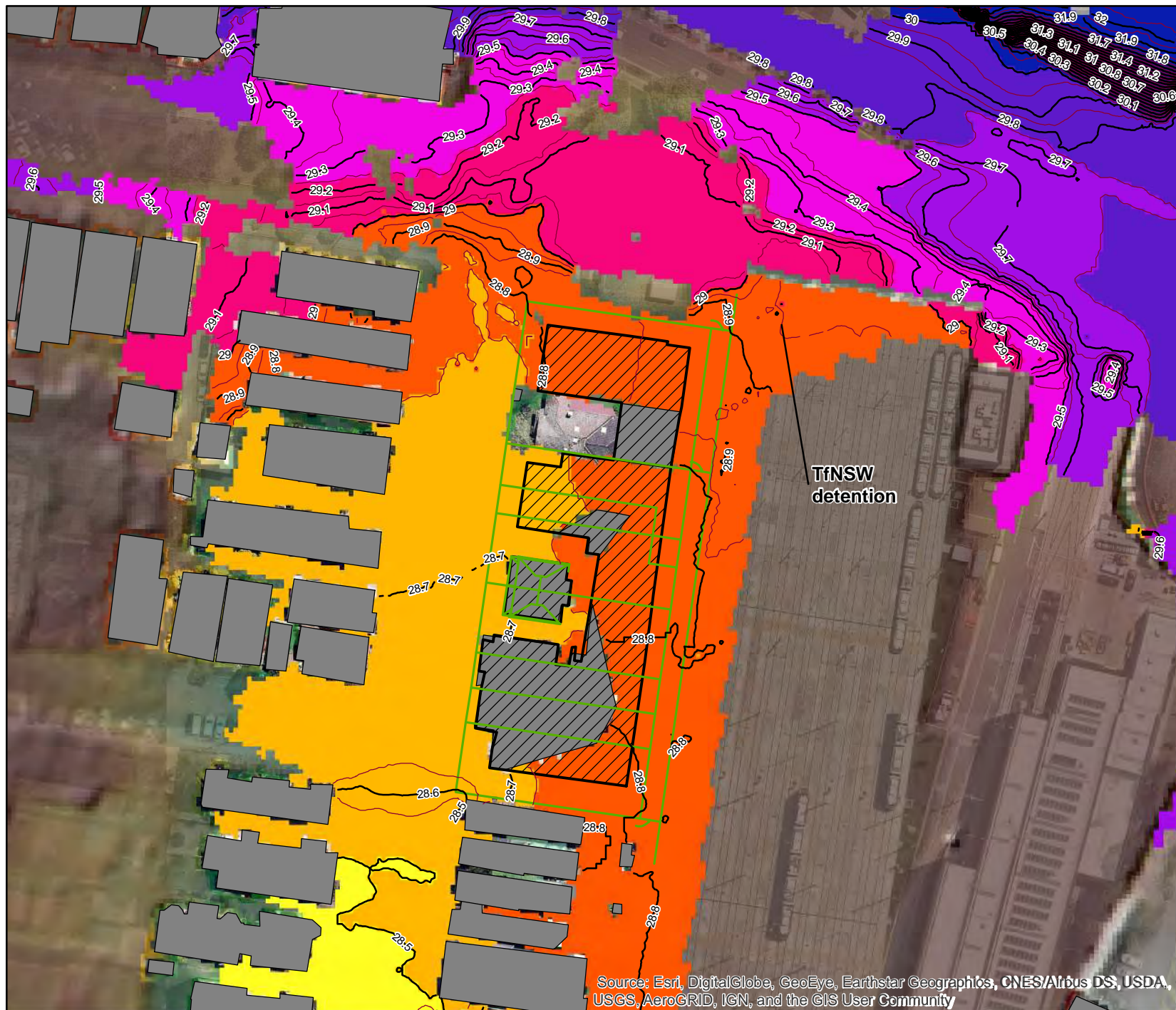
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APPROVED BS
DATE 2/10/2019
PROJECT S18360



4-18 DONCASTER AVENUE FLOOD RISK ASSESSMENT

Fig. 02 Maximum Depth Difference
for 1 in 100 year ARI
(Baseline 950 and Developed Case vOC_02)

DATUM GDA 1994 MGA Zone 56



SCALE 1:1,166 (@ A3)

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 REVIEWED BS
 APPROVED BS
 DATE 2/10/2019
 PROJECT S18360

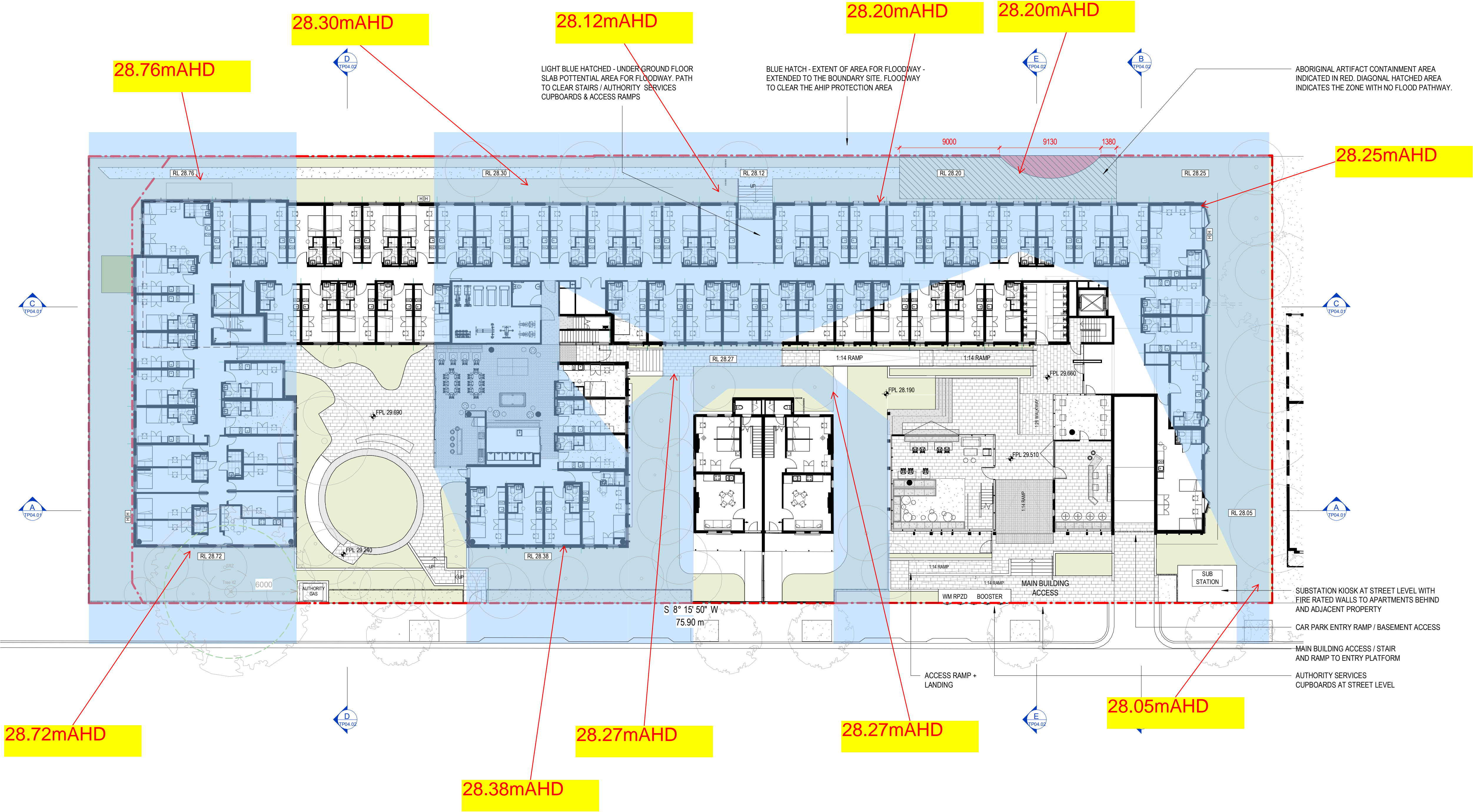


4-18 DONCASTER AVENUE FLOOD RISK ASSESSMENT

Fig. 03 Maximum Water Level
 for 1 in 100 year ARI
 (Baseline 950 and Developed Case vOB_01)

DATUM GDA 1994 MGA Zone 56

BG&E mark-ups: Invert Levels (IL) as modelled in developed case scenario



Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	FS	0 2 4 6 10 m	Rev Date	Description	Melbourne	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644	hayball
4-DONCASTER AVE	GROUND - FLOODWATER	FOR DEVELOPMENT	2309	TP02.06	4	JV,EC	JV,EC	1 200@ A1	1 19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	Sydney	GroundFloor11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9660 9329	
KENSINGTON SYDNEY	CHANNEL LOCATIONS	APPLICATION				30/09/2019 2:32:50 PM			2 24/05/2019	ISSUED FOR COORDINATION	Brisbane	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	
						1 : 200@ A1			3 31/05/2019	REVISED FOR DEVELOPMENT APPLICATION		ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	
									4 30/09/2019	ISSUED FOR COORDINATION			

Site Photographs

PHOTOGRAPHIC RECORD – site visit 02/11/2018



1. View from 18 Doncaster ave. eastwards



2. View to the South along TfNSW easement



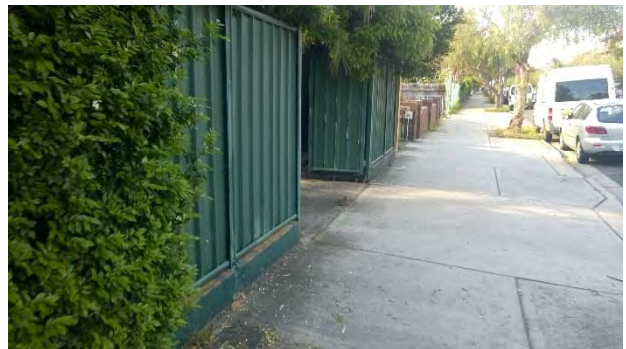
3. View to the North along TfNSW easement



4. View to the South along TfNSW easement, existing wooden fencing



5. View from 18 Doncaster ave. to TfNSW



6. Fencing of 12 Doncaster ave. from Doncaster ave. side



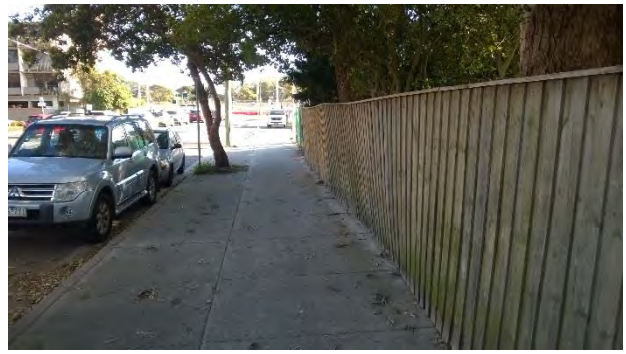
7. 14-16 Doncaster ave. from Doncaster ave. side



8. 4 Doncaster ave. from Doncaster ave. side



9. 4 Doncaster ave. from Doncaster ave. side



10. 4 Doncaster ave. from Doncaster ave. side

PHOTOGRAPHIC RECORD – received from Blue Sky 03/10/2019

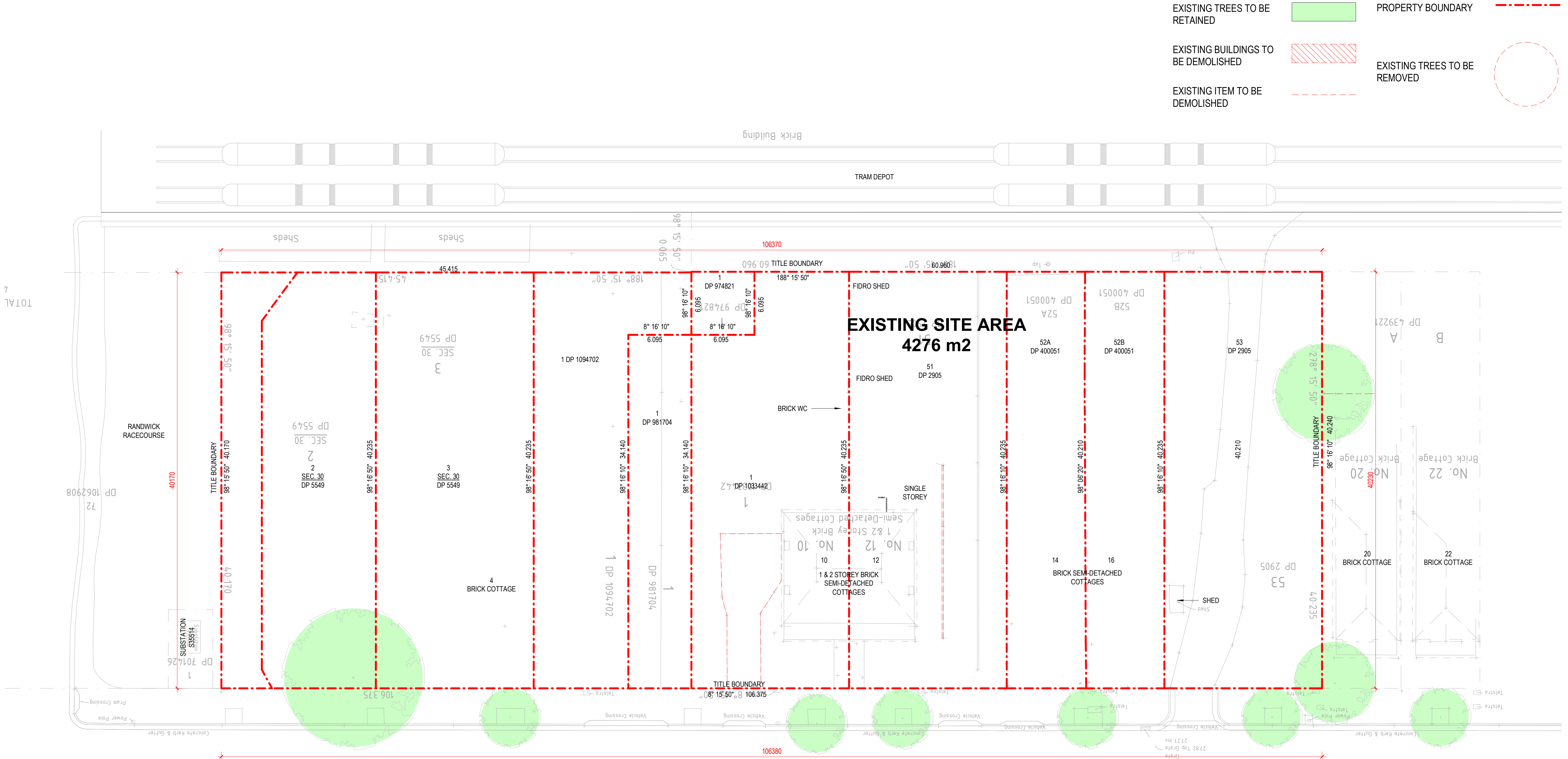


Architectural Drawings

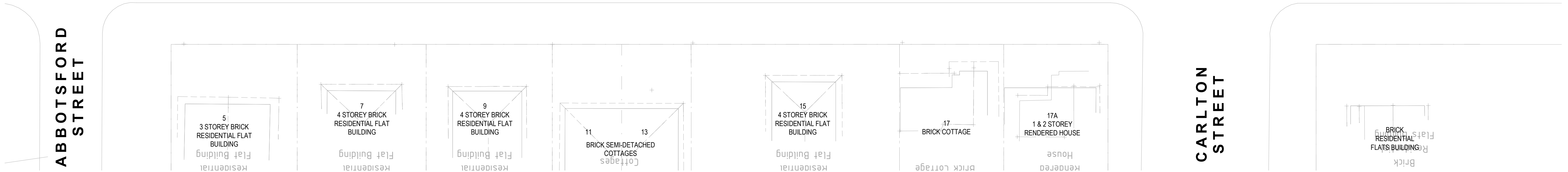
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TP01.02	PROPOSED SITE PLAN	3	31/05/2019
TP02.01	BASEMENT PLAN	4	31/05/2019
TP02.02	GROUND FLOOR PLAN	4	31/05/2019
TP02.03	LEVEL 1 PLAN	4	31/05/2019
TP02.04	LEVEL 2 PLAN	4	31/05/2019
TP02.05	ROOF PLAN	4	31/05/2019
TP02.06	GROUND - FLOODWATER CHANNEL LOCATIONS	3	31/05/2019
TP03.01	ELEVATIONS	3	31/05/2019
TP03.02	PART ELEVATIONS	3	31/05/2019
TP03.03	FLOODWATER CHANNEL LOCATIONS	3	31/05/2019
TP04.01	SECTION A&C	3	31/05/2019
TP04.02	SECTION B, D, E	3	31/05/2019
TP05.01	DEMOLITION FLOOR PLAN-10&12 DONCASTER AVE	3	31/05/2019
TP05.02	DETAIL FLOOR PLANS-10&12 DONCASTER AVE	3	31/05/2019
TP05.03	WEST ELEVATION-10&12 DONCASTER AVE	3	31/05/2019
TP05.04	SOUTH ELEVATION-10&12 DONCASTER AVE	3	31/05/2019
TP05.05	EAST ELEVATION-10&12 DONCASTER AVE	3	31/05/2019
TP05.06	NORTH ELEVATION-10&12 DONCASTER AVE	3	31/05/2019
TP06.01	AREA PLANS GFA	3	31/05/2019
TP06.02	SHADOW DIAGRAMS	3	31/05/2019
TP06.03	SHADOW DIAGRAMS	3	31/05/2019
TP06.04	SHADOW DIAGRAMS	3	31/05/2019
TP06.05	SHADOW STUDY - SOUTHERN INTERFACE - LANDSCAPE	3	31/05/2019
TP06.06	SHADOW STUDY - SOUTHERN INTERFACE - LIVING AREAS	3	31/05/2019
TP06.07	SHADOW STUDY - COMMUNAL ROOM	3	31/05/2019
TP06.08	SHADOW STUDY - WESTERN LANDSCAPE	1	31/05/2019
TP07.01	ROOM TYPES	2	31/05/2019
TP07.02	ROOM TYPES	2	31/05/2019
TP07.03	ROOM TYPES	2	31/05/2019
TP07.04	ROOM TYPES	2	31/05/2019
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TP07.06	ROOM TYPES	1	31/05/2019



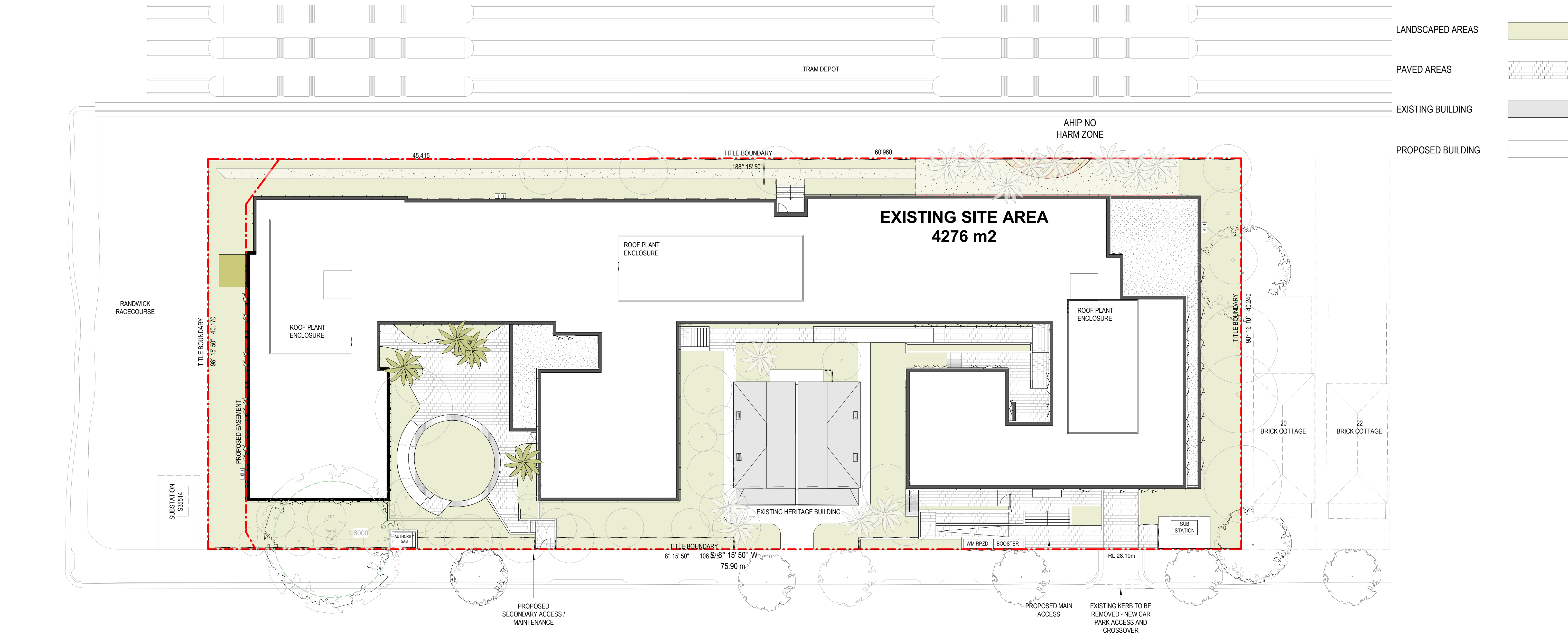
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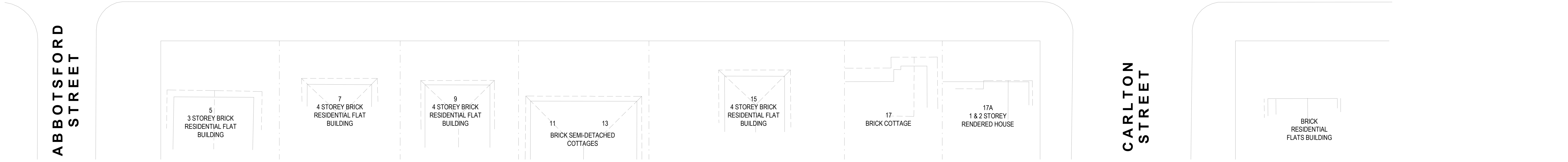
DONCASTER AVENUE SURVEY



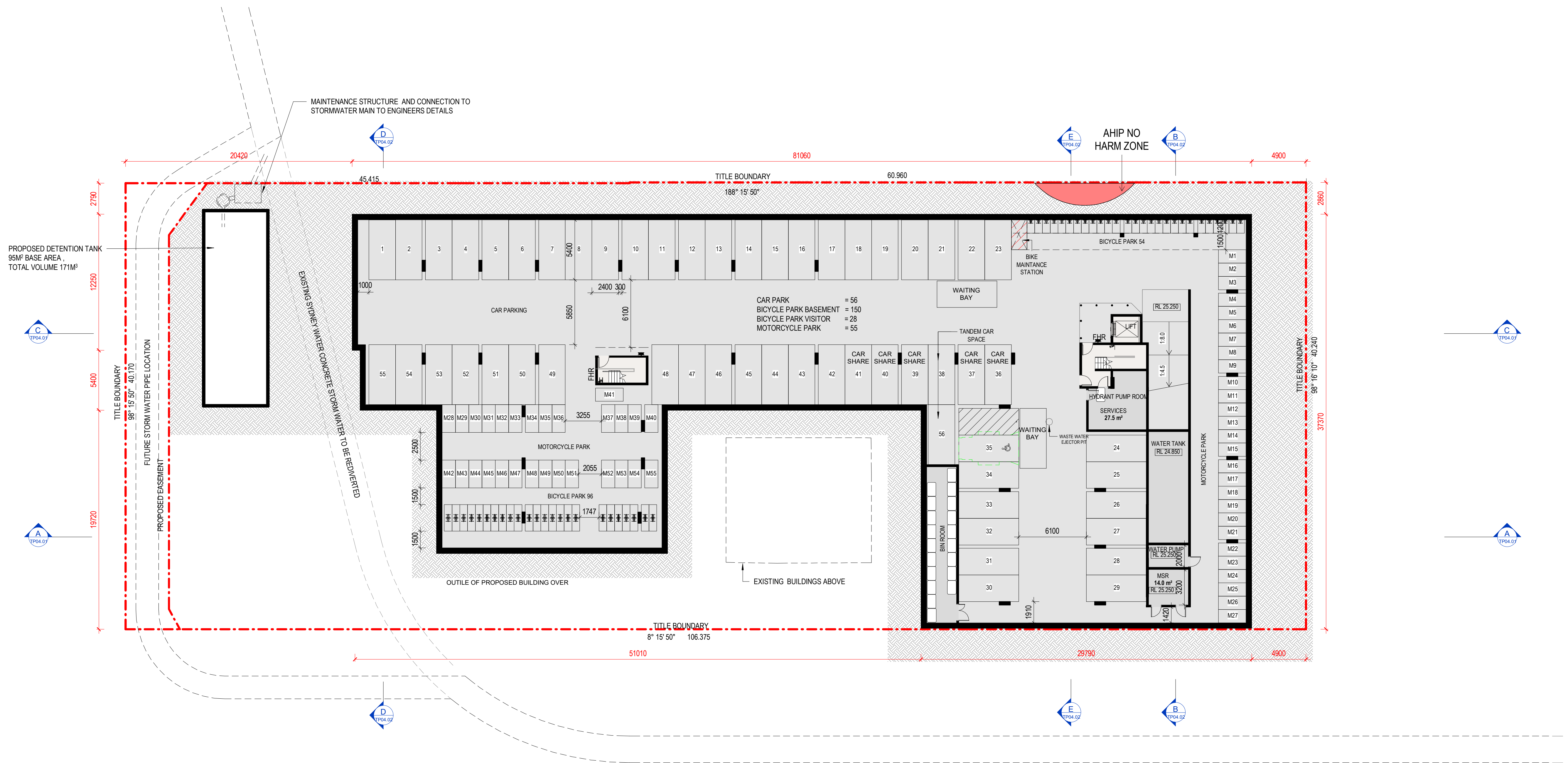
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DONCASTER AVENUE SURVEY

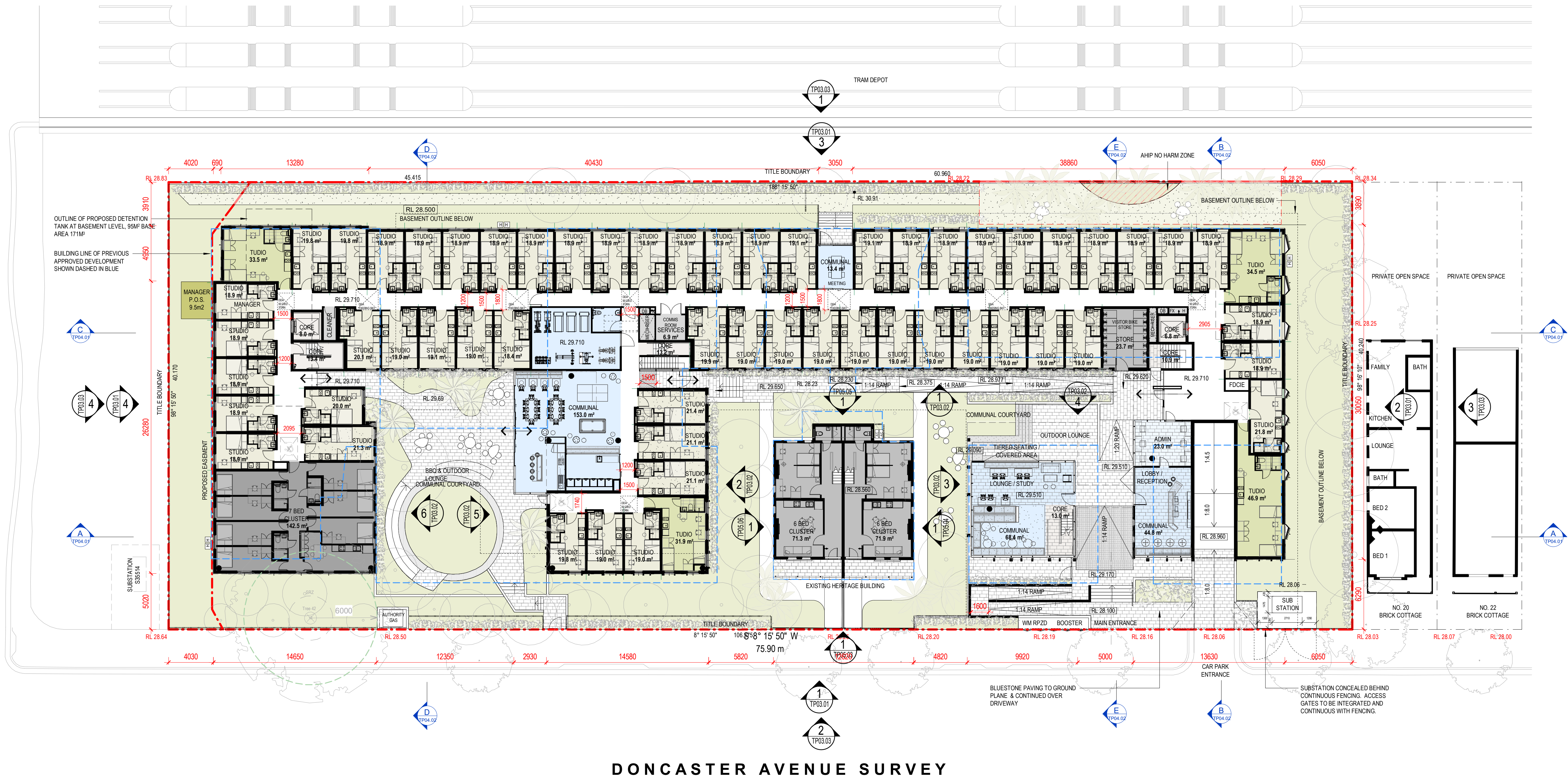


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4-DONCASTER AVE KENSINGTON SYDNEY	BASEMENT PLAN	FOR DEVELOPMENT APPLICATION	2309	TP02.01	7																														

RL EXISTING NATURAL GROUND LEVELS
RL PROPOSED GROUND LEVELS



Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	FS / JY	Rev Date	Description	Melbourne
4-DONCASTER AVE	GROUND FLOOR PLAN	FOR DEVELOPMENT APPLICATION	2309	TP02.02	6	Checked By	EC	1	19/12/2018	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
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								6	27/09/2019	



Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	FS / JY	Rev	Date	Description	Melbourne :
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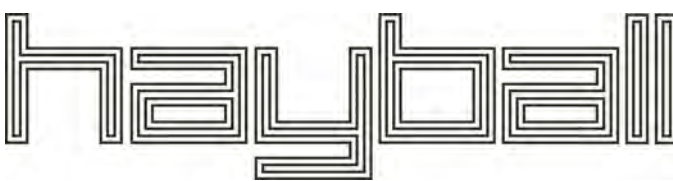


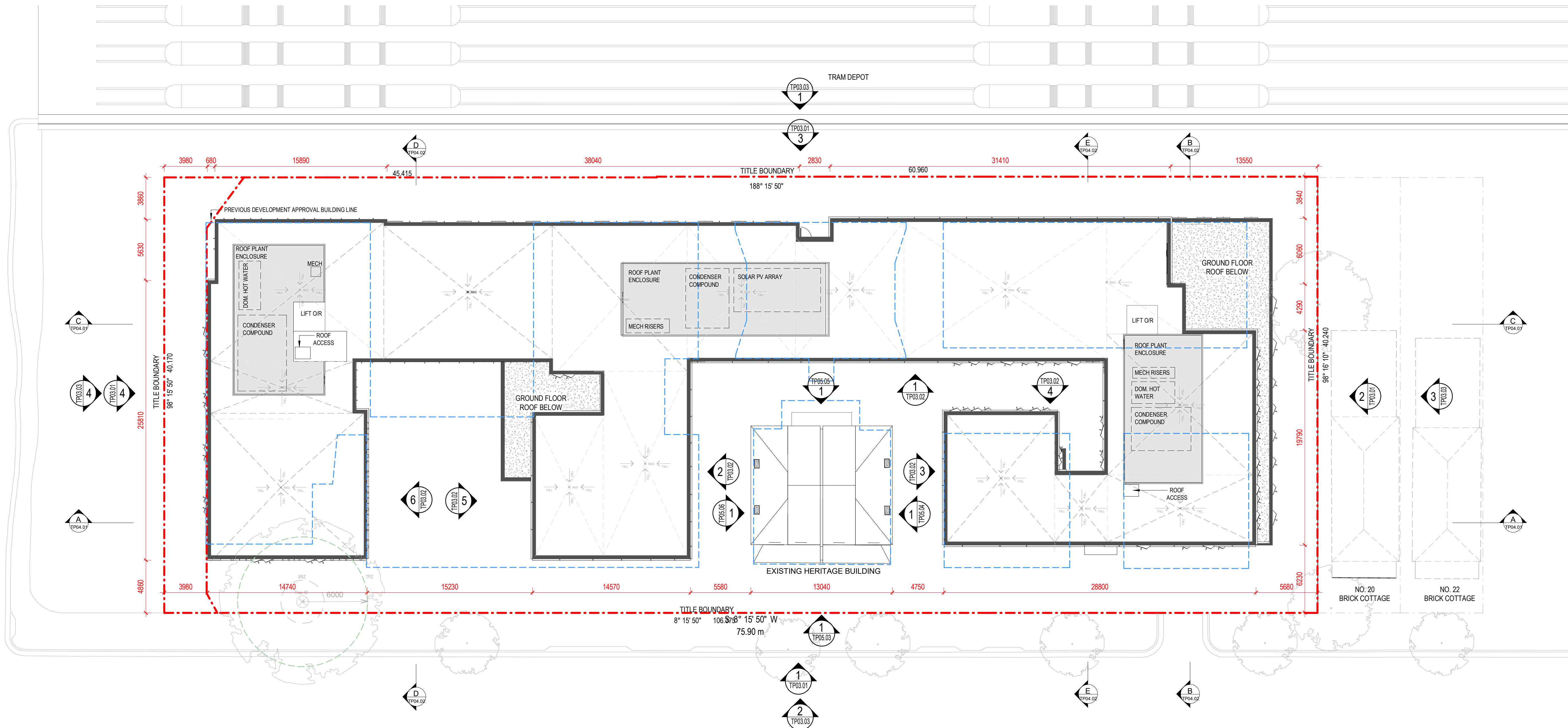
DONCASTER AVENUE SURVEY

ABBOTSFORD STREET

CARLTON STREET

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									4	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028





DONCASTER AVENUE SURVEY

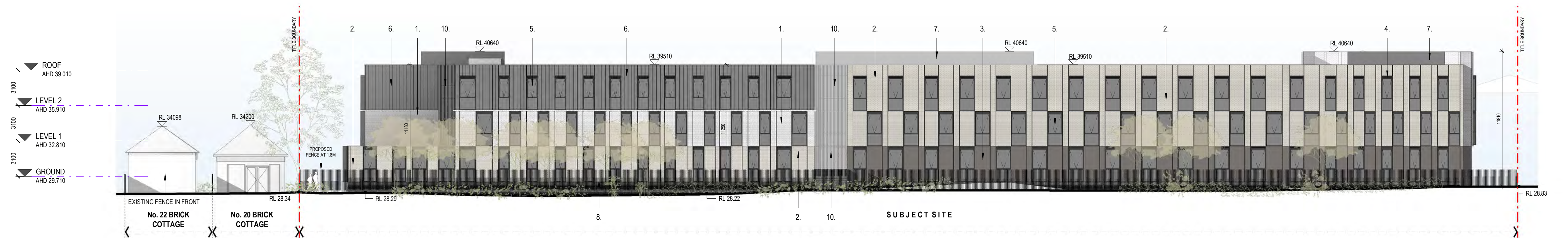
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CARLTON STREET

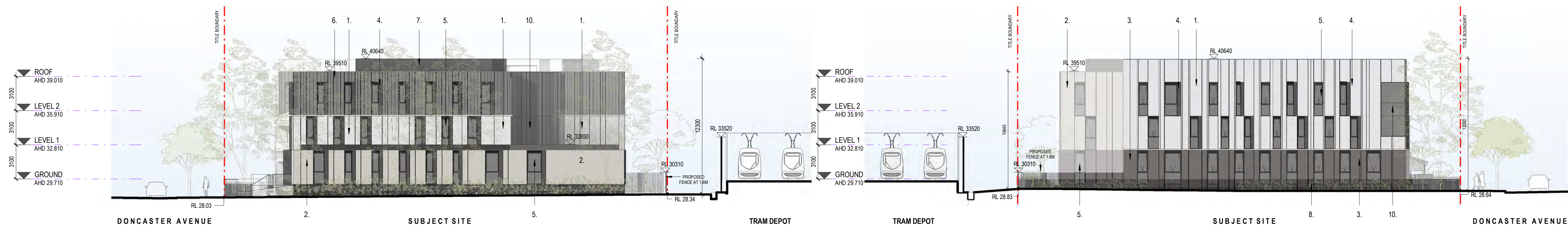
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ELEVATION WEST

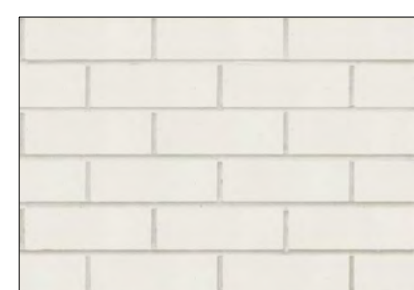


ELEVATION EAST



ELEVATION SOUTH

ELEVATION NORTH



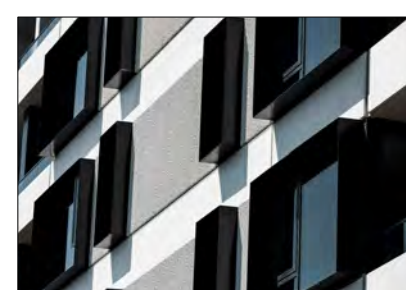
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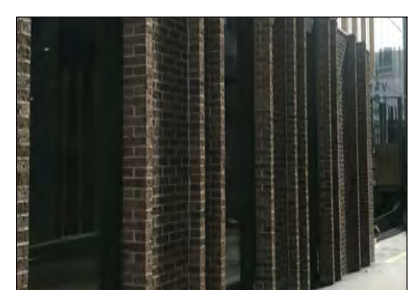
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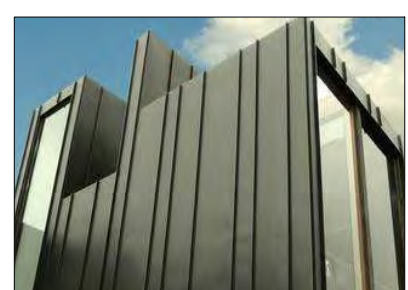
3. AUSTRAL BRICKS BOWRAL DRY PRESSED BOWRAL BLUE



4. POWDER COATED FOLDED ALUMINIUM WITH DULUX DURALLOY, MONUMENT MATT FINISH.



5. GREY BODY TINT GLASS WITH SHADOW BOX SPANDREL PANEL, DULUX DURALLOY MONUMENT MATT FINISH TO FRAMES AND SHROUDS.



6. STANDING SEAM METAL PANEL SYSTEM WITH MONUMENT MATT FINISH.



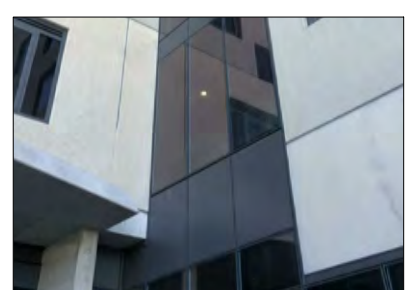
7. FLAT METAL CLADDING MONUMENT MATT FINISH.



8. VERTICAL FIN FENCE WITH MONUMENT MATT FINISH.



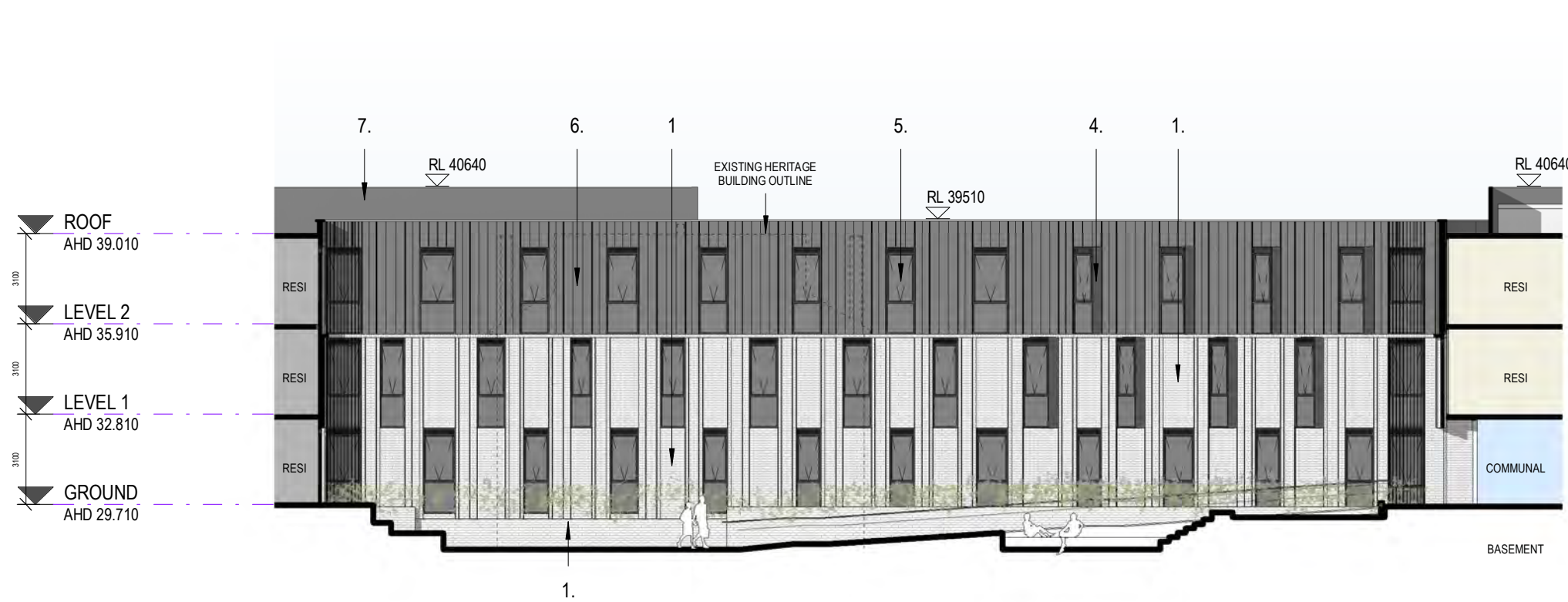
9. CLEAR VISION GLASS.



10. FRONT GLAZED GREY BODY TINT GLASS WITH SHADOW BOX SPANDREL PANEL, DULUX DURALLOY MONUMENT MATT FINISH TO FRAMES.

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	KC,JY,EC,FS	0 2 4 6 10 m	Rev	Date	Description	Melbourne	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
4-DONCASTER AVE	ELEVATIONS	FOR DEVELOPMENT APPLICATION	2309	TP03.01	3	Checked By	JV,EC		1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	Sydney	GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
KENSINGTON SYDNEY						Date Printed	31/05/2019 5:14:46 PM		2	24/05/2019	ISSUED FOR COORDINATION	Brisbane	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
						Scale	1 : 200@ A1		3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	

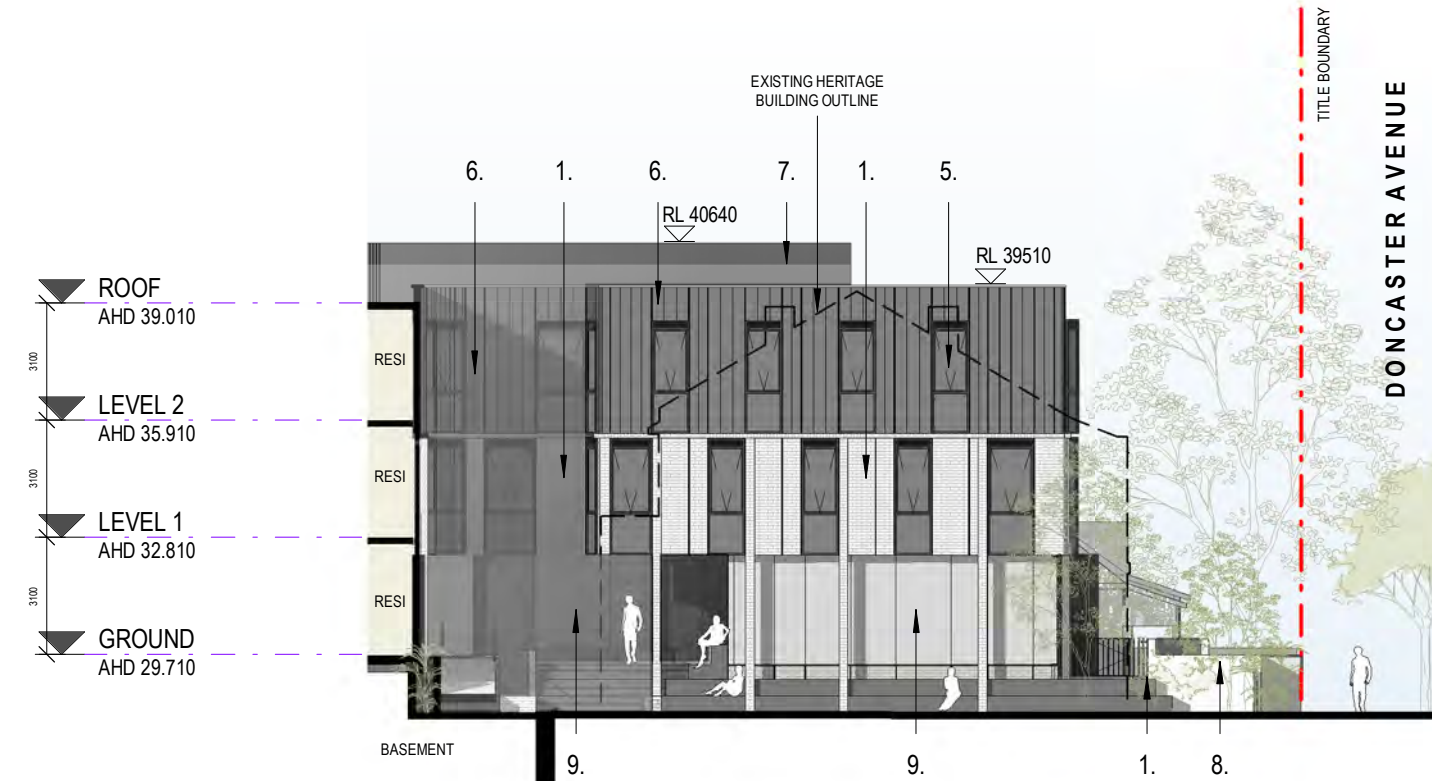




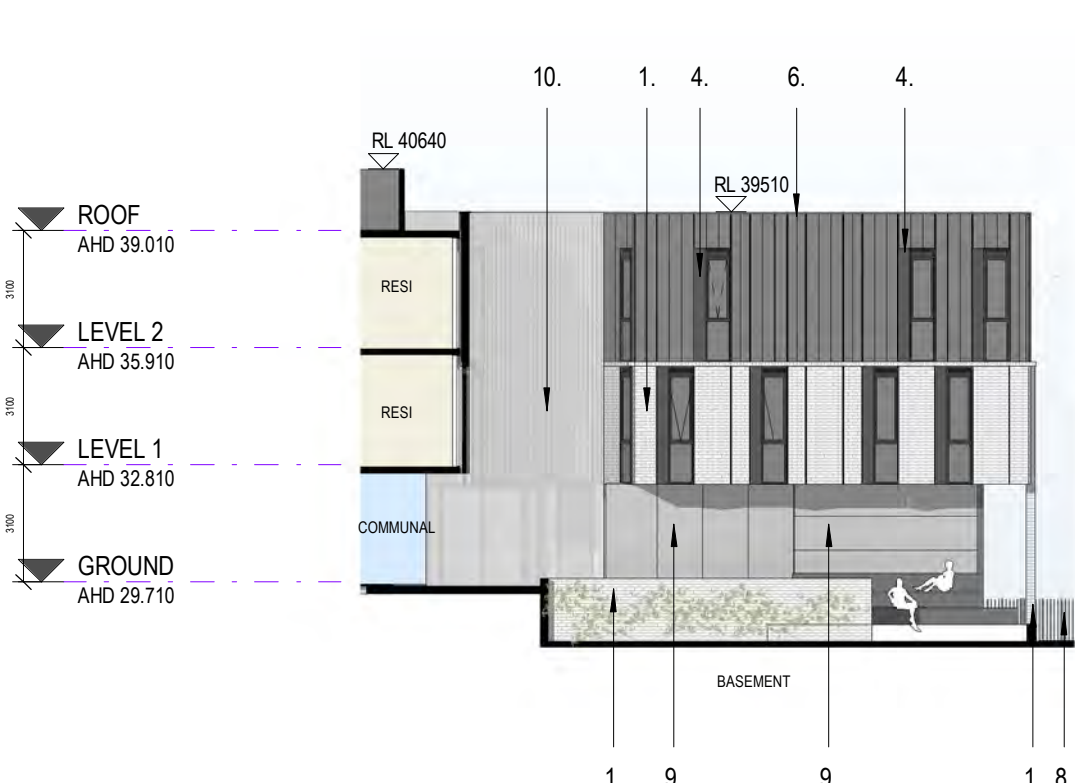
PART ELEVATION 1



PART ELEVATION 2



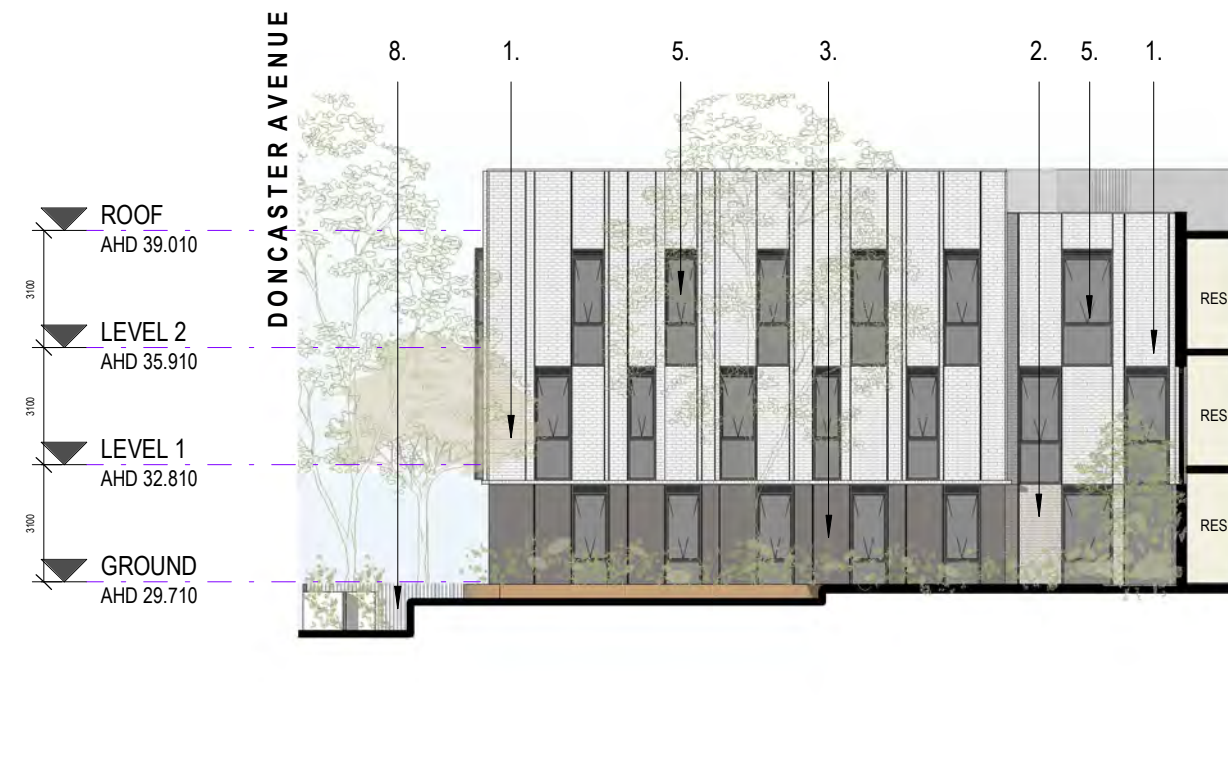
PART ELEVATION 3



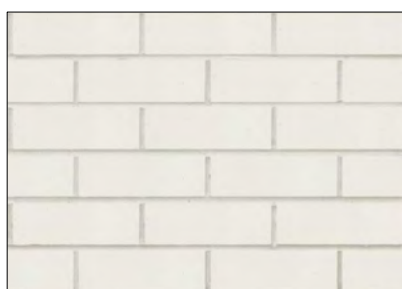
PART ELEVATION 4



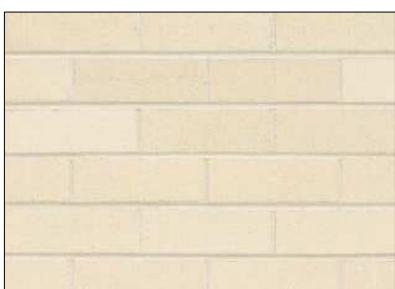
PART ELEVATION 5



PART ELEVATION 6



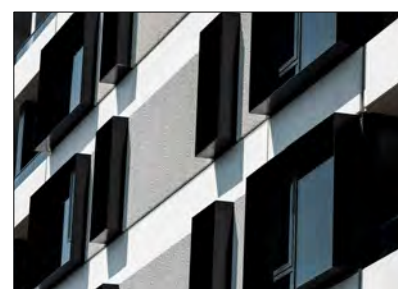
1. AUSTRAL BRICKS LA PALOMA MIRO.



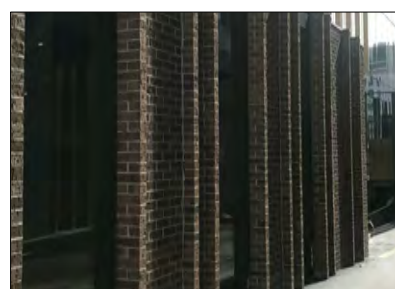
2. AUSTRAL BRICKS BOWRAL DRY PRESSED CHILLINGHAM WHITE



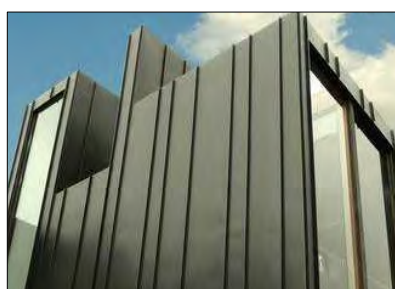
3. AUSTRAL BRICKS BOWRAL DRY PRESSED BOWRAL BLUE



4. POWDER COATED FOLDED ALUMINIUM WITH DULUX DURALLOY, MONUMENT MATT FINISH.



5. GREY BODY TINT GLASS WITH SHADOW BOX SPANDREL PANEL, DULUX DURALLOY MONUMENT MATT FINISH TO FRAMES AND SHROUDS.



6. STANDING SEAM METAL PANEL SYSTEM WITH MONUMENT MATT FINISH.



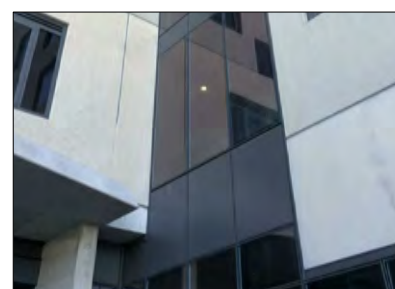
7. FLAT METAL CLADDING MONUMENT MATT FINISH.




8. VERTICAL FIN FENCE WITH MONUMENT MATT FINISH.



9. CLEAR VISION GLASS.

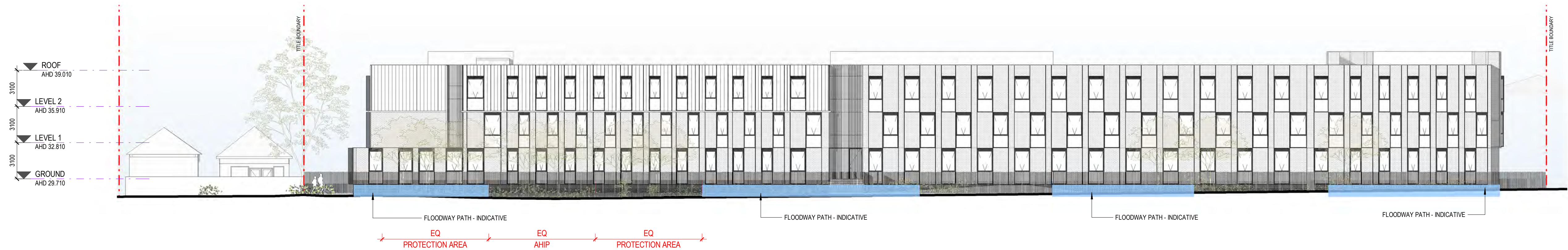


10. FRONT GLAZED GREY BODY TINT GLASS WITH SHADOW BOX SPANDREL PANEL, DULUX DURALLOY MONUMENT MATT FINISH TO FRAMES.

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	KC,JY,EC,FS		Rev	Date	Description	Melbourne :	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644	
4-DONCASTER AVE	PART ELEVATIONS	FOR DEVELOPMENT APPLICATION	2309	TP03.02	3	Checked By	JV,EC		1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	Sydney :	GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329	
KENSINGTON SYDNEY						Date Printed	31/05/2019 5:15:13 PM		2	24/05/2019	ISSUED FOR COORDINATION	Brisbane :	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	
						Scale	1:200 @ A1		3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028		



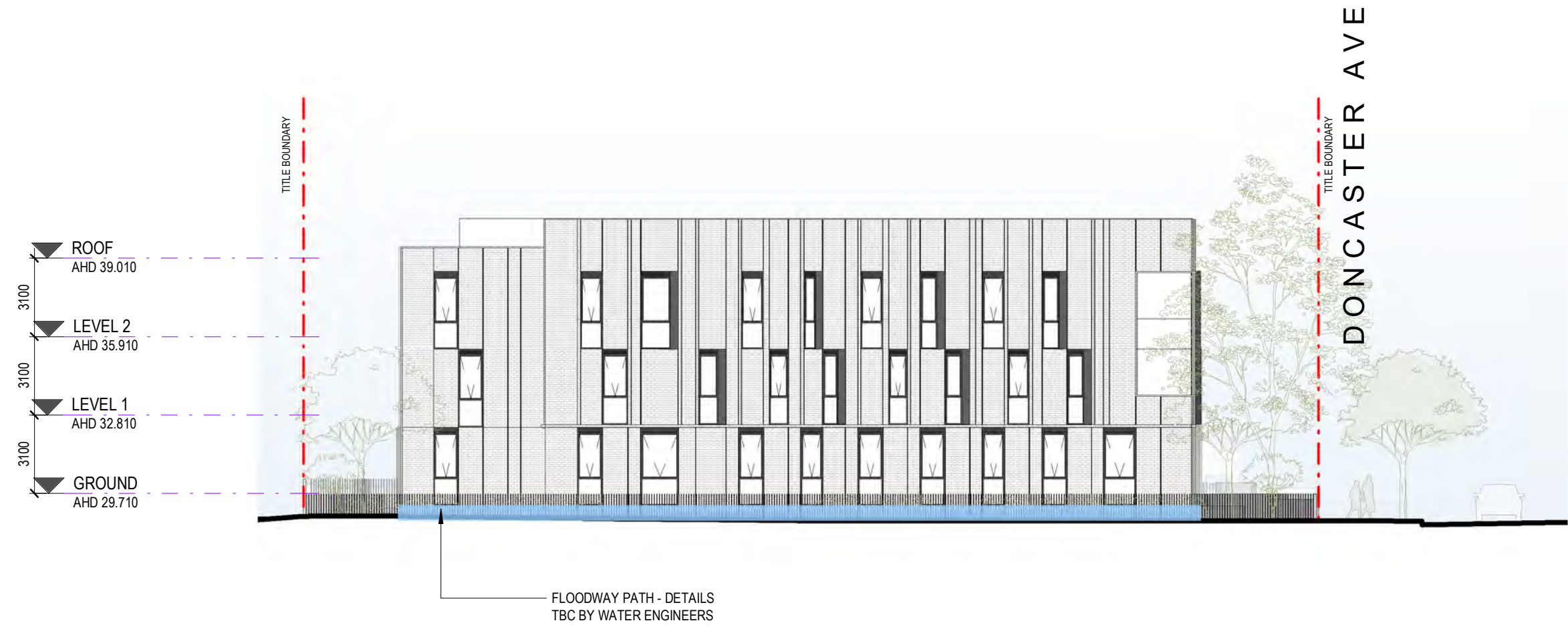
ELEVATION WEST-FLOODWAY



ELEVATION EAST-FLOODWAY

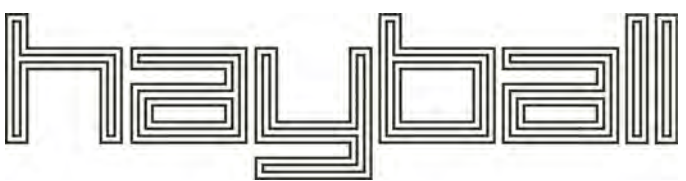


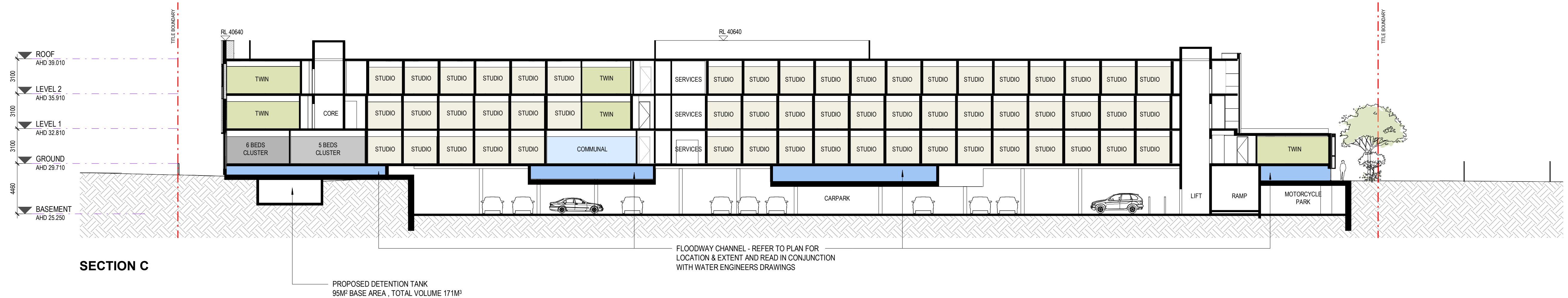
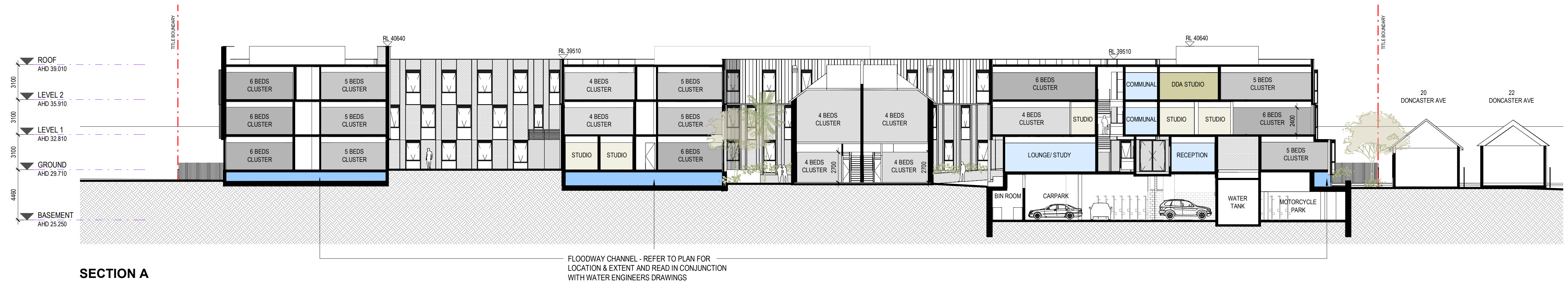
ELEVATION SOUTH-FLOODWAY



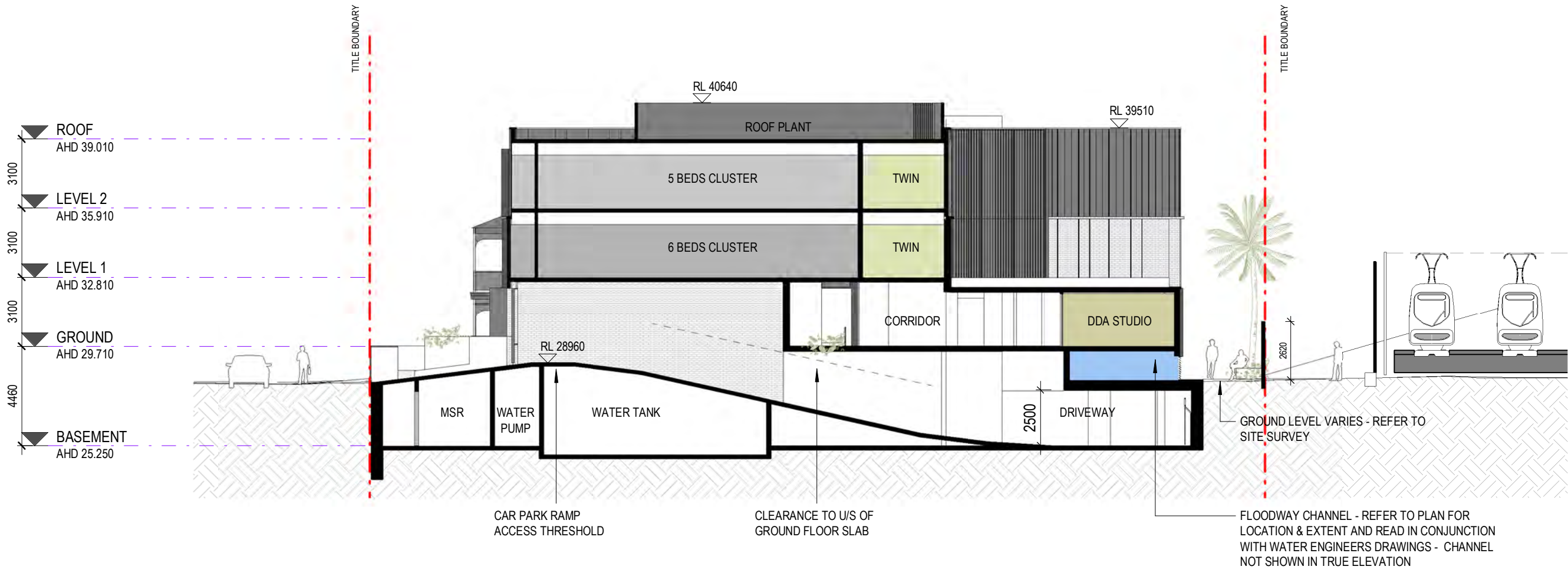
ELEVATION NORTH-FLOODWAY

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	KC,EC,FS	0 2 4 6 10 m	Rev	Date	Description	Melbourne :	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
4-DONCASTER AVE	FLOODWATER CHANNEL LOCATIONS	FOR DEVELOPMENT APPLICATION	2309	TP03.03	3	Checked By	JV,EC		1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	Sydney :	GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
KENSINGTON SYDNEY						Date Printed	31/05/2019 5:16:21 PM		2	24/05/2019	ISSUED FOR COORDINATION	Brisbane :	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
						Scale	1 : 200@ A1		3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	ABN :	84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028





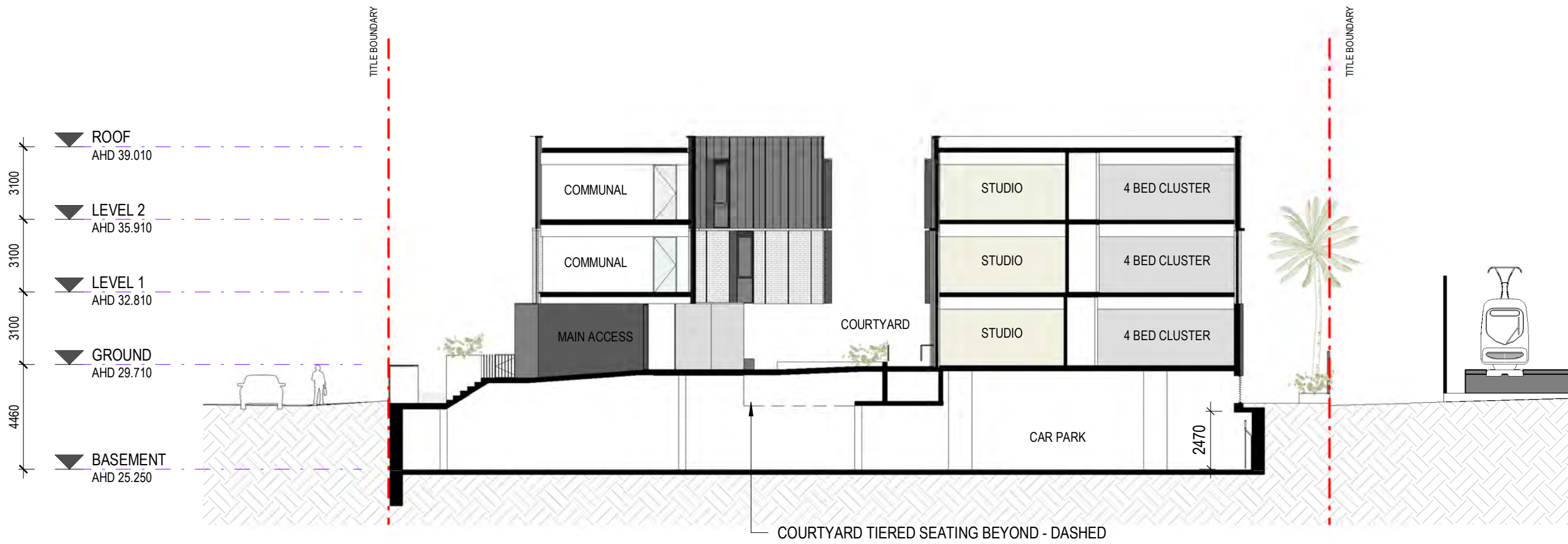
Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Date Printed	Scale	Rev	Date	Description	Melbourne	Sydney	Brisbane	ABN	Richard Leonard	David Tordoff
4-DONCASTER AVE KENSINGTON SYDNEY	SECTION A&C	FOR DEVELOPMENT APPLICATION	2309	TP04.01	3	KC,JY,EC,FS	JV,EC	31/05/2019 5:16:29 PM	1 : 200@ A1	1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644	GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	84006394261 NSW Nominated Architects: Tom Jordan 7521,	7522	8028



SECTION B

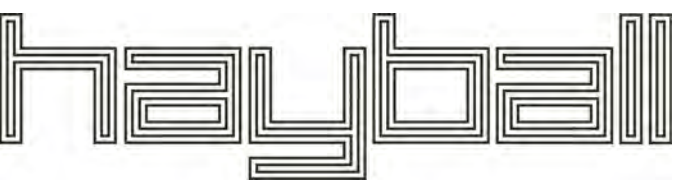


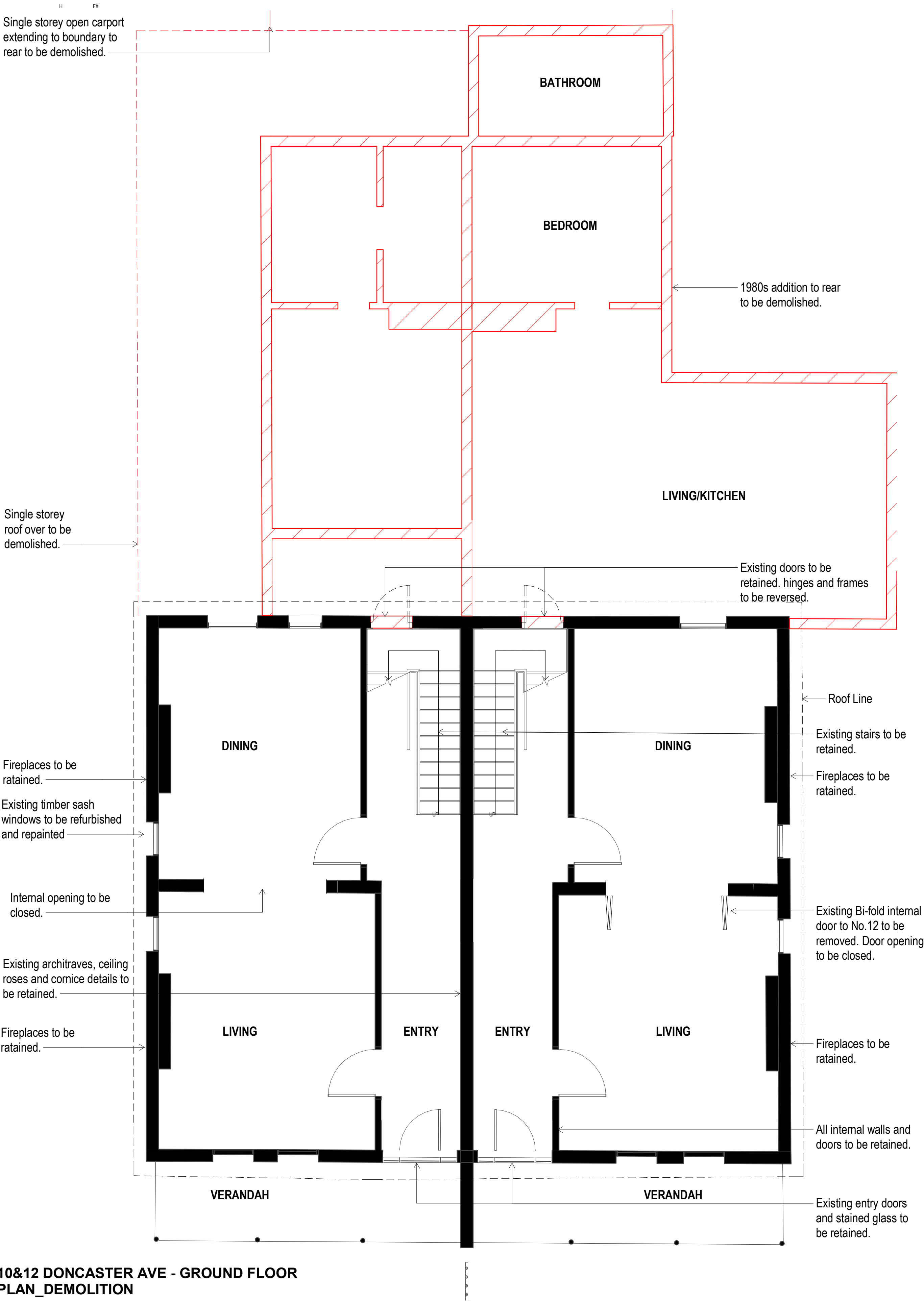
SECTION D



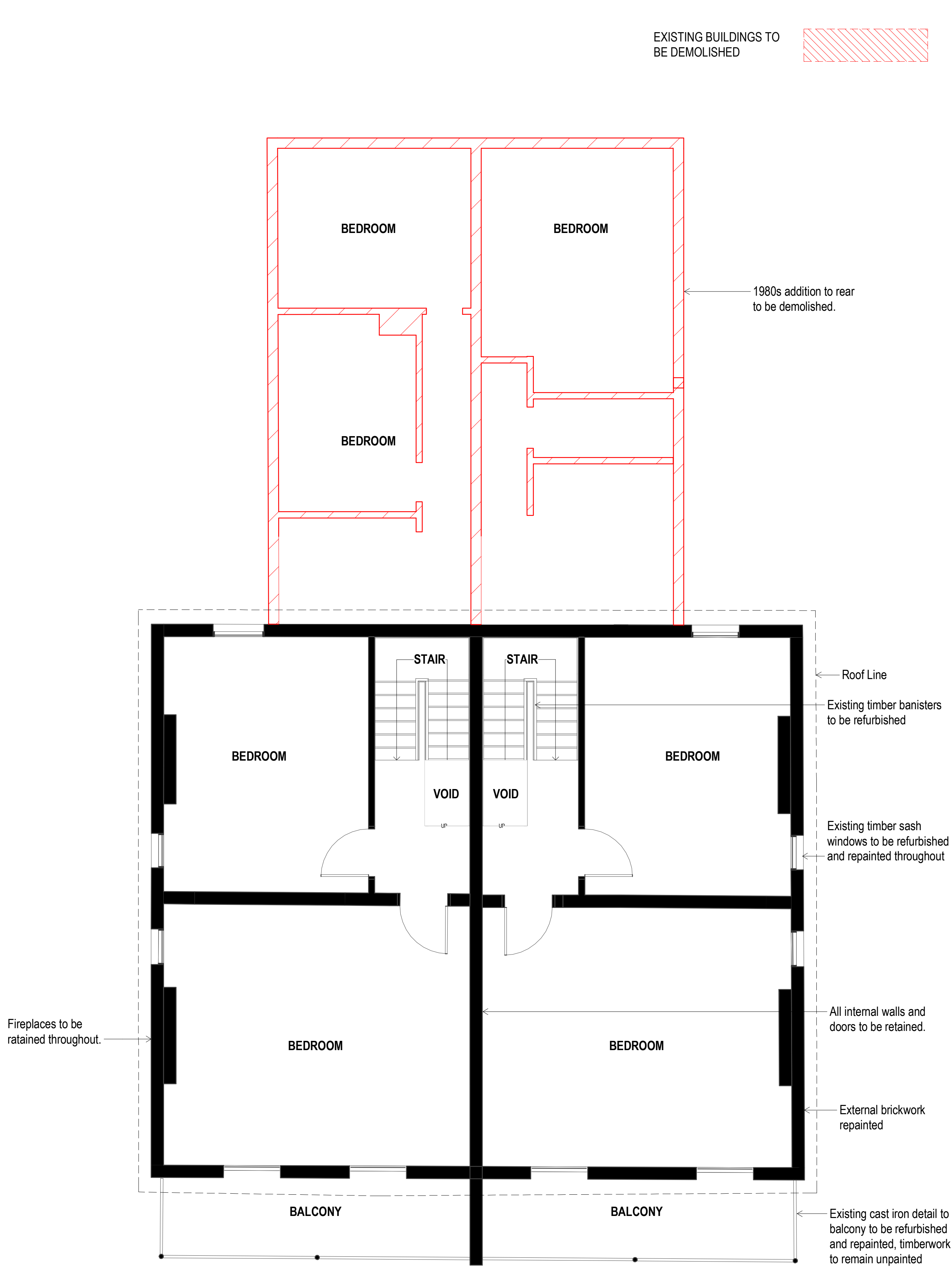
SECTION E

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	KC,EC,FS	0 2 4 6 10 m	Rev	Date	Description	Melbourne :
4-DONCASTER AVE	SECTION B, D, E	FOR DEVELOPMENT APPLICATION	2309	TP04.02	3	Checked By	JV,EC		1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
KENSINGTON SYDNEY						Date Printed	31/05/2019 5:16:38 PM		2	24/05/2019	ISSUED FOR COORDINATION	Sydney : GroundFloor11-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
						Scale	1 : 200@ A1		3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
												ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028





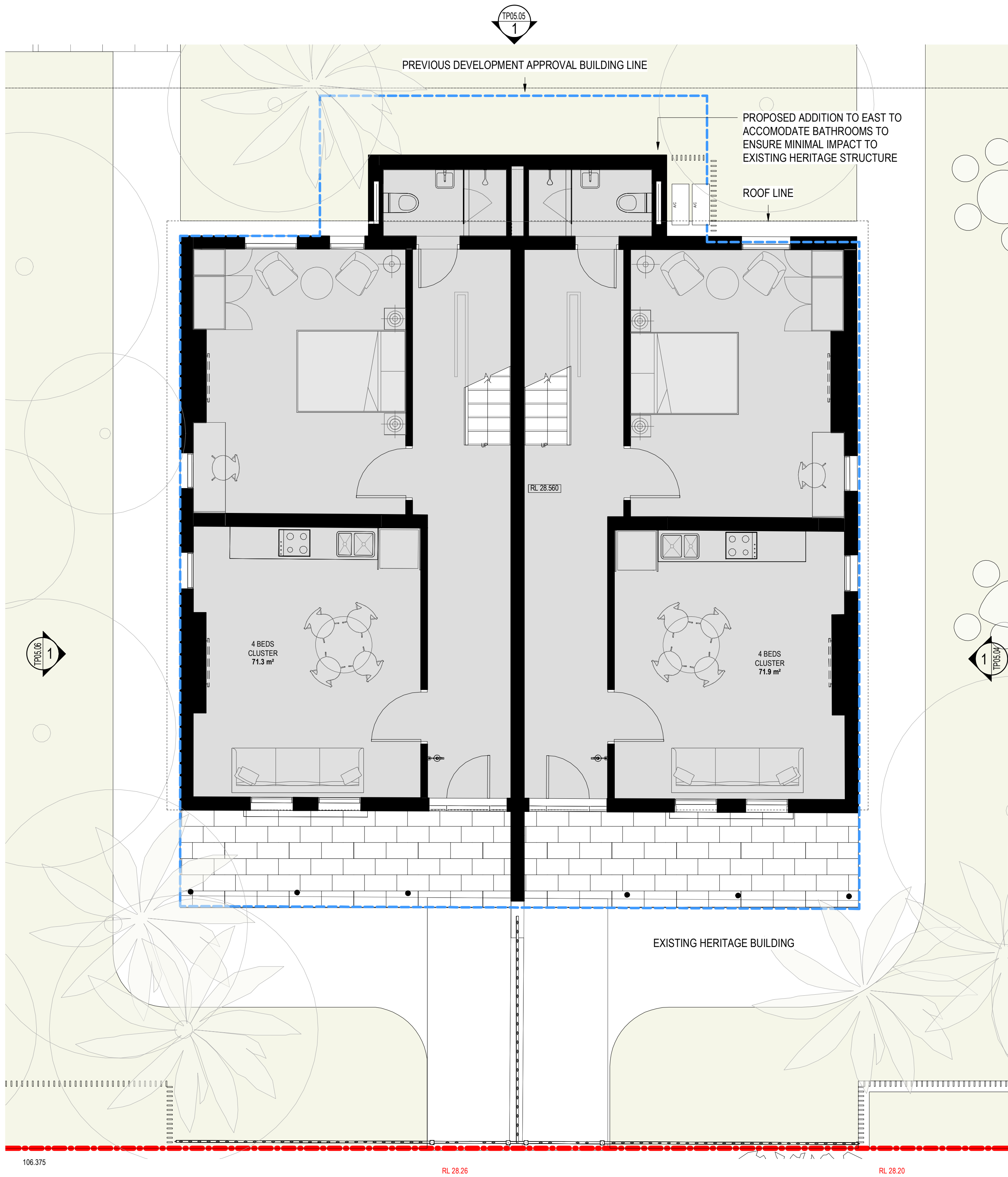


10&12 DONCASTER AVE - GROUND FLOOR
PLAN_DEMOLITION

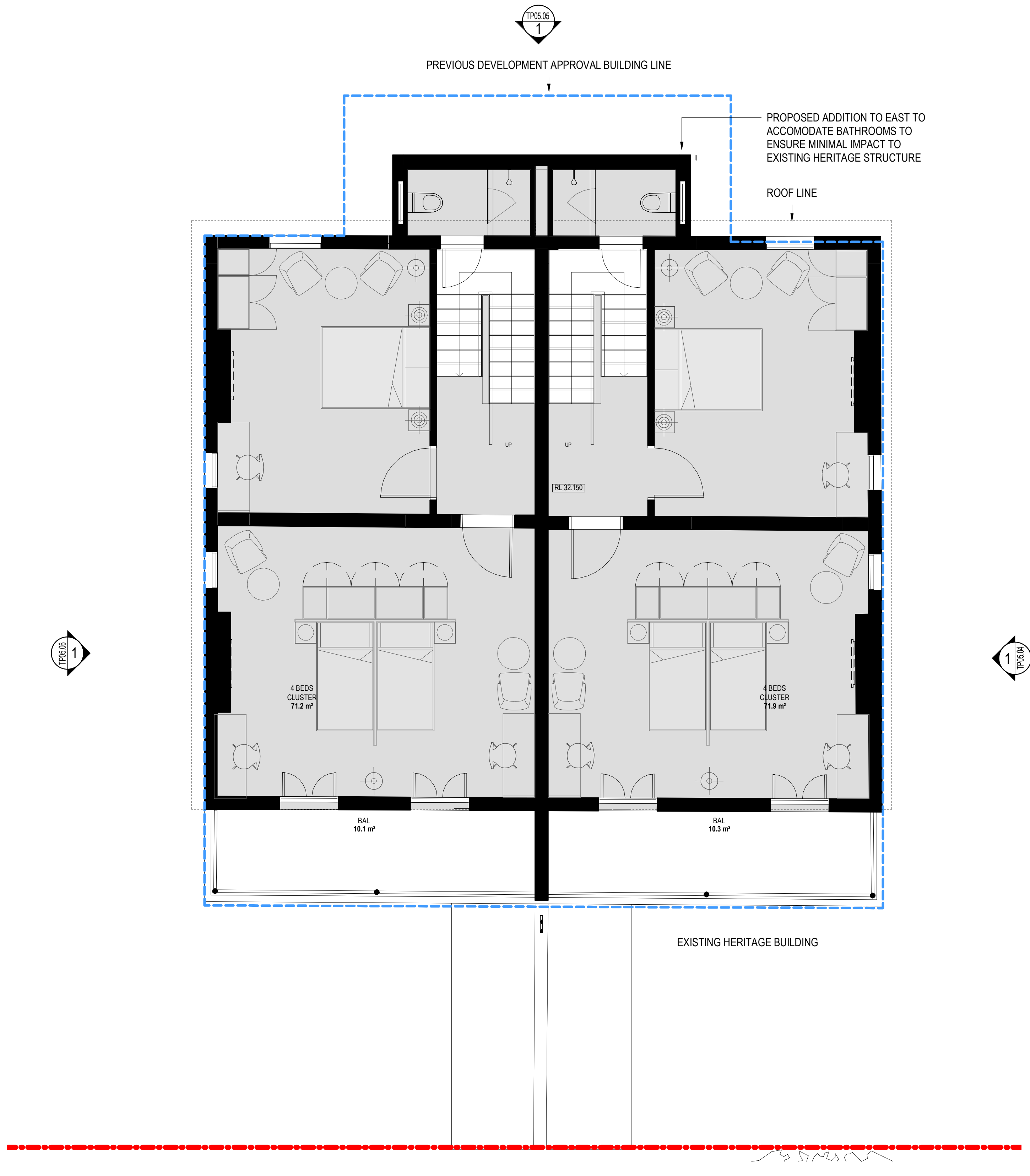


10&12 DONCASTER AVE - FIRST FLOOR
PLAN_DEMOLITION

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Date Printed	Scale	KC,JM EC 31/05/2019 5:16:43 PM 1 : 50@ A1		<table><tr><th>Rev</th><th>Date</th><th>Description</th></tr><tr><td>1</td><td>19/12/2018</td><td>ISSUE FOR DEVELOPMENT APPLICATION</td></tr><tr><td>2</td><td>24/05/2019</td><td>ISSUED FOR COORDINATION</td></tr><tr><td>3</td><td>31/05/2019</td><td>REVISED FOR DEVELOPMENT APPLICATION</td></tr></table>	Rev	Date	Description	1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	2	24/05/2019	ISSUED FOR COORDINATION	3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	Melbourne : 4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644 Sydney : GroundFloor1.1-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329 Brisbane : Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821 ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	
Rev	Date	Description																								
1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION																								
2	24/05/2019	ISSUED FOR COORDINATION																								
3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION																								
4-DONCASTER AVE KENSINGTON SYDNEY	DEMOLITION FLOOR PLAN-10&12 DONCASTER AVE	FOR DEVELOPMENT APPLICATION	2309	TP05.01	3																					

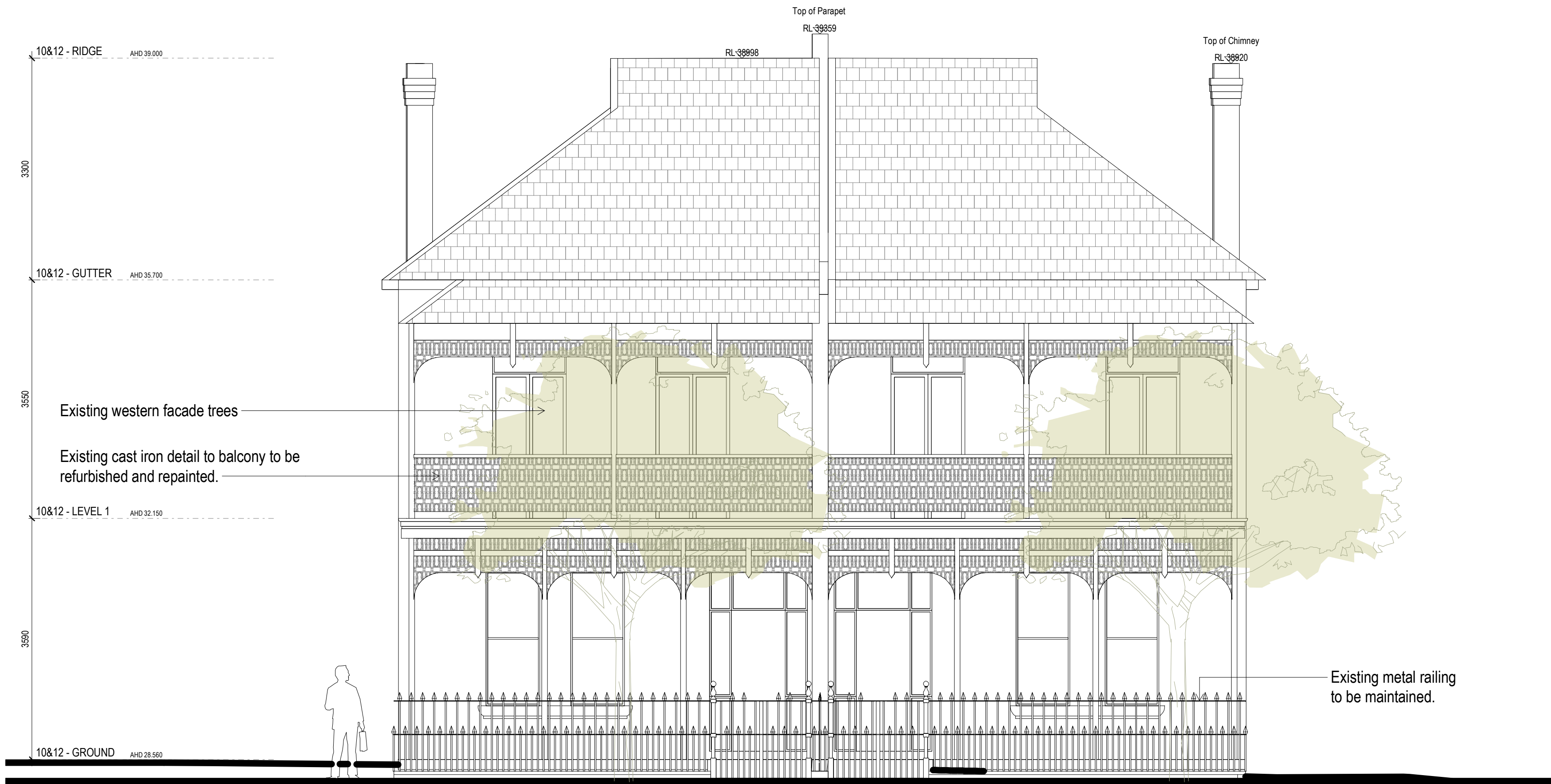


10&12 DONCASTER AVE - GROUND FLOOR PLAN

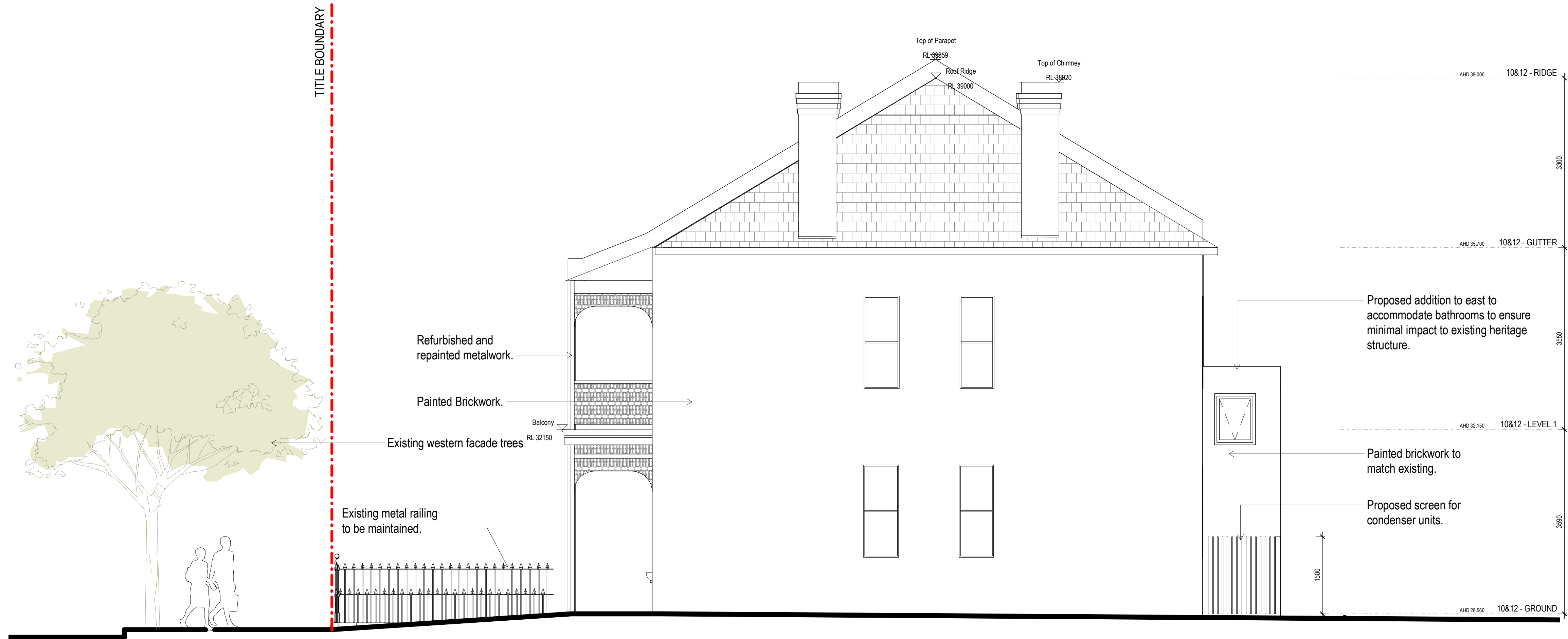


10&12 DONCASTER AVE - FIRST FLOOR PLAN

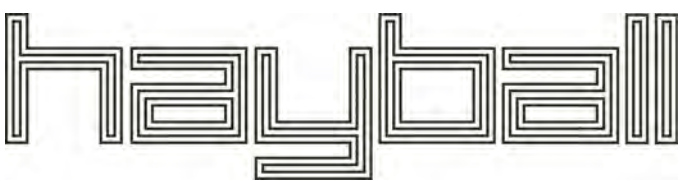
Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	KC,JM	0 500 1000 1500 2500 mm	Rev	Date	Description	Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644	
4-DONCASTER AVE	DETAIL FLOOR	FOR DEVELOPMENT	2309	TP05.02	3	Checked By	EC		1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	Sydney : GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329	
KENSINGTON SYDNEY	PLANS-10&12 DONCASTER AVE	APPLICATION				Date Printed	31/05/2019 5:16:51 PM		2	24/05/2019	ISSUED FOR COORDINATION	Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	
						Scale	1 : 50 @ A1		3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	

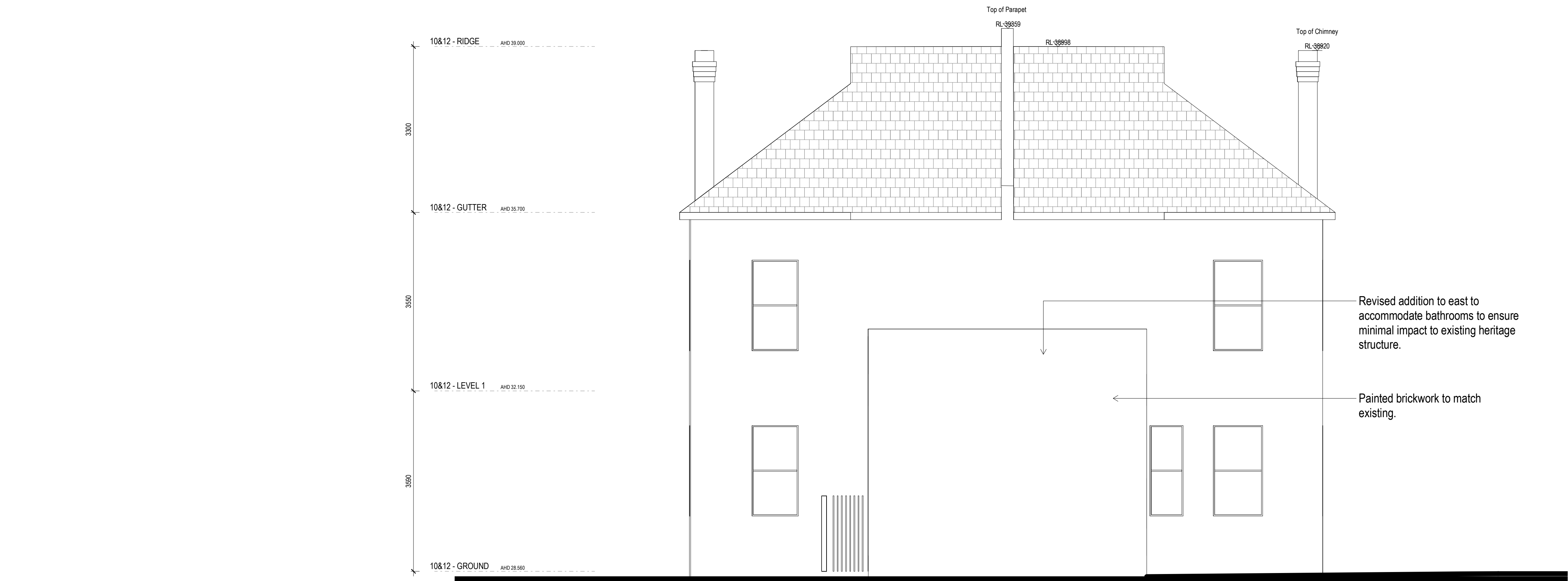


Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Date Printed	Scale	Rev	Date	Description	Melbourne :	Sydney :	Brisbane :	ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	hayball
4-DONCASTER AVE KENSINGTON SYDNEY	WEST ELEVATION-10&12 DONCASTER AVE	FOR DEVELOPMENT APPLICATION	2309	TP05.03	3	JM,KC	EC	31/05/2019 5:16:56 PM	1 : 50 @ A1	1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644	GroundFloor1-1-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329	Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821		

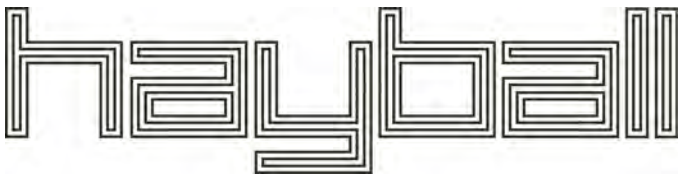


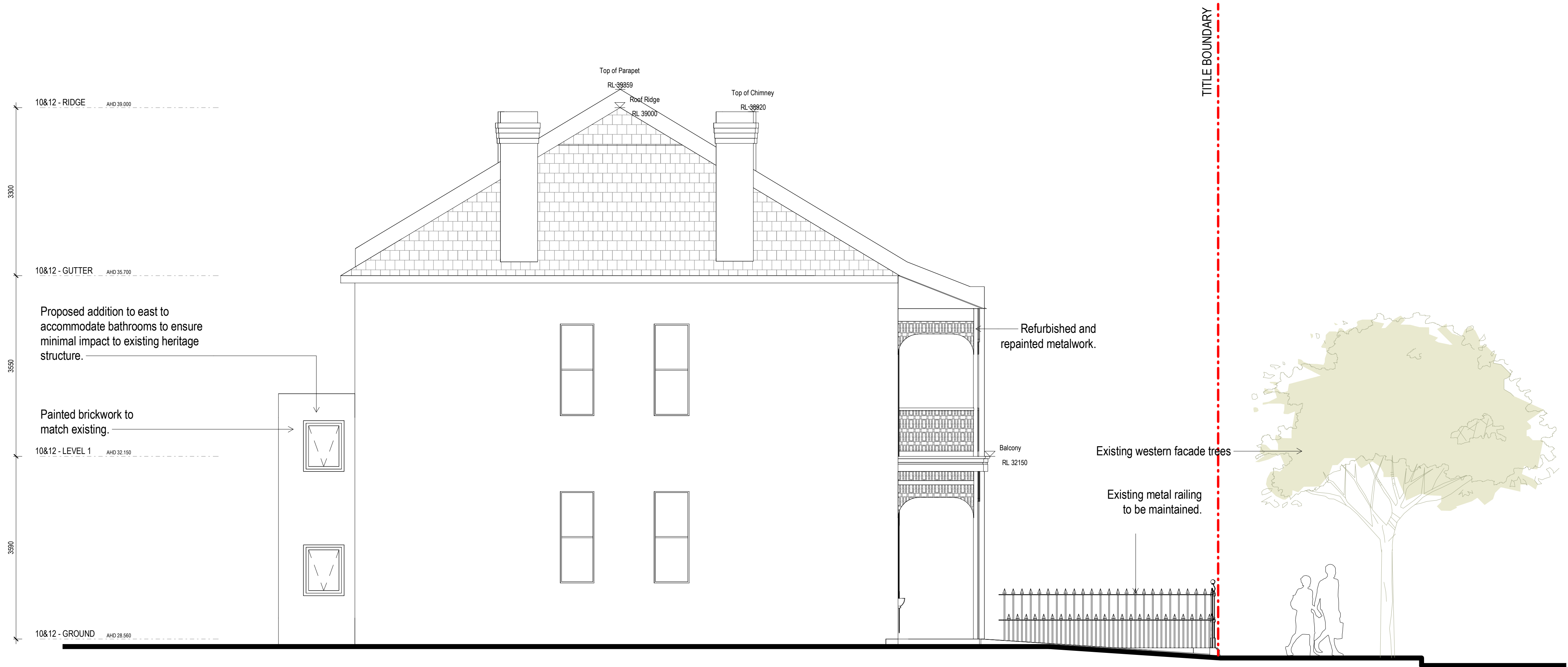
Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Date Printed	Scale	Rev	Date	Description	Melbourne :	Sydney :	Brisbane :
4-DONCASTER AVE KENSINGTON SYDNEY	SOUTH ELEVATION-10&12 DONCASTER AVE	FOR DEVELOPMENT APPLICATION	2309	TP05.04	3	JM,KC	EC	31/05/2019 5:17:00 PM	1 : 50 @ A1	1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644	GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
										2	24/05/2019	ISSUED FOR COORDINATION			
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													ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028		



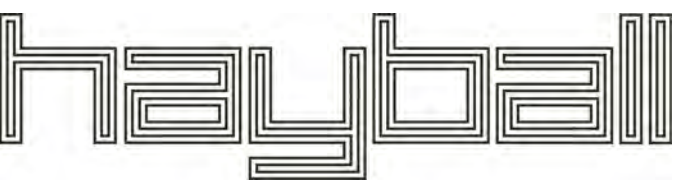


Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Date Printed	Scale	Rev	Date	Description	Melbourne :
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										2	24/05/2019	ISSUED FOR COORDINATION	Sydney : GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
										3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
													ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

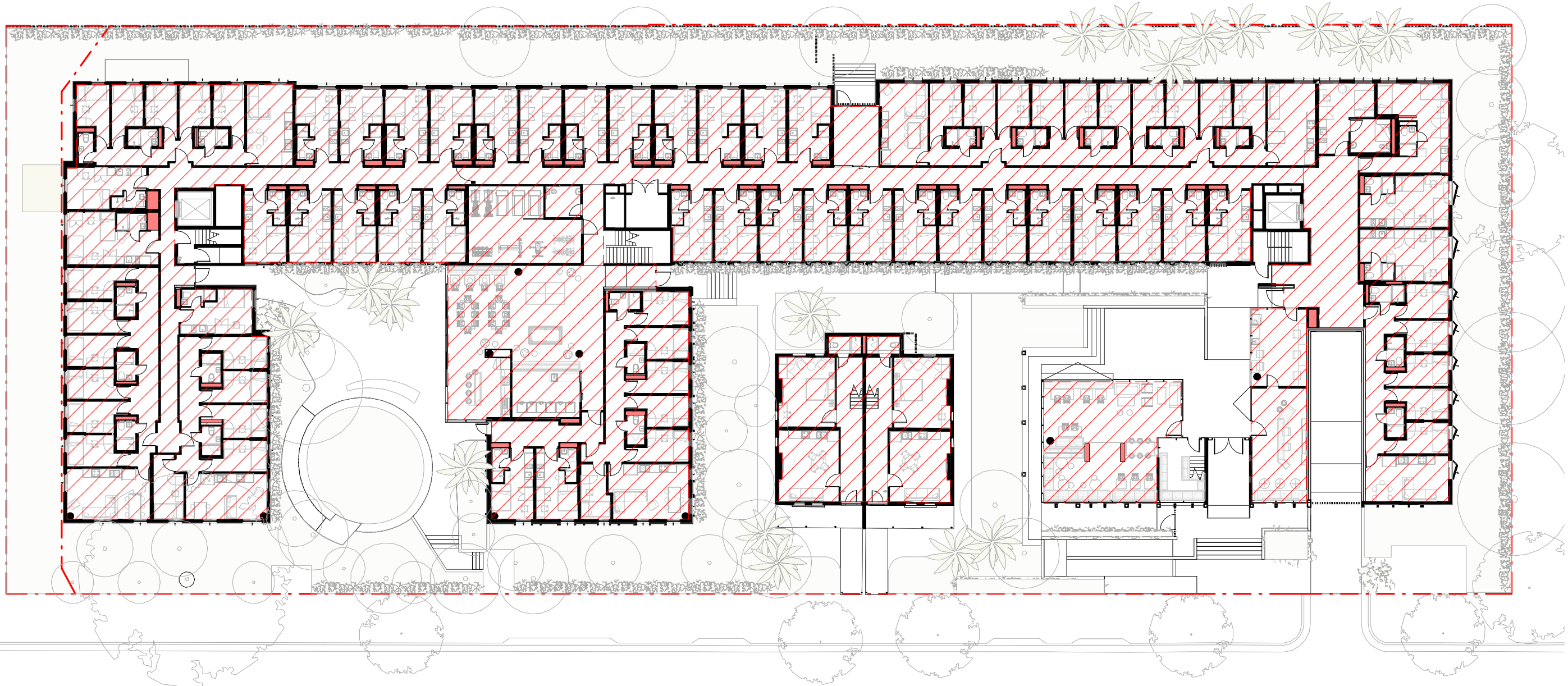




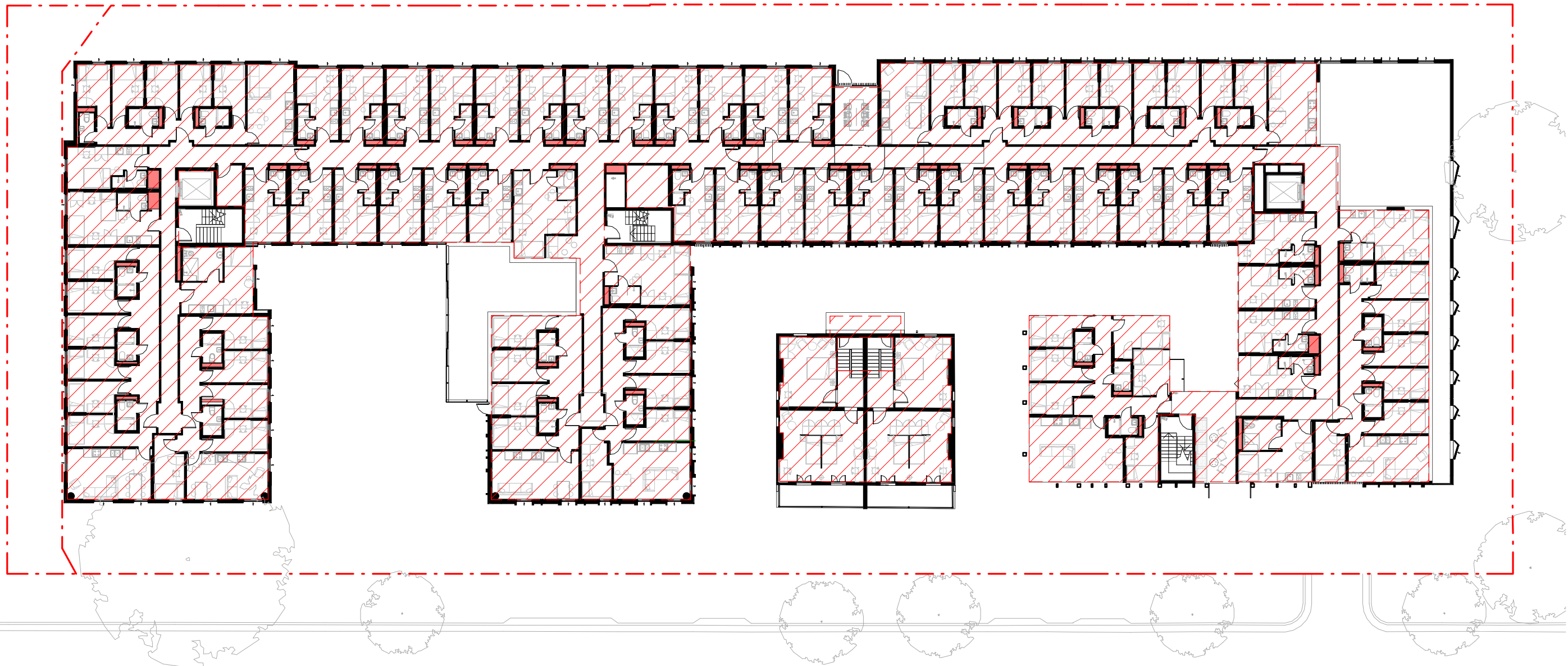
Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Checked By	Scale	Rev	Date	Description	Melbourne :
4-DONCASTER AVE	NORTH ELEVATION-10&12	FOR DEVELOPMENT	2309	TP05.06	3	JM,KC	JM,KC	JM,KC	1 : 50 @ A1	1	19/12/2018	ISSUE FOR DEVELOPMENT	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
KENSINGTON SYDNEY	DONCASTER AVE	APPLICATION					Checker	Checker		2	24/05/2019	ISSUED FOR COORDINATION	Sydney : GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
										3	31/05/2019	REVISED FOR DEVELOPMENT	Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
												APPLICATION	ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028



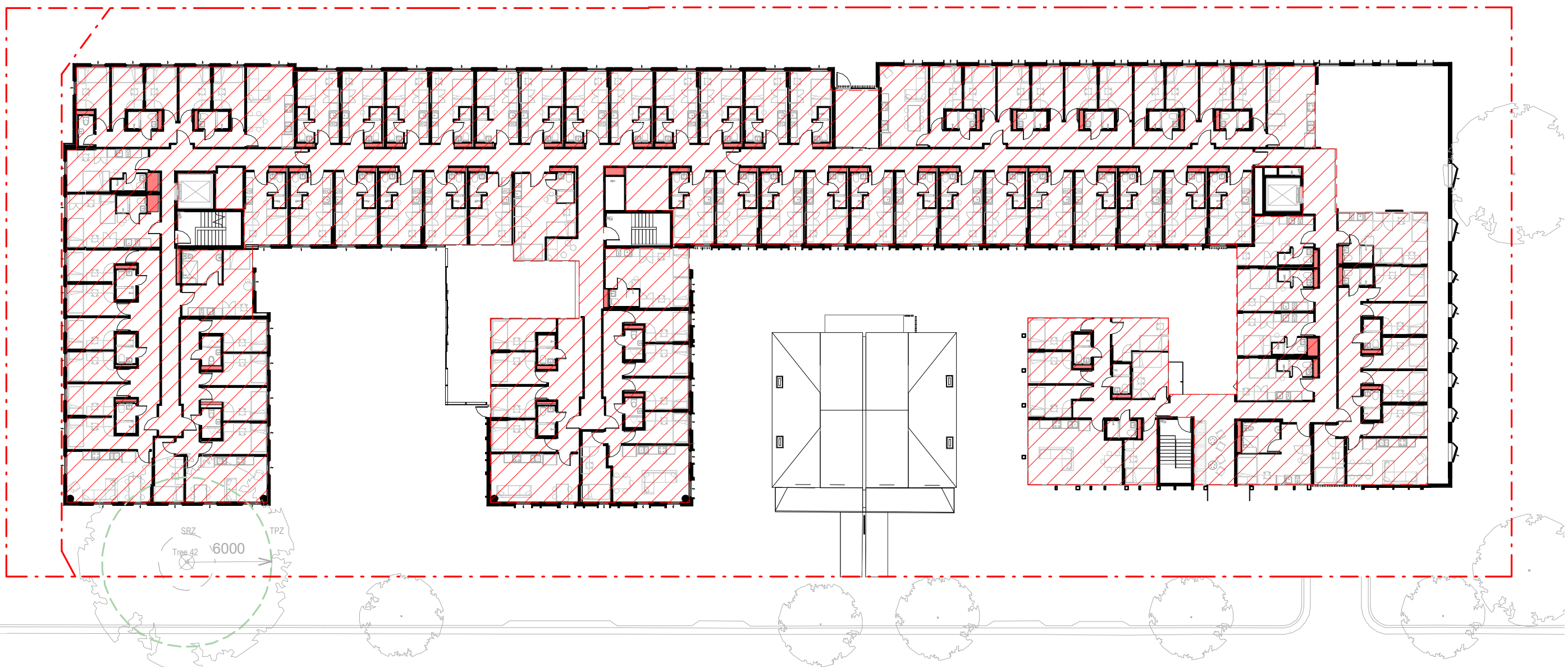
GFA
SERVICE/PLUMBING RISERS



GROUND - AREA GFA

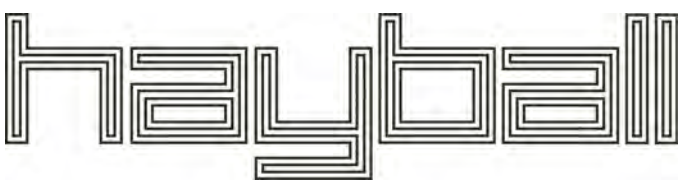


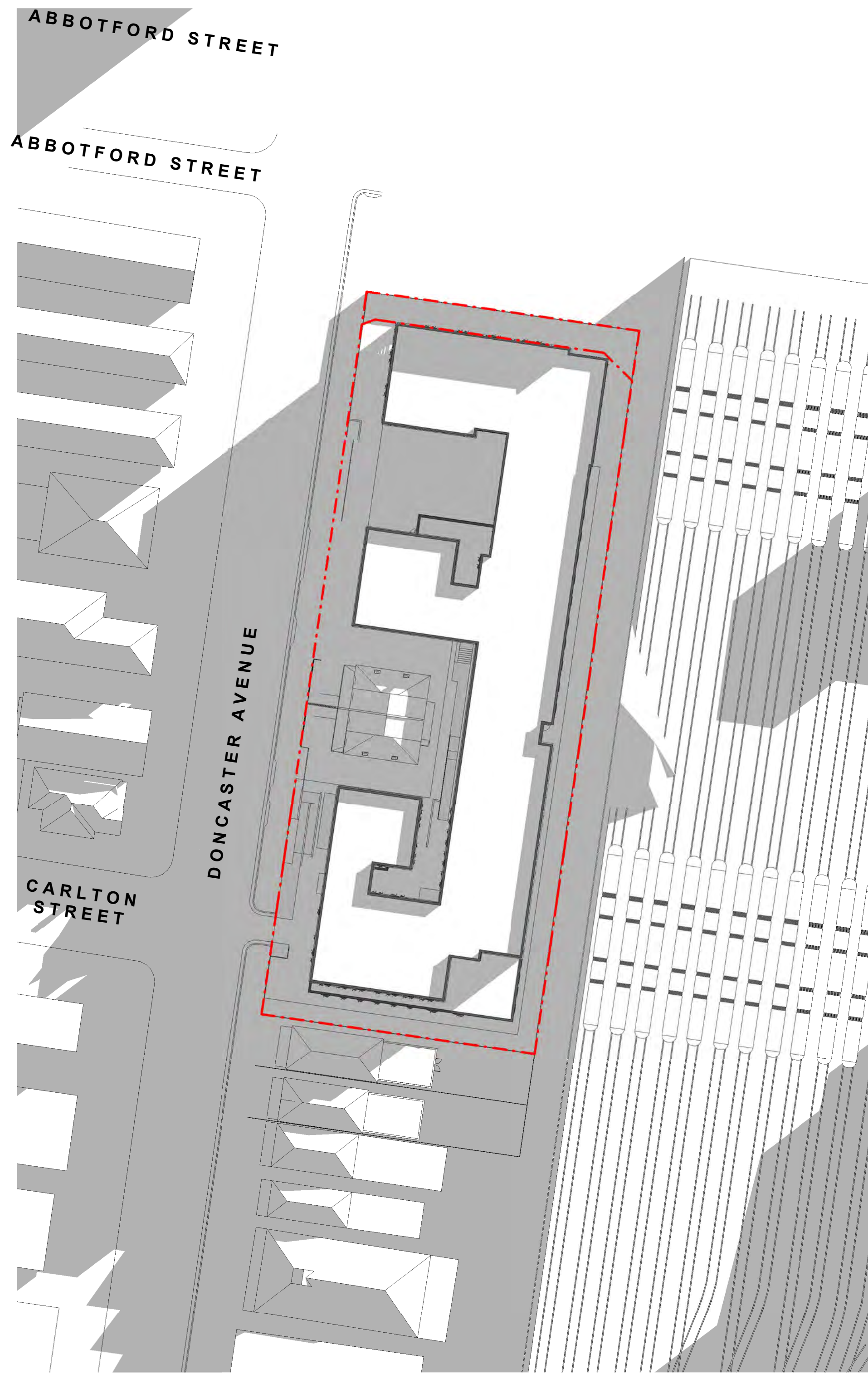
LEVEL 1 - AREA GFA



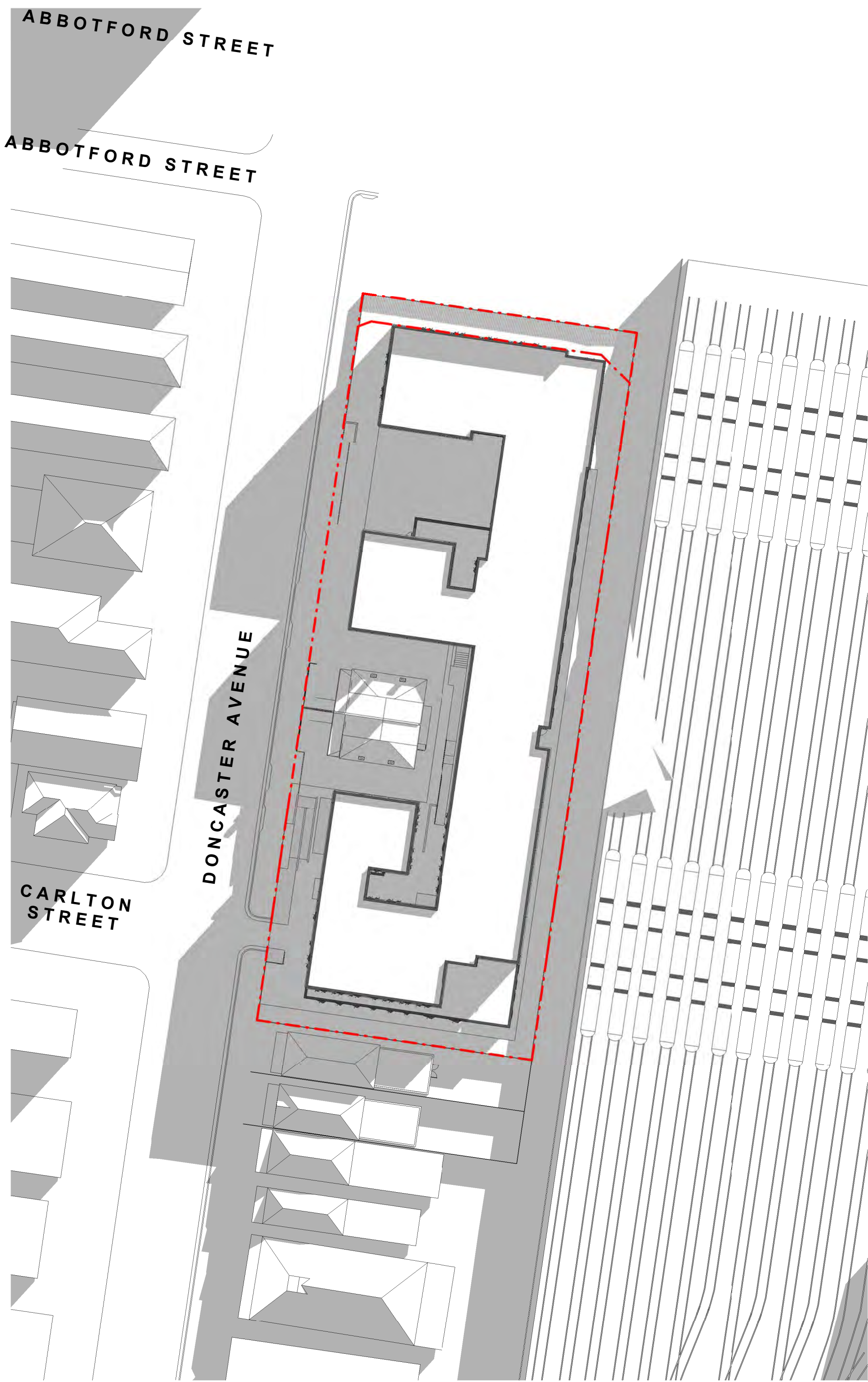
LEVEL 2 - AREA GFA

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	EC	Rev	Date	Description	Melbourne :
4-DONCASTER AVE	AREA PLANS GFA	FOR DEVELOPMENT APPLICATION	2309	TP06.01	3	EC	31/05/2019 5:17:43 PM	1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
KENSINGTON SYDNEY						Scale	1 : 300@ A1	2	24/05/2019	ISSUED FOR COORDINATION	Sydney : GroundFloor11-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
								3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
											ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028







SHADOW DIAGRAM - 21ST JUNE 8AM

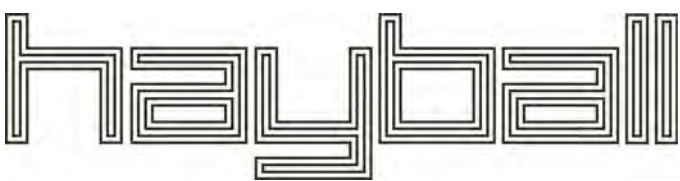


SHADOW DIAGRAM - 21ST JUNE 9AM



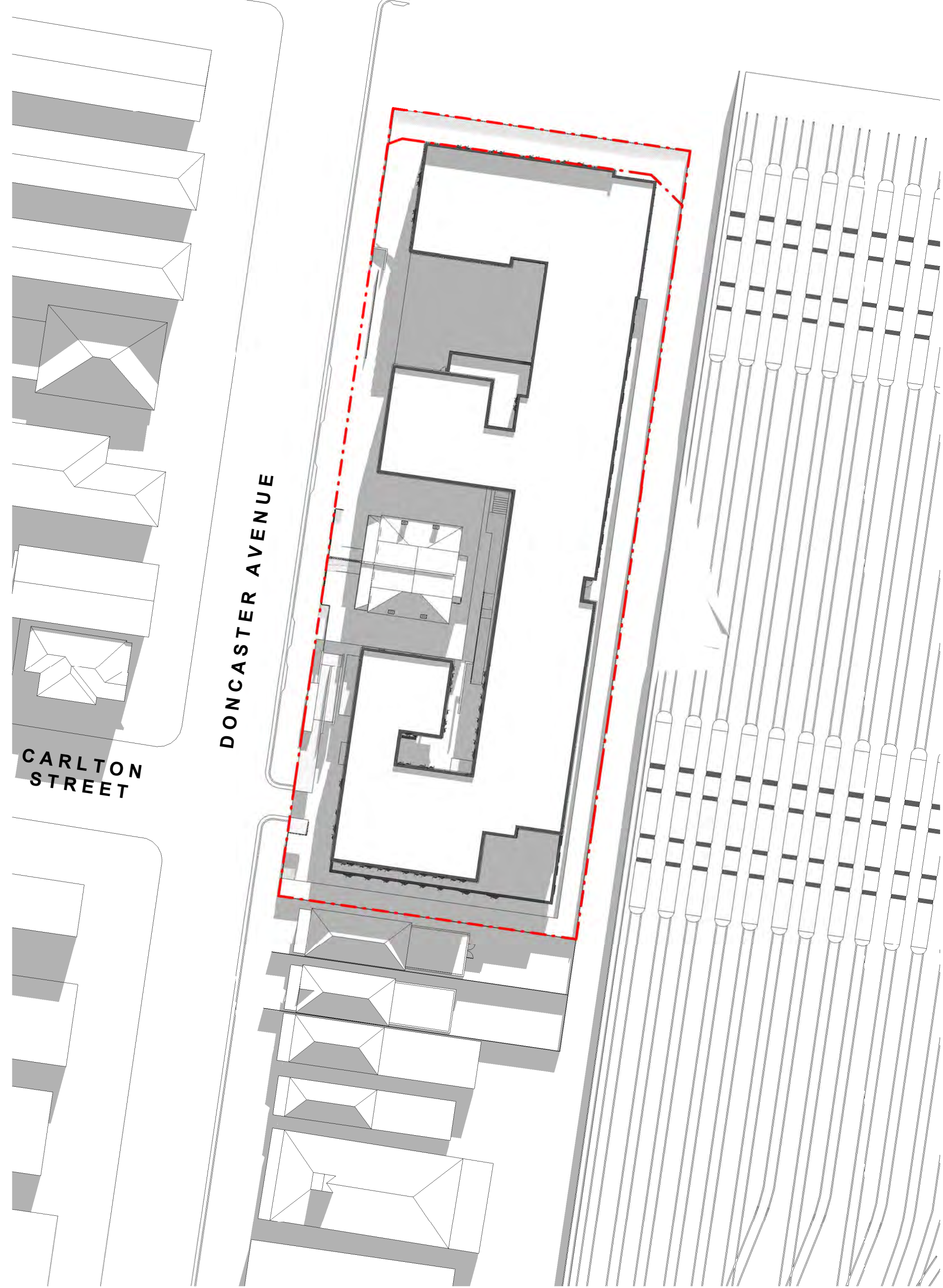
SHADOW DIAGRAM - 21ST JUNE 10AM

Project Title		Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	EC			<table><tr><th>Rev</th><th>Date</th><th>Description</th></tr><tr><td>1</td><td>19/12/2018</td><td>ISSUE FOR DEVELOPMENT APPLICATION</td></tr><tr><td>2</td><td>24/05/2019</td><td>ISSUED FOR COORDINATION</td></tr><tr><td>3</td><td>31/05/2019</td><td>REVISED FOR DEVELOPMENT APPLICATION</td></tr></table>	Rev	Date	Description	1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	2	24/05/2019	ISSUED FOR COORDINATION	3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	<p>Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644</p> <p>Sydney : GroundFloor11-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329</p> <p>Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821</p> <p>ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028</p>	
Rev	Date	Description																							
1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION																							
2	24/05/2019	ISSUED FOR COORDINATION																							
3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION																							
4-DONCASTER AVE KENSINGTON SYDNEY		SHADOW DIAGRAMS	FOR DEVELOPMENT APPLICATION	2309	TP06.02	3	Checked By	EC	0 5 10 15 25 m																
							Date Printed	31/05/2019 5:18:07 PM																	
							Scale	1 : 500@ A1																	
<p>Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved</p>																									



ABBOTFORD STREET

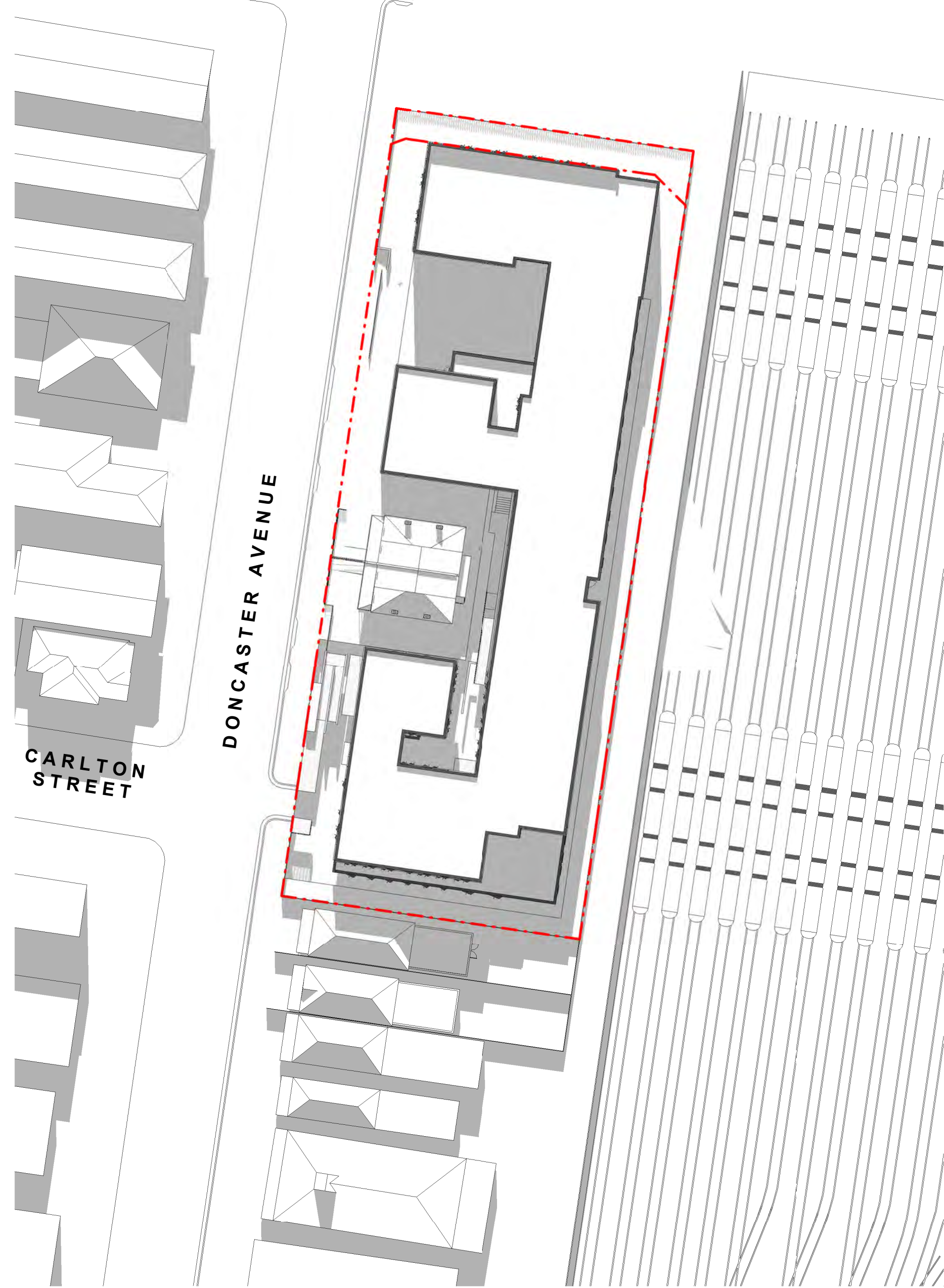
ABBOTFORD STREET



SHADOW DIAGRAM - 21ST JUNE 11AM

ABBOTFORD STREET

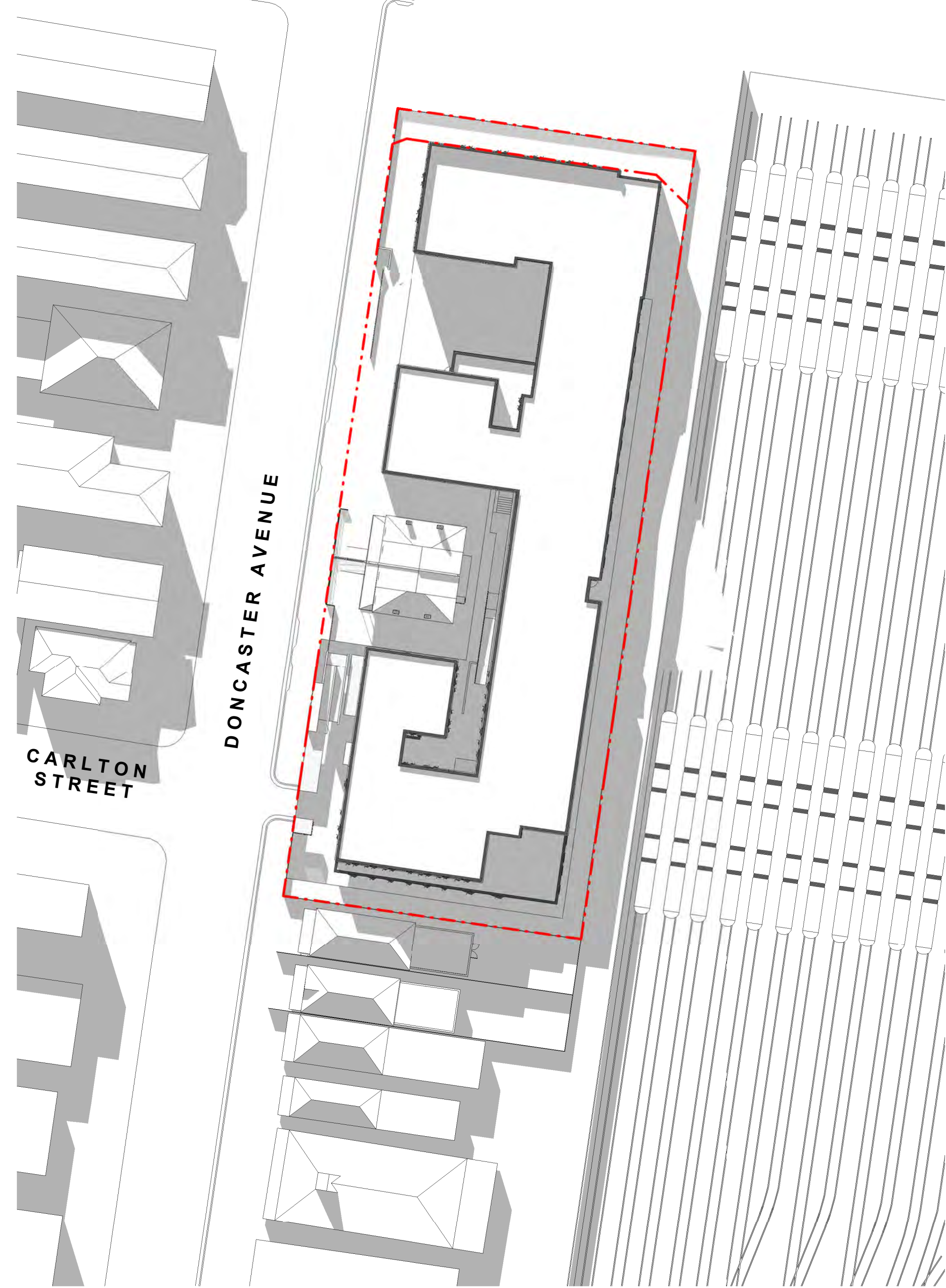
ABBOTFORD STREET



SHADOW DIAGRAM - 21ST JUNE 12PM

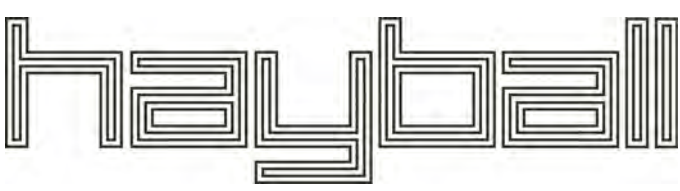
ABBOTFORD STREET

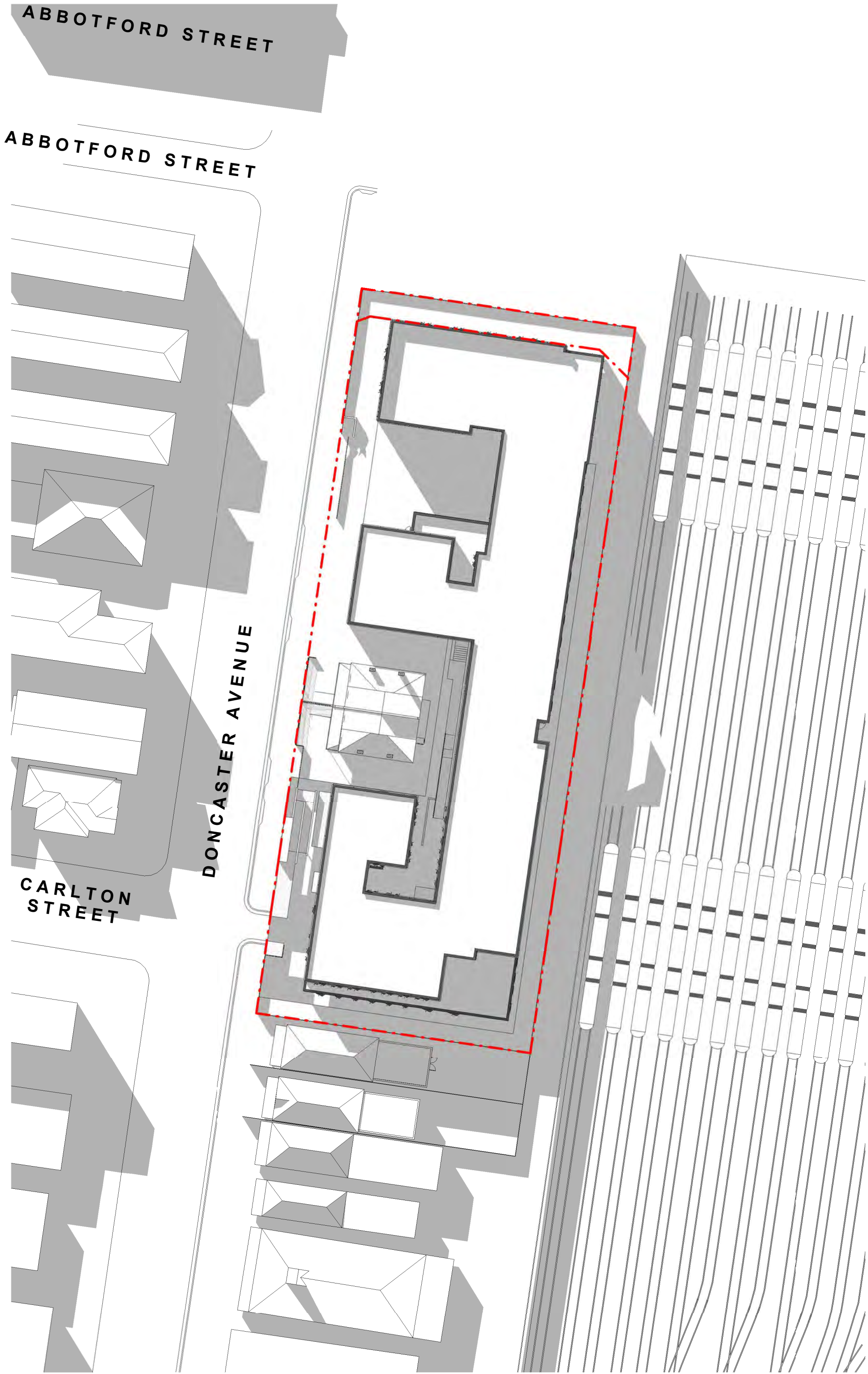
ABBOTFORD STREET



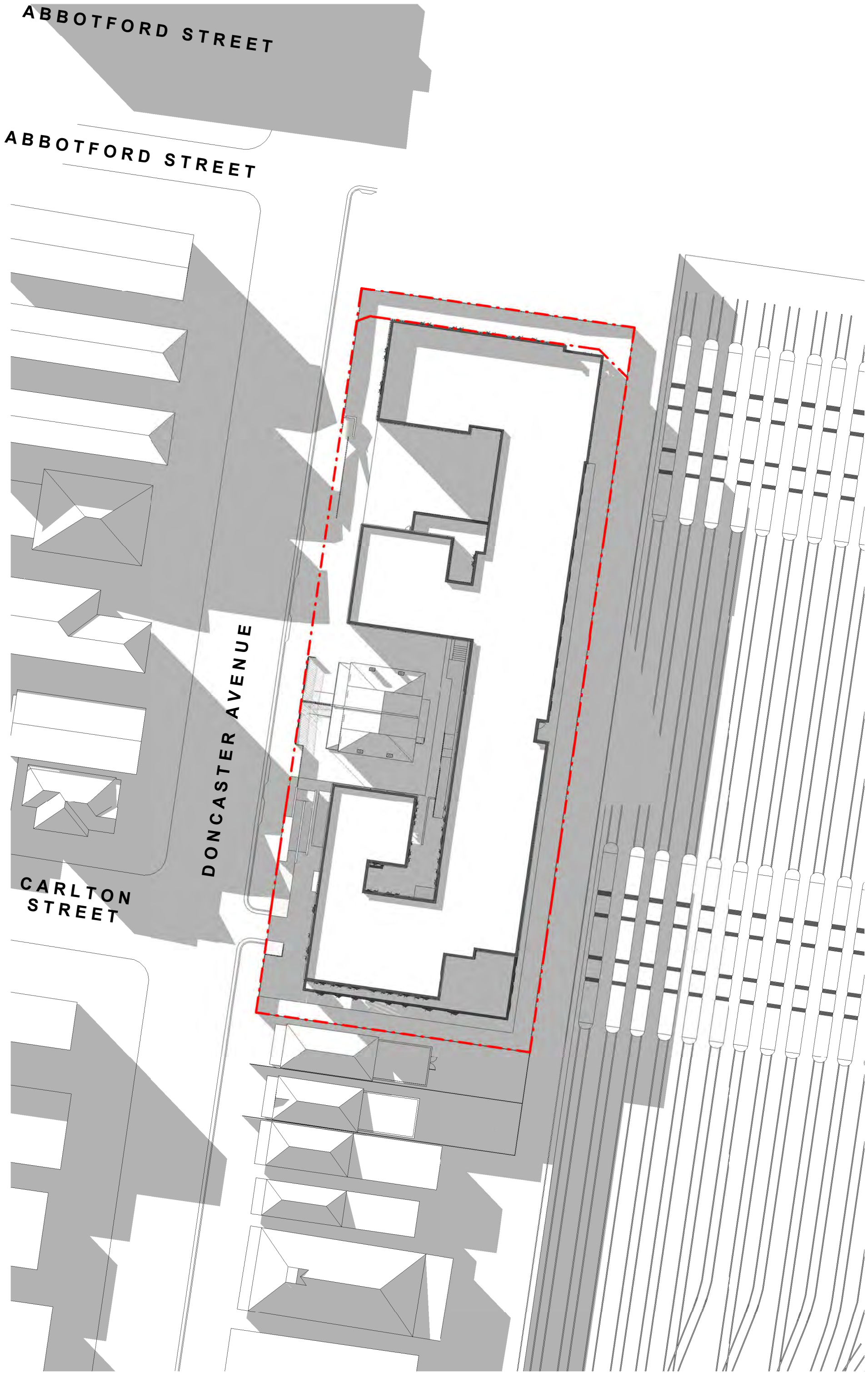
SHADOW DIAGRAM - 21ST JUNE 1PM

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	EC	0 5 10 15 25 m	Rev	Date	Description	Melbourne :
4-DONCASTER AVE	SHADOW DIAGRAMS	FOR DEVELOPMENT APPLICATION	2309	TP06.03	3	EC	31/05/2019 5:18:26 PM		1	19/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
KENSINGTON SYDNEY						EC	1: 500@ A1		2	24/05/2019	ISSUED FOR COORDINATION	Sydney : GroundFloor11-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
									3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
												ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

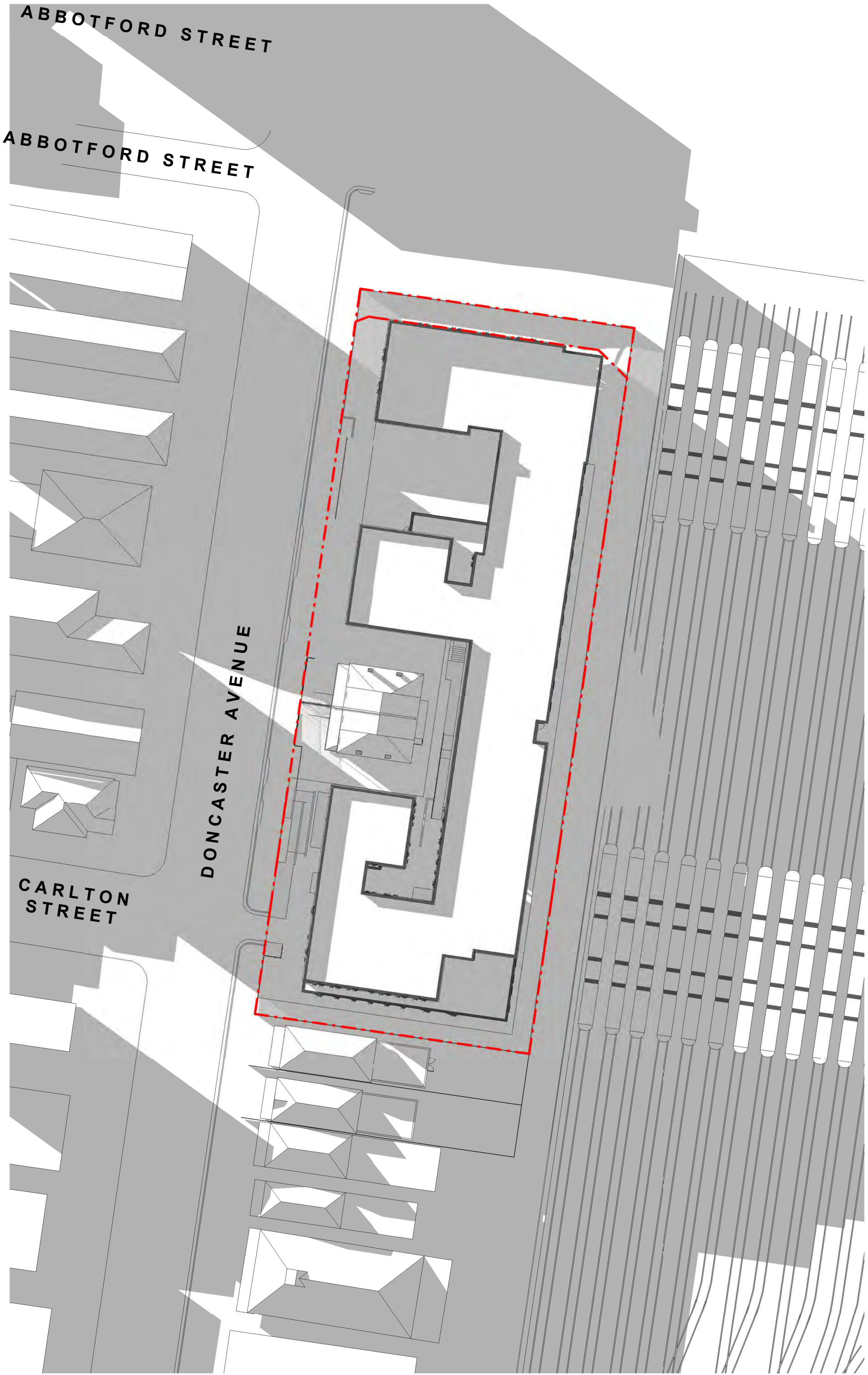




SHADOW DIAGRAM - 21ST JUNE 2PM

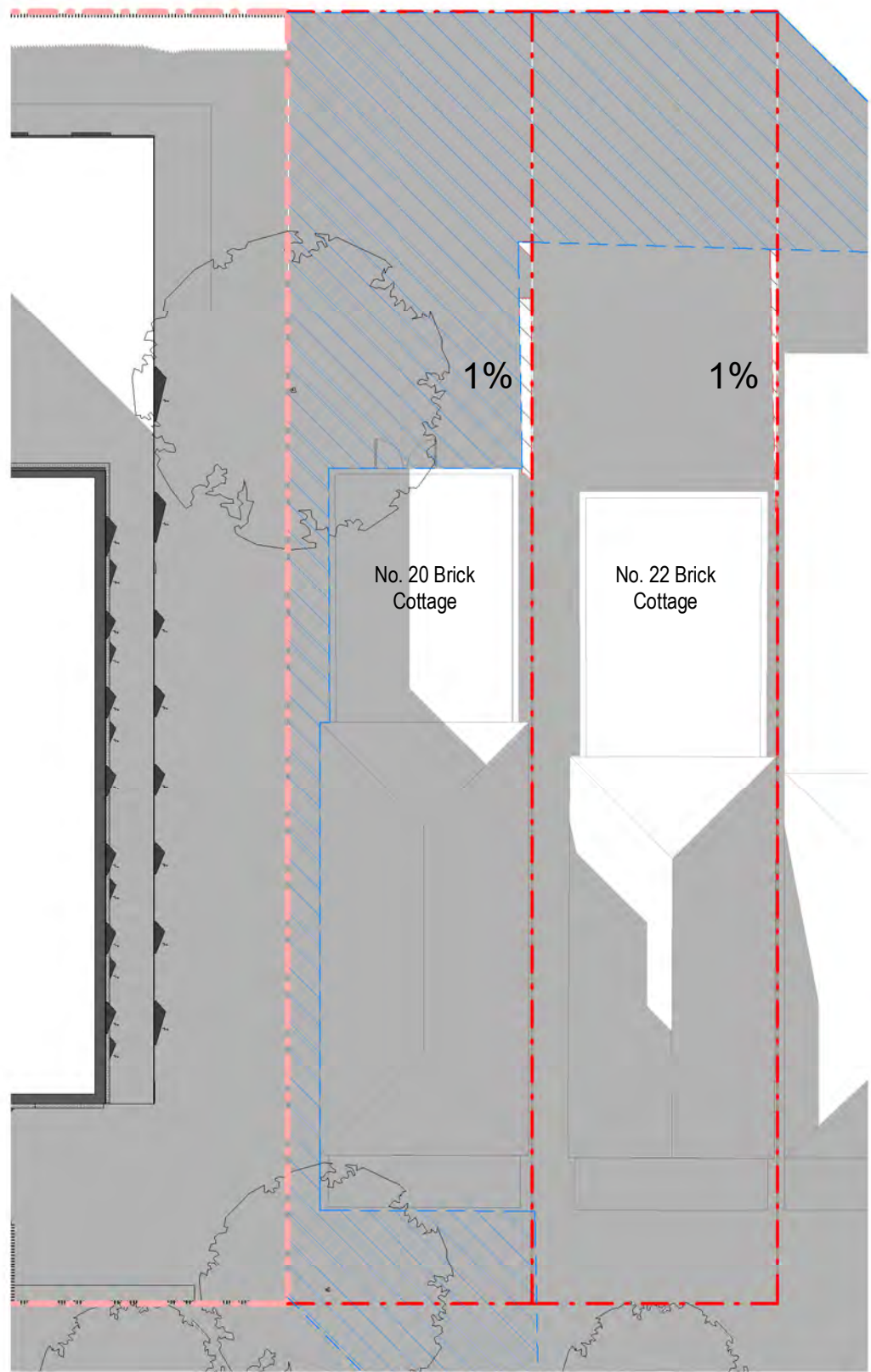


SHADOW DIAGRAM - 21ST JUNE 3PM

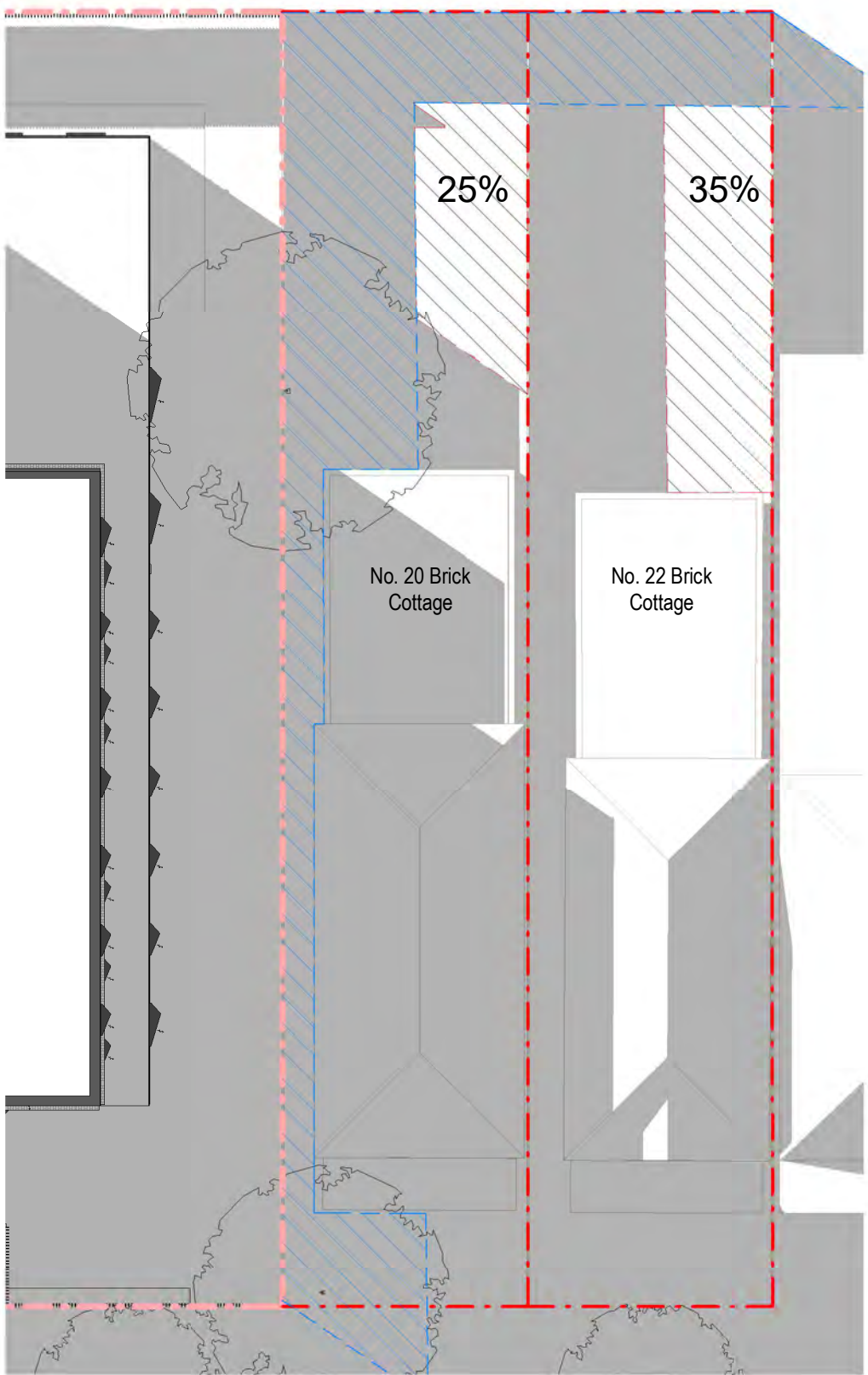


SHADOW DIAGRAM - 21ST JUNE 4PM

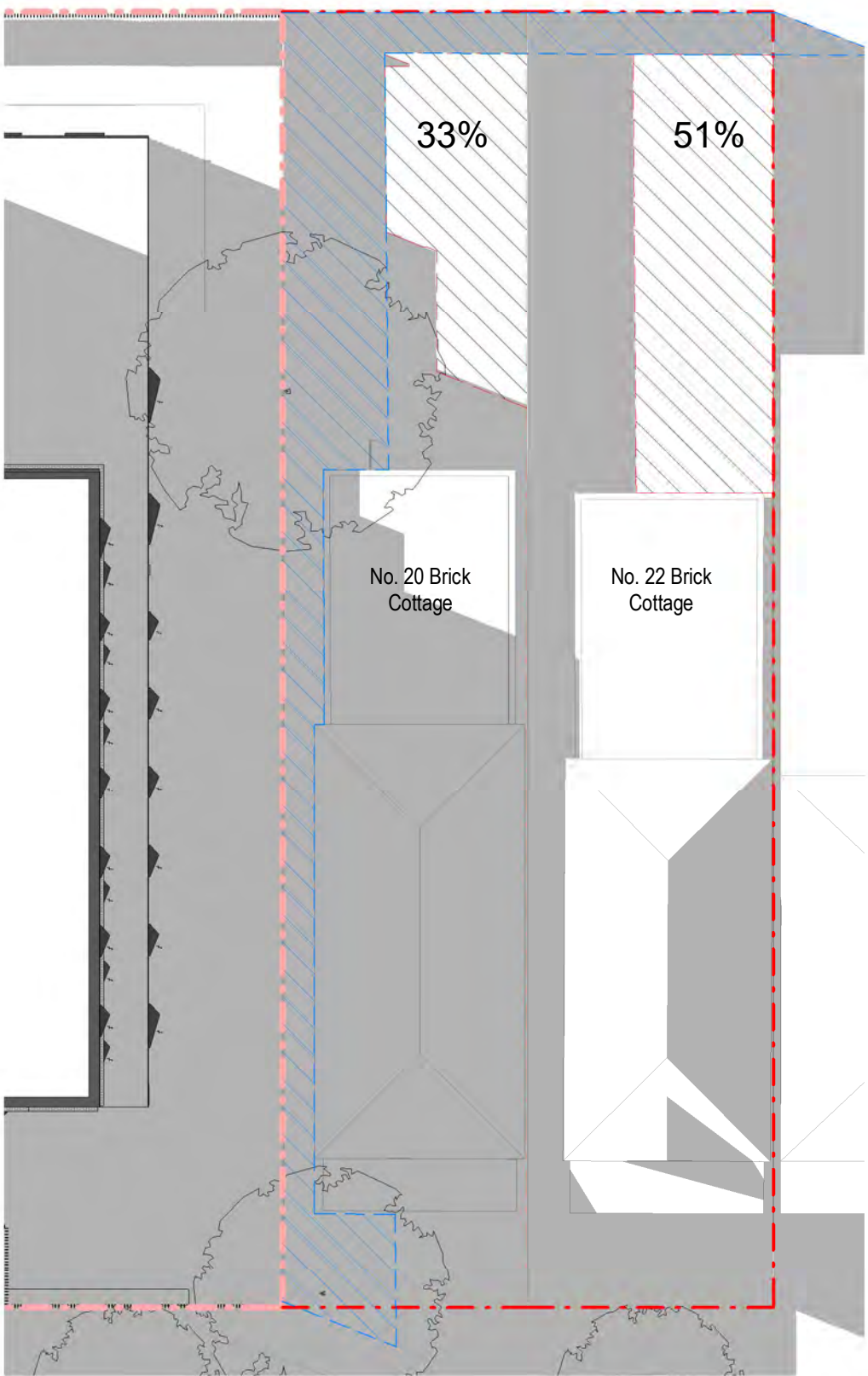
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KENSINGTON SYDNEY														2	24/05/2019	ISSUED FOR COORDINATION	Sydney : GroundFloor11-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
														3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
																	ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028



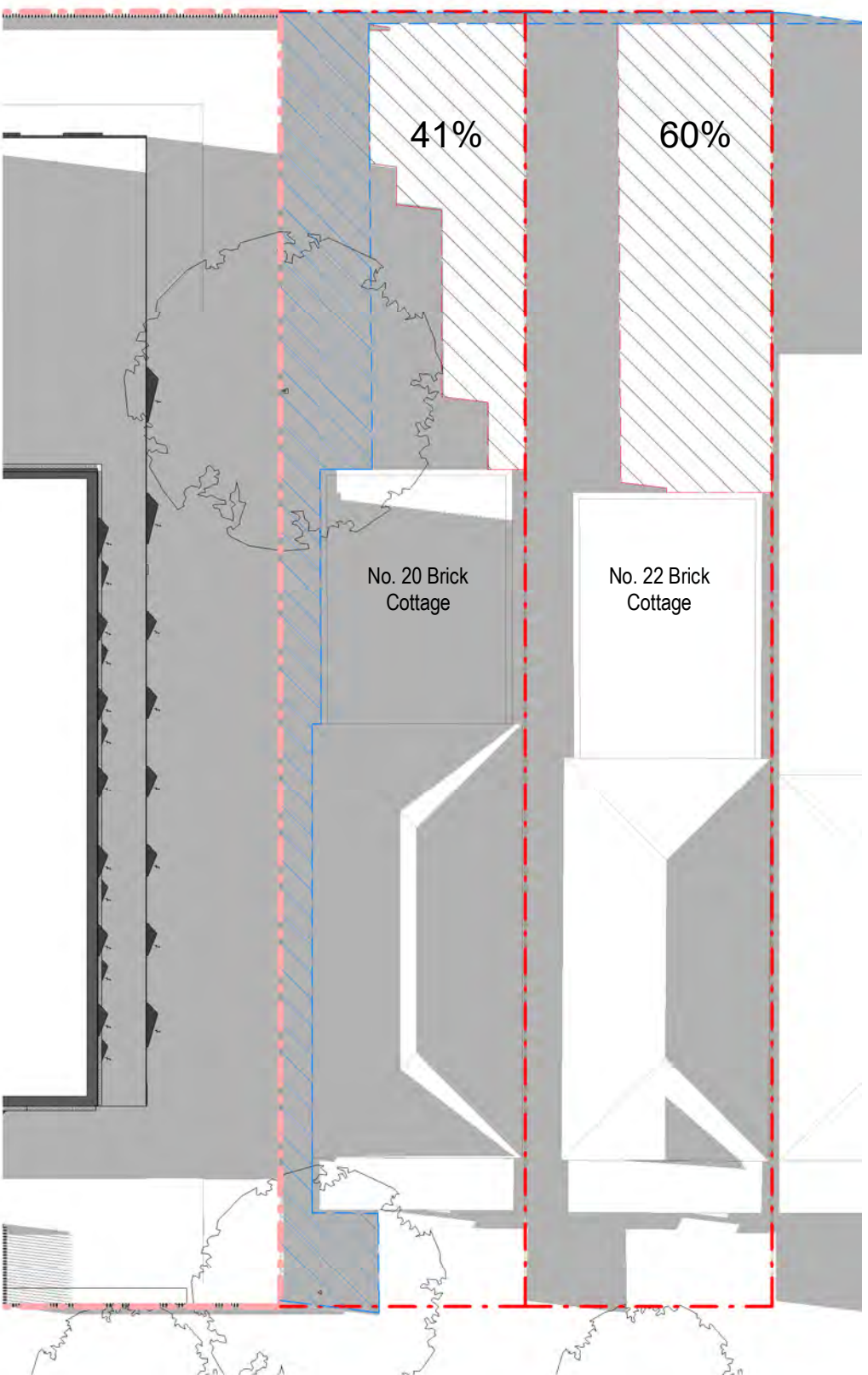
COURTYARD SUN STUDY - 21ST JUNE 8AM



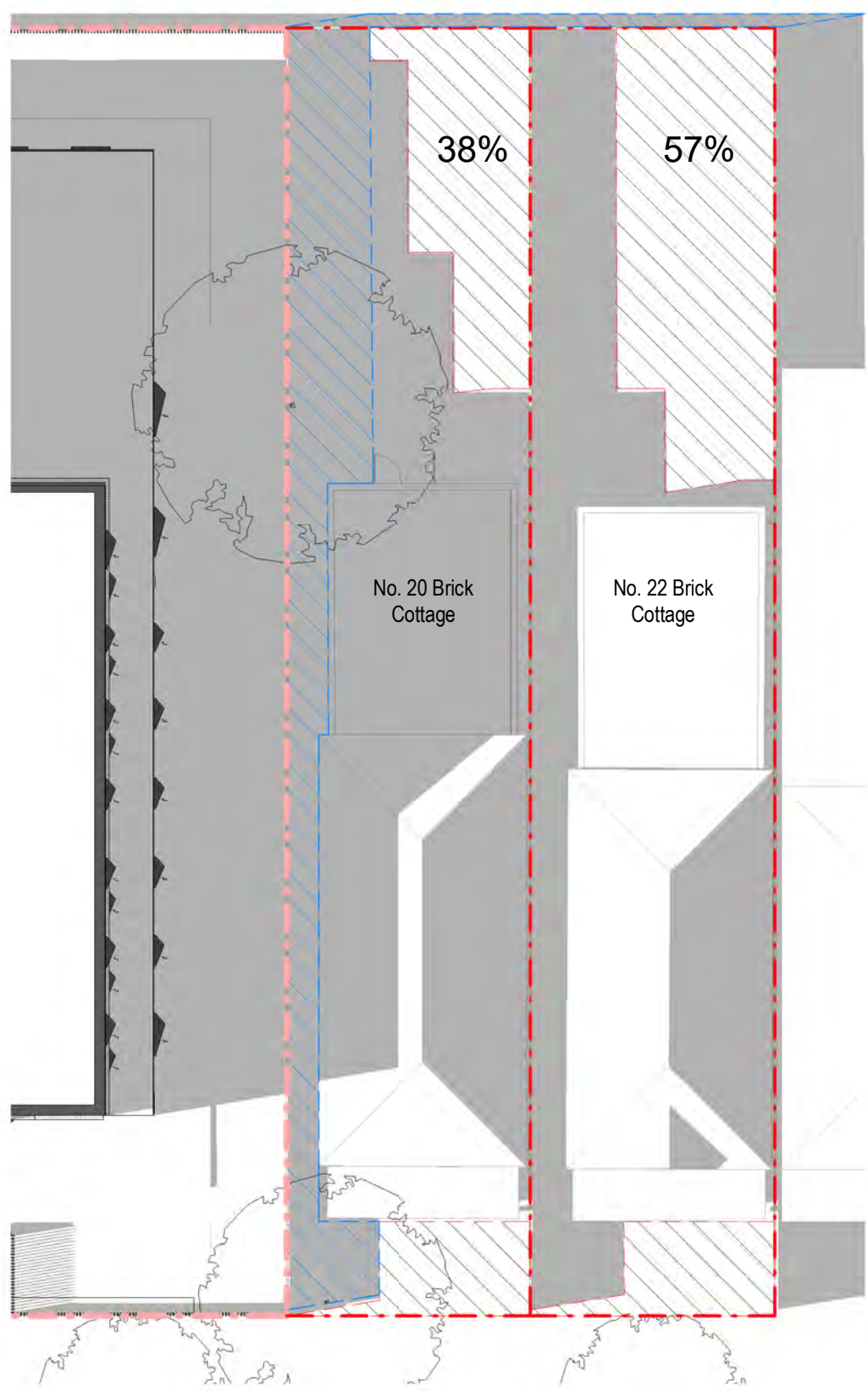
COURTYARD SUN STUDY - 21ST JUNE 9AM



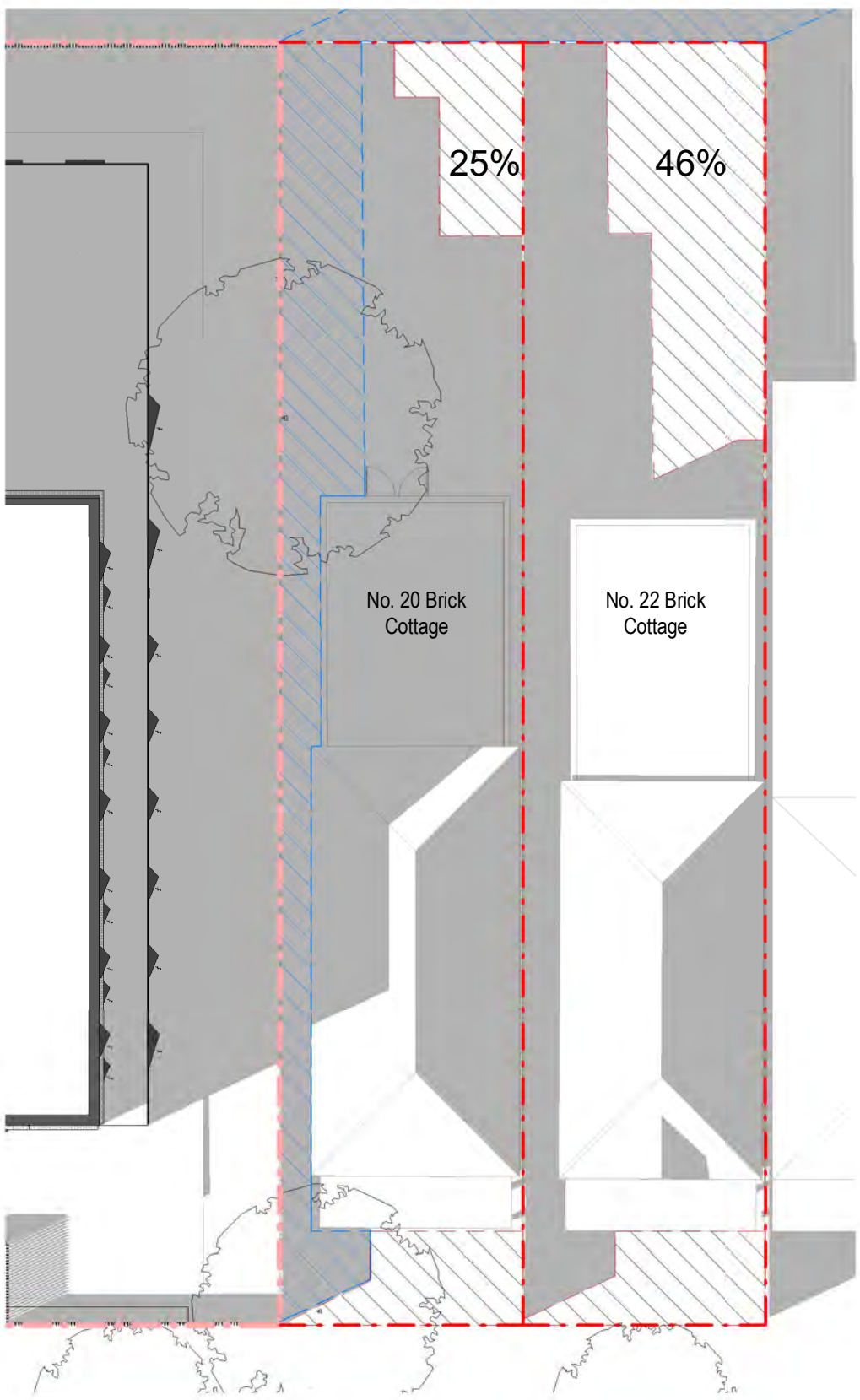
COURTYARD SUN STUDY - 21ST JUNE 10AM



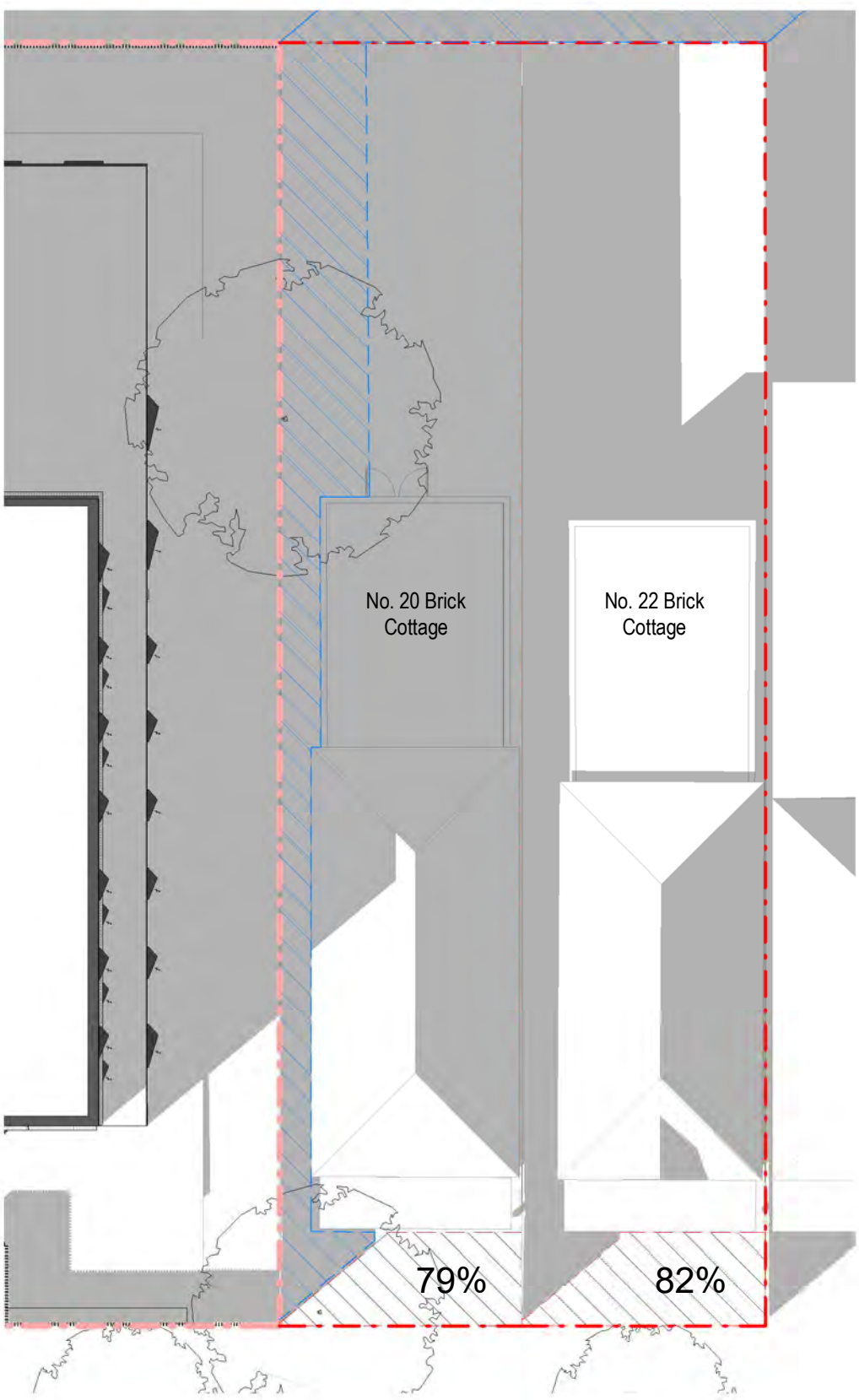
COURTYARD SUN STUDY - 21ST JUNE 11AM



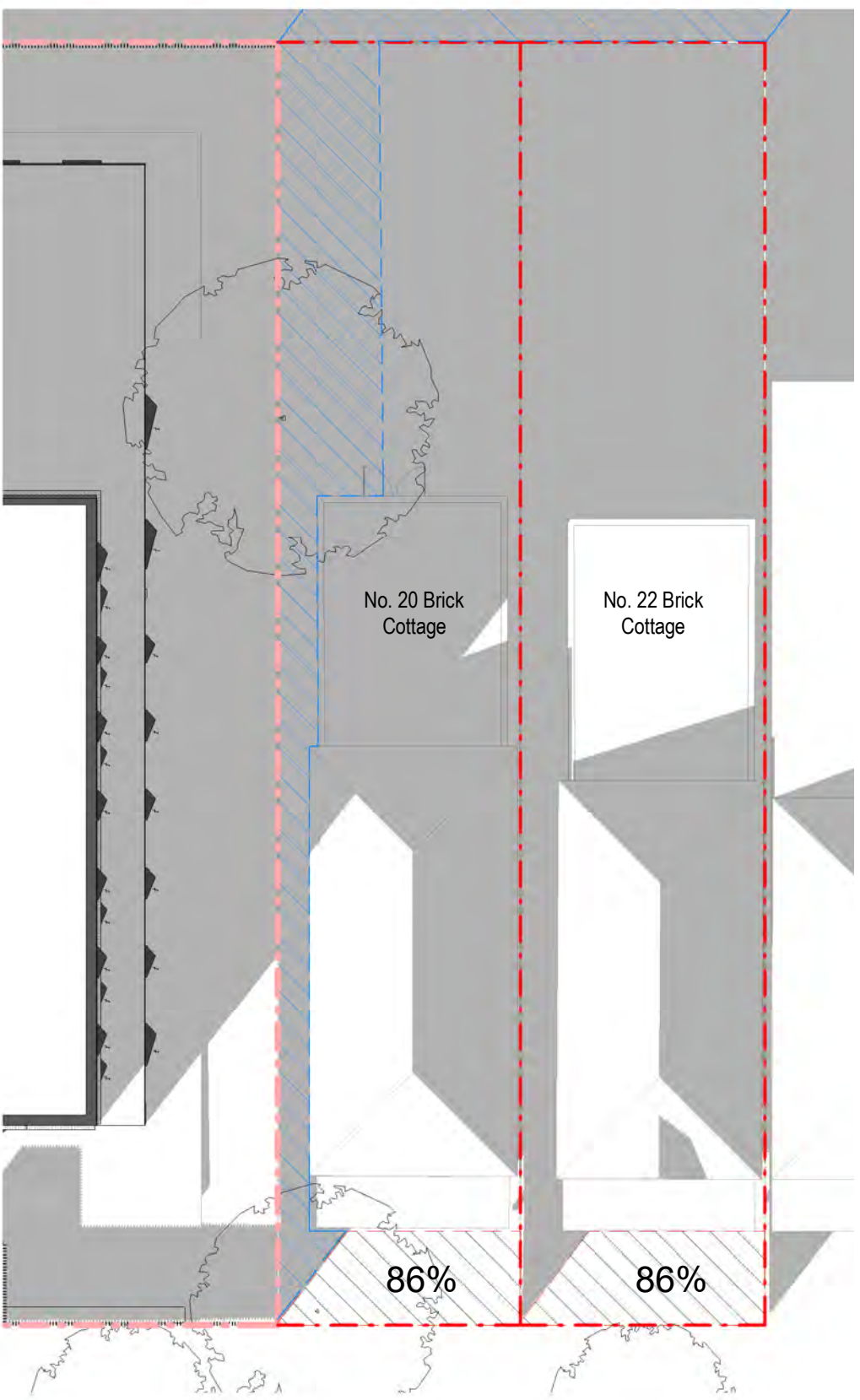
COURTYARD SUN STUDY - 21ST JUNE 12PM



COURTYARD SUN STUDY - 21ST JUNE 1PM



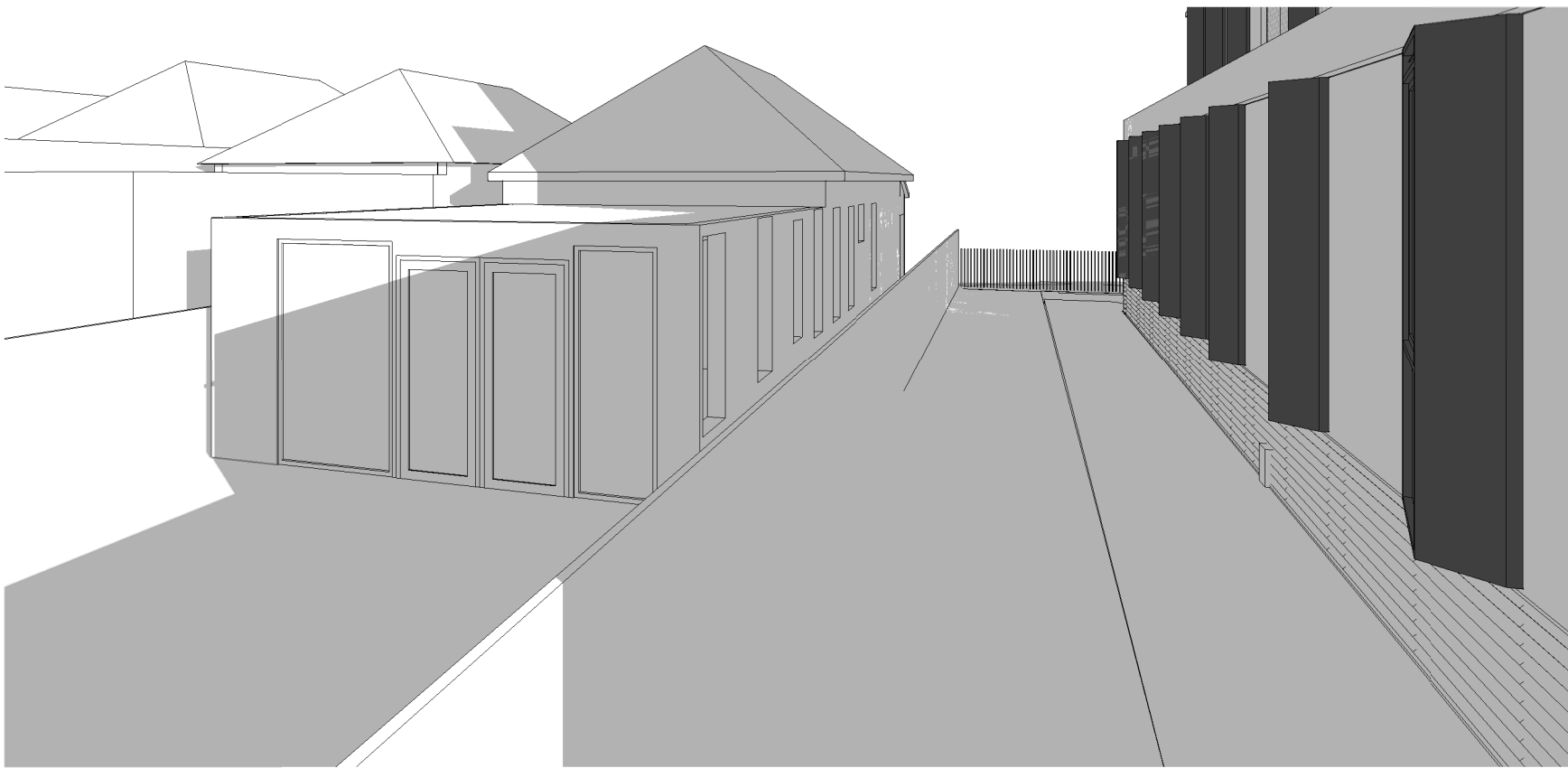
COURTYARD SUN STUDY - 21ST JUNE 2PM



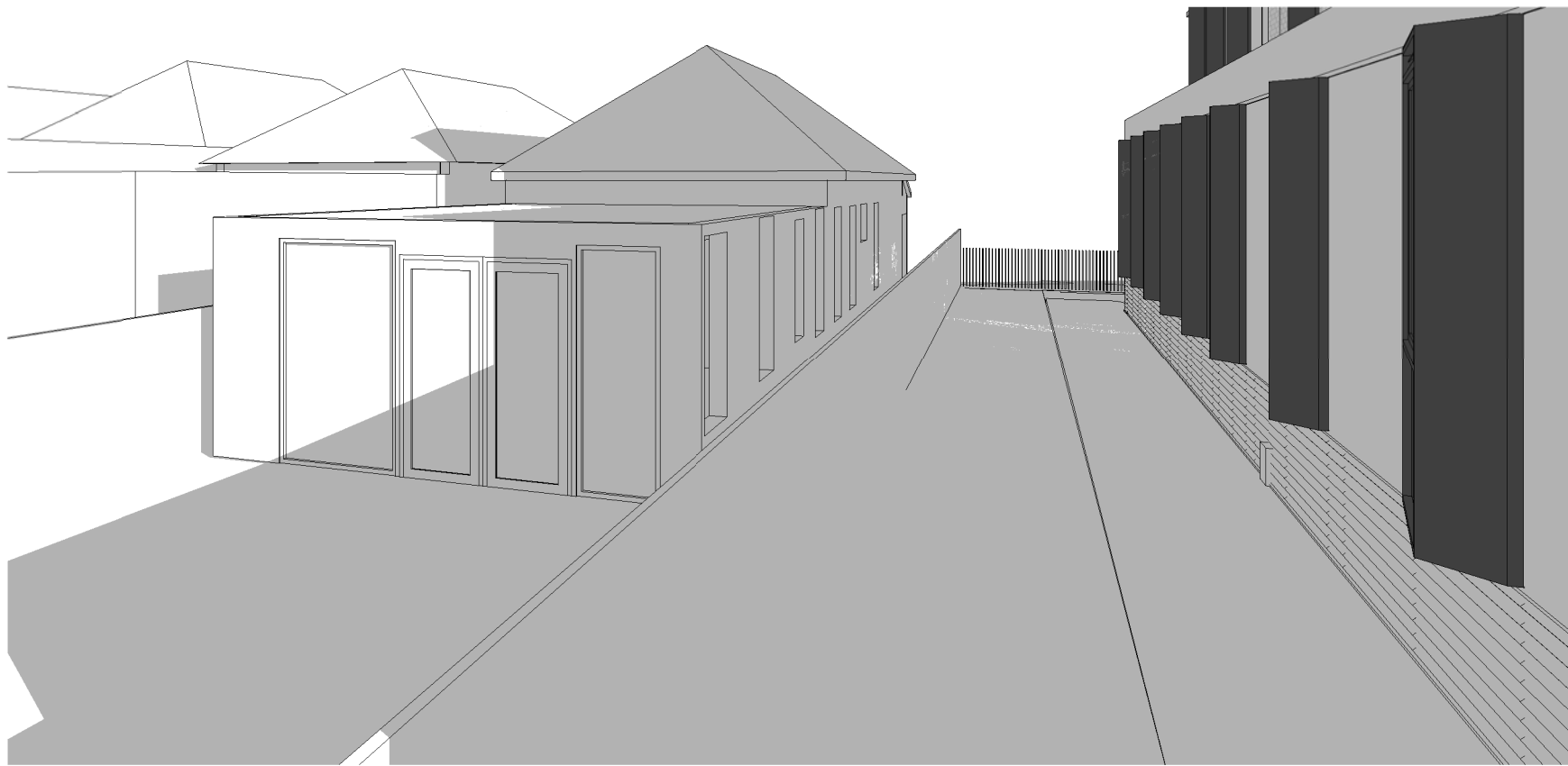
COURTYARD SUN STUDY - 21ST JUNE 3PM

AREA OF DIRECT
SUNLIGHT

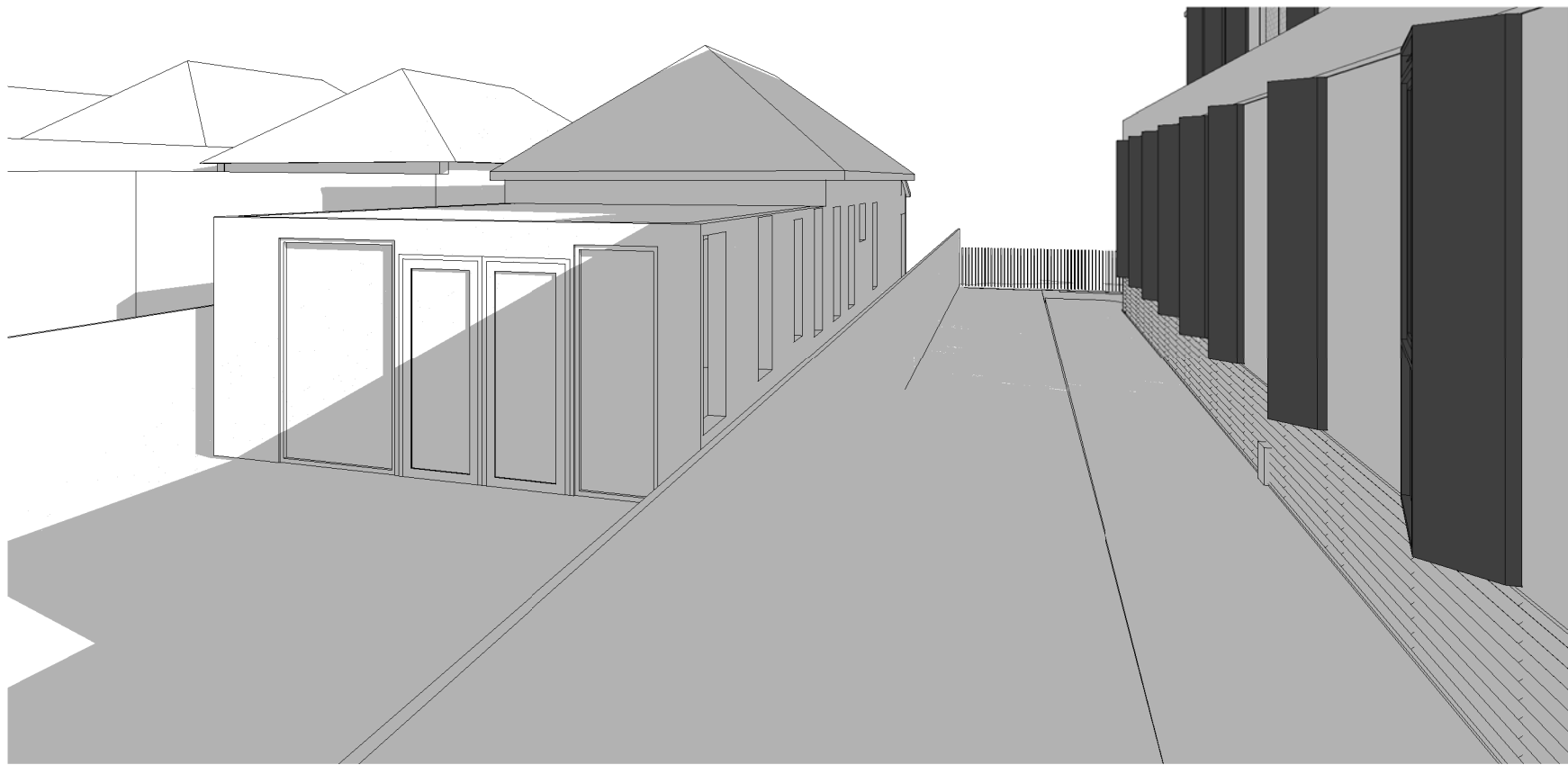
SHADOW AREA OF
EXISTING FENCE



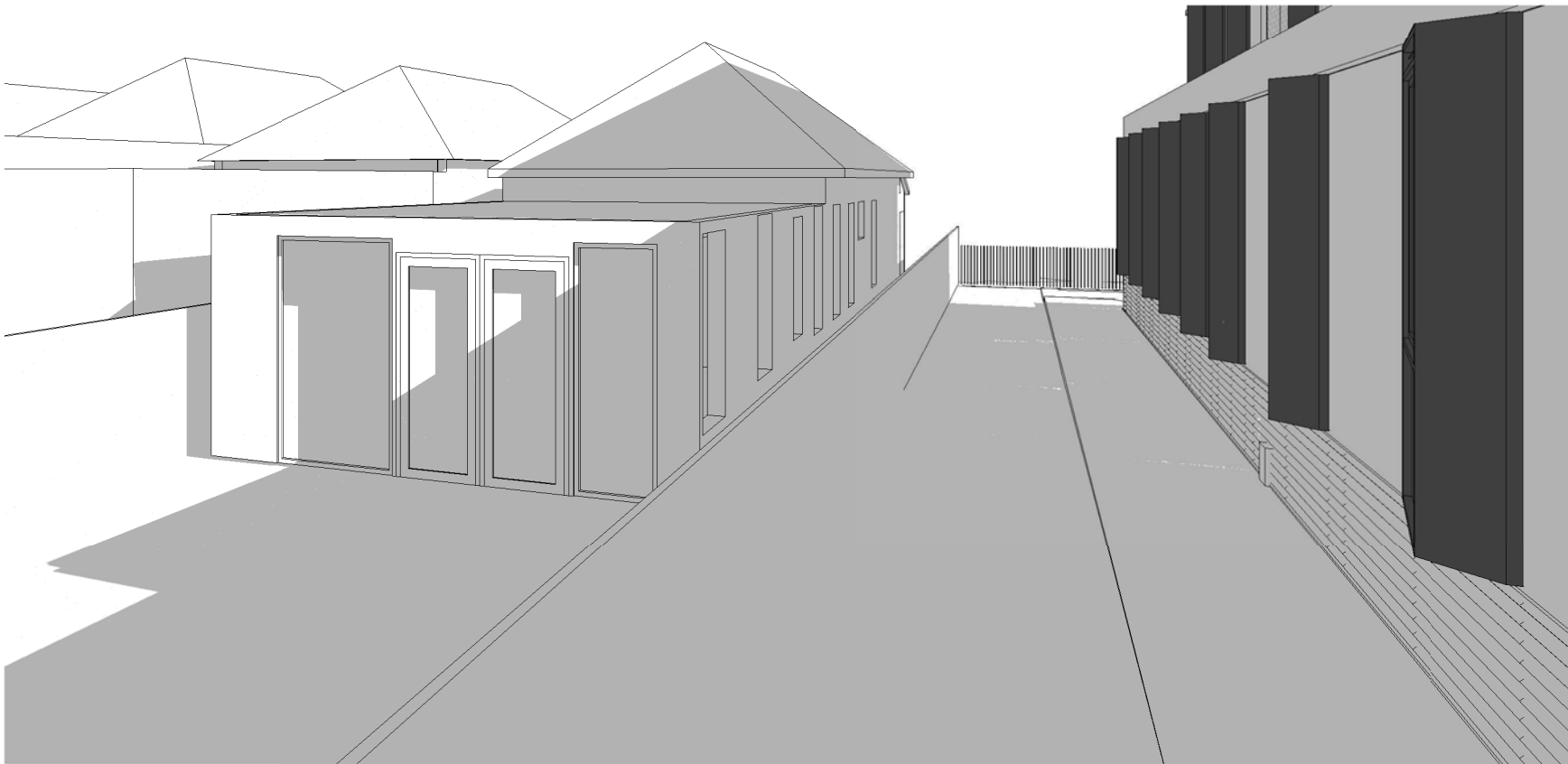
SHADOW STUDY-20 DONCASTER AVE-21ST JUNE 8.15AM



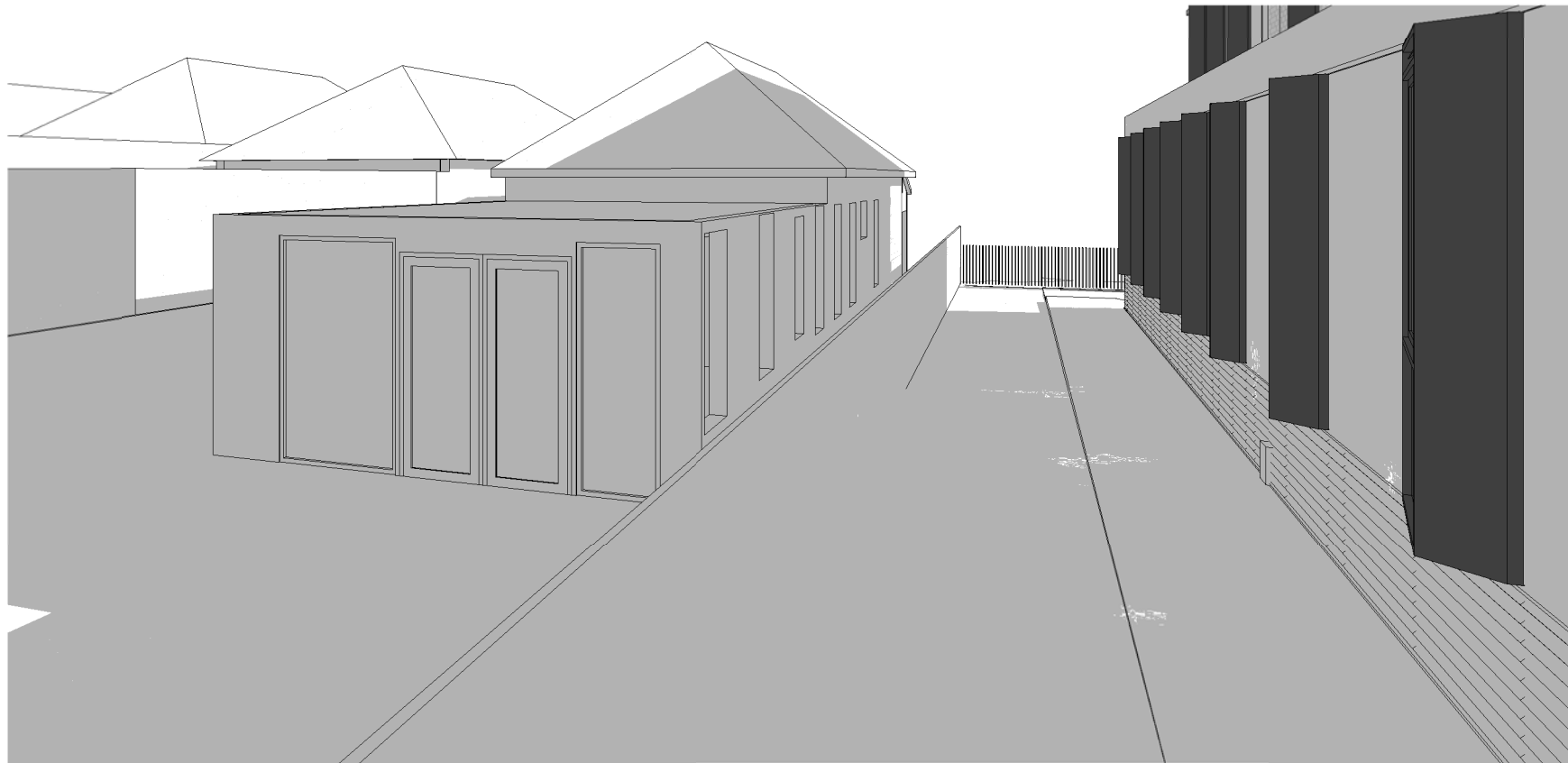
SHADOW STUDY-20 DONCASTER AVE-21ST JUNE 9.15AM



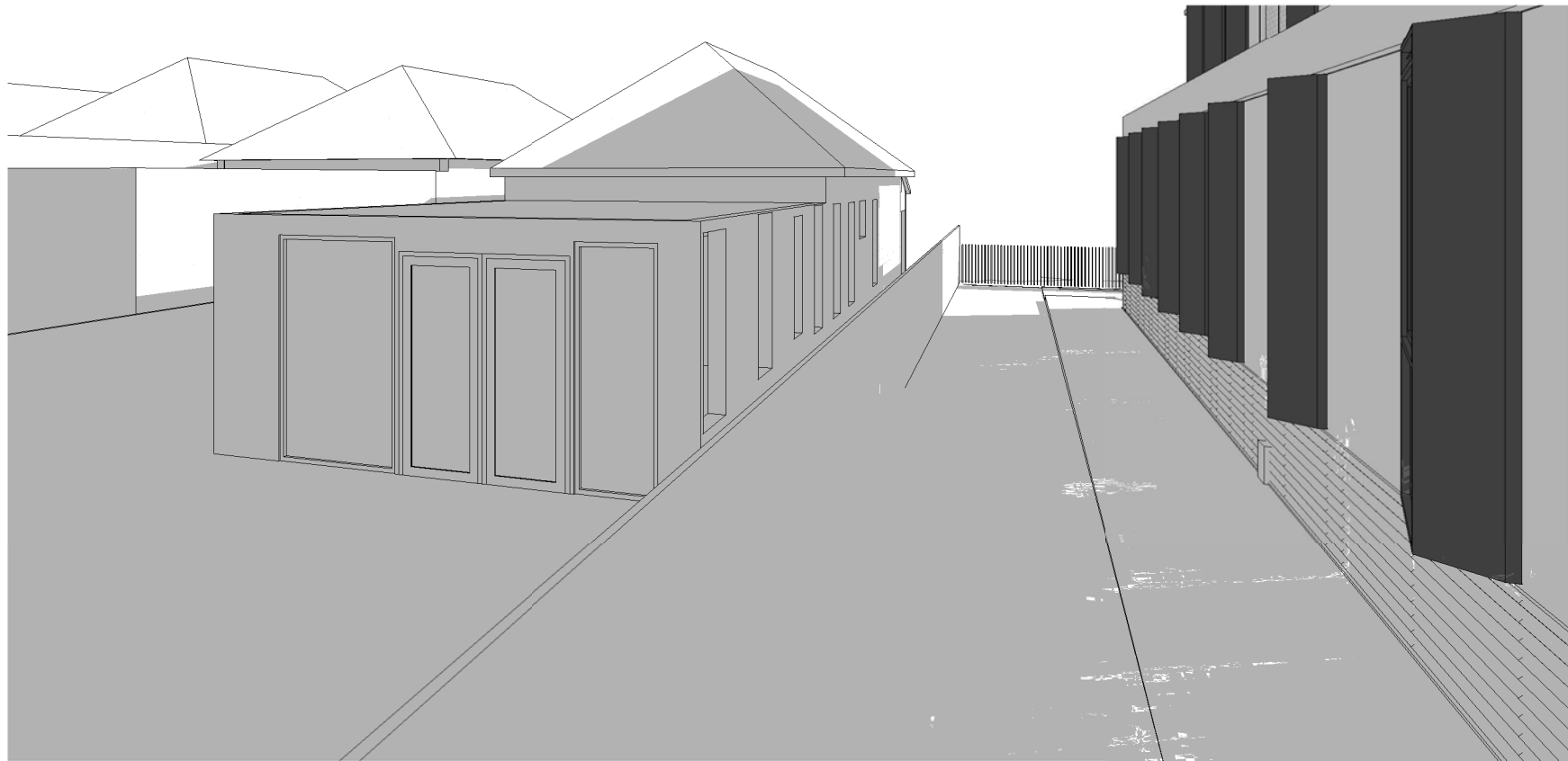
SHADOW STUDY-20 DONCASTER AVE-21ST JUNE 10.15AM



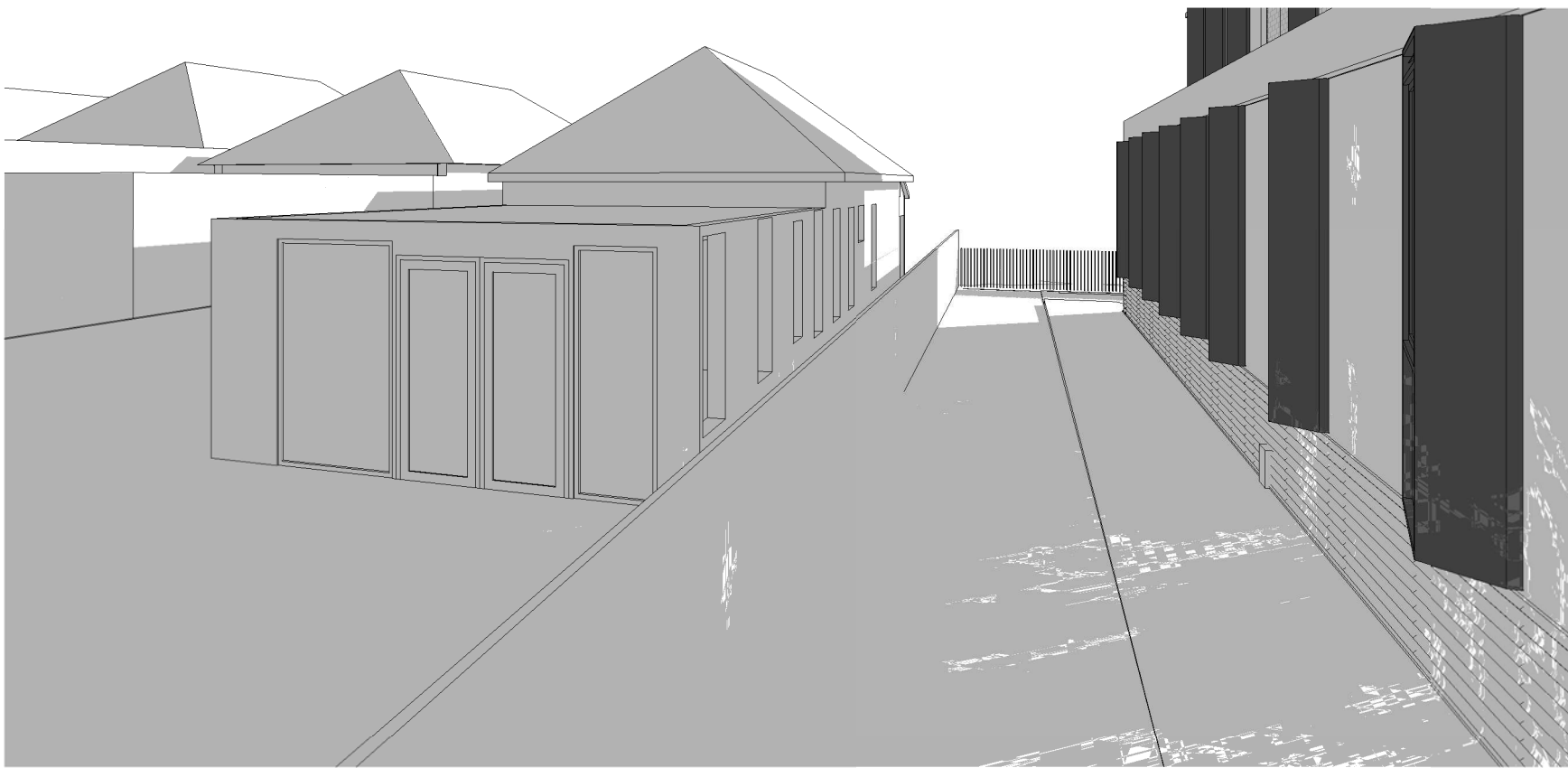
SHADOW STUDY-20 DONCASTER AVE-21ST JUNE 11.15AM



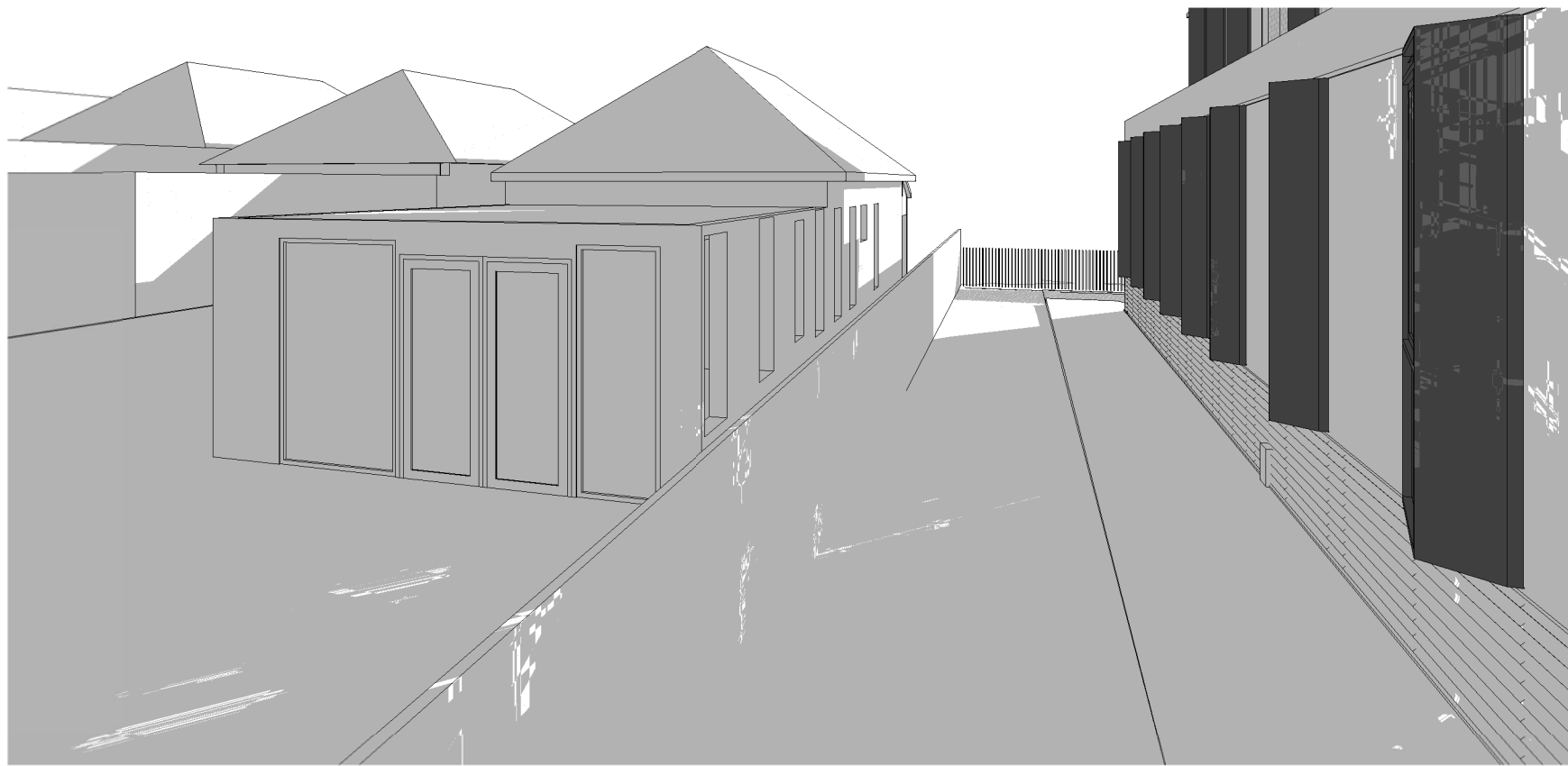
SHADOW STUDY-20 DONCASTER AVE-21ST JUNE 12.15PM



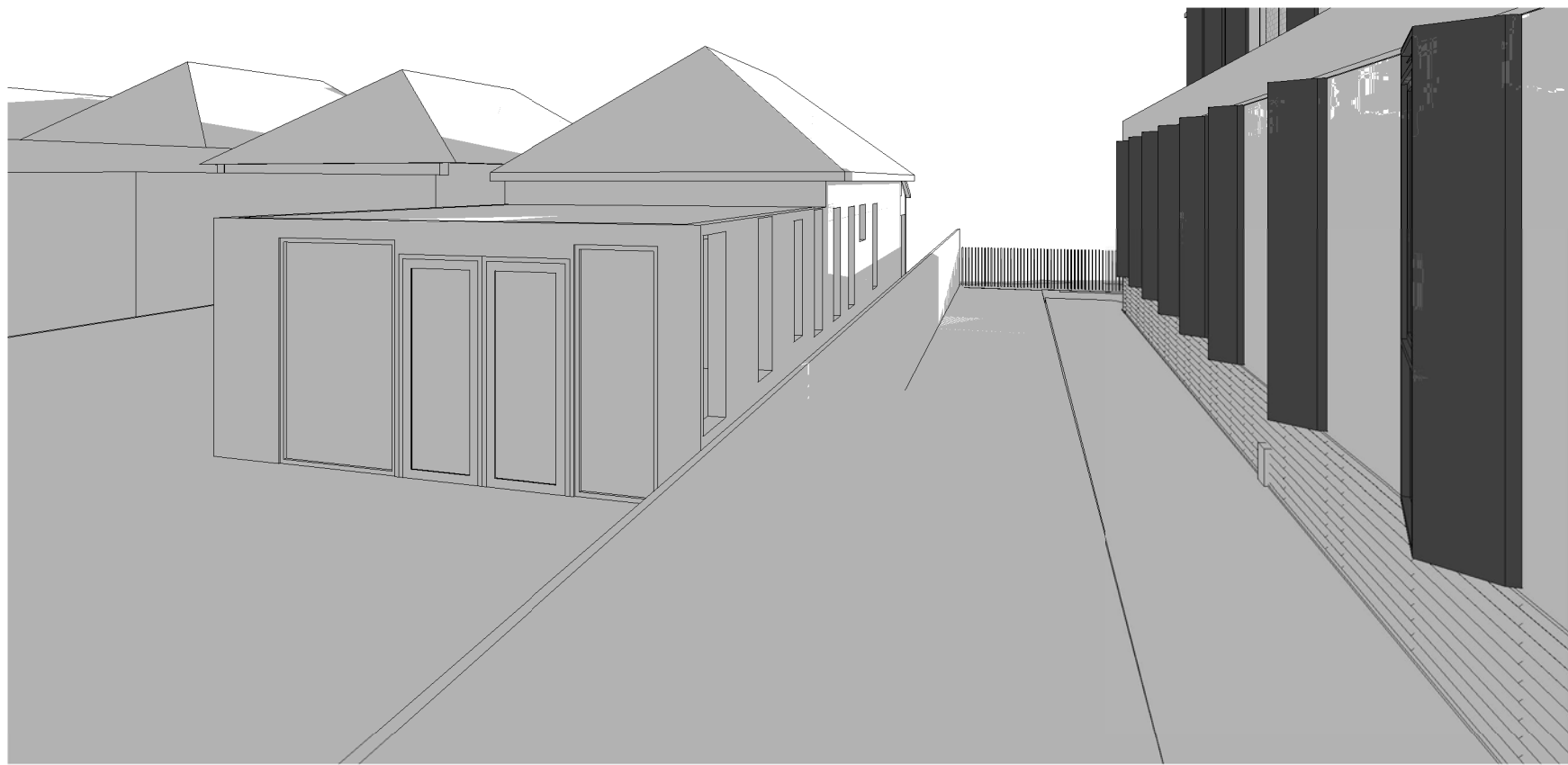
SHADOW STUDY-20 DONCASTER AVE-21ST JUNE 1.15PM



SHADOW STUDY-20 DONCASTER AVE-21ST JUNE 2.15PM

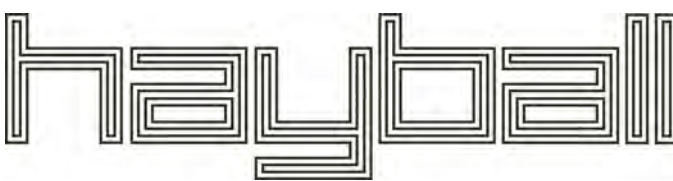


SHADOW STUDY-20 DONCASTER AVE-21ST JUNE 3.15PM



SHADOW STUDY-20 DONCASTER AVE-21ST JUNE 4.15PM

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	EC	Rev	Date	Description	Melbourne :	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
4-DONCASTER AVE	SHADOW STUDY -	FOR DEVELOPMENT	2309	TP06.06	3	EC	EC	31/05/2019 6:55:40 PM	1	19/12/2018	ISSUE FOR DEVELOPMENT	Sydney :	GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
KENSINGTON SYDNEY	SOUTHERN INTERFACE -	APPLICATION						@ A1	2	24/05/2019	ISSUED FOR COORDINATION	Brisbane :	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
	LIVING AREAS								3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	





COMMUNAL ROOM-21ST JUNE-8AM



COMMUNAL ROOM-21ST JUNE-9AM



COMMUNAL ROOM-21ST JUNE-10AM



COMMUNAL ROOM-21ST JUNE-11AM



COMMUNAL ROOM-21ST JUNE-12PM



COMMUNAL ROOM-21ST JUNE-1PM



COMMUNAL ROOM-21ST JUNE-2PM

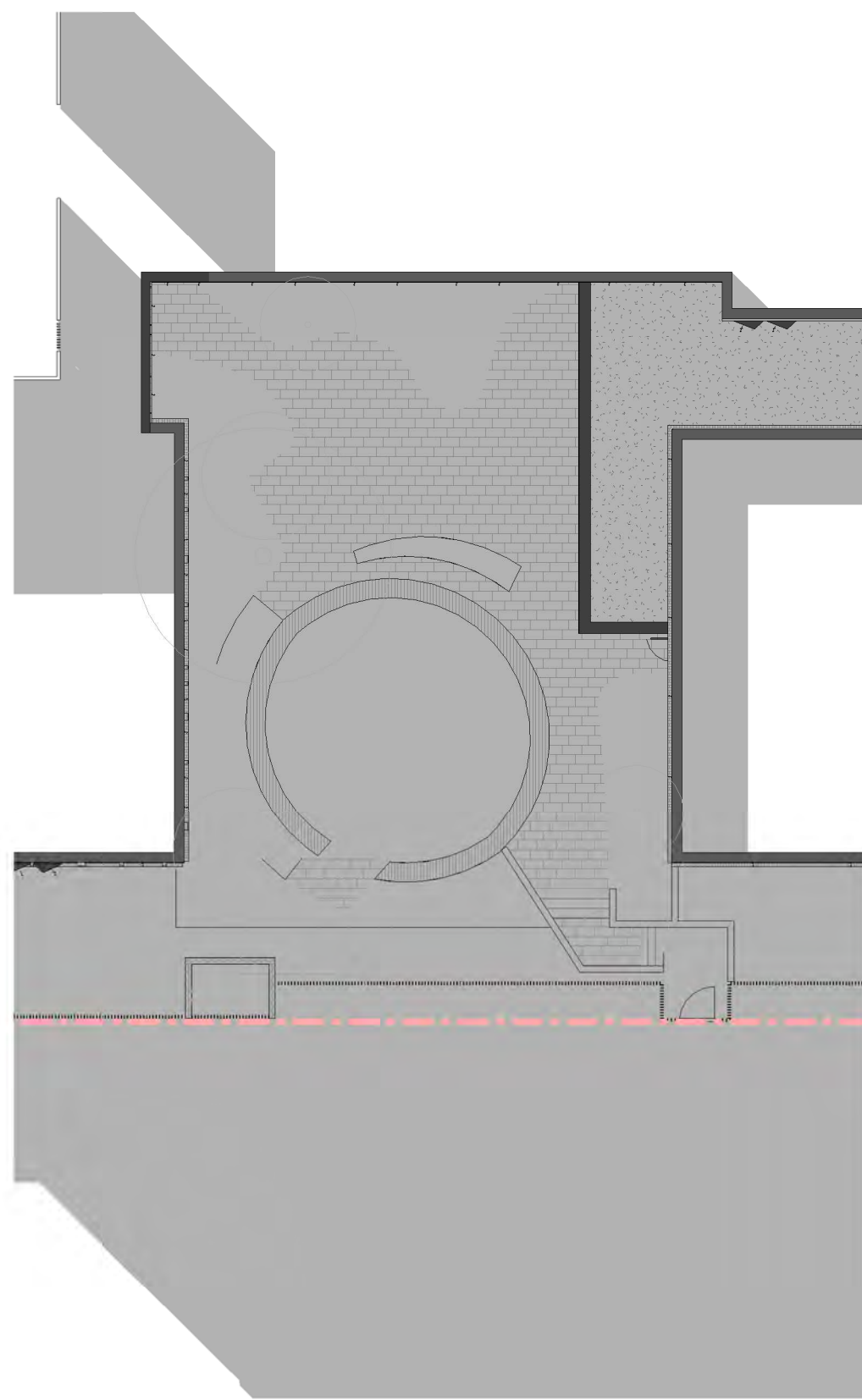


COMMUNAL ROOM-21ST JUNE-3PM

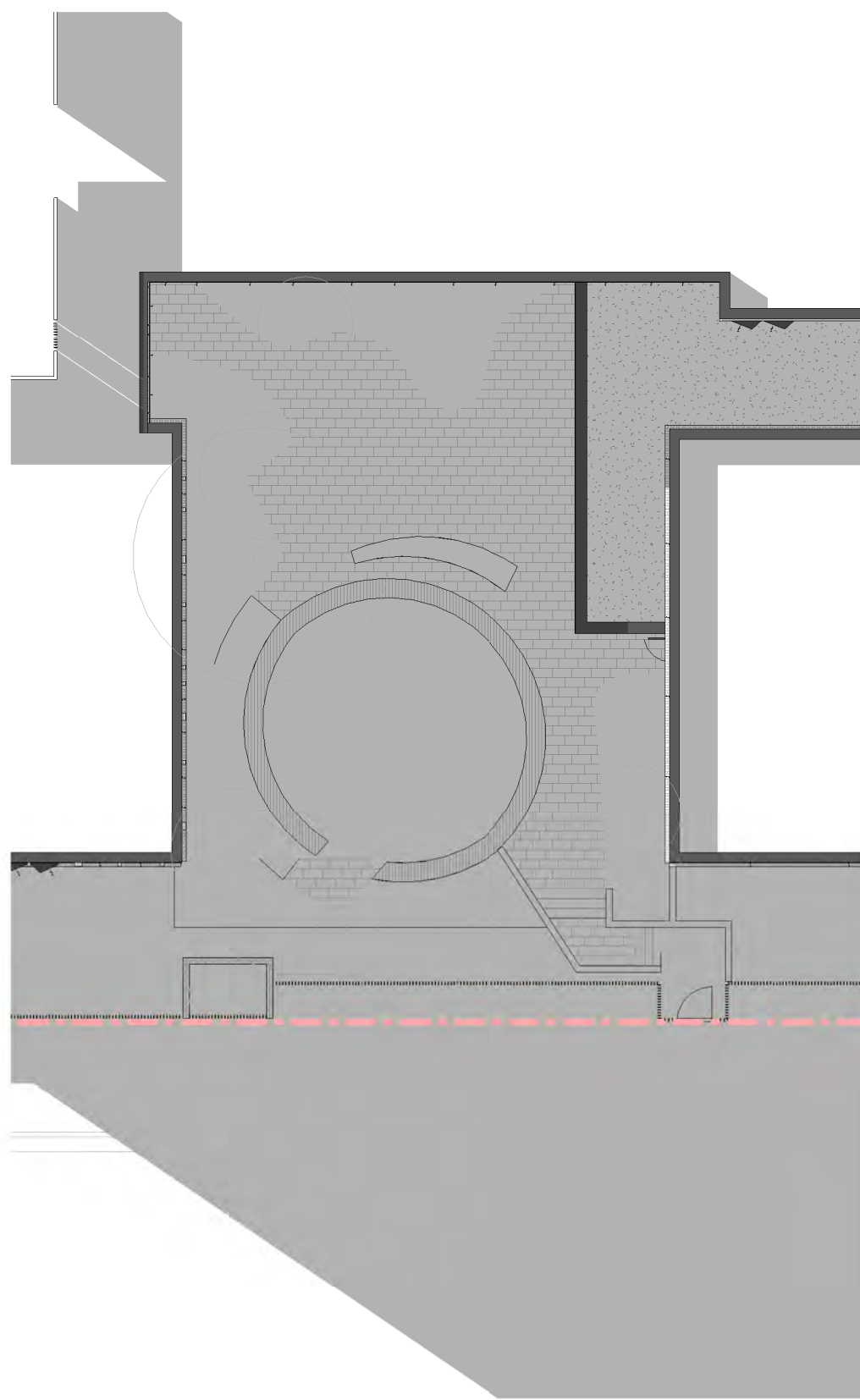


COMMUNAL ROOM-21ST JUNE-4PM

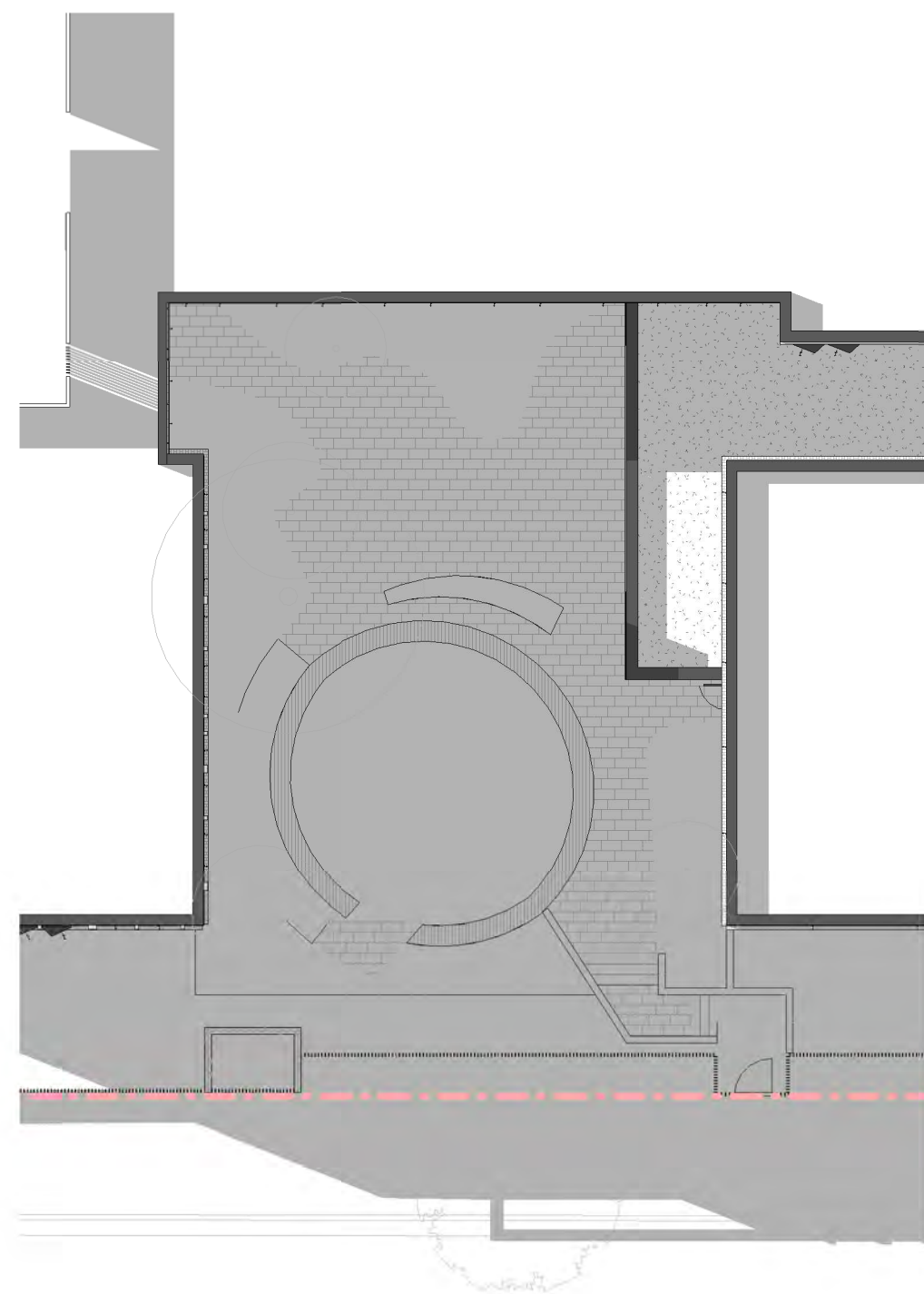
Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	EC		Rev	Date	Description	Melbourne :	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
4-DONCASTER AVE	SHADOW STUDY -	FOR DEVELOPMENT	2309	TP06.07	3	Checked By	EC		1	19/12/2018	ISSUE FOR DEVELOPMENT	Sydney :	GroundFloor11-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
KENSINGTON SYDNEY	COMMUNAL ROOM	APPLICATION				Date Printed	31/05/2019 5:23:17 PM		2	24/05/2019	ISSUED FOR COORDINATION	Brisbane :	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
						Scale	@ A1		3	31/05/2019	REVISED FOR DEVELOPMENT	ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521,	Richard Leonard 7522, David Tordoff 8028
											APPLICATION		



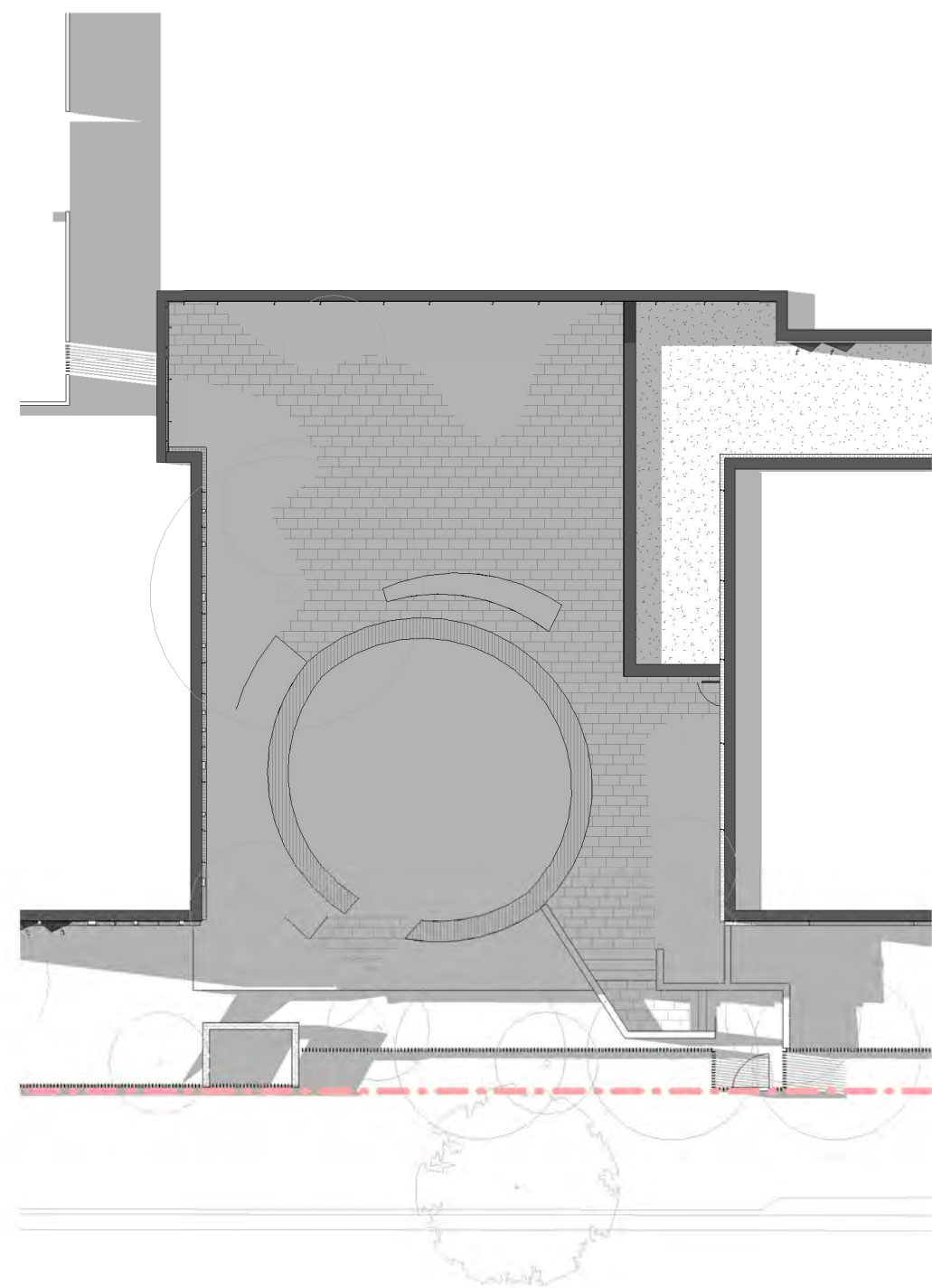
WESTERN LANDSCAPE SUN STUDY - 21ST JUNE 8AM



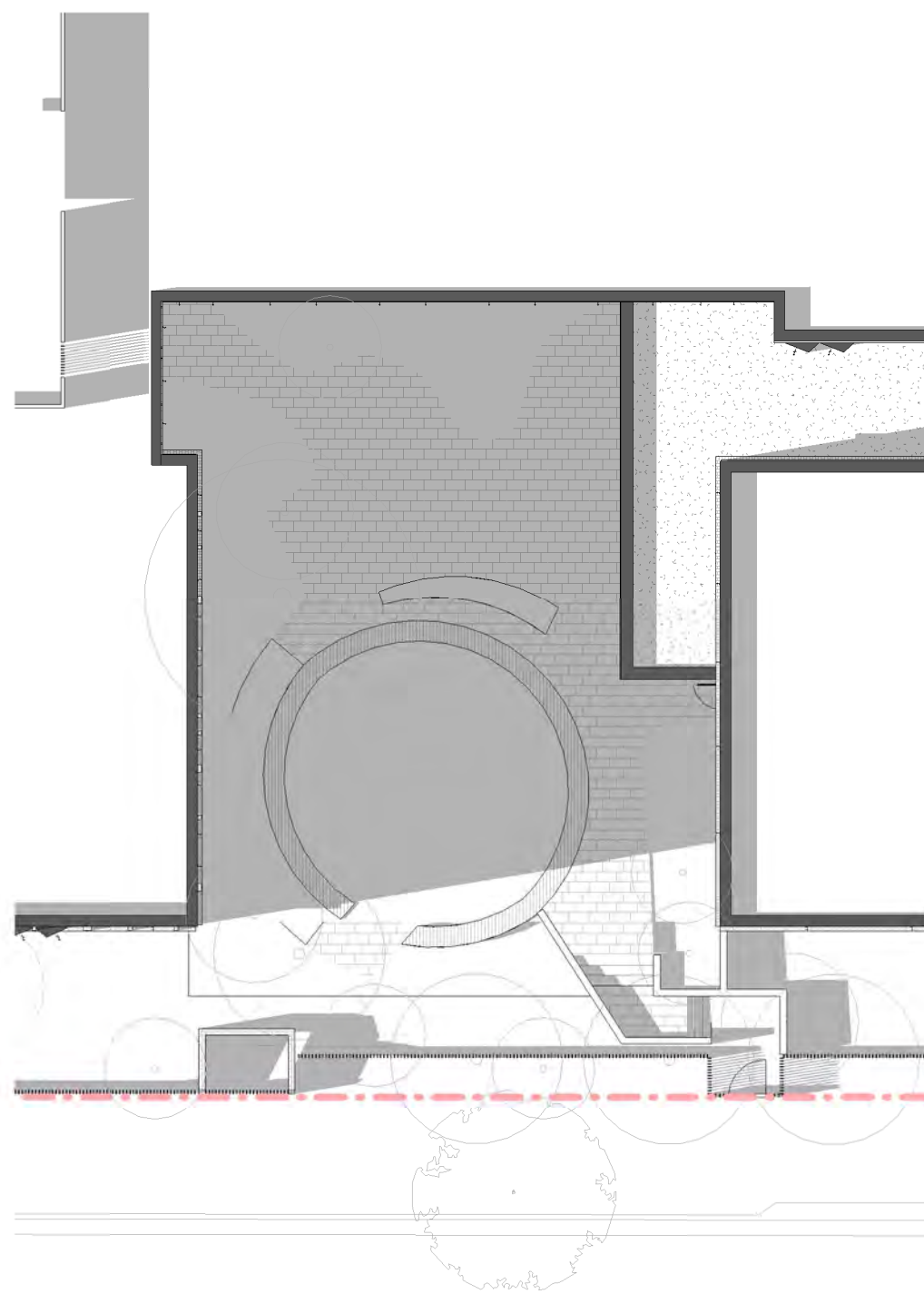
WESTERN LANDSCAPE SUN STUDY - 21ST JUNE 9AM



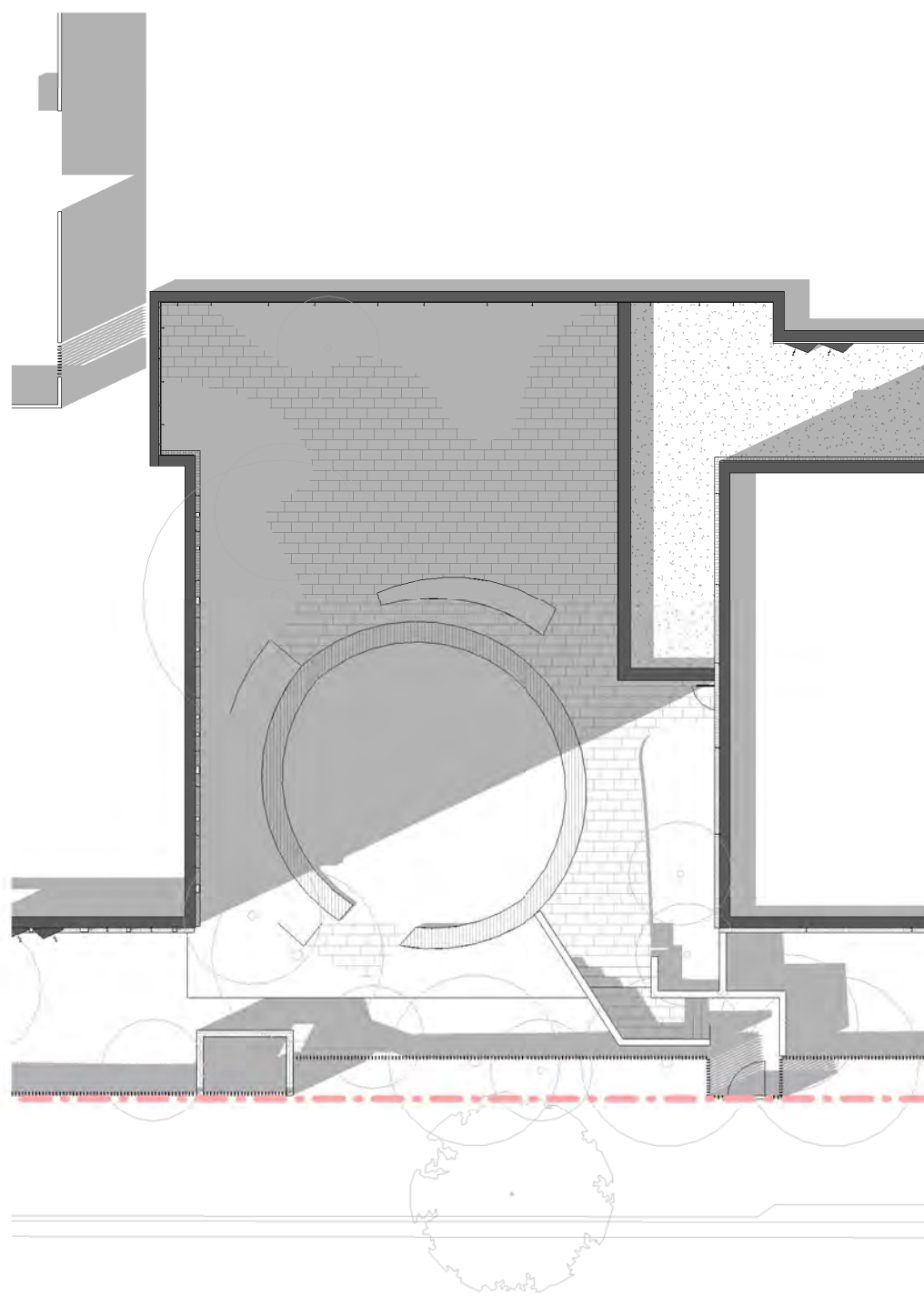
WESTERN LANDSCAPE SUN STUDY - 21ST JUNE 10AM



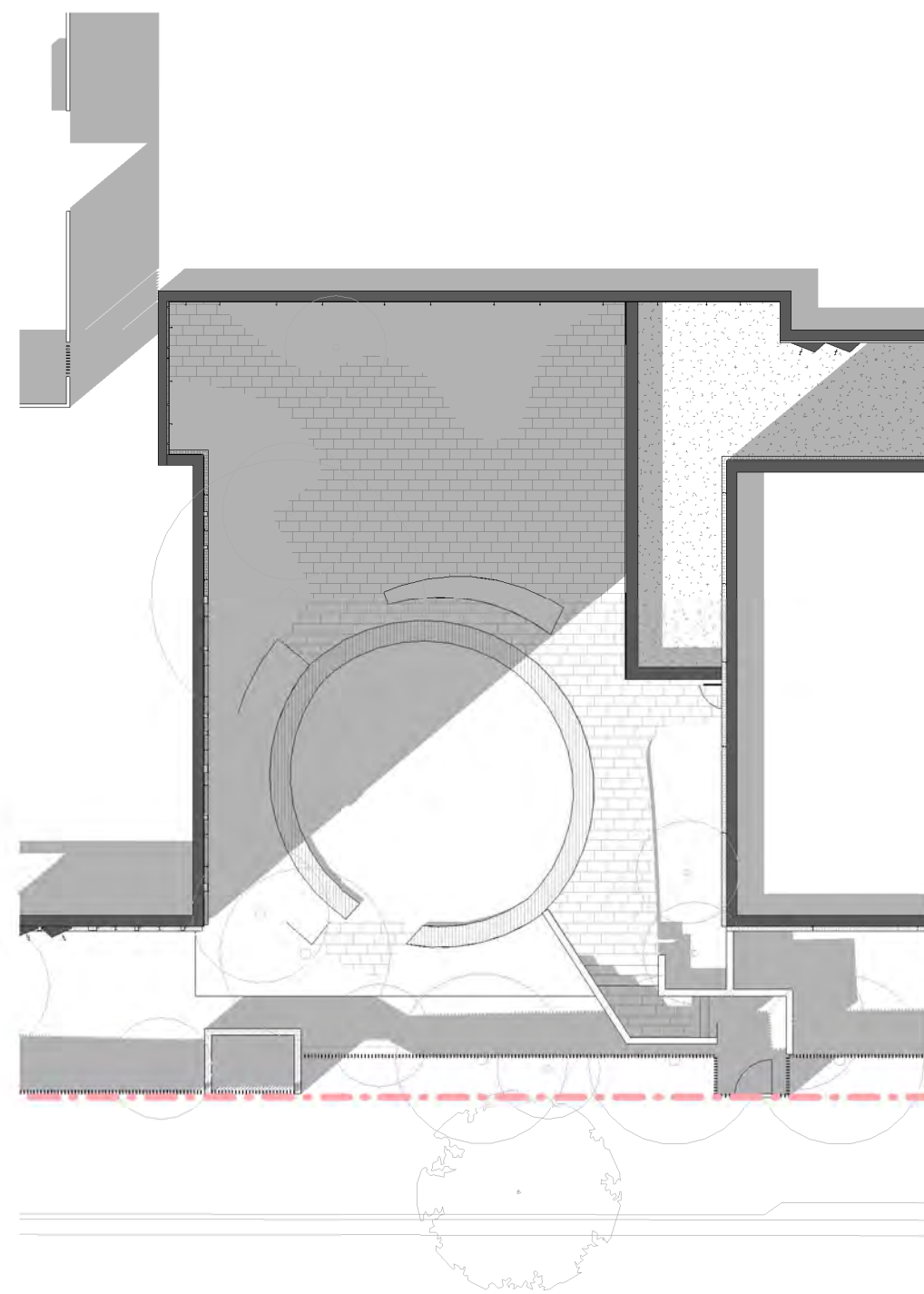
WESTERN LANDSCAPE SUN STUDY - 21ST JUNE 11AM



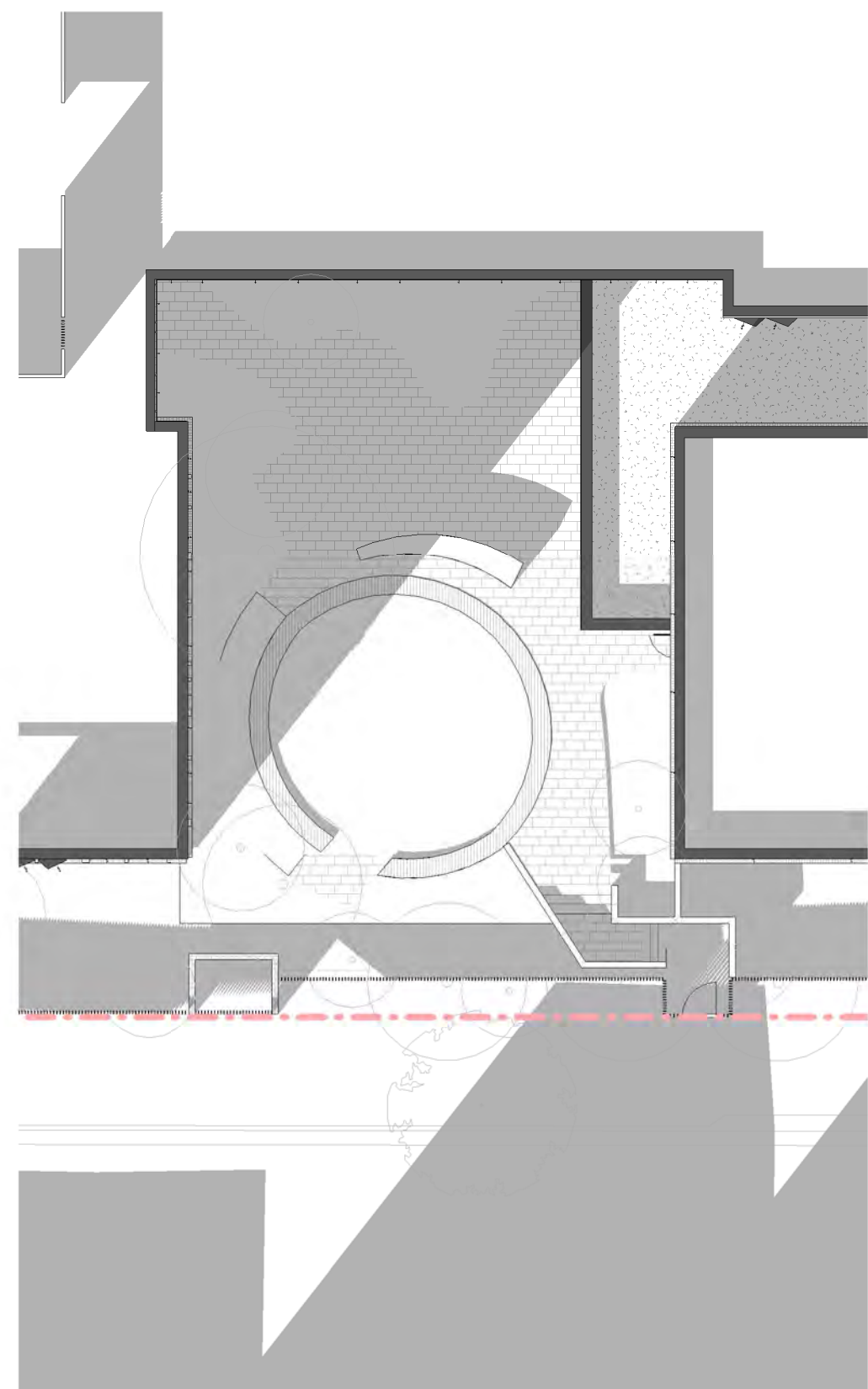
WESTERN LANDSCAPE SUN STUDY - 21ST JUNE 12PM



WESTERN LANDSCAPE SUN STUDY - 21ST JUNE 1PM

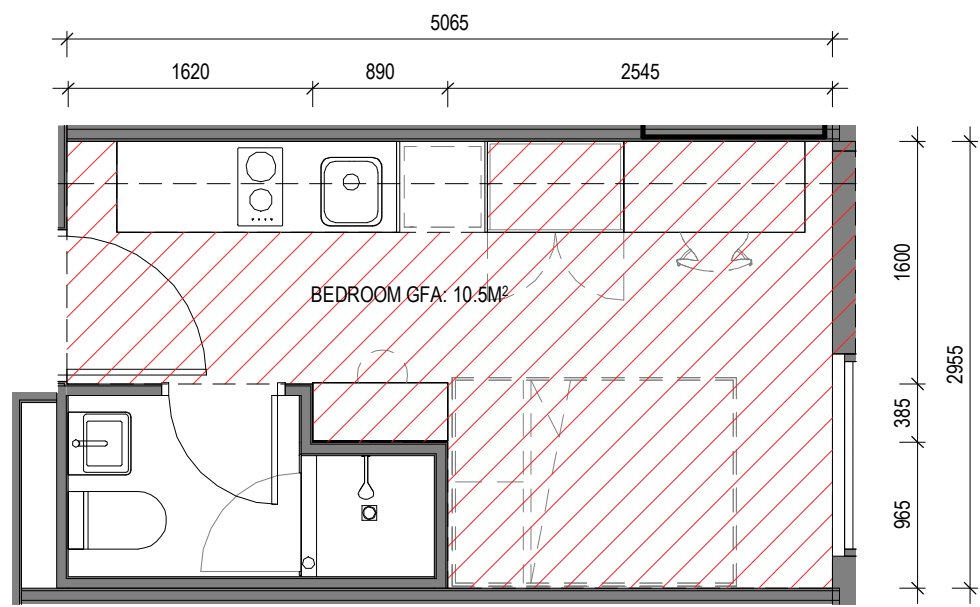


WESTERN LANDSCAPE SUN STUDY - 21ST JUNE 2PM



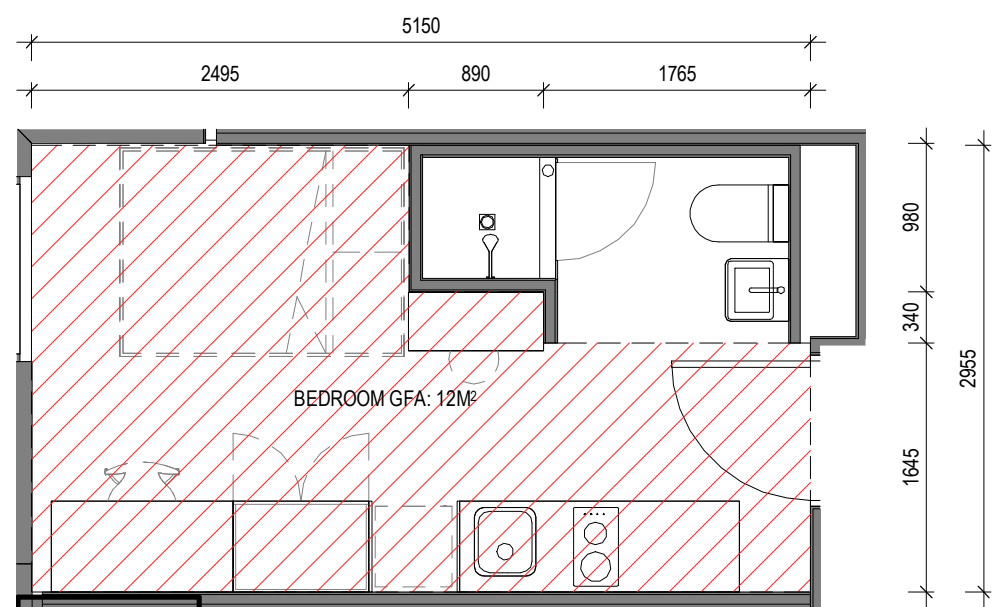
WESTERN LANDSCAPE SUN STUDY - 21ST JUNE 3PM

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Author		Rev	Date	Description	Melbourne :
4-DONCASTER AVE	SHADOW STUDY -	CONSTRUCTION ISSUE	2309	TP06.08	1	Checked By	31/05/2019 5:23:33 PM		1	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
KENSINGTON SYDNEY	WESTERN LANDSCAPE	APPLICATION				Date Printed	1 : 200@ A1					Sydney :
						Scale						GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
												Brisbane :
												Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
												ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
												Richard Leonard 7522, David Tordoff 8028
												hayball



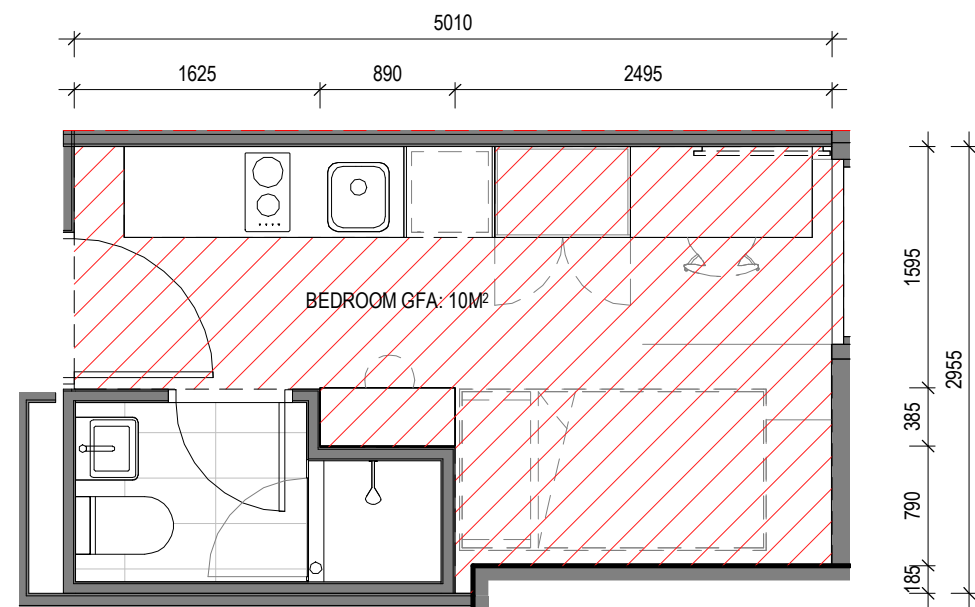
QTY: 91

1 STUDIO TYPE A
A06.05 1:50



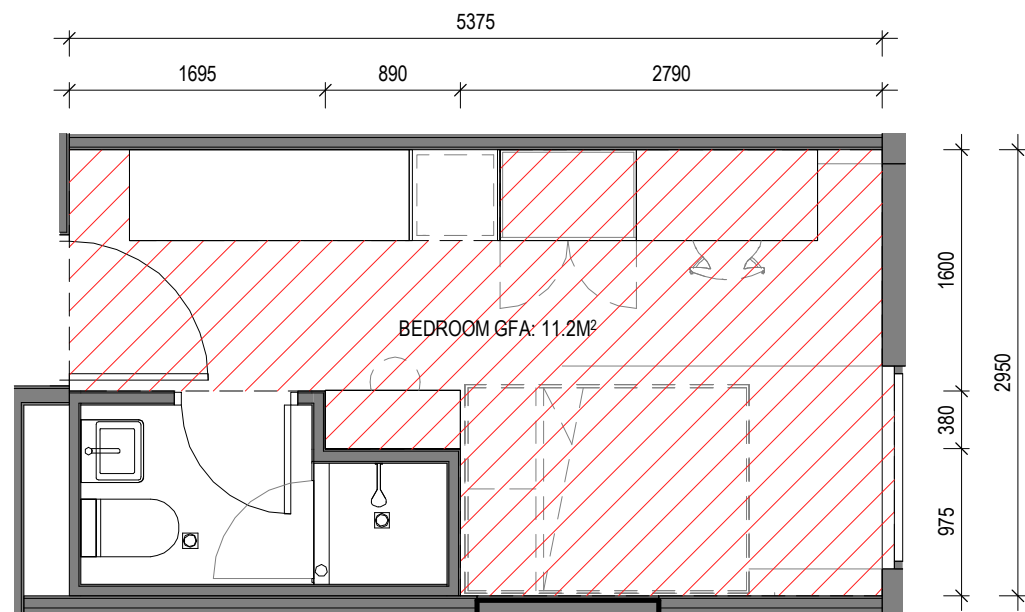
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2 STUDIO TYPE B
A06.05 1:50



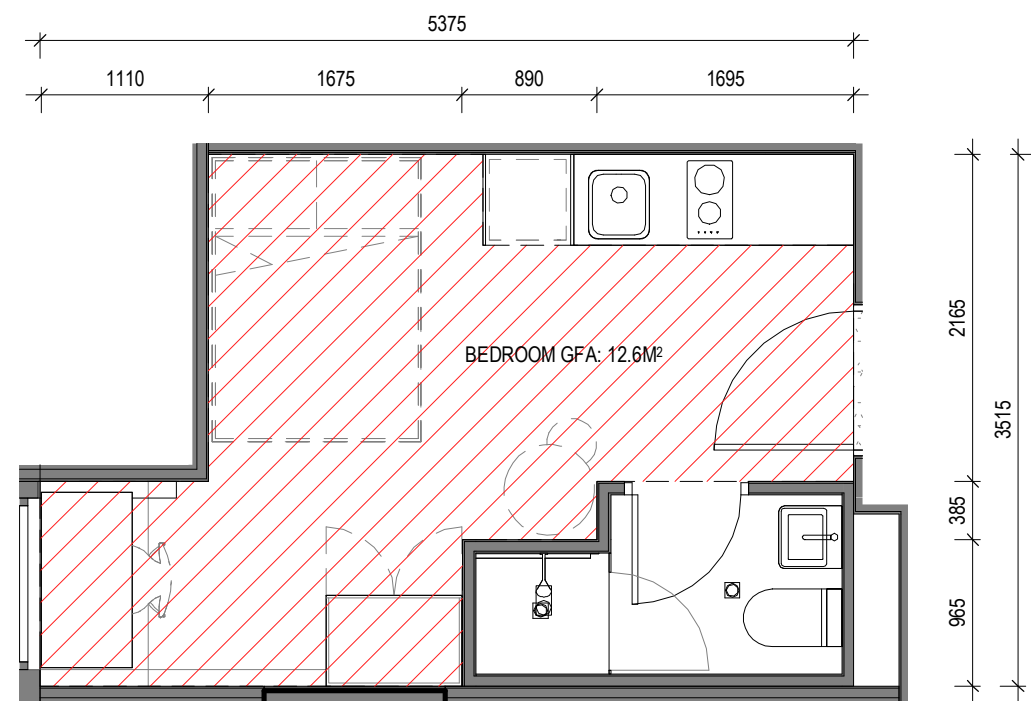
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3 STUDIO TYPE C
A06.05 1:50



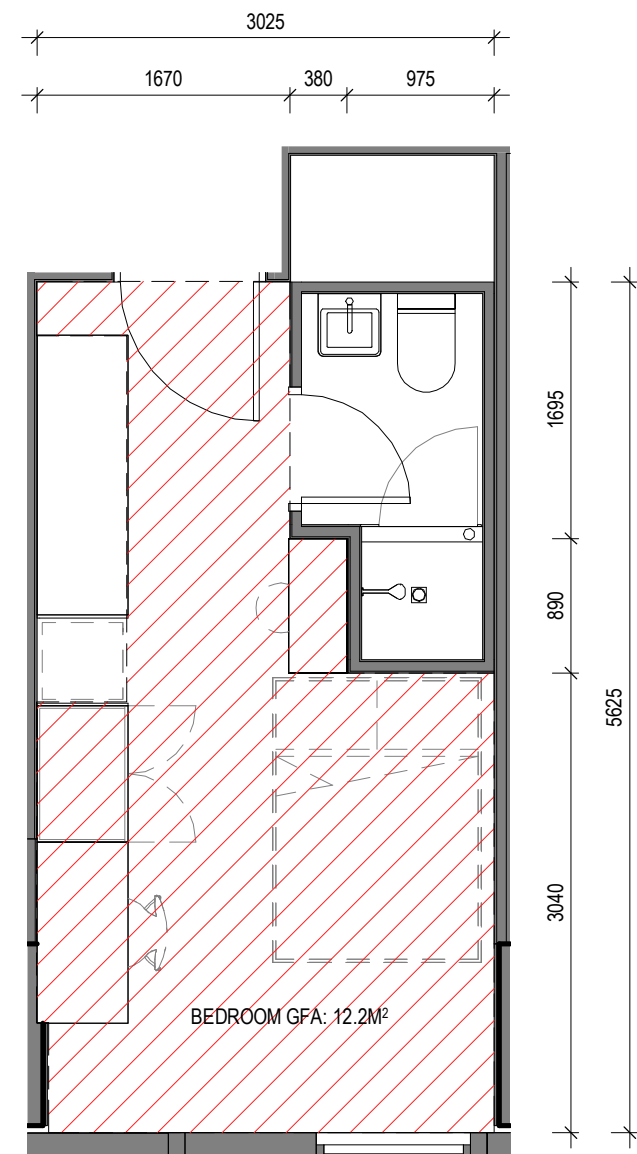
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4 STUDIO TYPE D
TP05.03 1:50



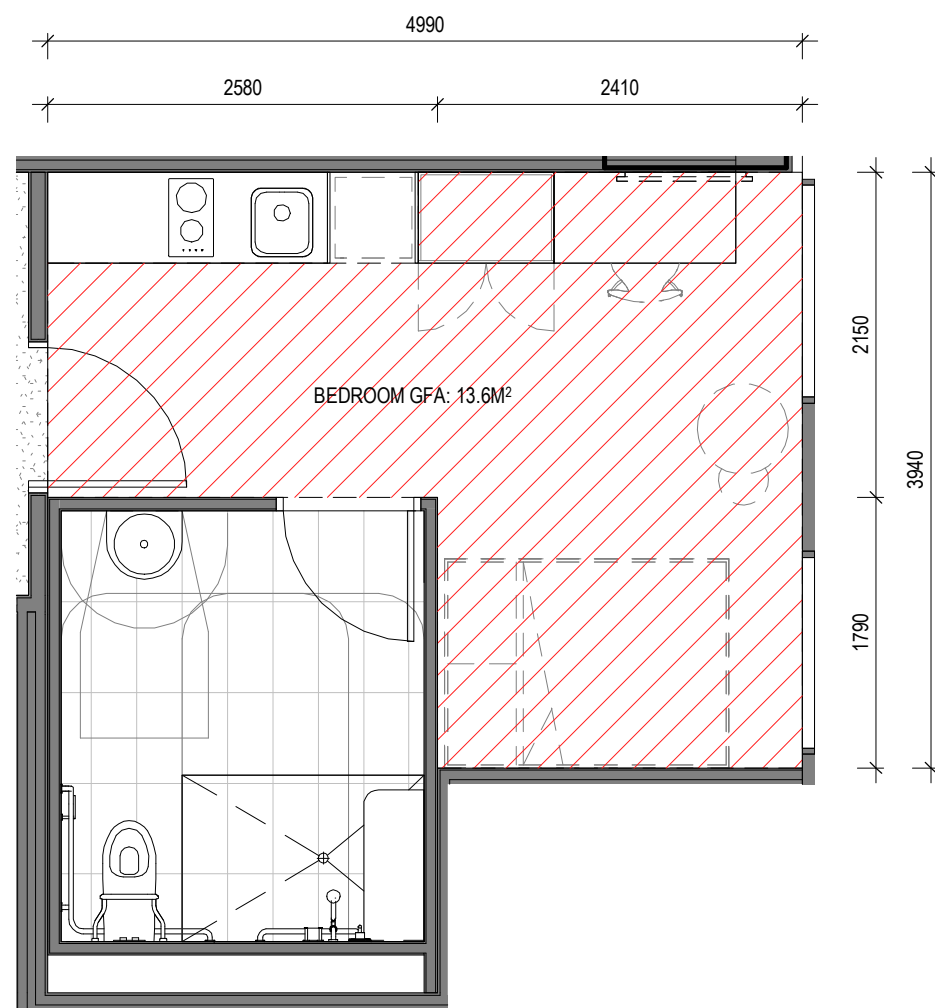
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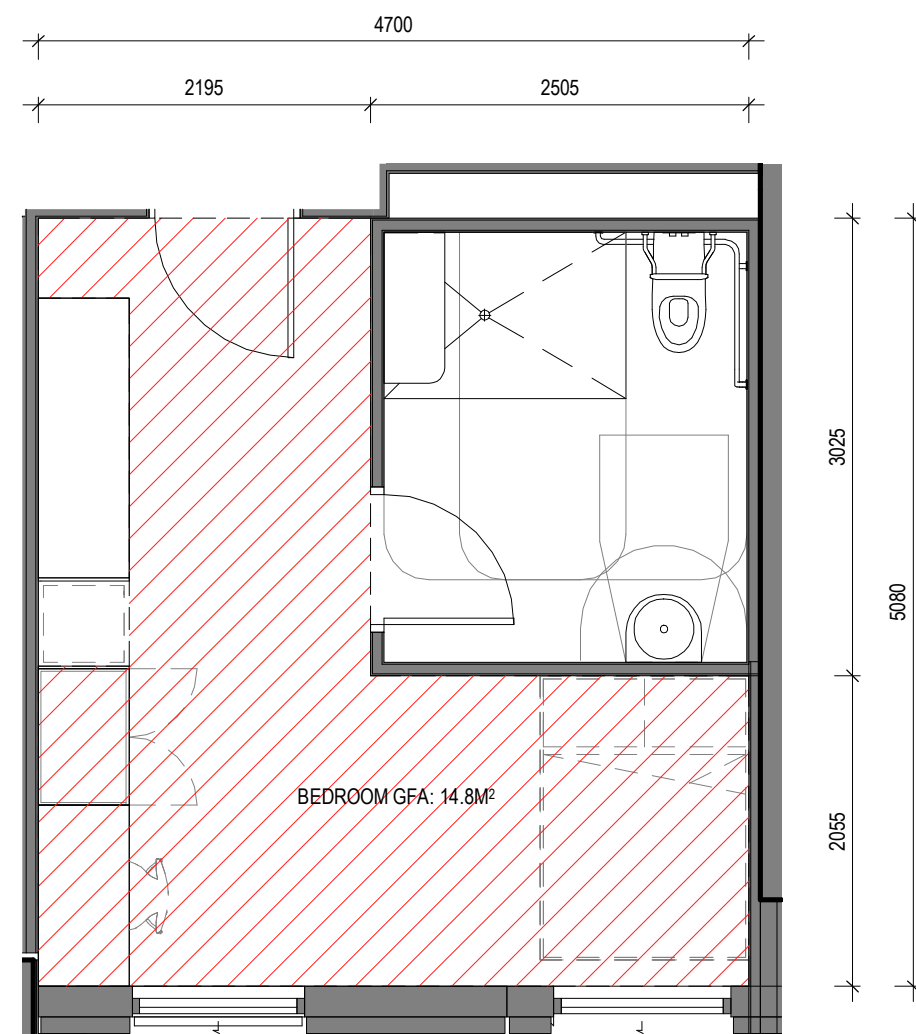
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6 STUDIO TYPE F
TP05.03 1:50




QTY: 1

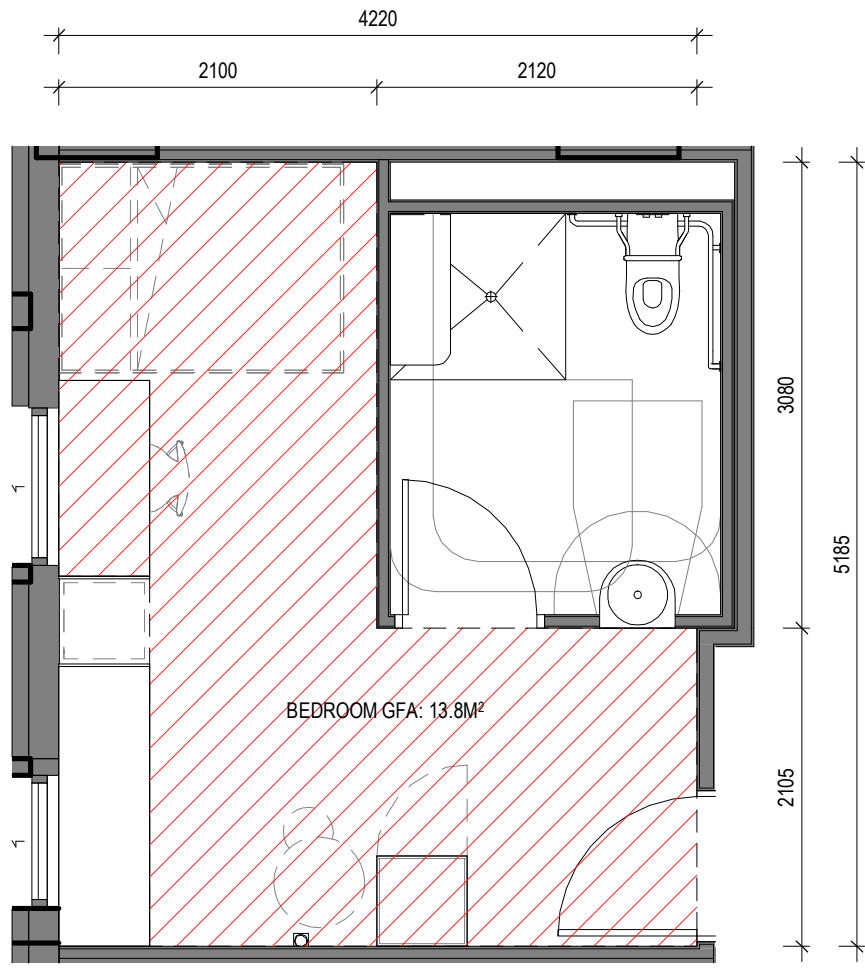
7 DDA STUDIO TYPE A
A06.05 1:50



QTY: 2

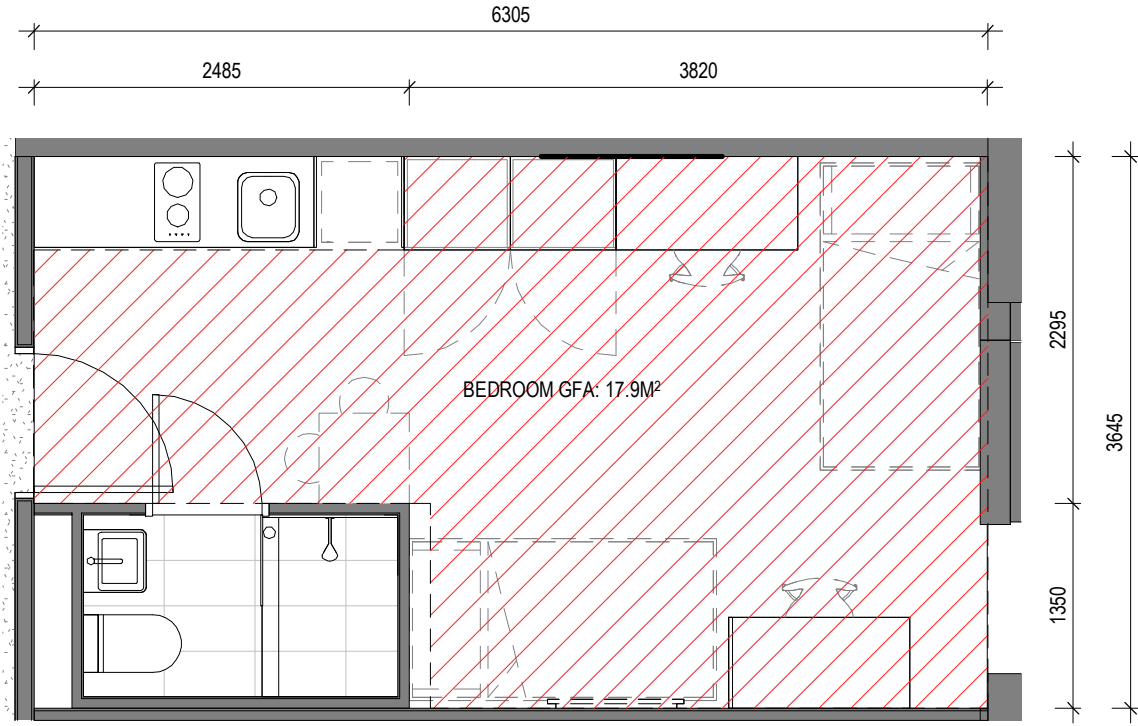
8 DDA STUDIO TYPE B
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Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	KL		Rev	Date	Description	Melbourne :
4-DONCASTER AVE KENSINGTON SYDNEY	ROOM TYPES	FOR DEVELOPMENT APPLICATION	2309	TP07.01	2	Checked By	JV		1	15/01/2019	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
						Date Printed	31/05/2019 6:55:46 PM		2	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	Sydney : GroundFloor1.1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
						Scale	1 : 50@ A1					Brisbane : Level 12.324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
												ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028



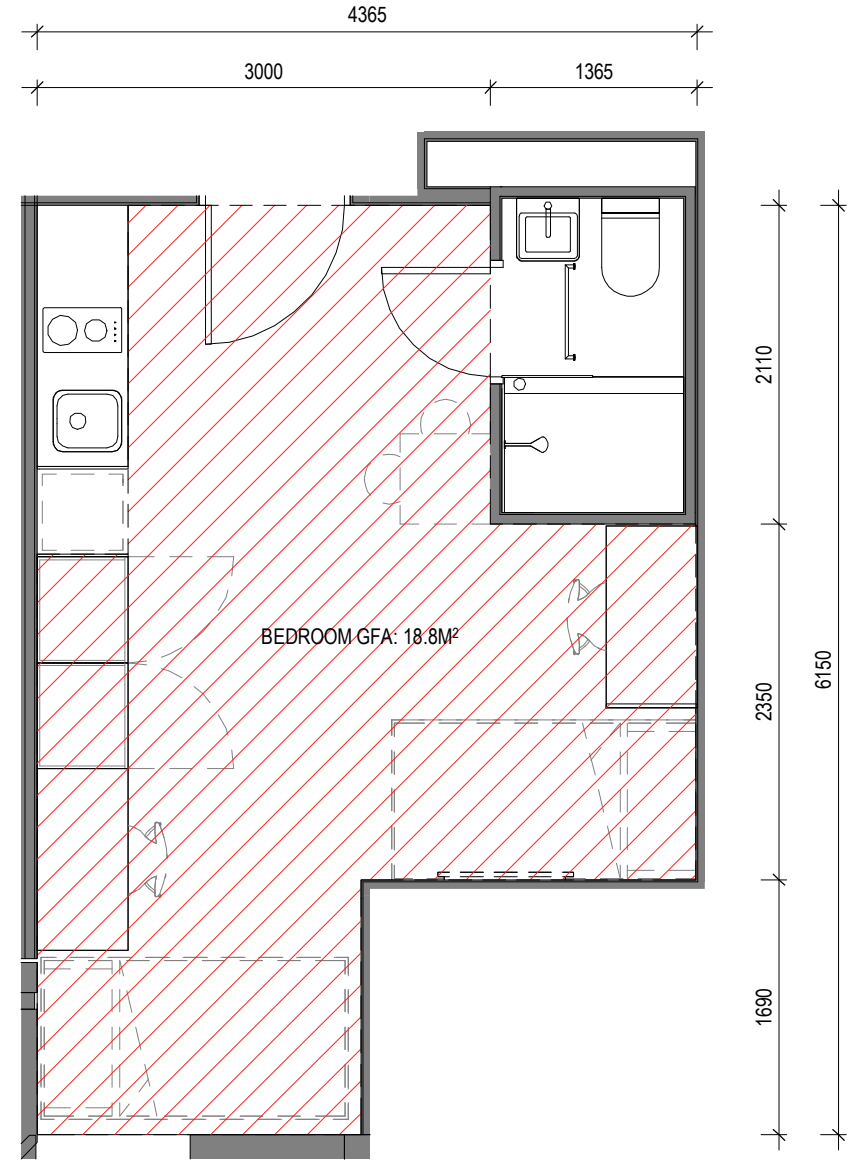
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6 DDA STUDIO TYPE C
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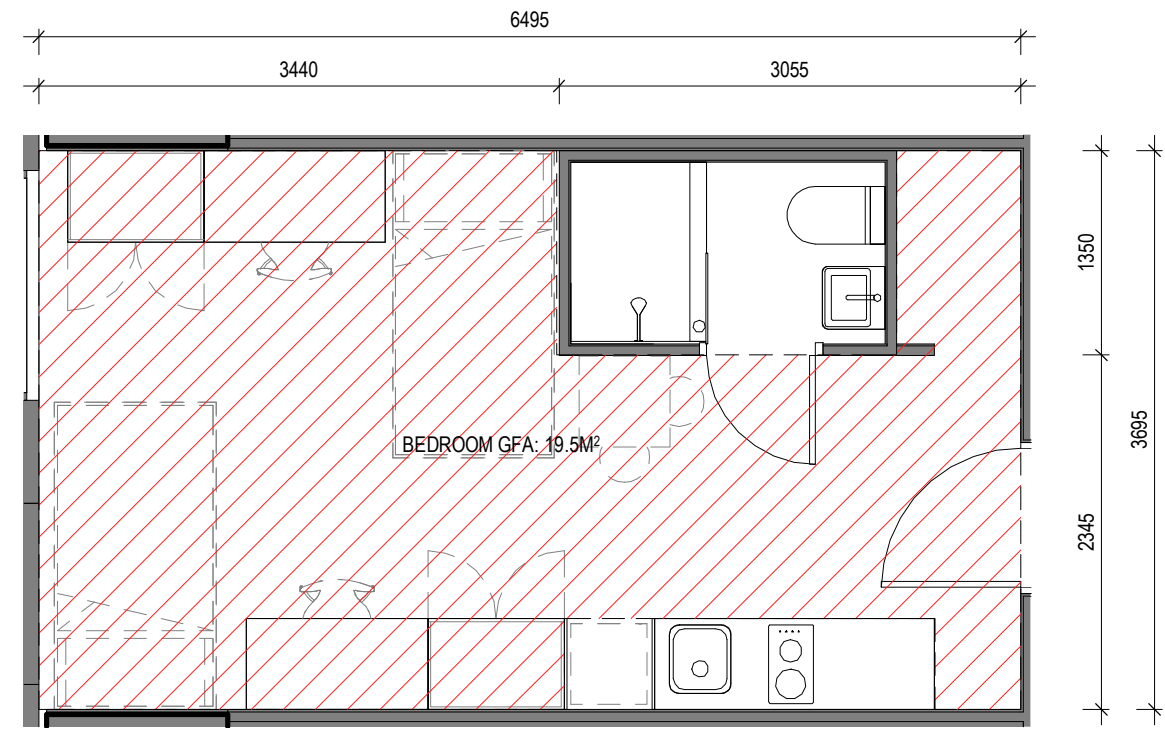
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1 TWIN TYPE A
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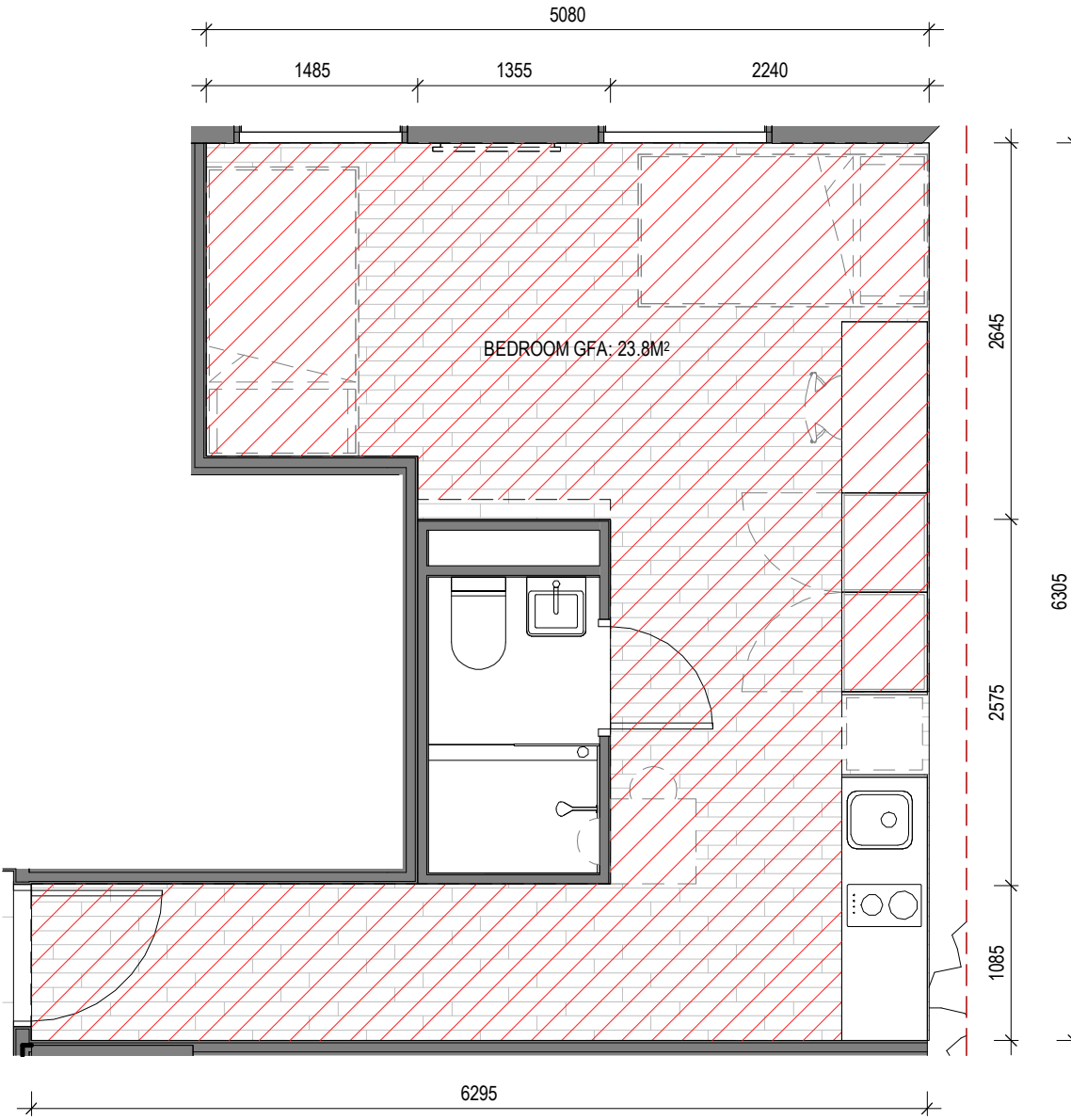
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2 TWIN TYPE B
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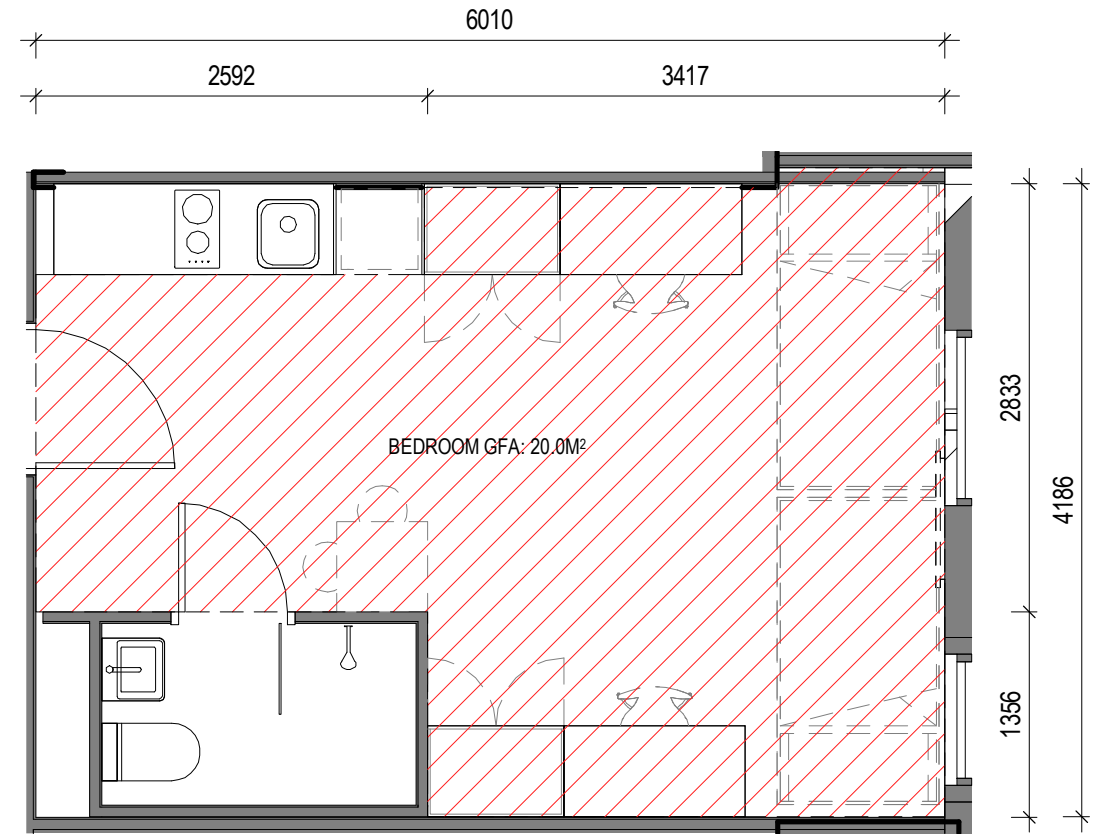
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3 TWIN TYPE C
A06.05 1:50



QTY: 1

4 TWIN TYPE D
A06.05 1:50



QTY: 2

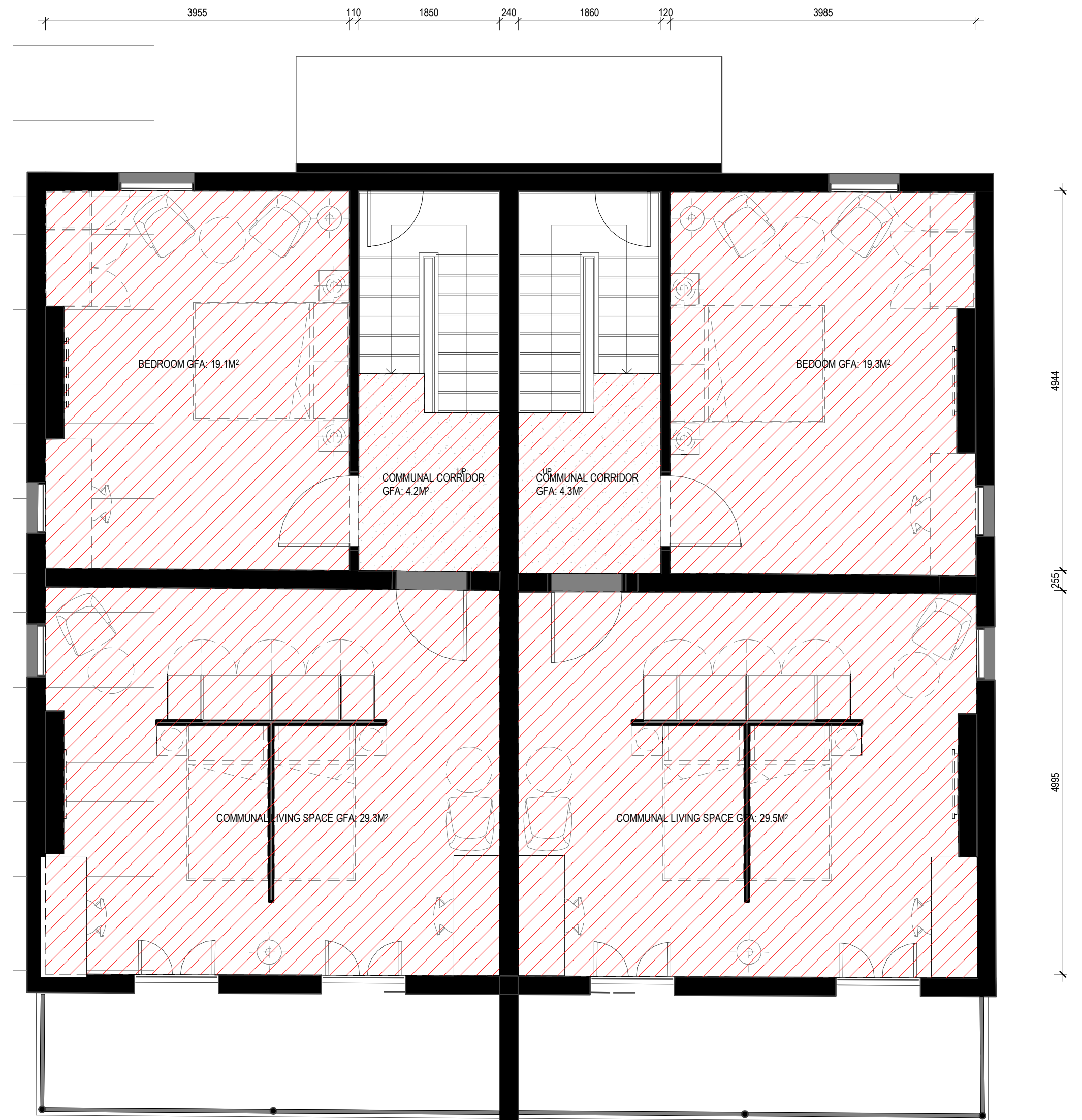
5 TWIN TYPE E
TP05.03 1:50

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	KL	Rev	Date	Description	Melbourne :
4-DONCASTER AVE KENSINGTON SYDNEY	ROOM TYPES	FOR DEVELOPMENT APPLICATION	2309	TP07.02	2	Checked By	JV	1	15/01/2019	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
						Date Printed	31/05/2019 6:55:48 PM	2	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	Sydney : GroundFloor11-11 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
						Scale	1 : 50 @ A1				Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
											ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028





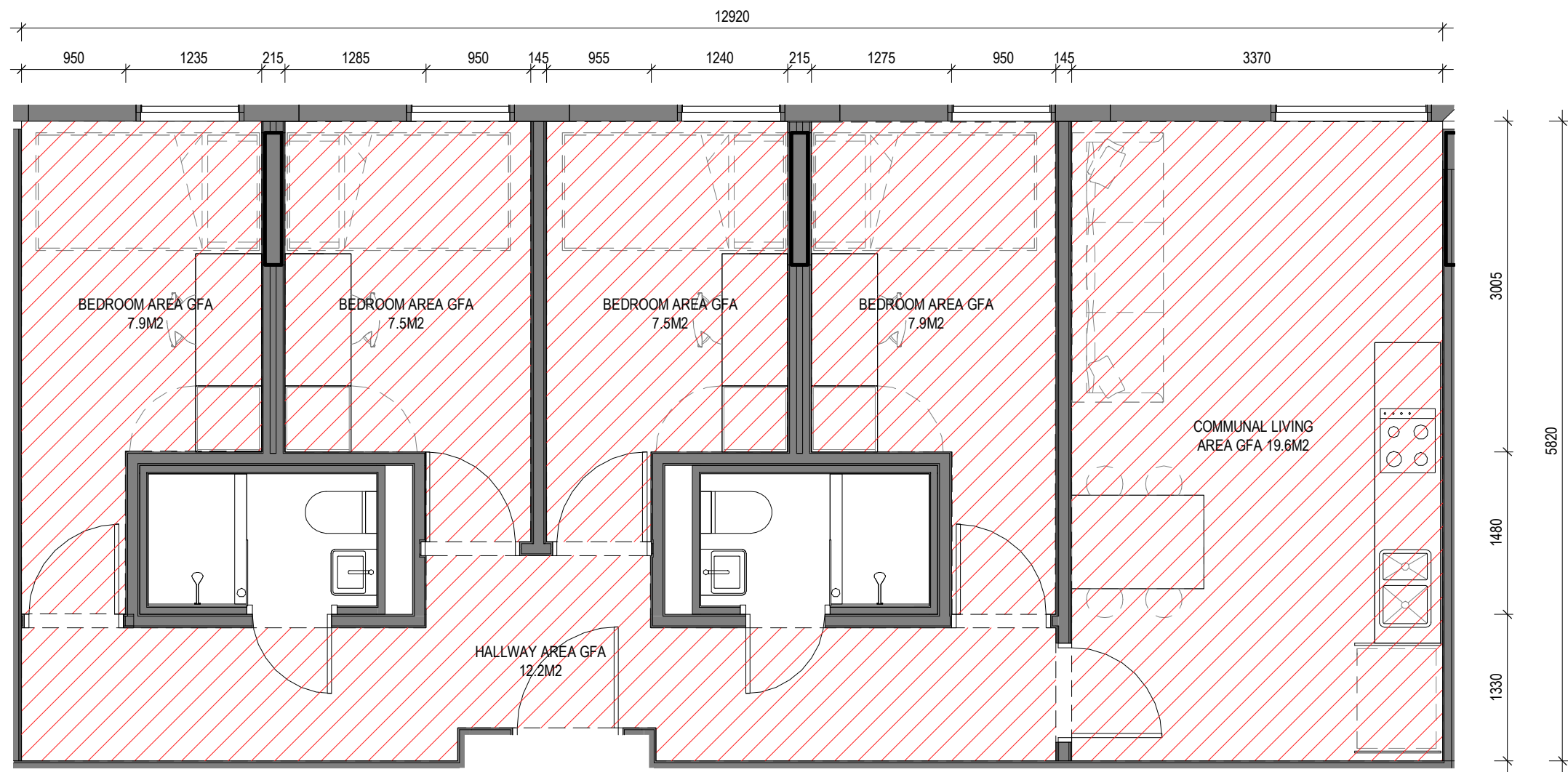
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1 4 BED CLUSTER TYPE A- GROUND
TP05.03 / 1:50



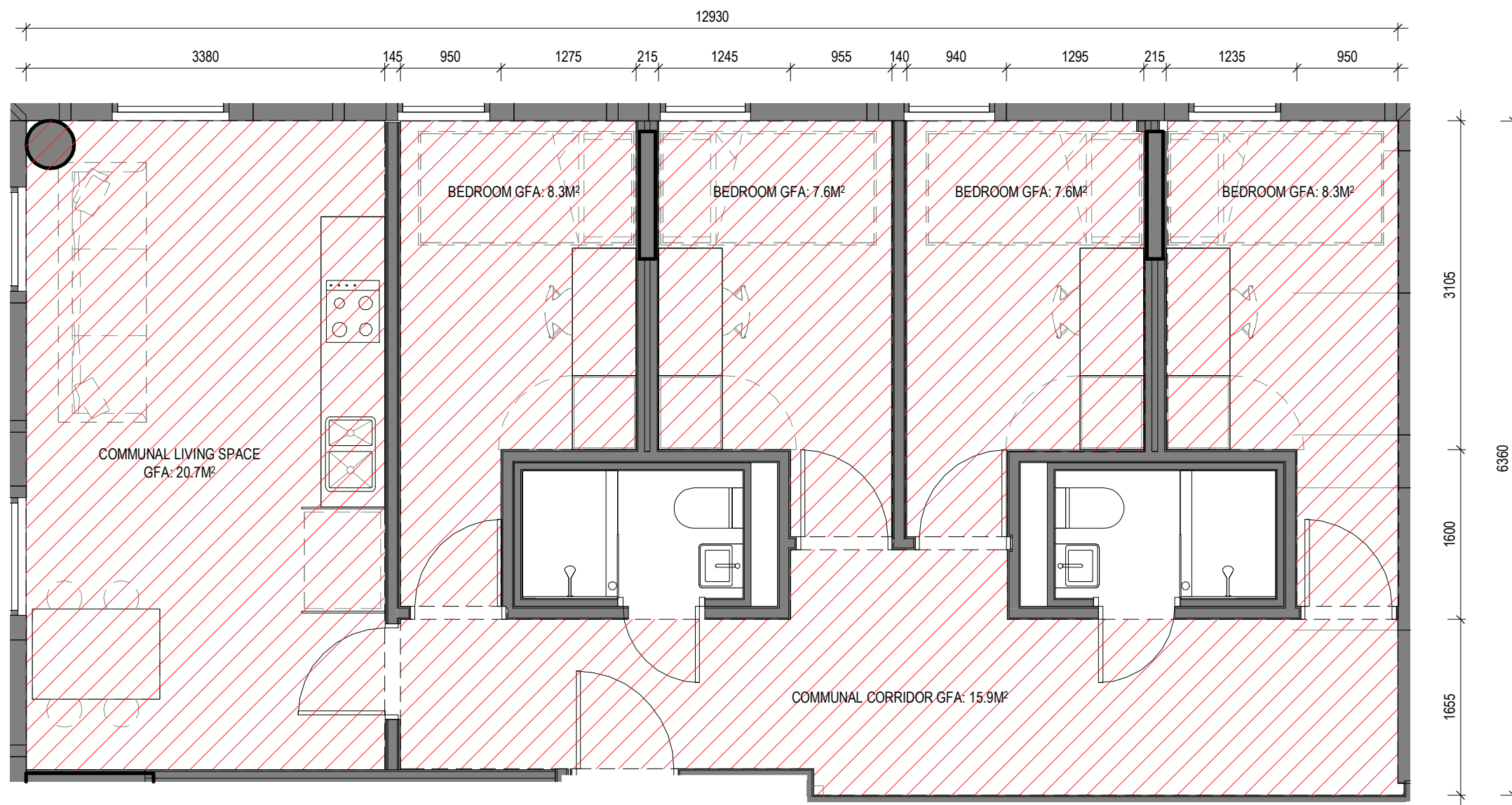
2 4 BED CLUSTER TYPE A- LEVEL 1
TP05.03 / 1:50

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By Checked By Date Printed Scale	KL JV 31/05/2019 6:55:50 PM 1 : 50@ A1		<table><tr><th>Rev</th><th>Date</th><th>Description</th></tr><tr><td>1</td><td>15/01/2019</td><td>ISSUE FOR DEVELOPMENT APPLICATION</td></tr><tr><td>2</td><td>31/05/2019</td><td>REVISED FOR DEVELOPMENT APPLICATION</td></tr></table>	Rev	Date	Description	1	15/01/2019	ISSUE FOR DEVELOPMENT APPLICATION	2	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	<p>Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644</p> <p>Sydney : GroundFloor11-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329</p> <p>Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821</p> <p>ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028</p>	
Rev	Date	Description																		
1	15/01/2019	ISSUE FOR DEVELOPMENT APPLICATION																		
2	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION																		
4-DONCASTER AVE KENSINGTON SYDNEY	ROOM TYPES	FOR DEVELOPMENT APPLICATION	2309	TP07.03	2															



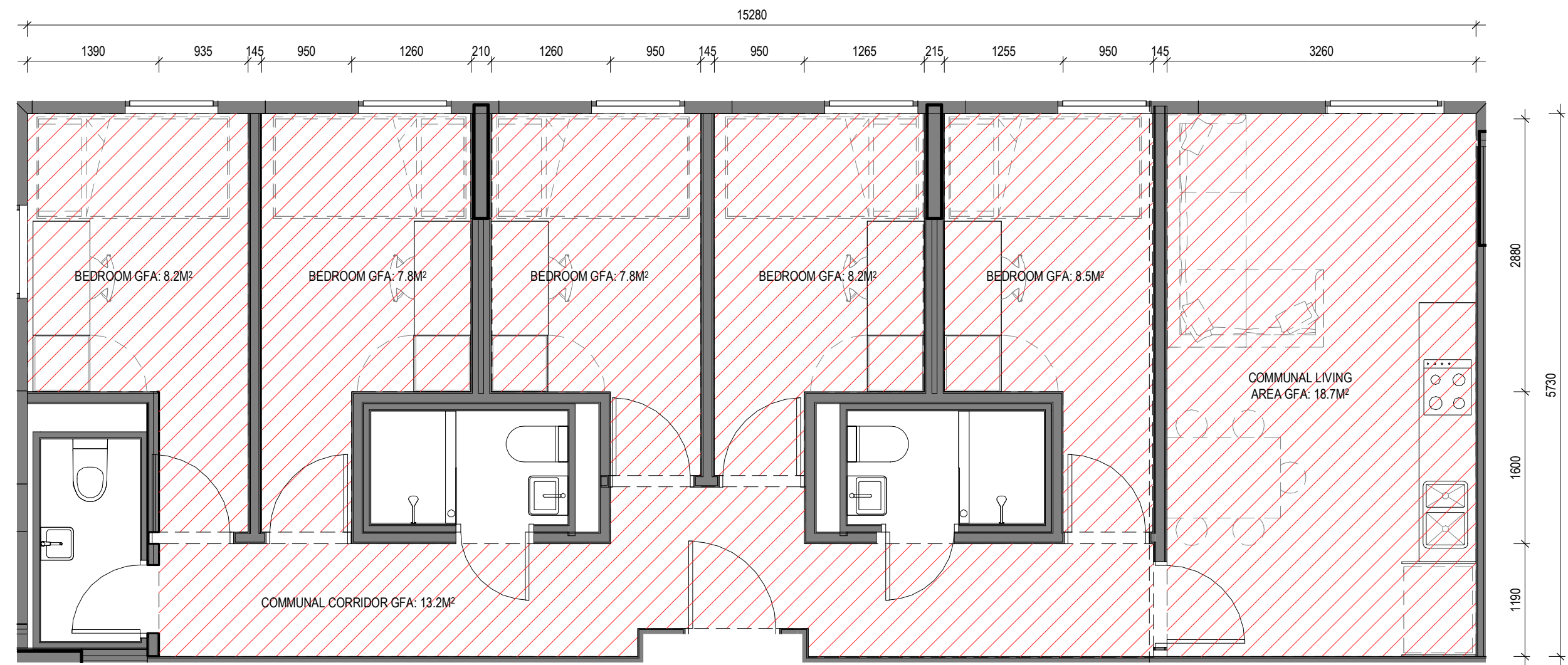
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1 4 BED CLUSTER TYPE B
A06.05 1:50



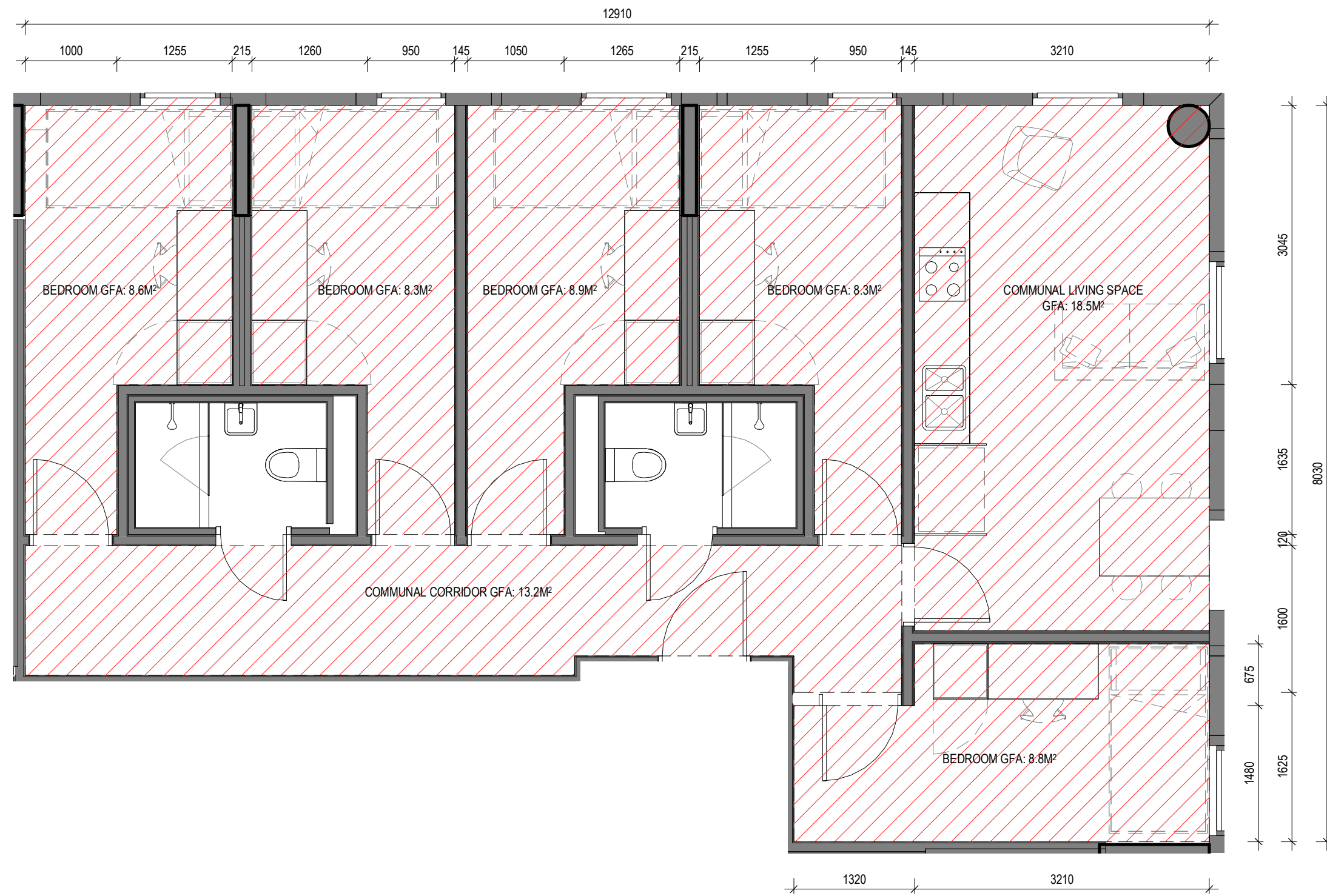
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5 4 BED CLUSTER TYPE C
A06.05 1:50



QTY: 4

2 5 BED CLUSTER TYPE A
A06.05 1:50



QTY: 3

3 5 BED CLUSTER TYPE B
A06.05 1:50

Project Title

4-DONCASTER AVE
KENSINGTON SYDNEY

Drawing Title

ROOM TYPES

Status

FOR DEVELOPMENT
APPLICATION

Project No

2309

Drawing No

TP07.04

Revision

2

Drawn By
Checked By
Date Printed
Scale

KL
JV
31/05/2019 6:55:55 PM
1 : 50@ A1

0 1 2 3 5
m

Rev

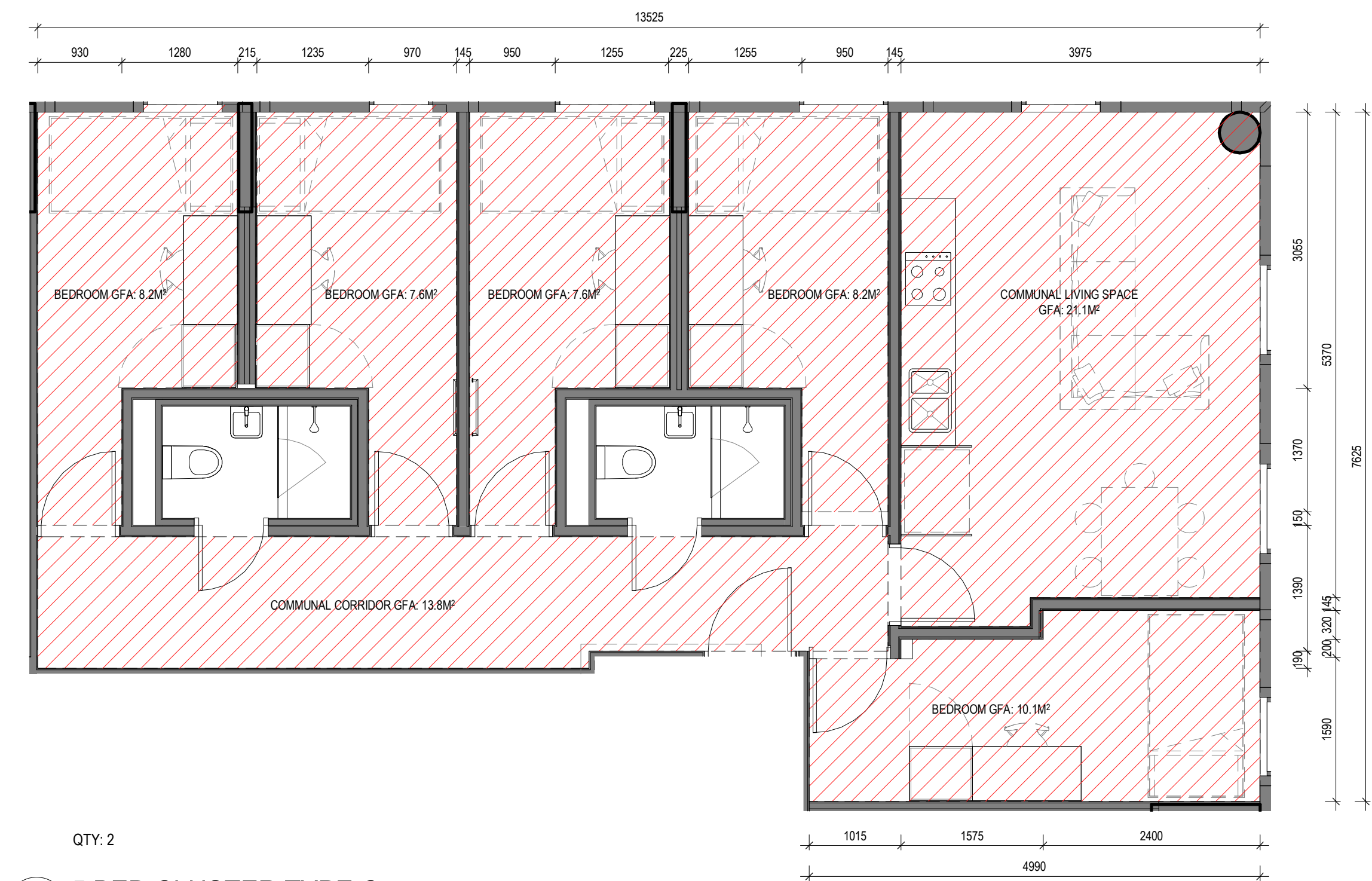
Date

Description

1	15/01/2019	ISSUE FOR DEVELOPMENT APPLICATION
2	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION

Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
Sydney : GroundFloor1-1-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

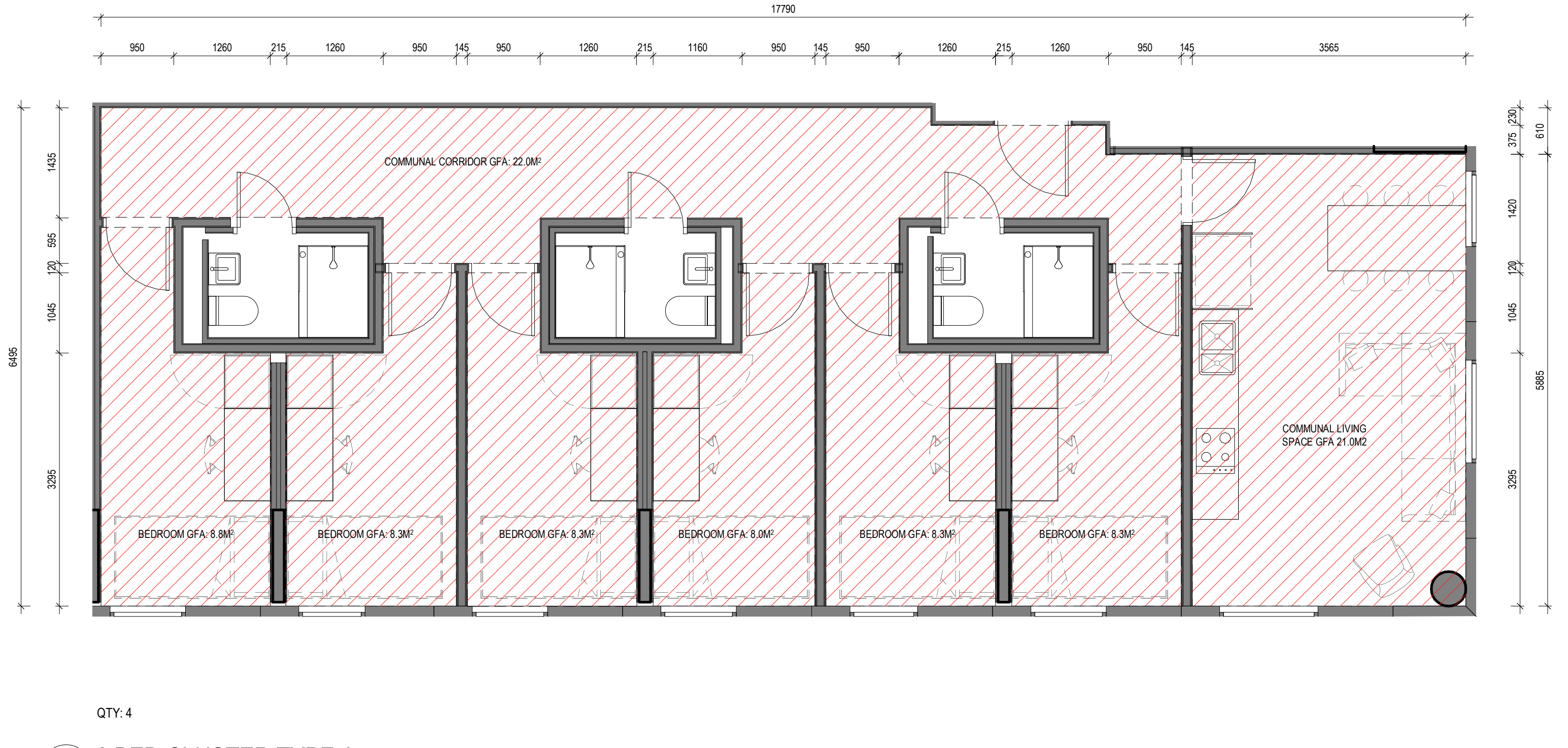
hayball



QTY: 2

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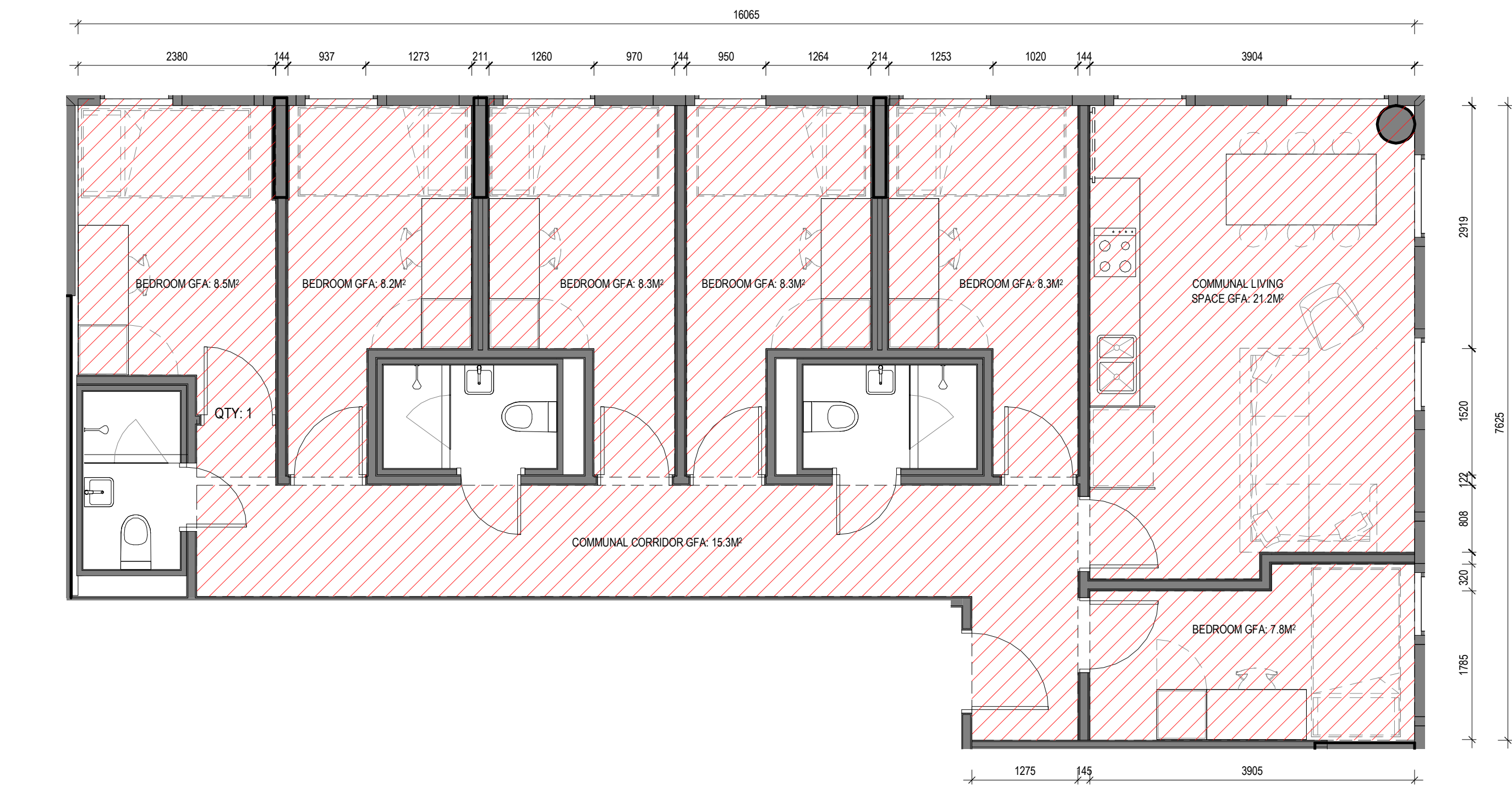
5 BED CLUSTER TYPE C



QTY: 4

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A06.05 1:50

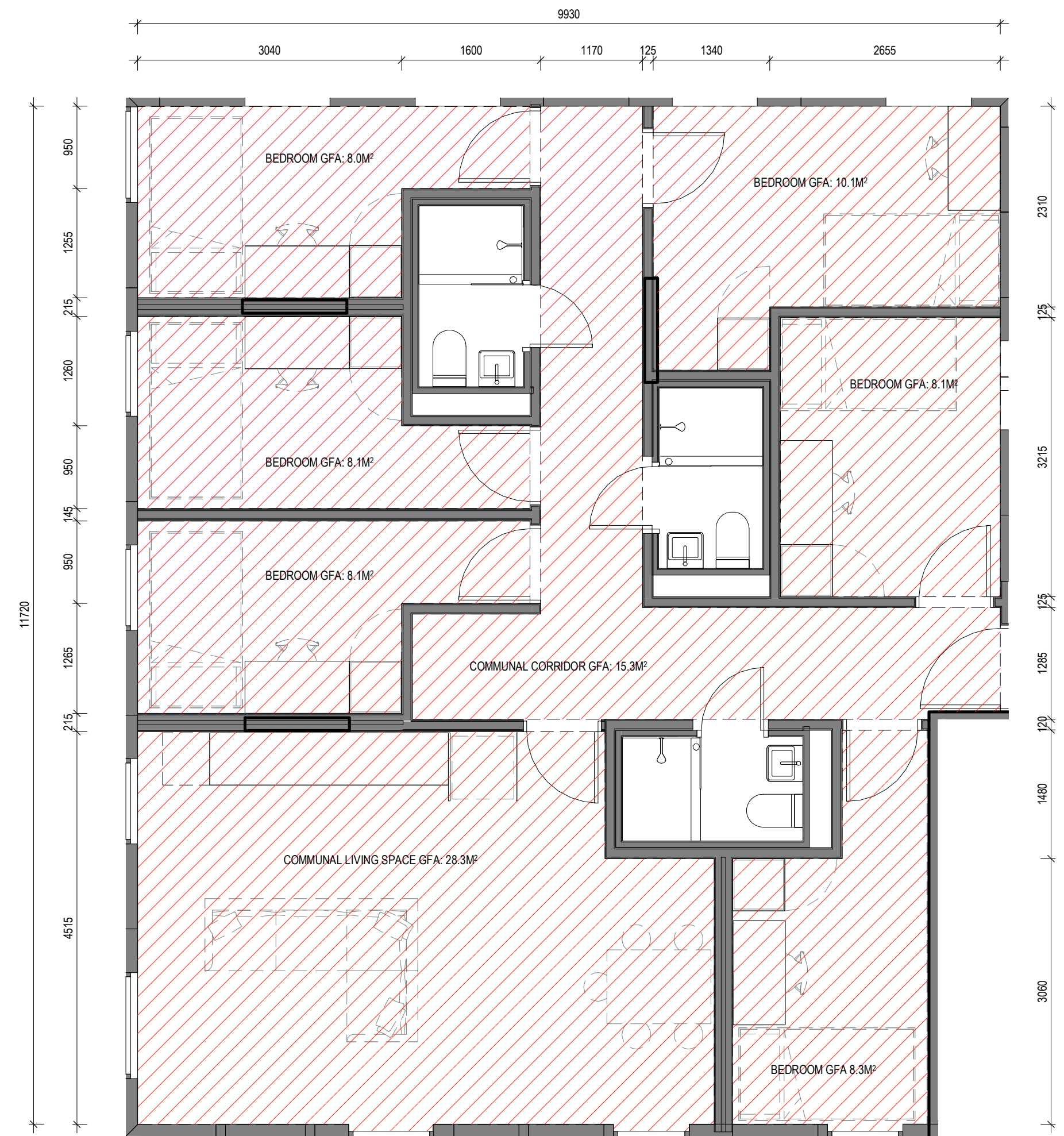
6 BED CLUSTER TYPE A



QTY: 1

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A06.05 1:50

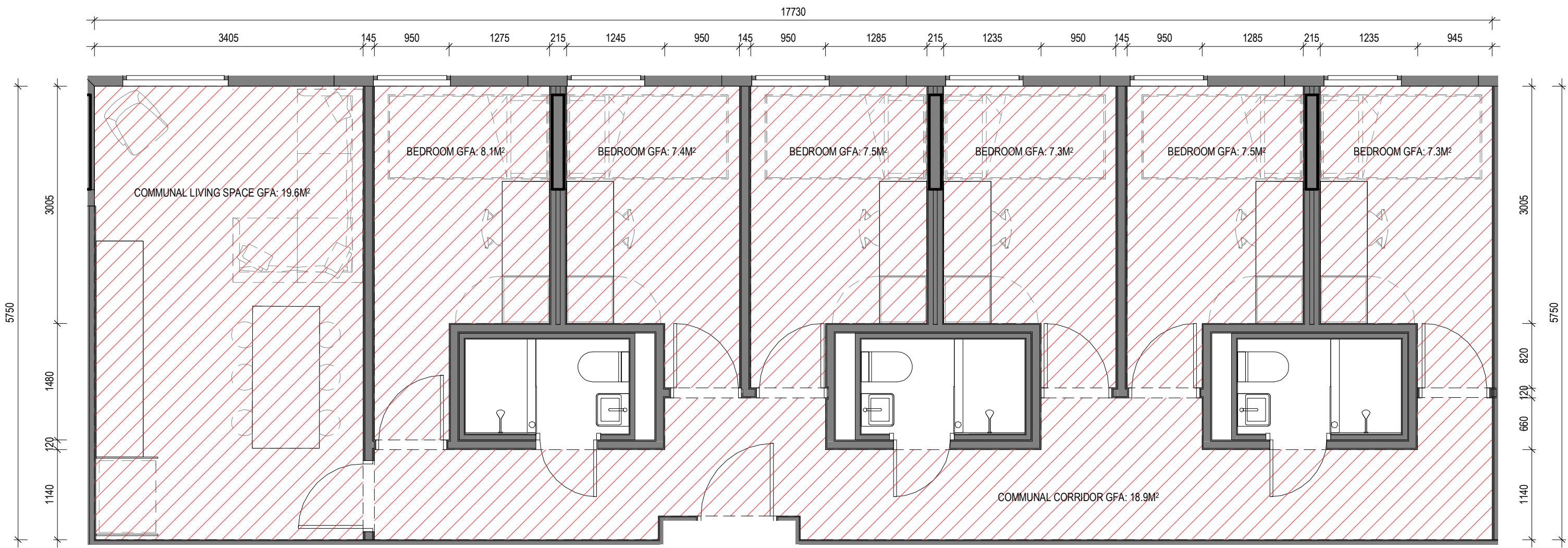
6 BED CLUSTER TYPE B



QTY: 2

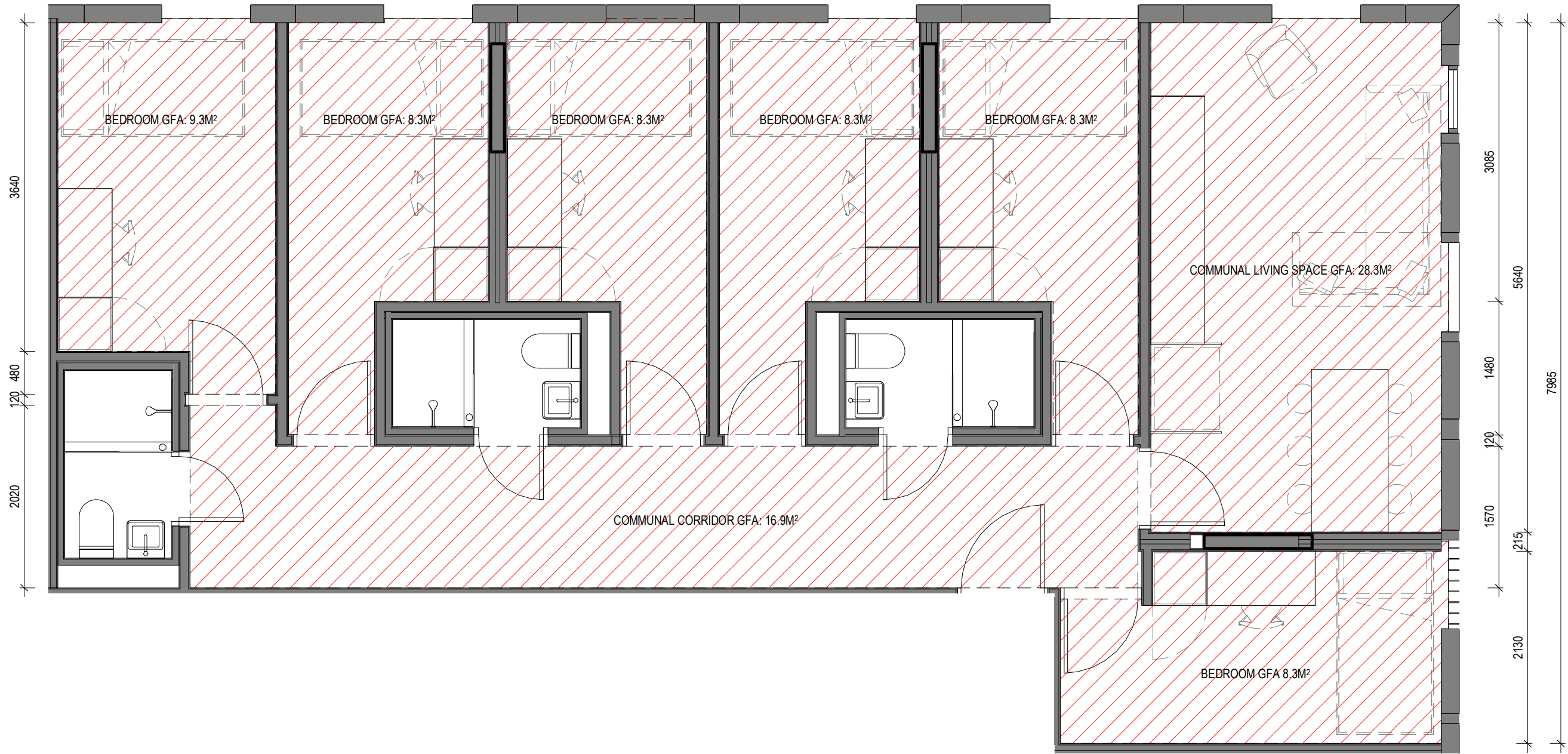
2
TP05.03 1:50

6 BED CLUSTER TYPE C



QTY: 3

1 6 BED CLUSTER TYPE D
TP05.03 1:50



QTY: 2

2 6 BED CLUSTER TYPE E
TP05.03 1:50

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Author	Rev	Date	Description	Melbourne :
4-DONCASTER AVE KENSINGTON SYDNEY	ROOM TYPES	CONSTRUCTION ISSUE APPLICATION	2309	TP07.06	1	Checked By	31/05/2019 6:56:05 PM	1	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
						Date Printed	1 : 50 @ A1				Sydney : GroundFloor11-11 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
						Scale					Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
											ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

