



ATTACHMENTS TO REPORTS

ORDINARY COUNCIL MEETING

Wednesday 26 February 2020

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Attachments to Reports

Item

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ATTACHMENTS TO REPORT

Item 9.2

Development Application 19/1042 - Multi Dwelling Housing containing 7 units - 25 Oxley Drive, Bowral

Attachment 2

Site Location

Attachment 3

Zoning

Attachment 4

Site Plan

Attachment 5

Elevations

Attachment 6

Overshadowing

Attachment 7

Objector's consultant's shadow diagrams based on superseded plans

Attachment 8

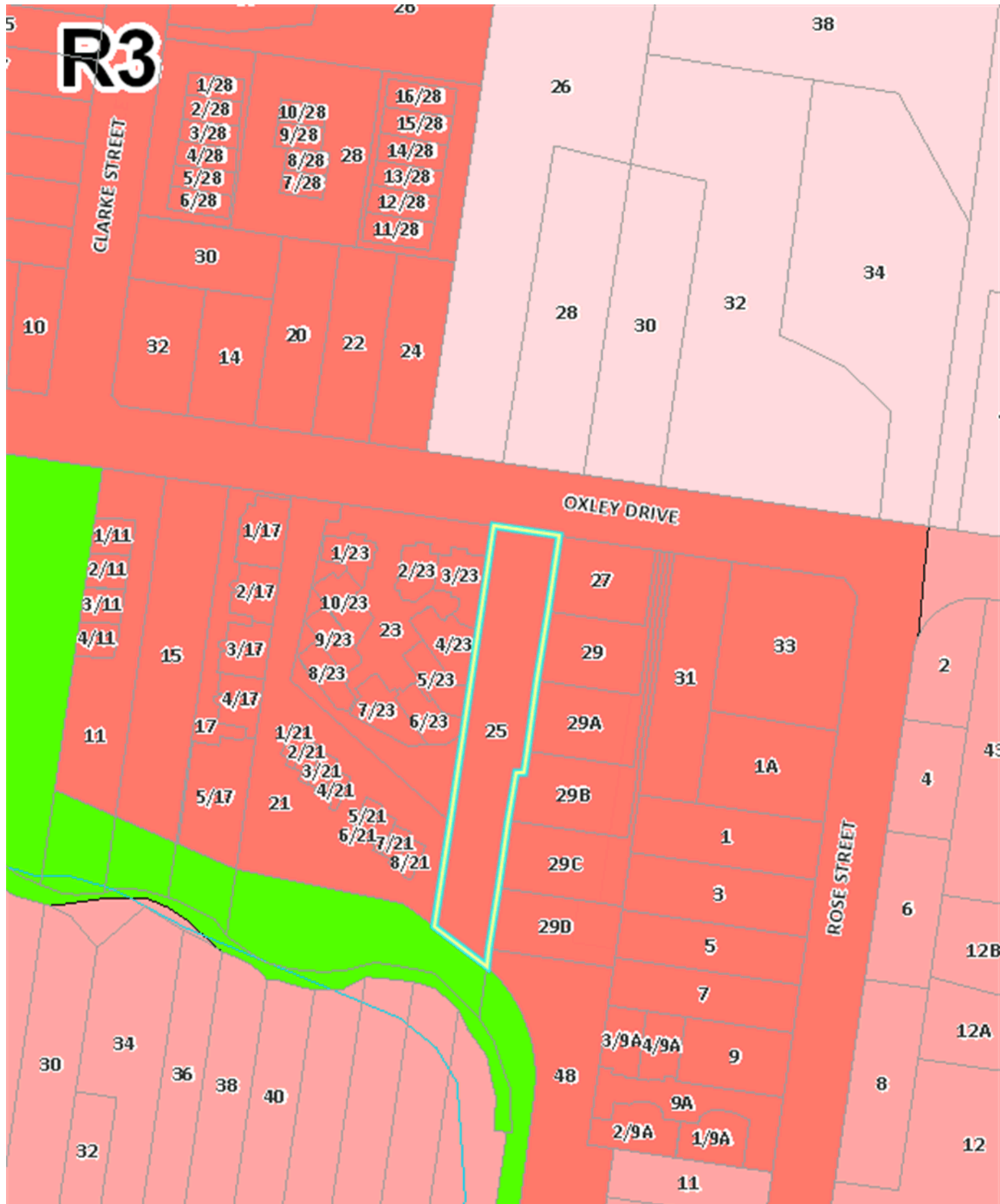
Objector's consultant's plans showing view of development from 29 B Oxley Drive

ATTACHMENT 2 – SITE LOCATION



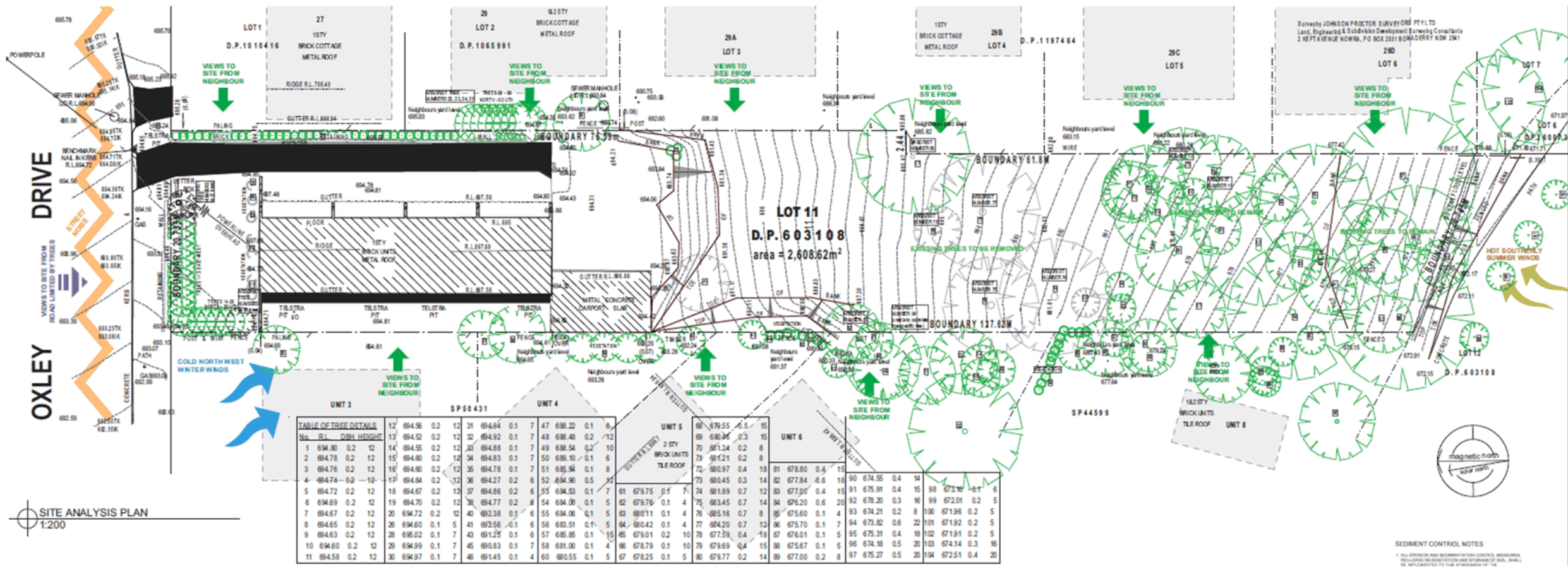


ATTACHMENT 3 – ZONING

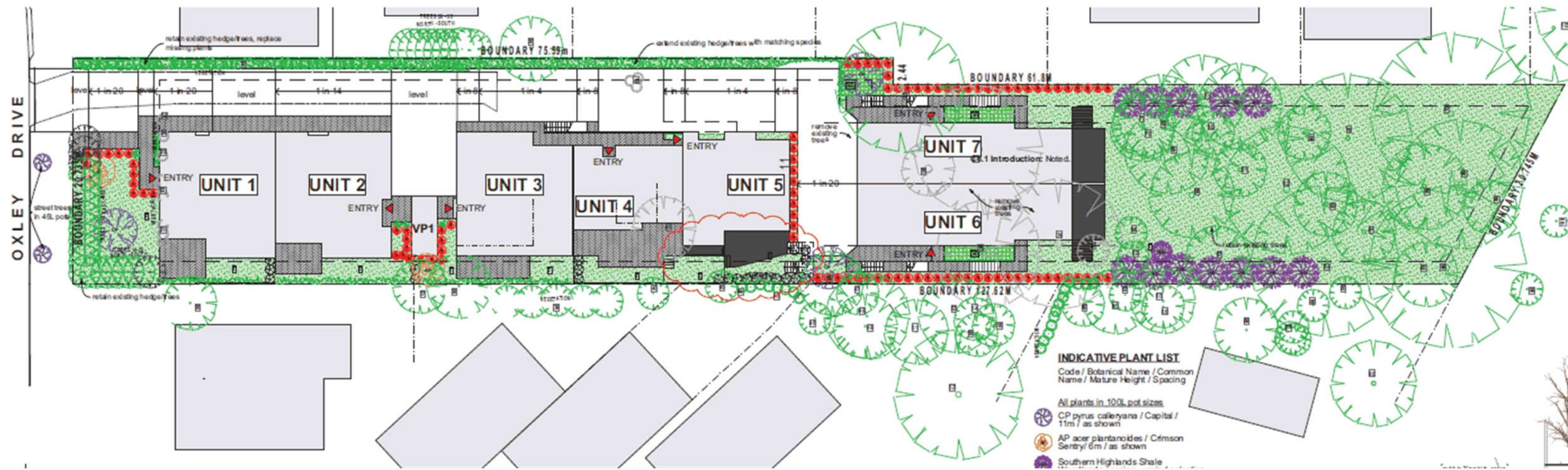




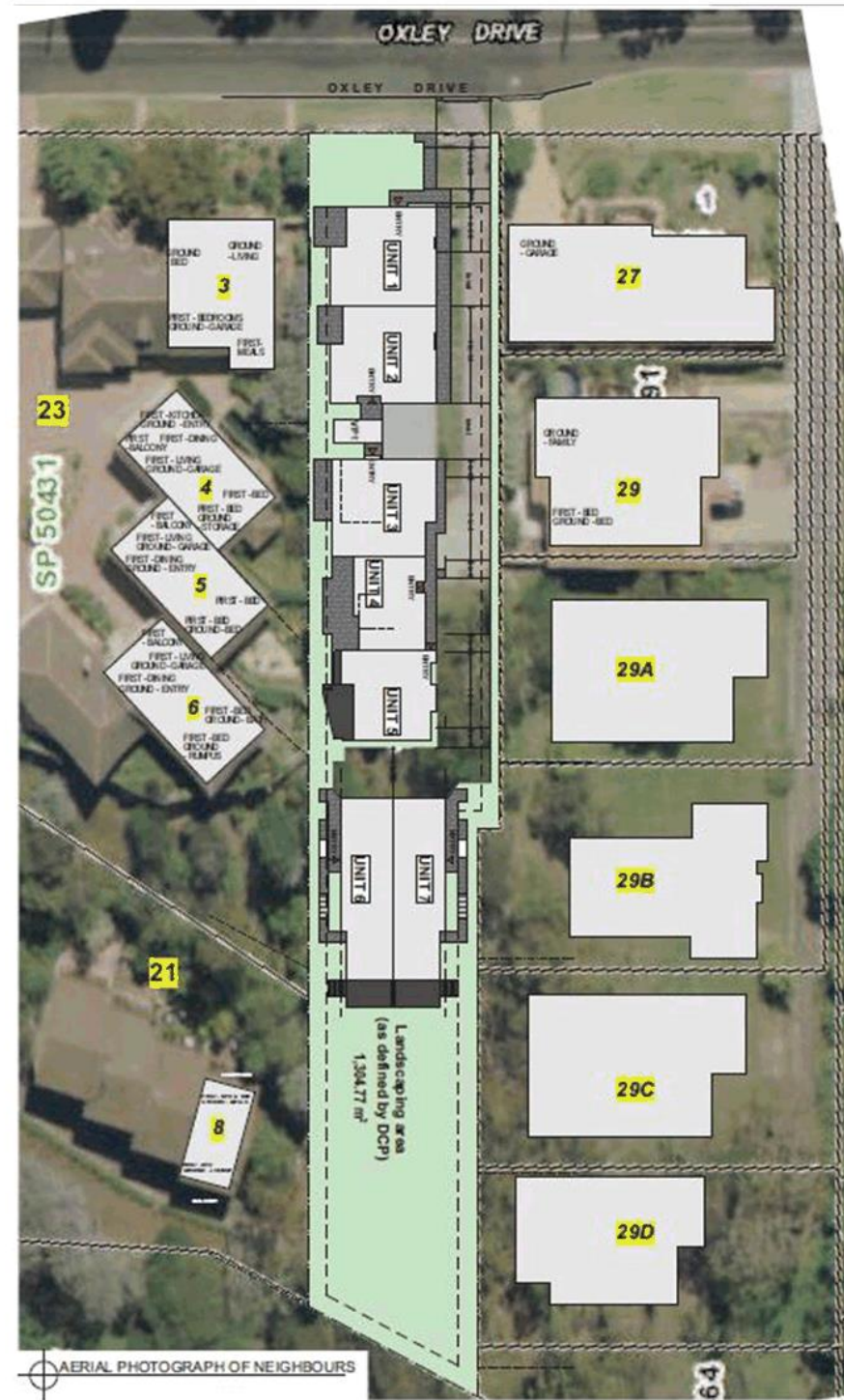
ATTACHMENT 4 – SITE PLAN



Existing Site Plan and location of adjoining residences

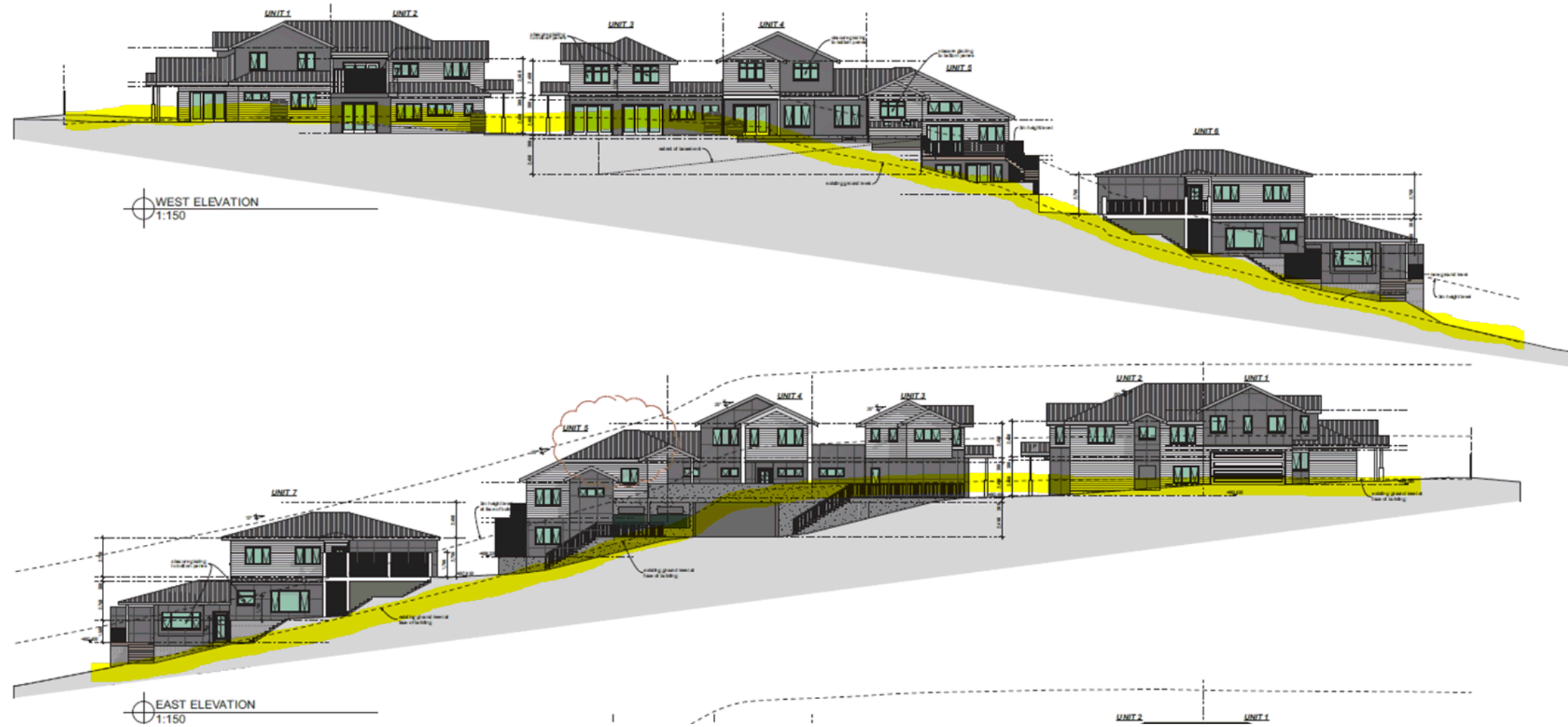


Proposed Site Plan

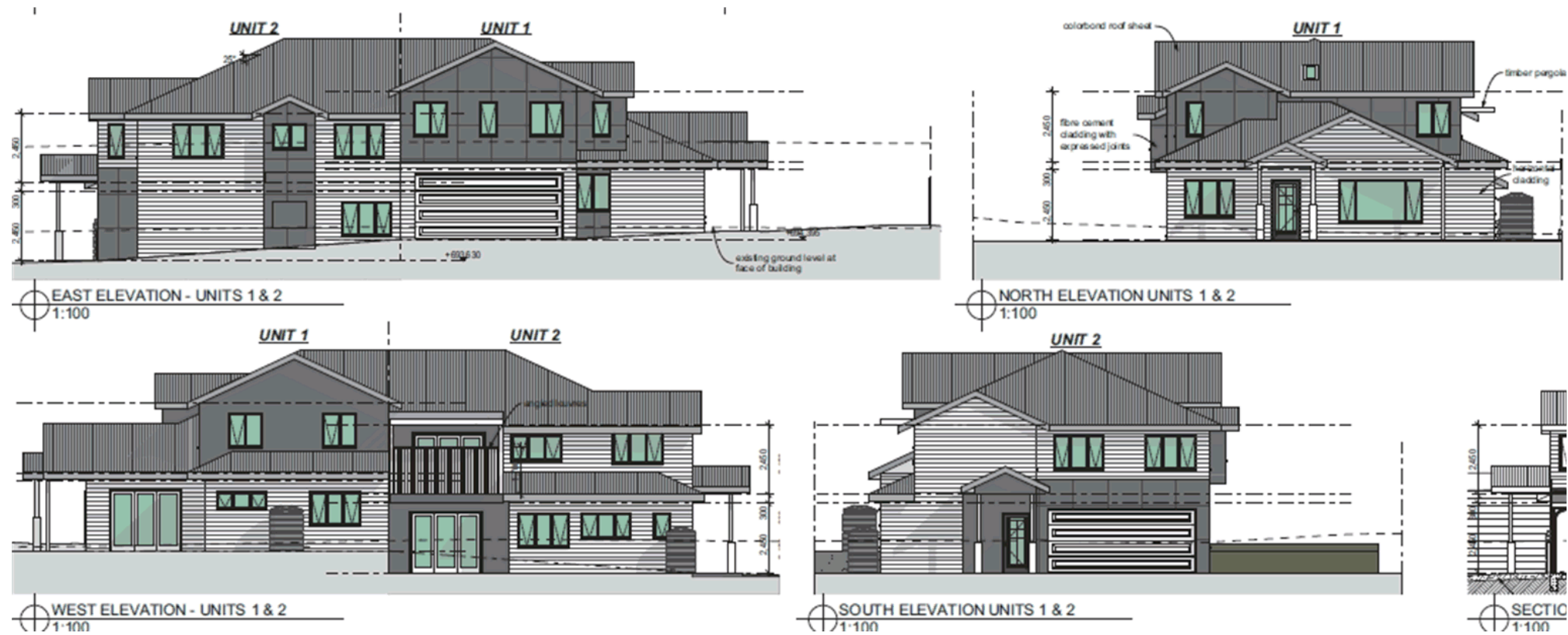


Proposed Site Plan and adjoining development overlaid on aerial photo

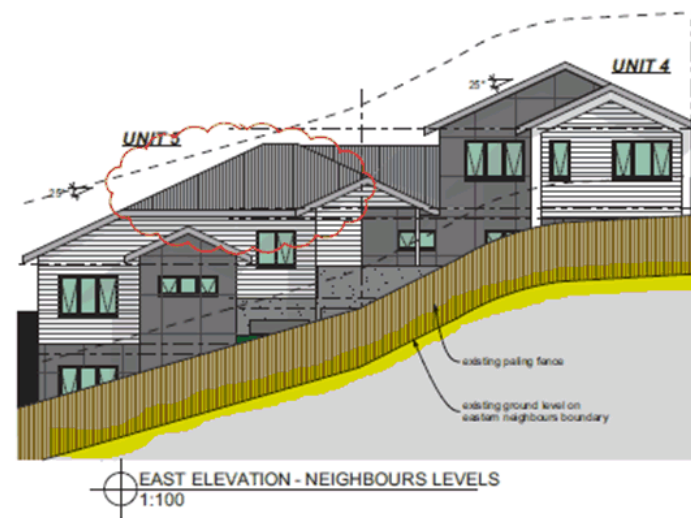
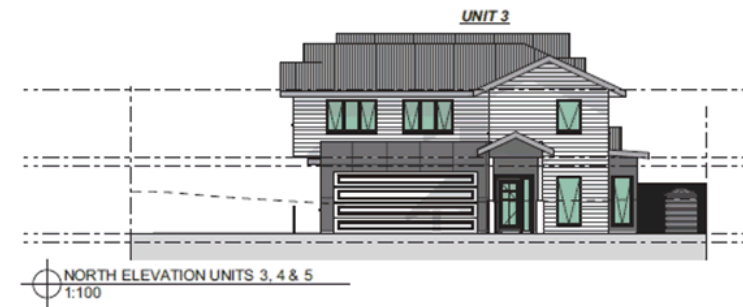
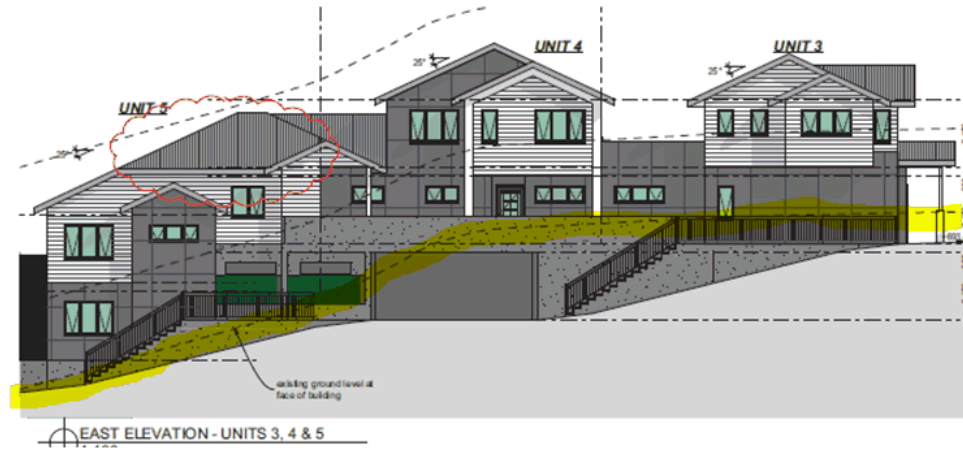
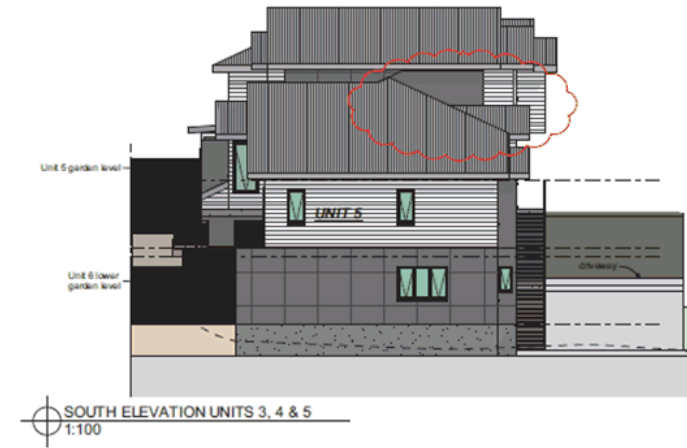
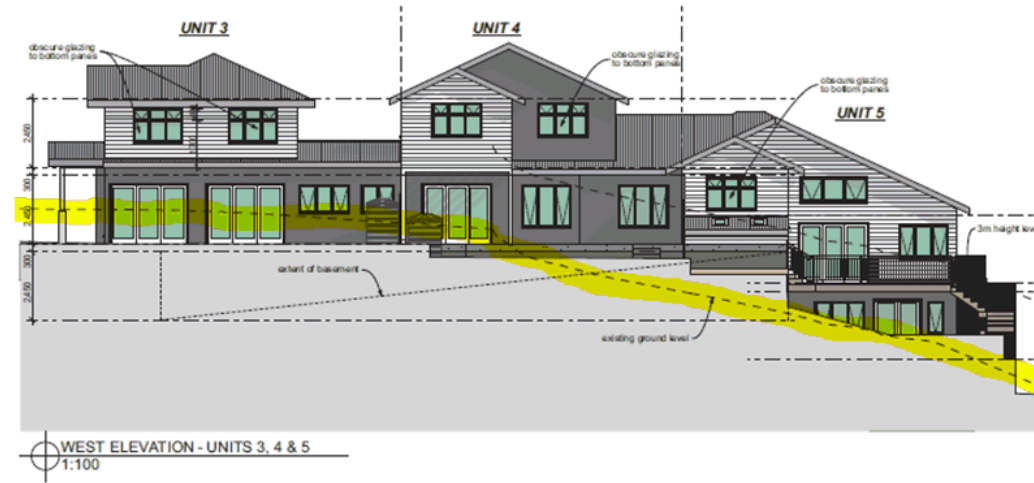
ATTACHMENT 5 – ELEVATIONS



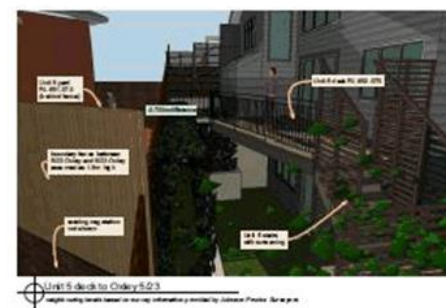
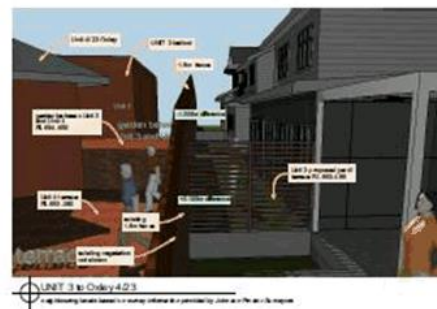
Eastern and western elevations (Yellow highlight shows existing natural ground level)



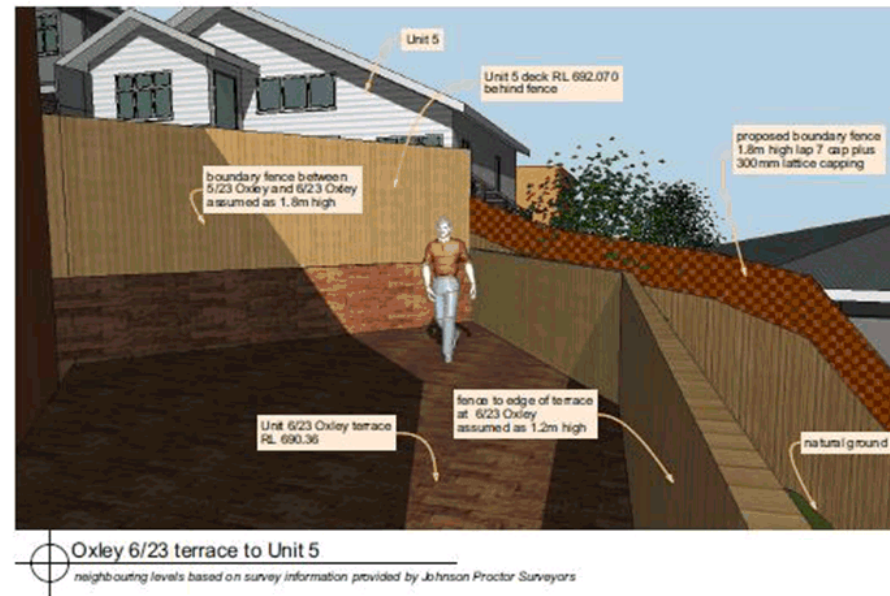
Elevations – Proposed Units 1 and 2



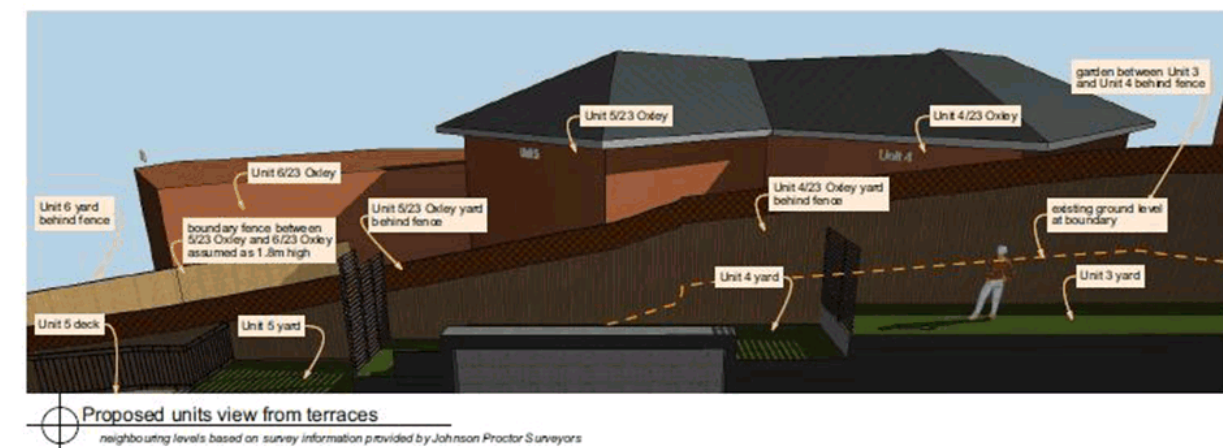
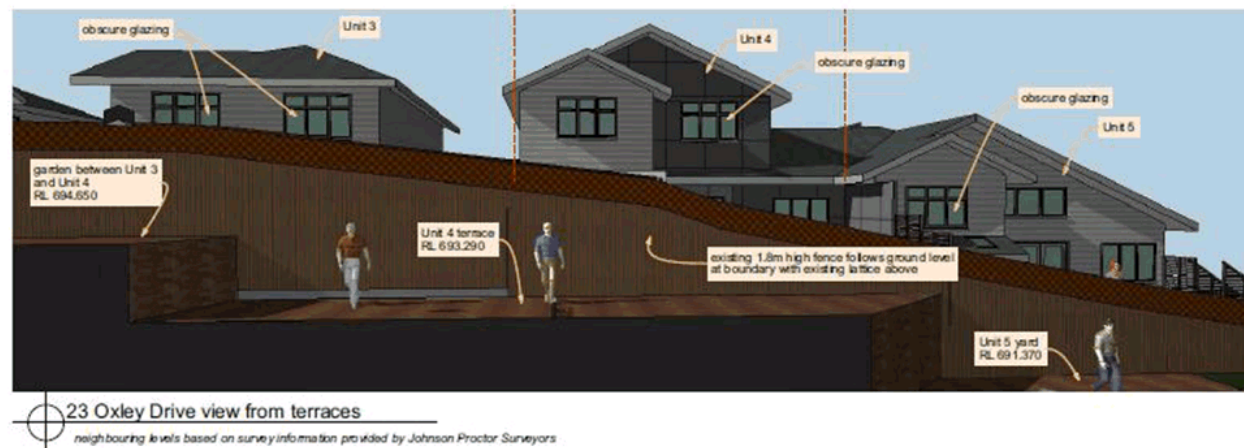
Elevations – Proposed Units 3, 4 and 5 (Yellow highlight shows existing natural ground level)



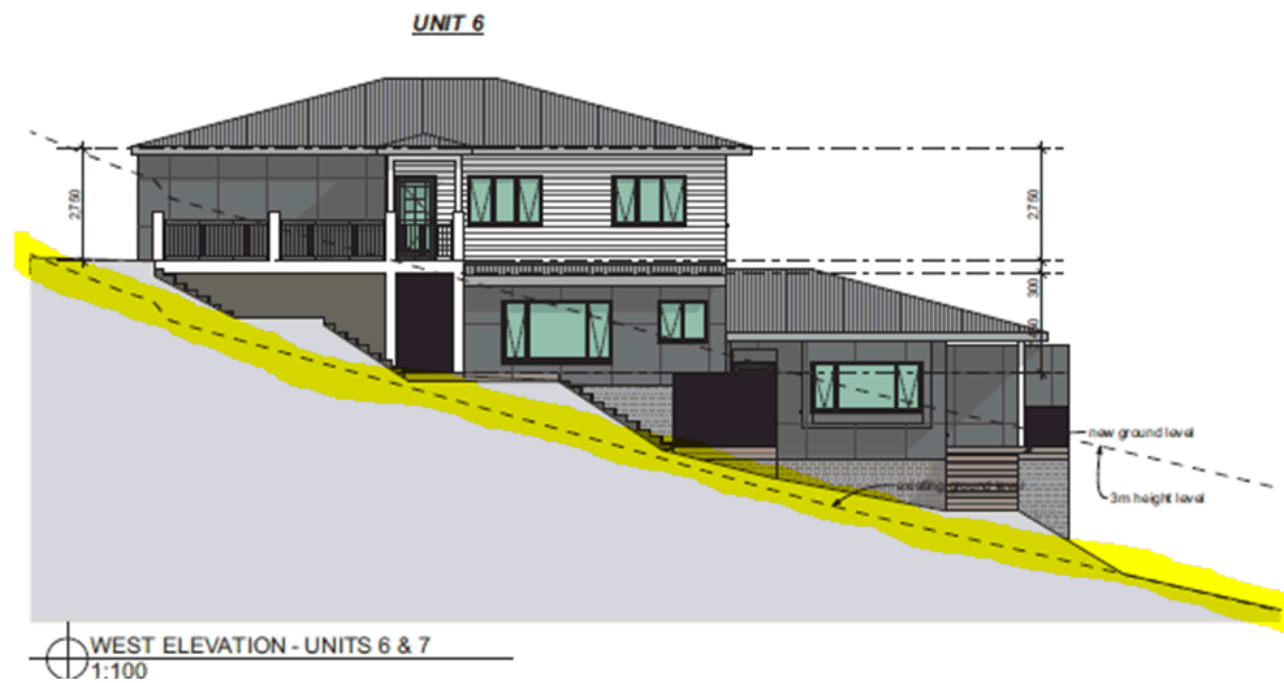
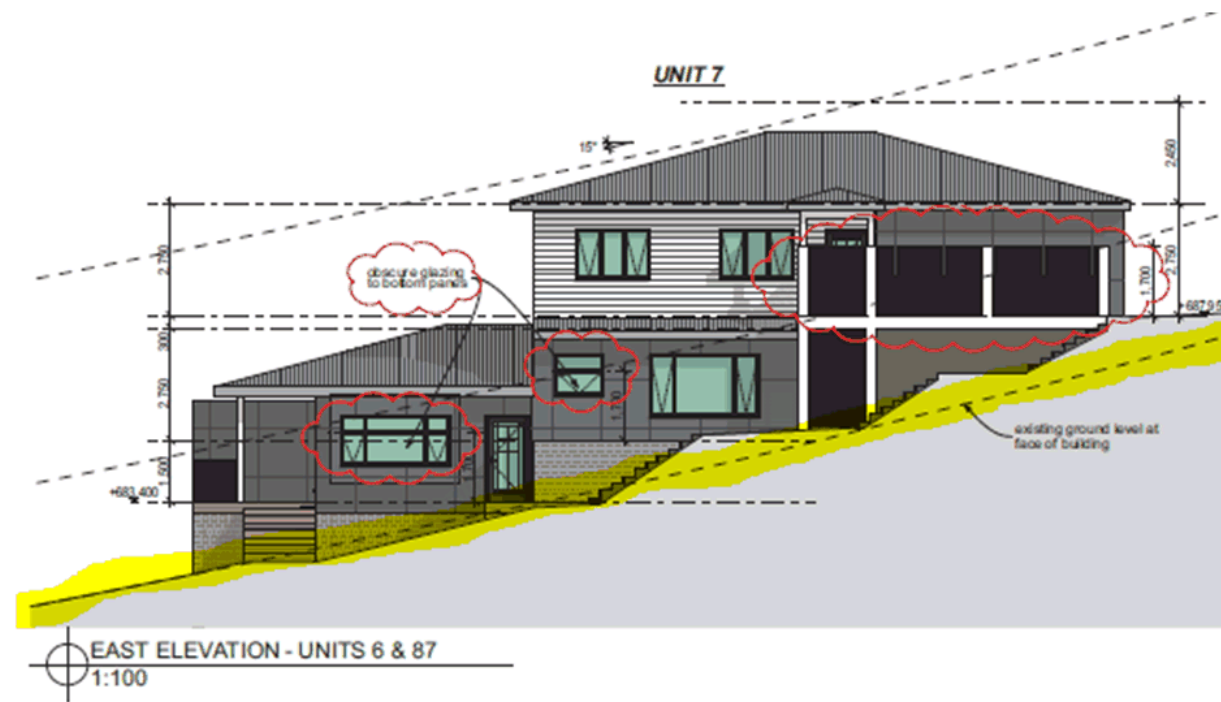
Perspectives – Proposed Units 3, 4 and 5 and adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas



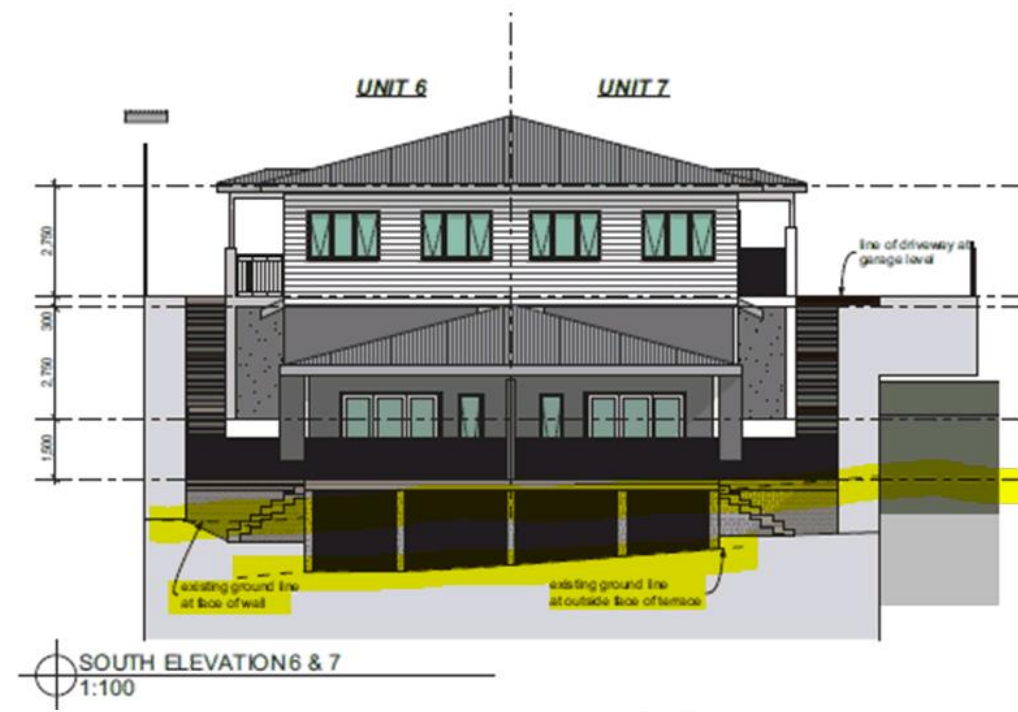
Perspectives – Proposed Unit 5 and adjoining western unit 6/23 private open space area



Proposed views between proposed Units 3, 4 and 5 / 25 Oxley Drive and existing Units 4, 5 and 6 /23 Oxley Drive



Elevations – Proposed Units 6 and 7 (Yellow highlight shows existing natural ground level)



North western Perspective 6 & 7
BOUNDARY FENCING NOT SHOWN
FOR ILLUSTRATION PURPOSES



South Eastern Perspective 6 & 7
BOUNDARY FENCING NOT SHOWN
FOR ILLUSTRATION PURPOSES

Elevations – Proposed Units 6 and 7

ATTACHMENT 6 – 21 June OVERSHADOWING



10am 21 June – Overshadowing of adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas



10:30am 21 June – Overshadowing of adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Proposed development does not overshadow adjoining eastern properties



11am 21 June – Adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas not overshadowed.

Proposed development does not overshadow adjoining eastern properties. Overshadowing largely contained within subject property.



11:30am 21 June – Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

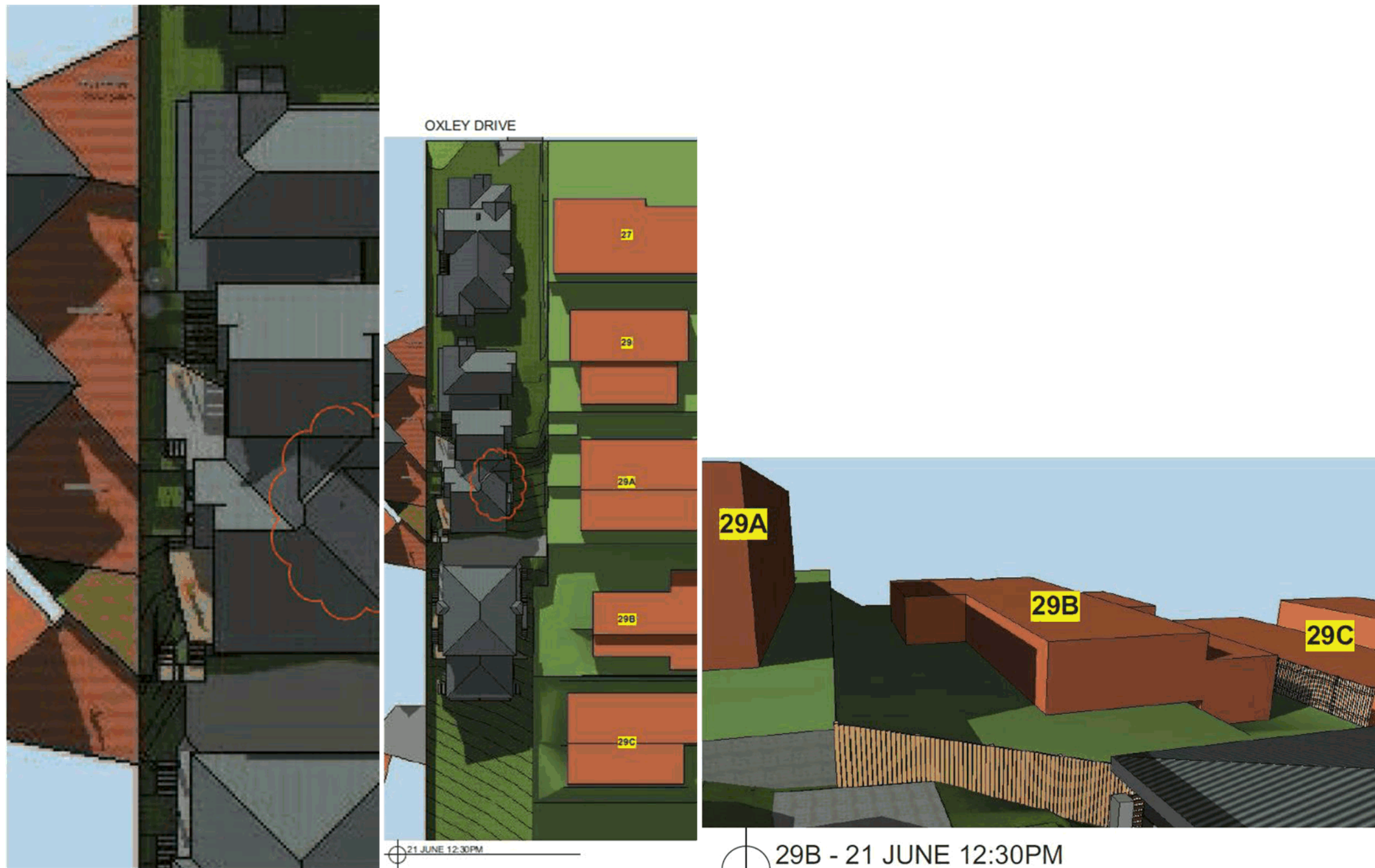
Proposed development does not overshadow adjoining eastern properties. Overshadowing largely contained within subject property.



12 midday 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Proposed development does not overshadow adjoining eastern properties. Overshadowing largely contained within subject property.

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive does not affect solar access to western facing living room window of 29B Oxley Drive.



12:30pm 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive does not affect solar access to western facing living room window of 29B Oxley Drive.



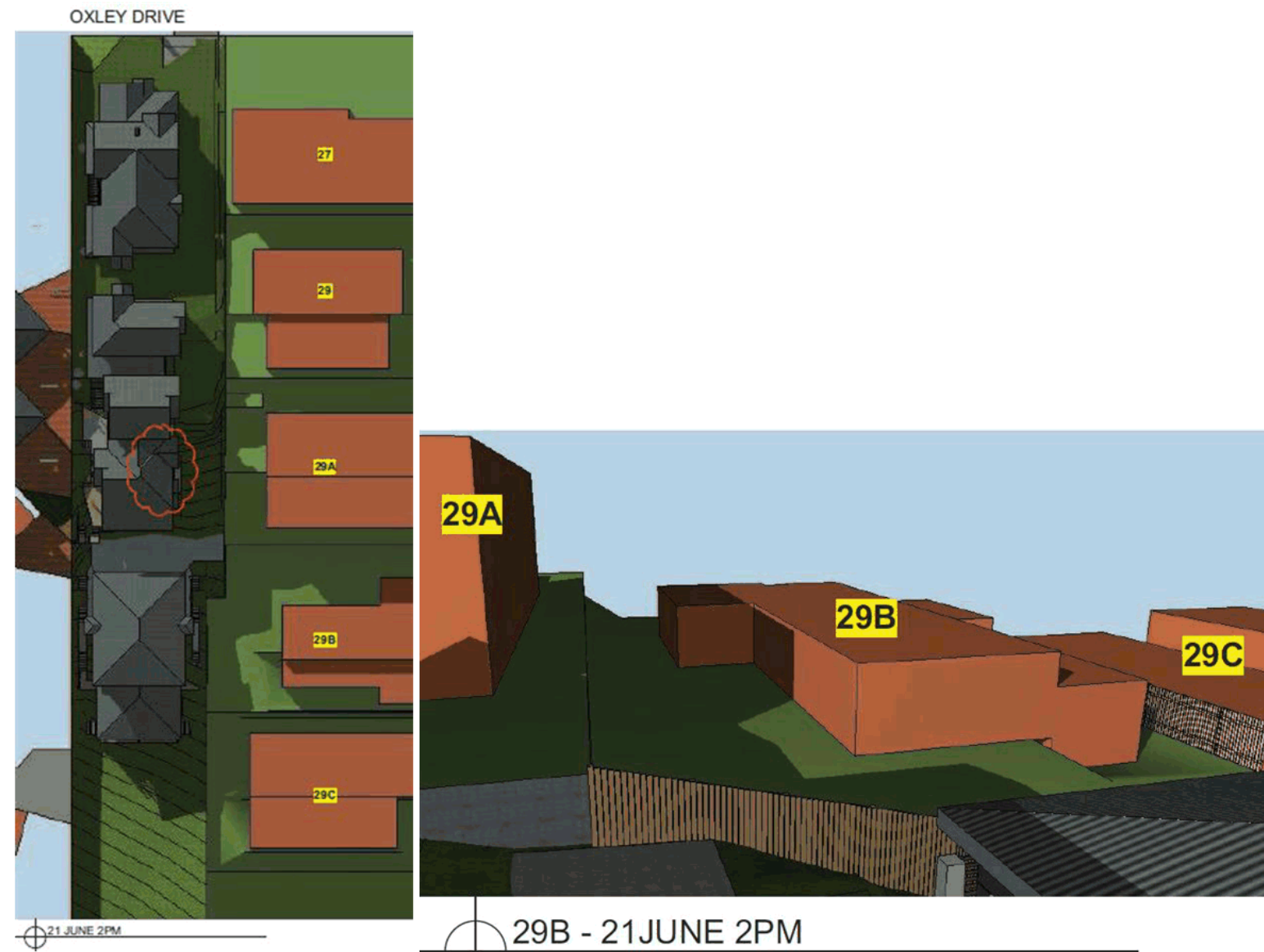
1:00pm 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.



1:30pm 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.

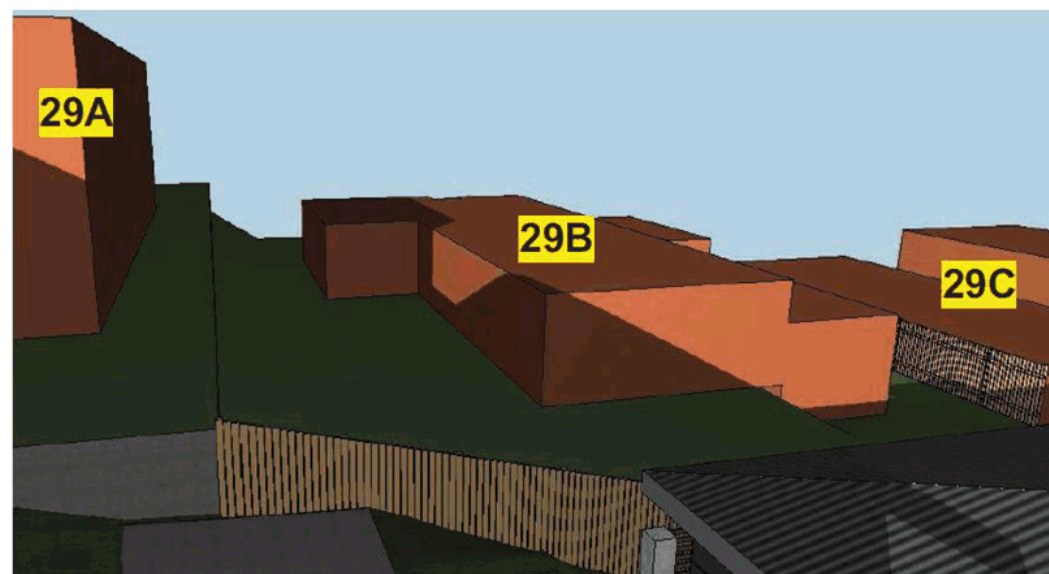


2:00 pm 21 June - Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.



29B - 21 JUNE 2:30PM

2:30 pm 21 June - Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.

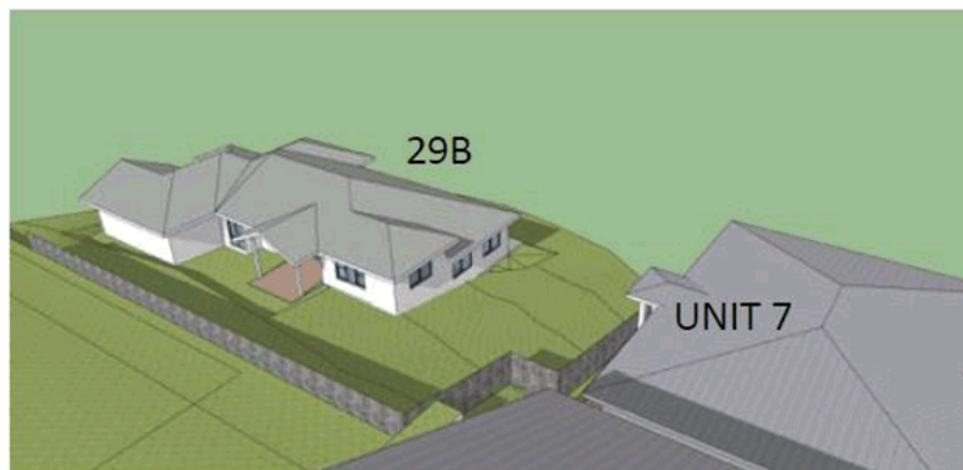


29B - 21 JUNE 3PM

3:00 pm 21 June - Shadow impact upon 29B Oxley Drive cast from proposed development shades approximately half of the western facing living room window of 29B Oxley Drive.

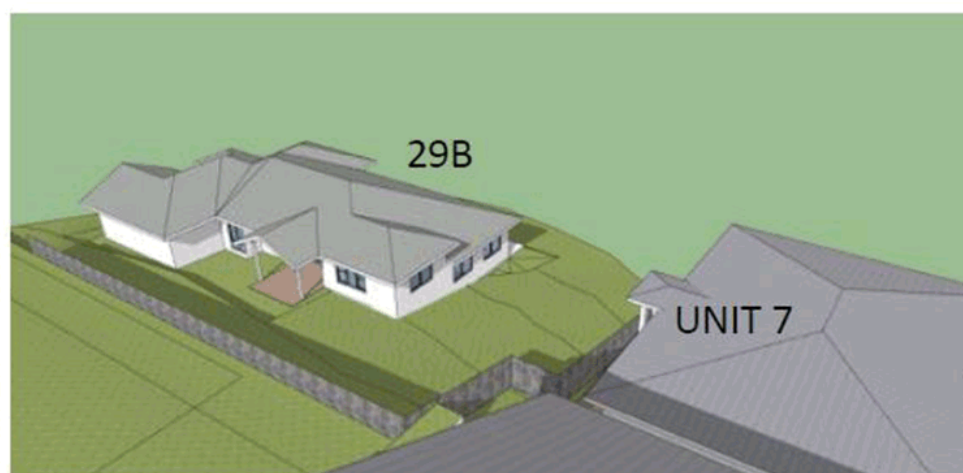
ATTACHMENT 7 – Objector's Consultant's June 21 shadow diagrams based on superseded plans

Note: The Objector's Consultant's June 21 shadow diagrams submitted 7 February 2020 (below) are based upon superseded plans, and are not based upon the amended plans submitted by the applicant dated 3 February 2020 as placed on Council's DA Tracker 4 February 2020, which reduce overshadowing impacts upon adjoining eastern properties by the replacement of the previously proposed eastern elevation gable roof of Unit 5 with a hipped roof.



SHADOW 3D VIEW

JUNE 21
12.00PM



SHADOW 3D VIEW

JUNE 21
12.30PM



SHADOW 3D VIEW

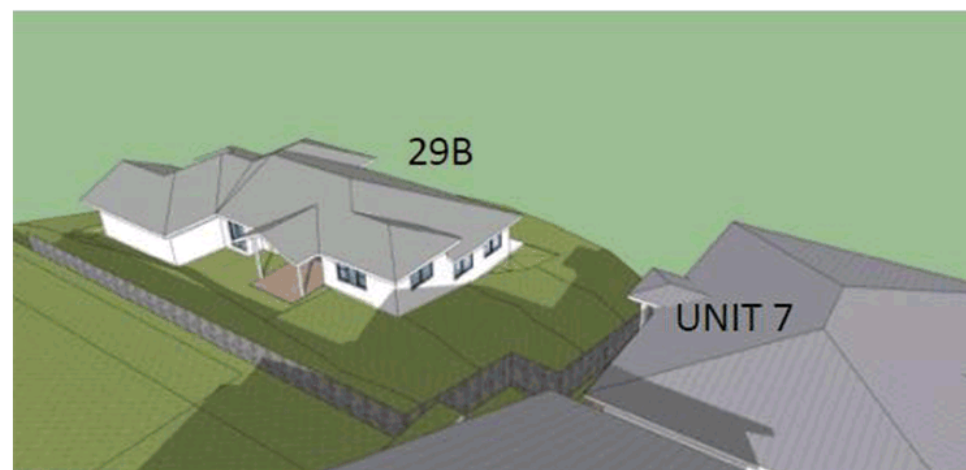
JUNE 21
01.00PM



SHADOW 3D VIEW

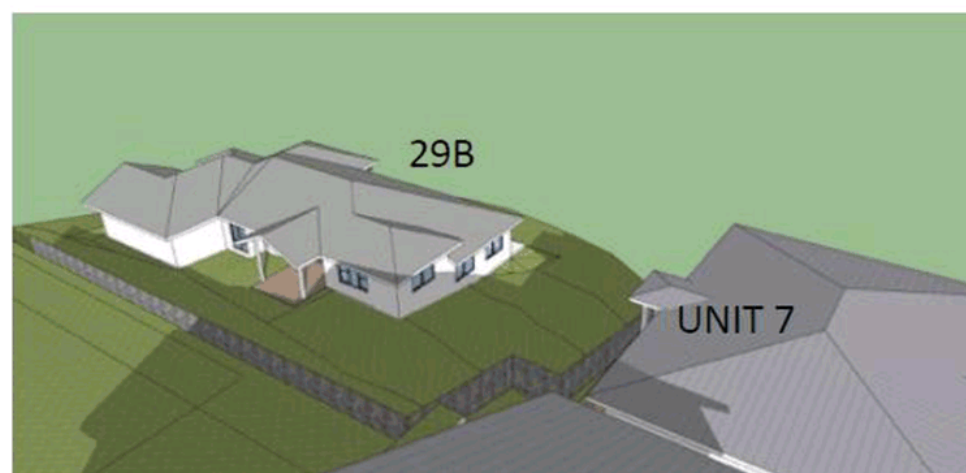
JUNE 21
01.30PM

Council comment: These 1:00pm and 1:30pm shadow diagrams submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020. Shadow diagrams in Attachment 6 show the reduced shadow impacts with the inclusion of a hipped roof for Unit 5.



SHADOW 3D VIEW

JUNE 21
02.00PM



SHADOW 3D VIEW

JUNE 21
02.30PM

Council comment: These 2:00pm and 2:30pm shadow diagrams submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020. Shadow diagrams in Attachment 6 show the reduced shadow impacts with the inclusion of a hipped roof for Unit 5.



SHADOW 3D VIEW

JUNE 21
03.00PM

Council comment: This 3:00pm shadow diagram submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020. Shadow diagrams in Attachment 6 show the reduced shadow impacts with the inclusion of a hipped roof for Unit 5.

ATTACHMENT 8 – Objector's Consultant's plans showing view of development to and from 29 B Oxley Drive



VIEW 1 TO 29B FROM WINDOW OF UNIT 7



VIEW FROM BEDROOM TOWARD UNIT 7

Council comment: The two upper eastern facing windows of Unit 7 are a study and bedroom windows. The lower window is a bedroom window. These eastern facing bedroom and study windows will overlook 29B Oxley Drive, however as bedrooms are not living areas, obscure glazing to bedroom areas is not required. For the upper eastern facing study area, fixed obscure glazing in any part of the window less than 1.7 metres above the floor will be required by a condition of consent. The lower level bedroom window will be screened. The entry walkway contains a 1.7 metre high screen to its east, to prevent overlooking into 29B Oxley Drive, which is not shown in the objector's consultant's above view plan.



VIEW FROM TERRACE TOWARD UNIT 7

Council comment: The entry walkway contains a 1.7 metre high screen to its east, to prevent overlooking into 29B Oxley Drive, which is not shown in the objector's consultant's above view plan.



VIEW FROM TERRACE TOWARD UNIT 5



VIEW 1 TO 29B FROM WINDOW OF UNIT 5

Council comment:: The three upper eastern facing windows of Unit 5 are a bedroom, ensuite and kitchen windows, which will overlook the adjoining eastern properties, however as bedrooms are not living areas, obscure glazing to bedroom and ensuite areas is not required. For the upper eastern facing kitchen area of Unit 5, fixed obscure glazing in any part of the window less than 1.7 metres above the floor will be required by a condition of consent. The lower window of Unit 5 is a rumpus room window, which due to its elevations this window should also have fixed obscure glazing in any part of the window less than 1.7 metres above the floor. This can be addressed by a condition of consent. The roof of proposed Unit 5 has been reduced from a gable end to a hipped roof, which is not shown in the objector's consultant's above view plan. The upper eastern facing windows of Unit 4 are bedrooms and ensuite windows, which will overlook the adjoining eastern properties, however as bedrooms and ensuites are not living areas, obscure glazing to bedrooms and ensuite areas is not required. Fixed screening to the east of the elevated entry path to Units 4 and 5 to ensure the privacy of eastern / south eastern properties is required by a condition of consent.

Note: The shadow shown above as submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020

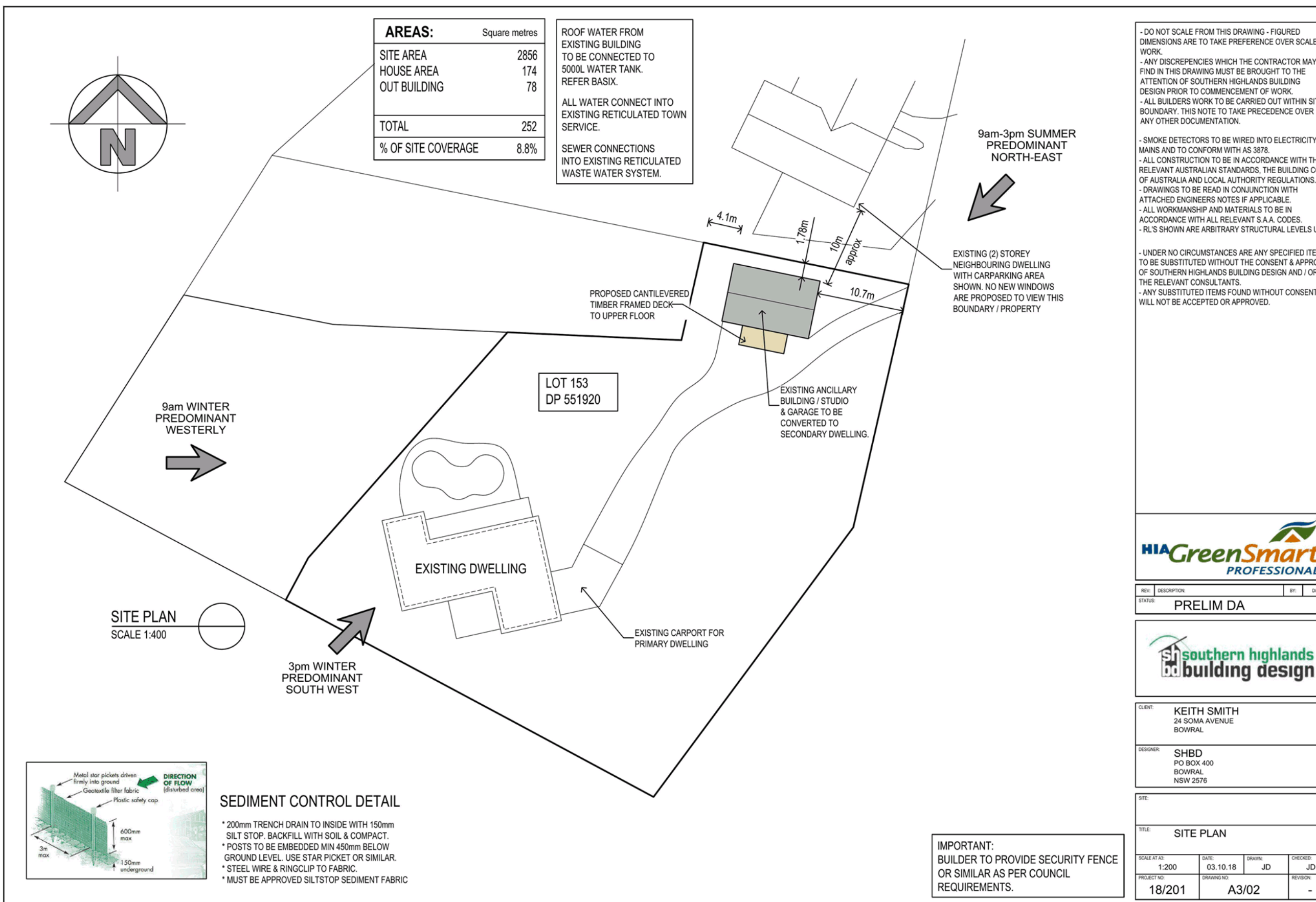
ATTACHMENTS TO REPORT

Item 12.3

Change Of Use - Studio to Secondary Dwelling

Attachment 3

Attachment 3 - Architectural Plans



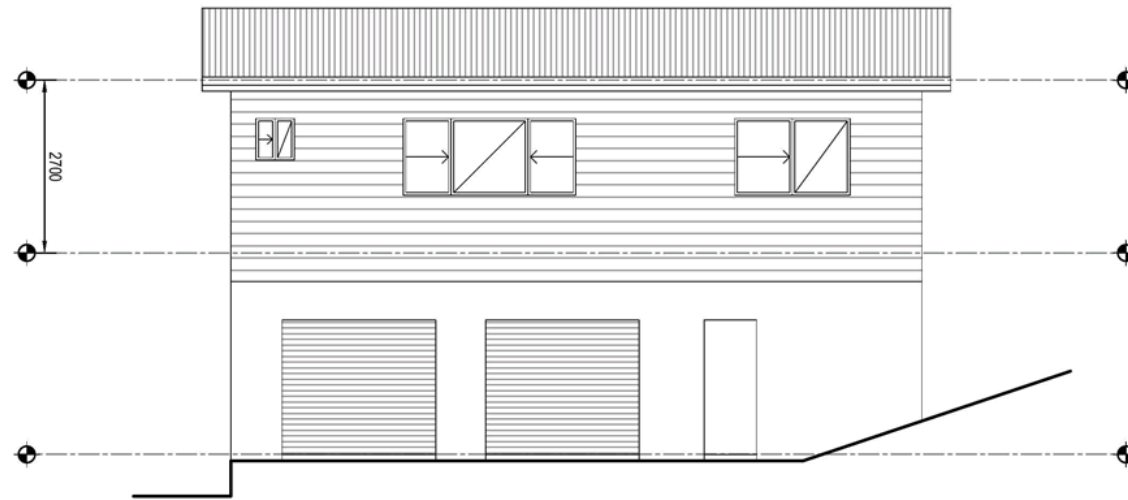
REV:	DESCRIPTION:	BY:	DATE:
	PRELIM DA		



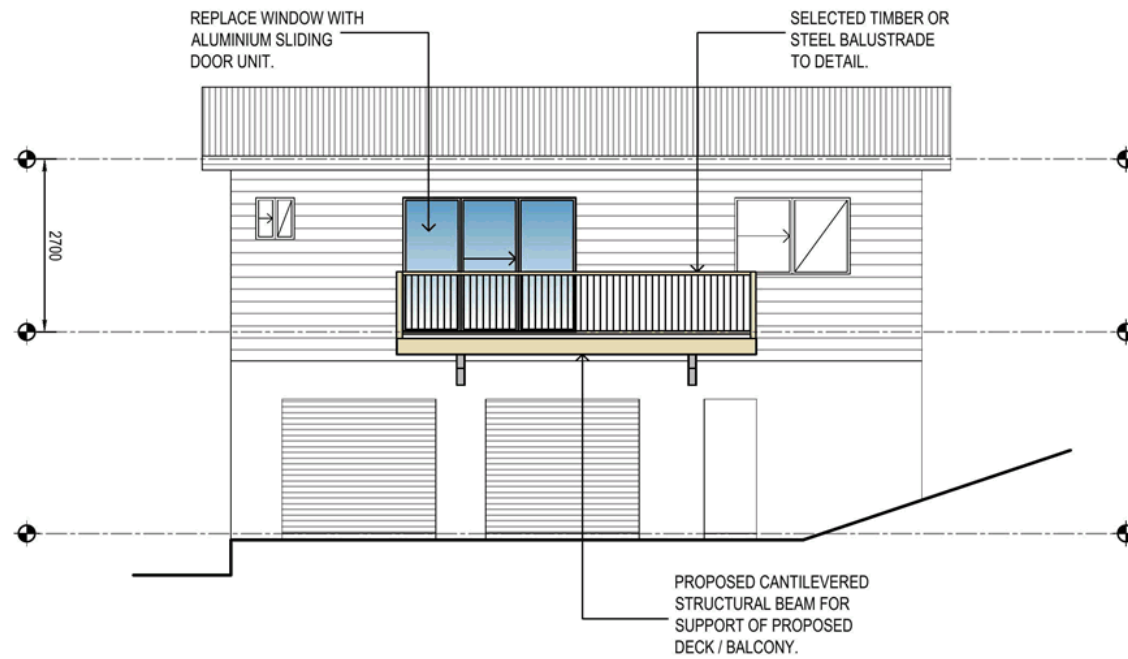
CLIENT:	KEITH SMITH 24 SOMA AVENUE BOWRAL
DESIGNER:	SHBD PO BOX 400 BOWRAL NSW 2576

SITE:	
TITLE:	SITE PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:200	03.10.18	JD	JD
PROJECT NO:	DRAWING NO:	REVISION:	
18/201	A3/02	-	



SOUTH ELEVATION (EXISTING)



SOUTH ELEVATION (PROPOSED)

- DO NOT SCALE FROM THIS DRAWING - FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALED WORK.
 - ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF SOUTHERN HIGHLANDS BUILDING DESIGN PRIOR TO COMMENCEMENT OF WORK.
 - ALL BUILDERS WORK TO BE CARRIED OUT WITHIN SITE BOUNDARY. THIS NOTE TO TAKE PRECEDENCE OVER ANY OTHER DOCUMENTATION.

- SMOKE DETECTORS TO BE WIRED INTO ELECTRICITY MAINS AND TO CONFORM WITH AS 3878.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITY REGULATIONS.
 - DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS NOTES IF APPLICABLE.
 - ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH ALL RELEVANT S.A.A. CODES.
 - RL'S SHOWN ARE ARBITRARY STRUCTURAL LEVELS UNO.

- UNDER NO CIRCUMSTANCES ARE ANY SPECIFIED ITEMS TO BE SUBSTITUTED WITHOUT THE CONSENT & APPROVAL OF SOUTHERN HIGHLANDS BUILDING DESIGN AND / OR THE RELEVANT CONSULTANTS.
 - ANY SUBSTITUTED ITEMS FOUND WITHOUT CONSENT WILL NOT BE ACCEPTED OR APPROVED.



REV:	DESCRIPTION:	BY:	DATE:
STATUS:		DA ISSUE	



CLIENT: KEITH SMITH
 24 SOMA AVENUE
 BOWRAL

DESIGNER: SHBD
 PO BOX 400
 BOWRAL
 NSW 2576

SITE:
 TITLE: ELEVATIONS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	03.10.18	JD	JD
PROJECT NO:	DRAWING NO:	REVISION:	
18/201	A3/05	-	