

Form B (version 2)  
LECR 3.2

## **AMENDED APPLICATION CLASS 1**

### **COURT DETAILS**

Court	Land and Environment Court of New South Wales
Class	1
Case number	2020/ <u>356210</u>

### **TITLE OF PROCEEDINGS**

Applicant	<b>Yolenda Camuglia</b>
Respondent	<b>North Sydney Council</b>

### **FILING DETAILS**

Filed for	<b>Yolenda Camuglia, Applicant</b>	
Legal representative	Anthony Whealy Mills Oakley Level 7 151 Clarence Street, Sydney NSW 2000	
Legal representative reference	AJWS/RXMS/3490050	
Contact name and telephone	Roisin McCann	8035 7821
Contact email	rmccann@millsoakley.com.au	

### **HEARING DETAILS**

This application is listed at

### **TYPE OF CLAIM**

Planning law – application to modify development consent granted by the Court (s 4.55(8)  
*Environmental Planning and Assessment Act 1979*)

## DETAILS OF APPLICATION

Date or other identification of the decision, or other matter appealed against, objected to, complained of or referred or remitted to the court

Application to modify the development consent to DA55/19 for the land at 5 Bay View Street, Lavender Bay granted by the Land and Environment Court on 3 September 2020 by *Camuglia v North Sydney Council* [2020] NSWLEC 1406 (proceedings 2019/268493) which approved the demolition of existing structures and construction of a new residential flat building containing three units, a new garage structure and associated works (**the approved development consent**).

The Application seeks the ~~removal of the step in the roof and the~~ deletion of condition A2 of the approved development consent which requires the roof ridge height and surrounding parapet for the structures at Bay View Street level, comprising the car lift, visitor's car space and pedestrian entry lift and stairwell, be reduced to RL 22.00.

Act or instrument under which the proceedings are brought

Section 4.55(8) of the *Environmental Planning and Assessment Act 1979*.

## ORDERS SOUGHT

- 1 The modification application is upheld.
- 2 Development consent to DA55/19 for the land at 5 Bay View Street, Lavender Bay granted by the Land and Environment Court on 3 September 2020 (proceedings 2019/268493) is modified ~~to remove the step in the roof and~~ by the deletion of condition A2 of the approved development consent which requires the roof ridge height and surrounding parapet for the structures at Bay View Street level, comprising the car lift, visitor's car space and pedestrian entry lift and stairwell, be reduced to RL 22.00.

## SIGNATURE

Signature of legal representative



Capacity

Solicitor on the record for the Applicant

Date of signature

~~16 December 2020~~ 5 July 2021

## NOTICE TO RESPONDENT

If your solicitor, barrister, authorised agent or you do not attend the hearing, the court may give judgment or make orders against you in your absence. The judgment may be for the relief claimed in the application and for the applicant's costs of bringing these proceedings.

You must enter an appearance before you can appear before the court.

## HOW TO RESPOND

**Please read this application very carefully. If you have any trouble understanding it or require assistance on how to respond to the application you should get legal advice as soon as possible.**

You can get further information about what you need to do to respond to the application from:

The court registry.

A legal practitioner.

LawAccess NSW on 1300 888 529 or at [www.lawaccess.nsw.gov.au](http://www.lawaccess.nsw.gov.au).

Court forms are available on the LEC website at [www.lawlink.nsw.gov.au/lec](http://www.lawlink.nsw.gov.au/lec).

## REGISTRY ADDRESS

Street address	Level 4, 225 Macquarie Street, Windeyer Chambers, SYDNEY NSW 2000
Postal address	GPO Box 3565, SYDNEY NSW 2001
Telephone	(02) 9113 8200

**FURTHER DETAILS ABOUT APPLICANT****Applicant**

Name	Yolenda Camuglia		
Address	Suite A,	Lower Ground Floor,	140 William Street
	Woolloomooloo	NSW	2011

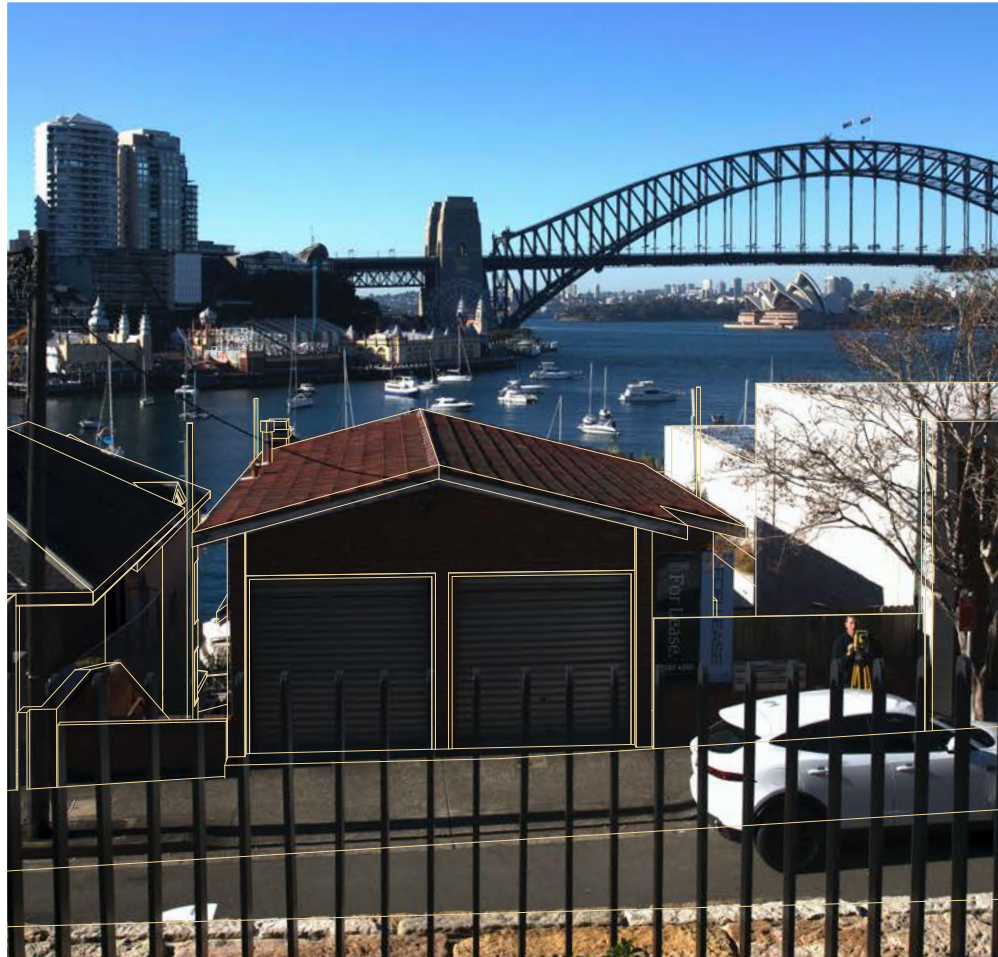
**Legal representative for applicant**

Name	Anthony Whealy
Practising certificate number	33614
Firm	Mills Oakley
Contact solicitor	Roisin McCann
Address	Level 7 151 Clarence Street Sydney NSW 2000
DX address	13025 Sydney Market Street
Telephone	8035 7821
Fax	9247 1315
Email	rmccann@millsoakley.com.au

**DETAILS ABOUT RESPONDENT****Respondent**

Name	North Sydney Council
Address	200 Miller Street North Sydney, NSW, 2060





**8 BAY VIEW ST - EXISTING VIEW**  
 1M BACK FROM TERRACE EDGE AS SURVEYED  
 CAMERA HEIGHT RL 24.18, 1500mm ABOVE FFL

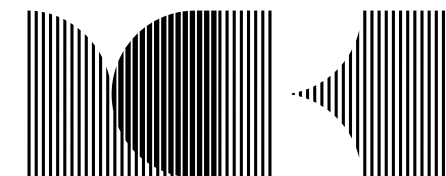


**8 BAY VIEW ST - PROPOSED WIRE FRAME VIEW**  
 1M BACK FROM TERRACE EDGE AS SURVEYED  
 CAMERA HEIGHT RL 24.18, 1500mm ABOVE FFL



**8 BAY VIEW ST - PROPOSED RENDERED VIEW**  
 1M BACK FROM TERRACE EDGE AS SURVEYED  
 CAMERA HEIGHT RL 24.18, 1500mm ABOVE FFL

**CAMERA DETAILS**  
 Canon 5D Mark 4  
 Lens Canon EF 28 - 70mm f2.8 L 11 USM  
 Focal length 28mm  
 Camera height 1500mm



**MCK ARCHITECTURE + INTERIORS**  
 STUDIO 401/104 COMMONWEALTH STREET SURRY HILLS NSW 2010  
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 PRINT DATE AND TIME: Monday, 5 July 2021, 5:41 am

<b>PROJECT</b> <b>CAMUGLIA</b>  5 BAY VIEW STREET LAVENDER BAY NORTH SYDNEY NSW 2060	<b>REVISION</b>		<b>DATE</b>	5/7/21	<b>DRAWING</b>	<b>DRAWING NO.</b>	<b>REVISION</b>
	REV ID	ISSUE DATE	ISSUE NAME	<b>PROJECT NO.</b>	1911	<b>VIEW ANALYSIS - 8          BAY VIEW ST</b>  <b>7.18</b>	<b>05</b>
	01	8/12/20	LEC issue	<b>SCALE</b>	@ A3		
	02	8/12/20	LEC issue	<b>DRAWN BY</b>	RB		
	03	25/5/21	LEC issue	<b>CHECKED BY</b>	MC		
	04	18/6/21	LEC issue				
05	5/7/21	LEC issue					





**8 BAY VIEW ST - EXISTING VIEW**  
 1M BACK FROM GLAZING LINE AS SURVEYED  
 CAMERA HEIGHT RL 24.18, 1500mm ABOVE FFL

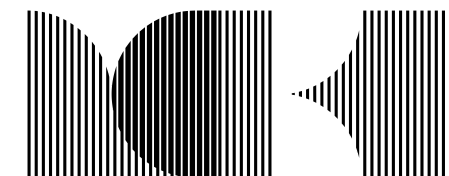


**8 BAY VIEW ST - PROPOSED WIRE FRAME VIEW**  
 1M BACK FROM GLAZING LINE AS SURVEYED  
 CAMERA HEIGHT RL 24.18, 1500mm ABOVE FFL



**8 BAY VIEW ST - PROPOSED RENDERED VIEW**  
 1M BACK FROM GLAZING LINE AS SURVEYED  
 CAMERA HEIGHT RL 24.18, 1500mm ABOVE FFL

**CAMERA DETAILS**  
 Canon 5D Mark 4  
 Lens Canon EF 28 - 70mm f2.8 L 11 USM  
 Focal length 28mm  
 Camera height 1500mm



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 PRINT DATE AND TIME: Monday, 5 July 2021, 5:42 am

<b>PROJECT</b> <b>CAMUGLIA</b>  5 BAY VIEW STREET LAVENDER BAY NORTH SYDNEY NSW 2060	<b>REVISION</b>		<b>DATE</b> 5/7/21	<b>DRAWING</b>	<b>DRAWING NO.</b>	<b>REVISION</b>
	REV ID	ISSUE DATE	ISSUE NAME	<b>PROJECT NO.</b> 1911	<b>VIEW ANALYSIS - 8          BAY VIEW ST</b>  <b>7.19</b>	<b>03</b>
	01	25/5/21	LEC issue	<b>SCALE</b> @ A3		
	02	18/6/21	LEC issue	<b>DRAWN BY</b> RB		
03	5/7/21	LEC issue	<b>CHECKED BY</b> MC			



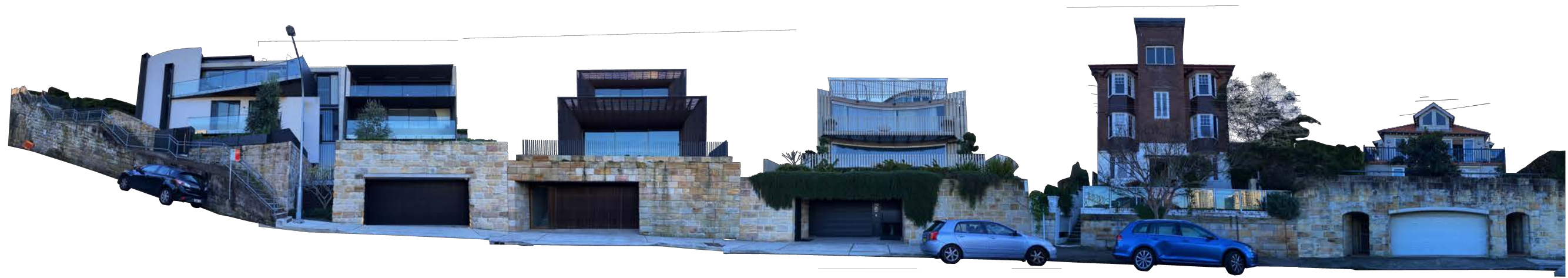


**37-3 BAY VIEW ST**  
**EAST SIDE EXISTING STREET ELEVATIONS**

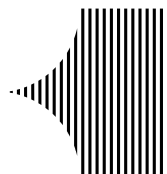


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<b>PROJECT</b> <b>CAMUGLIA</b>  5 BAY VIEW STREET LAVENDER BAY NORTH SYDNEY NSW 2060	<b>REVISION</b>		<b>DATE</b> 5/7/21	<b>DRAWING</b> BAY VIEW ST EAST SIDE ELEVATION	<b>DRAWING NO.</b> <b>7.23</b>	<b>REVISION</b> <b>01</b>
	REV ID 01	ISSUE DATE 5/7/21	ISSUE NAME LEC issue	<b>PROJECT NO.</b> 1911 <b>SCALE</b> @ A3 <b>DRAWN BY</b> RB <b>CHECKED BY</b> MC		



**4-38 BAY VIEW ST**  
WEST SIDE EXISTING STREET ELEVATION



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<b>PROJECT</b> <b>CAMUGLIA</b>  5 BAY VIEW STREET LAVENDER BAY NORTH SYDNEY NSW 2060	<b>REVISION</b>		<b>DATE</b> 5/7/21	<b>DRAWING</b> <b>BAY VIEW STREET WEST SIDE ELEVATION</b>	<b>DRAWING NO.</b> <b>7.24</b>	<b>REVISION</b> <b>01</b>
	REV ID	ISSUE DATE	ISSUE NAME			
	01	5/7/21	LEC issue	<b>SCALE</b> @ A3		
				<b>DRAWN BY</b> RB		
				<b>CHECKED BY</b> MC		



**DRAWING LIST**

SK000	LEVEL 0 PLAN	1:200 @ A3	1: 100 @ A1
SK001	LEVEL 1 PLAN	1:200 @ A3	1: 100 @ A1
SK002	LEVEL 2 PLAN	1:200 @ A3	1: 100 @ A1
SK003	LEVEL 3 PLAN	1:200 @ A3	1: 100 @ A1
SK004	LEVEL 4 PLAN	1:200 @ A3	1: 100 @ A1
SK005	ROOF PLAN	1:200 @ A3	1: 100 @ A1
SK006	NORTH WEST ELEVATION	1:200 @ A3	1: 100 @ A1
SK007	SOUTH EAST ELEVATION	1:200 @ A3	1: 100 @ A1
SK008	SOUTH WEST ELEVATION	1:200 @ A3	1: 100 @ A1
SK009	NORTH EAST ELEVATION	1:200 @ A3	1: 100 @ A1
SK010	SECTION A-A	1:200 @ A3	1: 100 @ A1
SK011	SECTION B-B	1:200 @ A3	1: 100 @ A1
SK012	SECTION C-C	1:200 @ A3	1: 100 @ A1
SK013	SECTION D-D	1:200 @ A3	1: 100 @ A1
SK014	SECTION E-E	1:200 @ A3	1: 100 @ A1
SK015	SECTION F-F	1:200 @ A3	1: 100 @ A1
SK020	LANDSCAPE DIAGRAM	1:200 @ A3	1: 100 @ A1
SK021	SITE COVER DIAGRAM	1:200 @ A3	1: 100 @ A1
SK022	EXCAVATION DIAGRAM	1:200 @ A3	1: 100 @ A1
SK023	FINISHES	NTS @ A3	NTS @ A1
SK024	STATEMENT	NTS @ A3	NTS @ A1

Assessor #	Certificate #	Issued:	
20420	0003413465	210420	
<b>Thermal Performance Specifications</b>			
<small>These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.</small>			
Windows	Product ID	Glass Frame U value SHGC Area MF Detail	
Single glazed	Clear	Aluminium 6.70 0.70	As per plans
Skylights	Product ID	Glass Frame U value SHGC Area MF Detail	
<small>Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.</small>			
External walls	Construction	Insulation Colour - solar abs. Detail	
Cavity brick		R1.6 Medium	As per plans
Internal walls	Construction	Insulation Detail	
Plasterboard		None	As per plans.
Floors	Construction	Insulation Covering Detail	
Concrete		None	Varies As per plans.
Ceilings	Construction	Insulation Detail	
Plasterboard		R2.5/None	As per plans. Upper level/where adjoins exterior insulation only
Roof	Construction	Insulation Colour - solar abs. Detail	
Metal		Foil + R1.0 Dark	As per plans.
Window cover	Internal (curtains)	External (awnings, shutters, etc)	
As plans			
Fixed shading	Eaves (width - inc. gutters, ht above windows)	Location	
As plans - eaves /soffits		As plans - eaves/soffits/eaves as shown	
Overshadowing	Overshadowing structures	Overshadowing trees	
NA			
<b>Orientation, Exposure, Ventilation and Infiltration</b>			
Orientation of nominal north:	0	Living area open to entry:	Y
Terrain category:	Suburban	Doors separate living areas:	N
Roof ventilation:	Unventilated	Stair open to heated areas:	Y
Cross ventilation:	Standard	Seals to windows and doors:	Y
Subfloor:	Ground/Enclosed	Exhaust fans without dampers:	N
		Ventilated skylights:	N
		Open fire, unflued gas heat:	N
		Vented downlights:	N
		Wall and ceiling vents:	N



**6.2**

**NATHERS**

ENERGY RATING SCHEME

**38.0 MJ/m<sup>2</sup>**

www.nathers.gov.au

Certificate no.: 0003413465

Assessor Name: Damian O'Toole

Accreditation no.: 20420

Certificate date: 21 Apr 2020

Dwelling Address: 5 BAY VIEW ST  
LAVENDER BAY, NSW  
2060

www.nathers.gov.au



NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

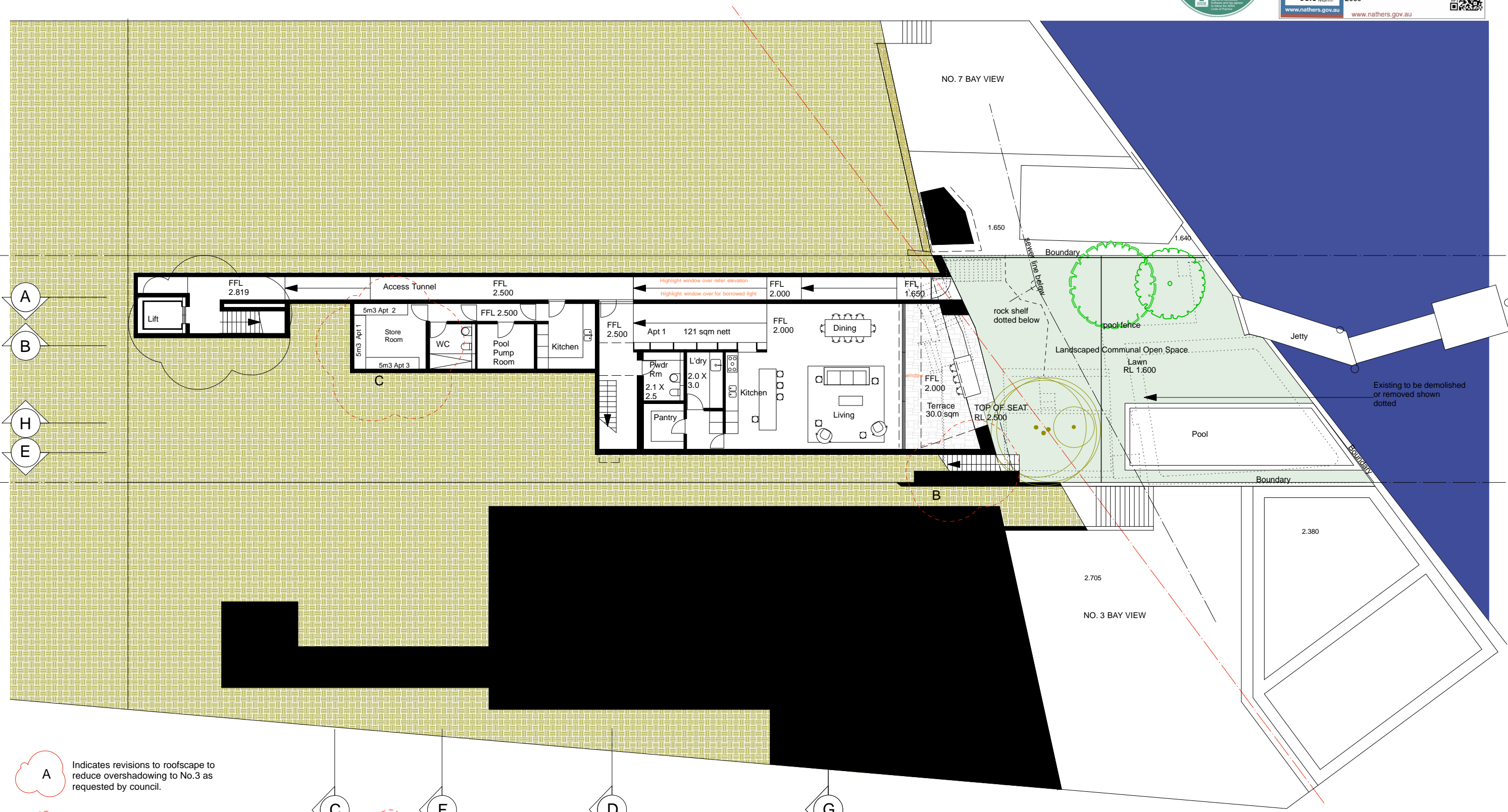
<p><b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146</p>	<p><b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b></p>	COVER SHEET	0 1 2 3 4 5 6 7 8 9 10	<b>SKC</b>
		DRAWN - MC	23 APRIL 2020 JOB NO. 1911	





Certificate no.: 0003413465  
 Assessor Name: Damian O'Toole  
 Accreditation no.: 20420  
 Certificate date: 21 Apr 2020  
 Dwelling Address:  
 5 BAY VIEW ST  
 LAVENDER BAY, NSW  
 2060

**6.2**  
**NATIONWIDE HOUSE ENERGY RATING SCHEME**  
 38.0 MJ/m<sup>2</sup>  
 www.nathers.gov.au



**A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.

**B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

**C** Relocation of storage room to Level O from Level 1

**G** Denotes changes on 20/4/20 following advice from Structural Engineer

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

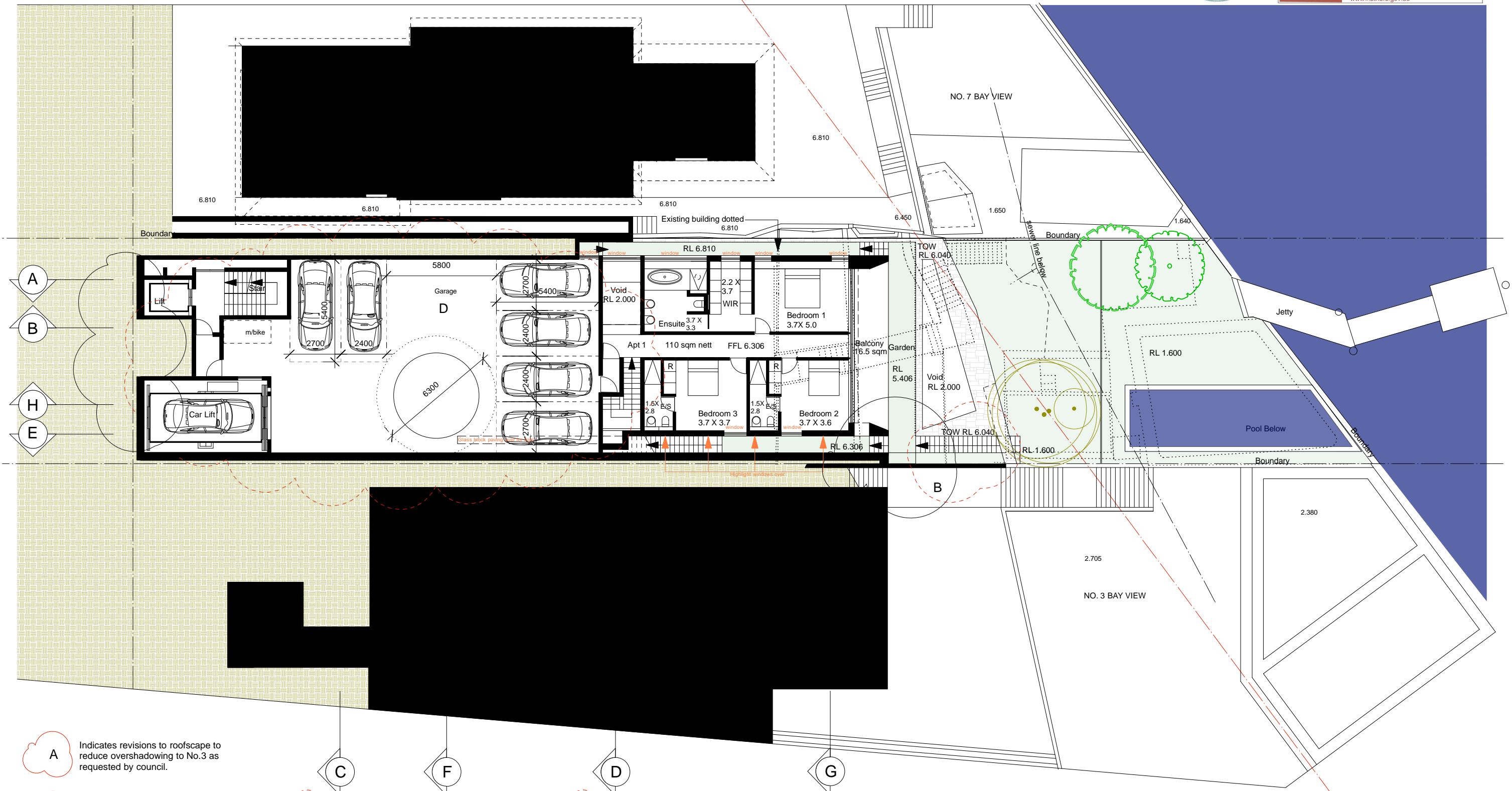
<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146		<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>		LEVEL 0 PLAN		<b>SK00</b>
				1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
				DRAWN - MC	JOB NO. 1911	



Certificate no.: 0003413465  
 Assessor Name: Damian O'Toole  
 Accreditation no.: 20420  
 Certificate date: 21 Apr 2020  
 Dwelling Address: 5 BAY VIEW ST  
 LAVENDER BAY, NSW  
 2060

**6.2**  
**NATIONWIDE HOUSE ENERGY RATING SCHEME**  
**38.0 MJ/m<sup>2</sup>**

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A

Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.

B

Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

C

Relocation of storage room to Level O from Level 1

F

D

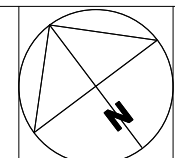
Rearrangement of Garge level following advice from Traffic Engineer

G

Denotes changes on 20/4/20 following advice from Structural Engineer

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

**MCK ARCHITECTS**  
**STUDIO 401, 104 COMMONWEALTH STREET**  
**SURRY HILLS NSW 2010 TEL 02 9211 4146**



**PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY**  
**FOR YOLANDA CAMUGLIA**

LEVEL 1 PLAN

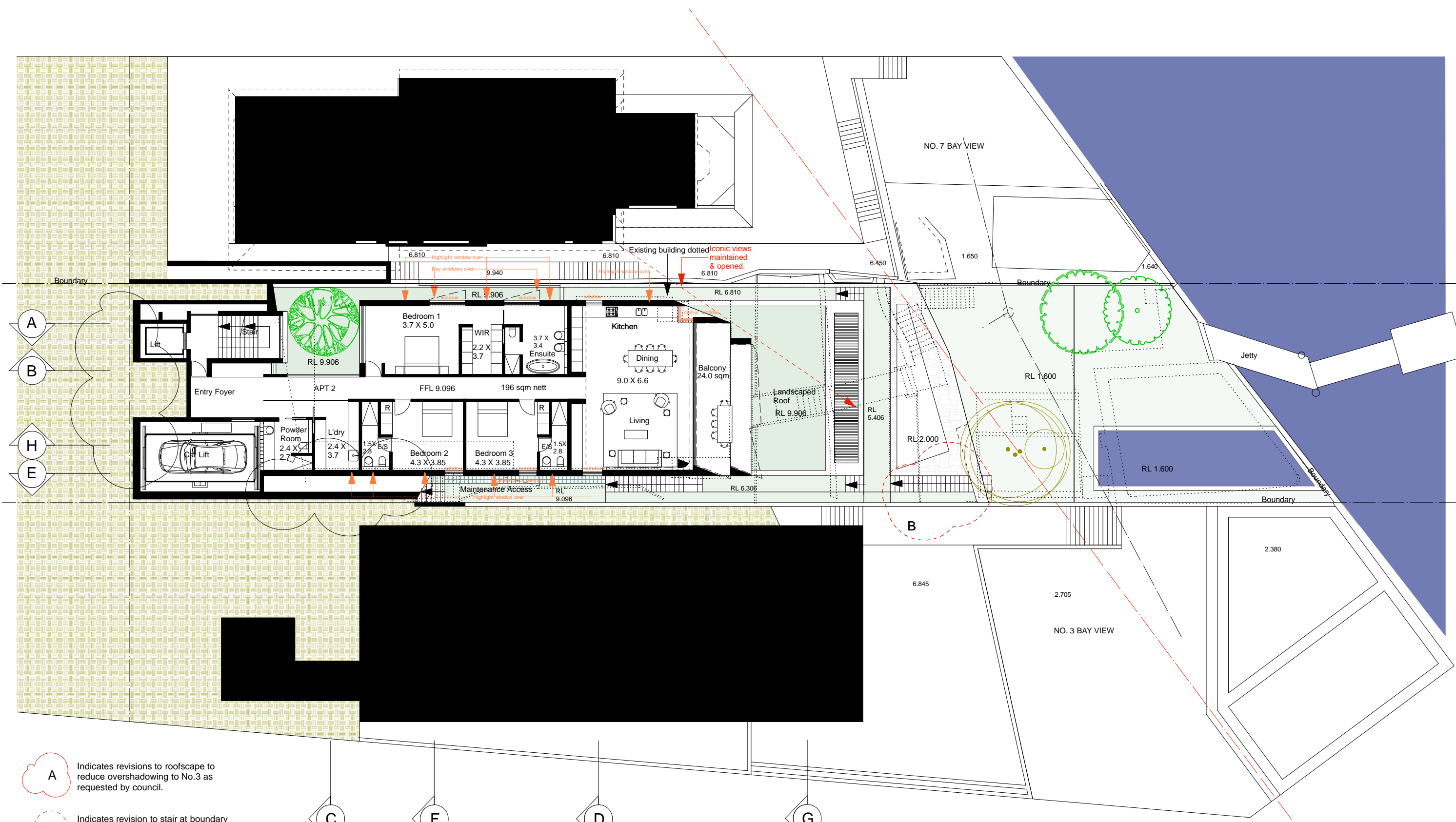
1:200 @ A3; 1:100 @ A1  
 DRAWN - MC



23 APRIL 2020  
 JOB NO. 1911

**SK01**





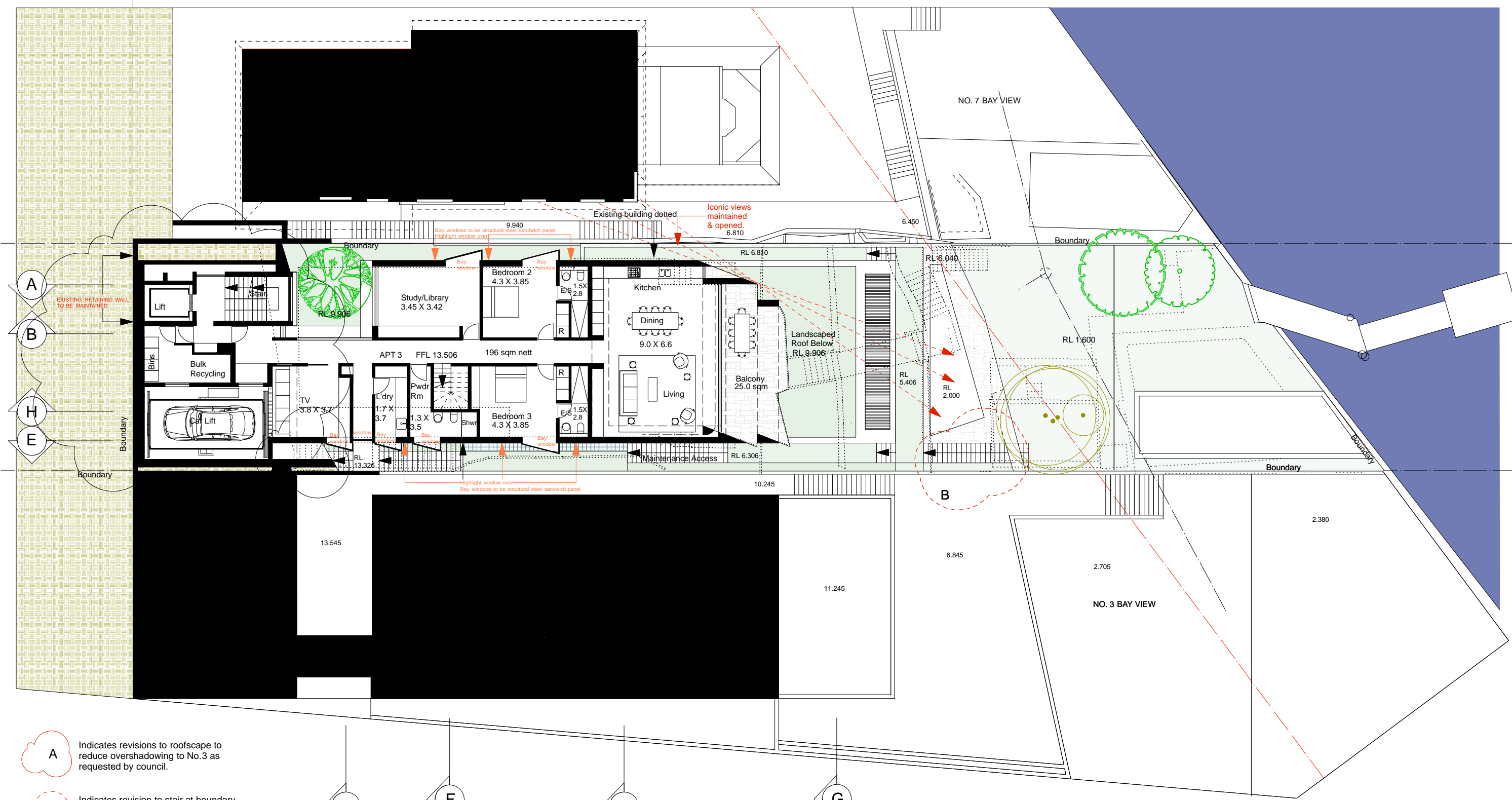
- A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.
- B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

Denotes changes on 20/4/20 following advice from Structural Engineer

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146		<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	LEVEL 2 PLAN		SK02
			1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
			DRAWN - MC	JOB NO. 1911	



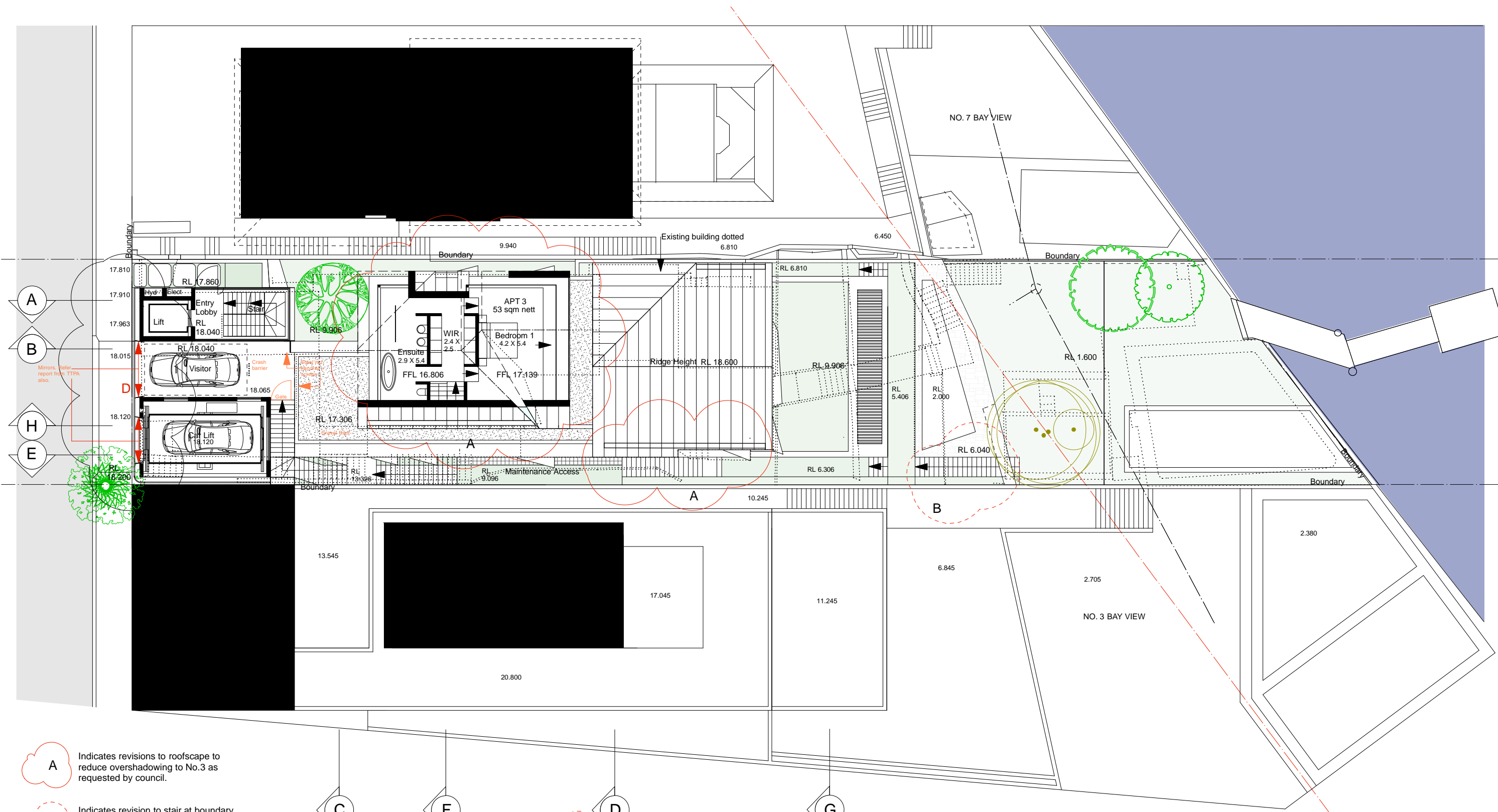


- A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.
- B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

Denotes changes on 20/4/20 following advice from Structural Engineer

**NOTES ADDED 200408 AT COUNCILS REQUEST**  
**NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020**

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146		<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY          FOR YOLANDA CAMUGLIA</b>	<b>LEVEL 3 PLAN</b>		<b>SK03</b>
			1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
			DRAWN - MC	JOB NO. 1911	



**A**

Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.

**B**

Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

**D**

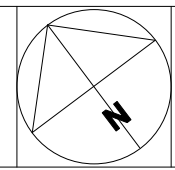
Rearrangement of Garge level following advice from Traffic Engineer

**G**

Denotes changes on 20/4/20 following advice from Structural Engineer

NOTES ADDED 200408 AT COUNCILS REQUEST  
NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

**MCK ARCHITECTS**  
STUDIO 401, 104 COMMONWEALTH STREET  
SURRY HILLS NSW 2010 TEL 02 9211 4146

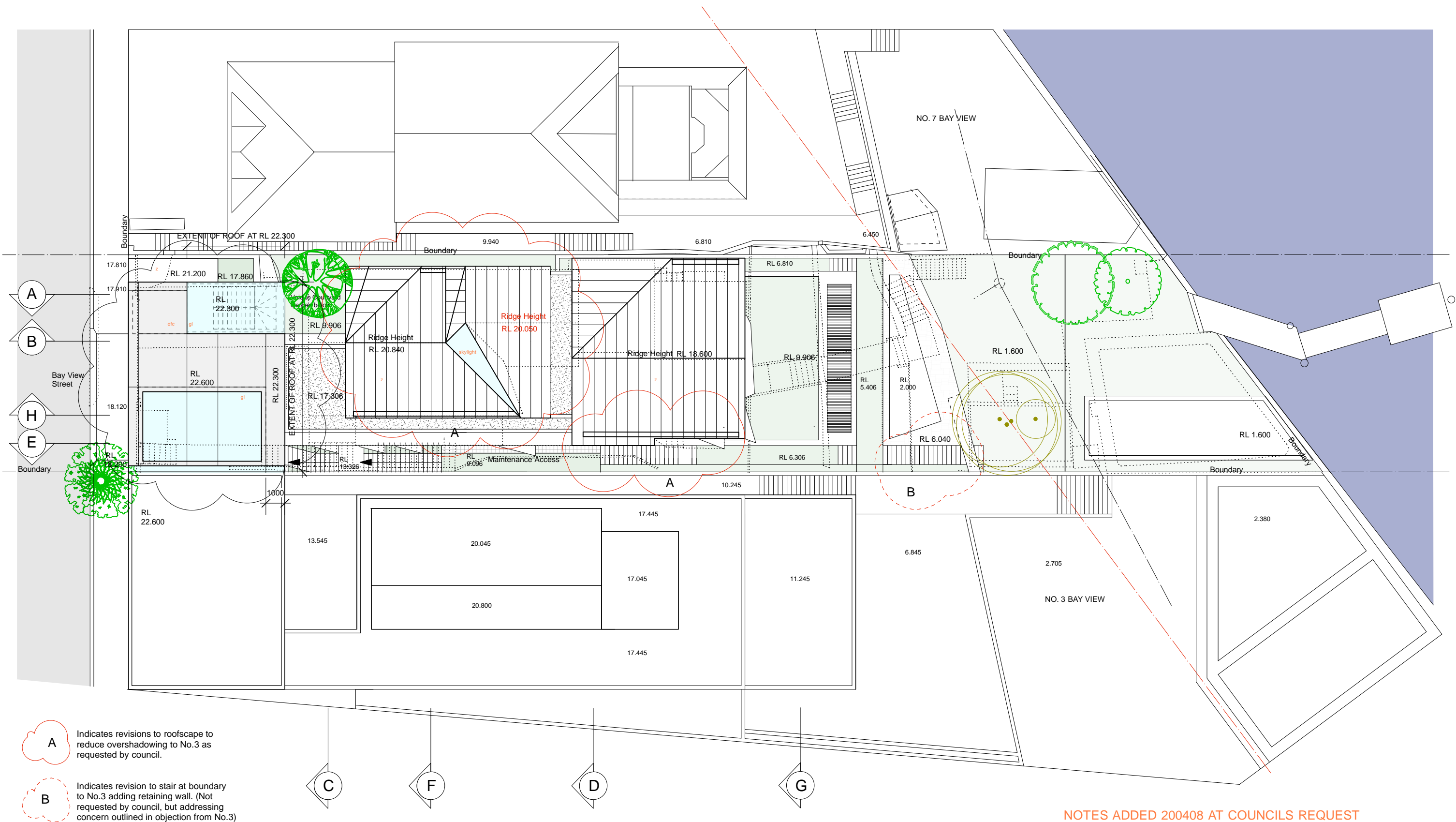


**PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA**

**LEVEL 4 PLAN**  
1:200 @ A3; 1:100 @ A1  
DRAWN - MC

0	1	2	3	4	5	6	7	8	9	10
23 APRIL 2020										
JOB NO. 1911										

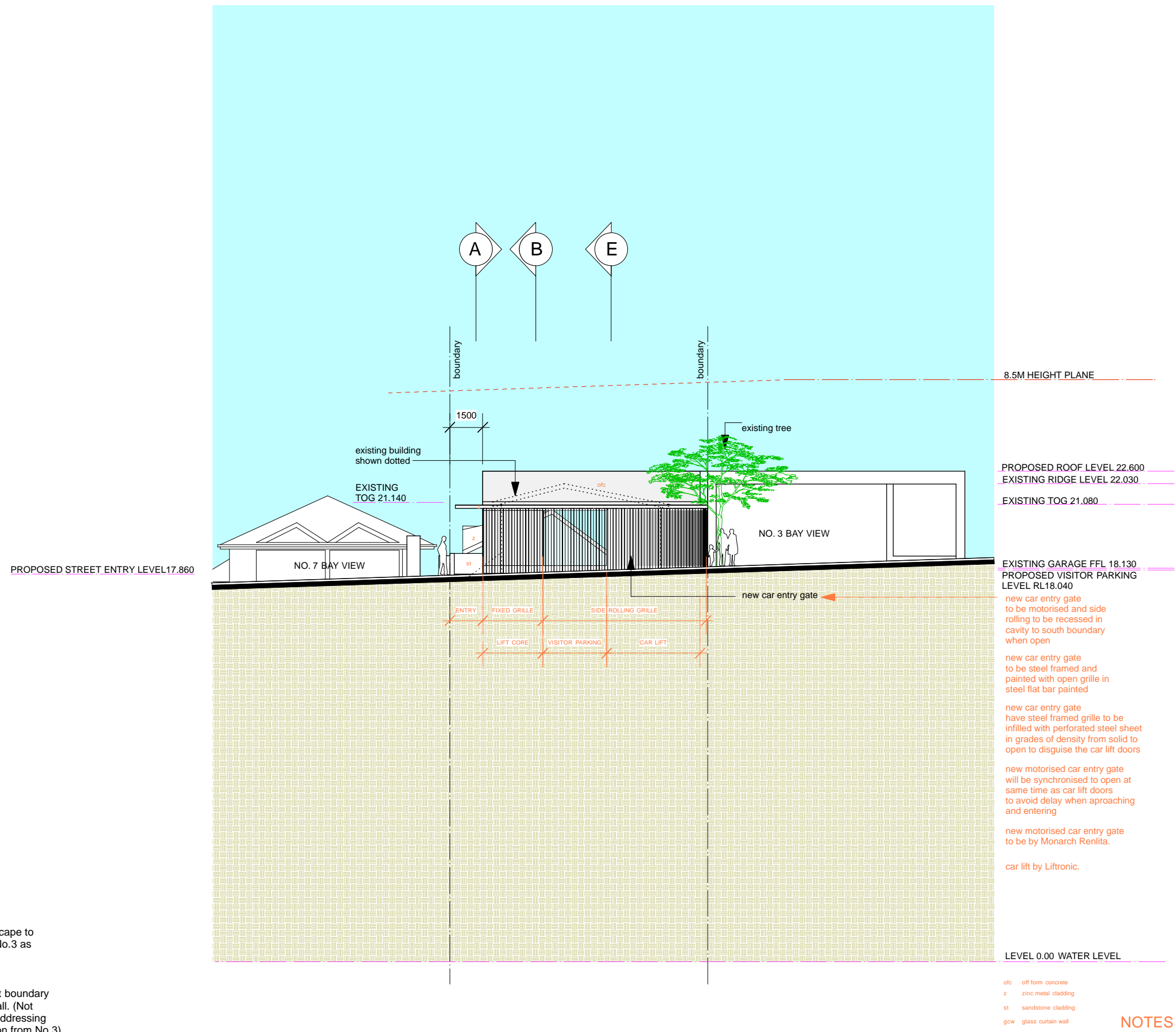
**SK04**



- A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.
- B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146		<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY          FOR YOLANDA CAMUGLIA</b>	ROOF PLAN	0 1 2 3 4 5 6 7 8 9 10	<b>SK05</b>
			1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
			DRAWN - MC	JOB NO. 1911	



- A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.
- B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

8.5M HEIGHT PLANE

PROPOSED ROOF LEVEL 22.600  
EXISTING RIDGE LEVEL 22.030  
EXISTING TOG 21.080

EXISTING GARAGE FFL 18.130  
PROPOSED VISITOR PARKING LEVEL RL18.040

new car entry gate to be motorised and side rolling to be recessed in cavity to south boundary when open

new car entry gate to be steel framed and painted with open grille in steel flat bar painted

new car entry gate have steel framed grille to be infilled with perforated steel sheet in grades of density from solid to open to disguise the car lift doors

new motorised car entry gate will be synchronised to open at same time as car lift doors to avoid delay when approaching and entering

new motorised car entry gate to be by Monarch Renlita.

car lift by Liftronic.

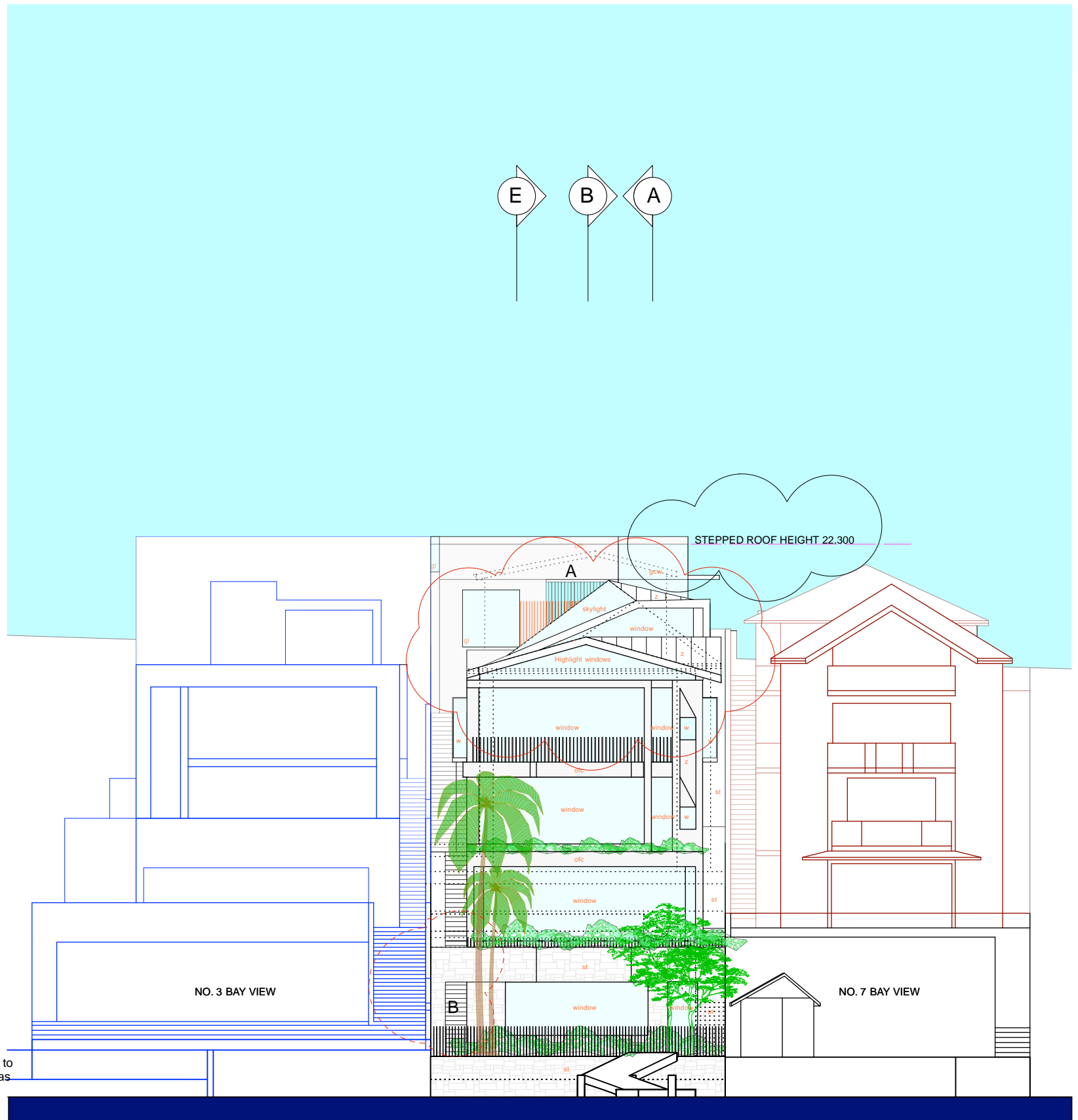
LEVEL 0.00 WATER LEVEL

ofc off form concrete  
z zinc metal cladding  
st sandstone cladding  
gcw glass curtain wall

NOTES ADDED 200408 AT COUNCILS REQUEST  
NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	NORTH-WEST ELEVATION		<b>SK06</b>
		1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
		DRAWN - MC	JOB NO. 1911	





PROPOSED ROOF HEIGHT 22.600	
PROPOSED RIDGE HEIGHT 20.840	EXISTING RIDGE HEIGHT 20.840
PROPOSED RIDGE HEIGHT 18.600	EXISTING RIDGE HEIGHT 18.600
PROPOSED LEVEL 4 - FFL 16.806	
PROPOSED LEVEL 3 - FFL 13.506	
PROPOSED LEVEL 2 - FFL 9.906	
PROPOSED LEVEL 1 - FFL 6.306	
PROPOSED LEVEL 0 - FFL 2.000	
WATER LEVEL RL 0.000	

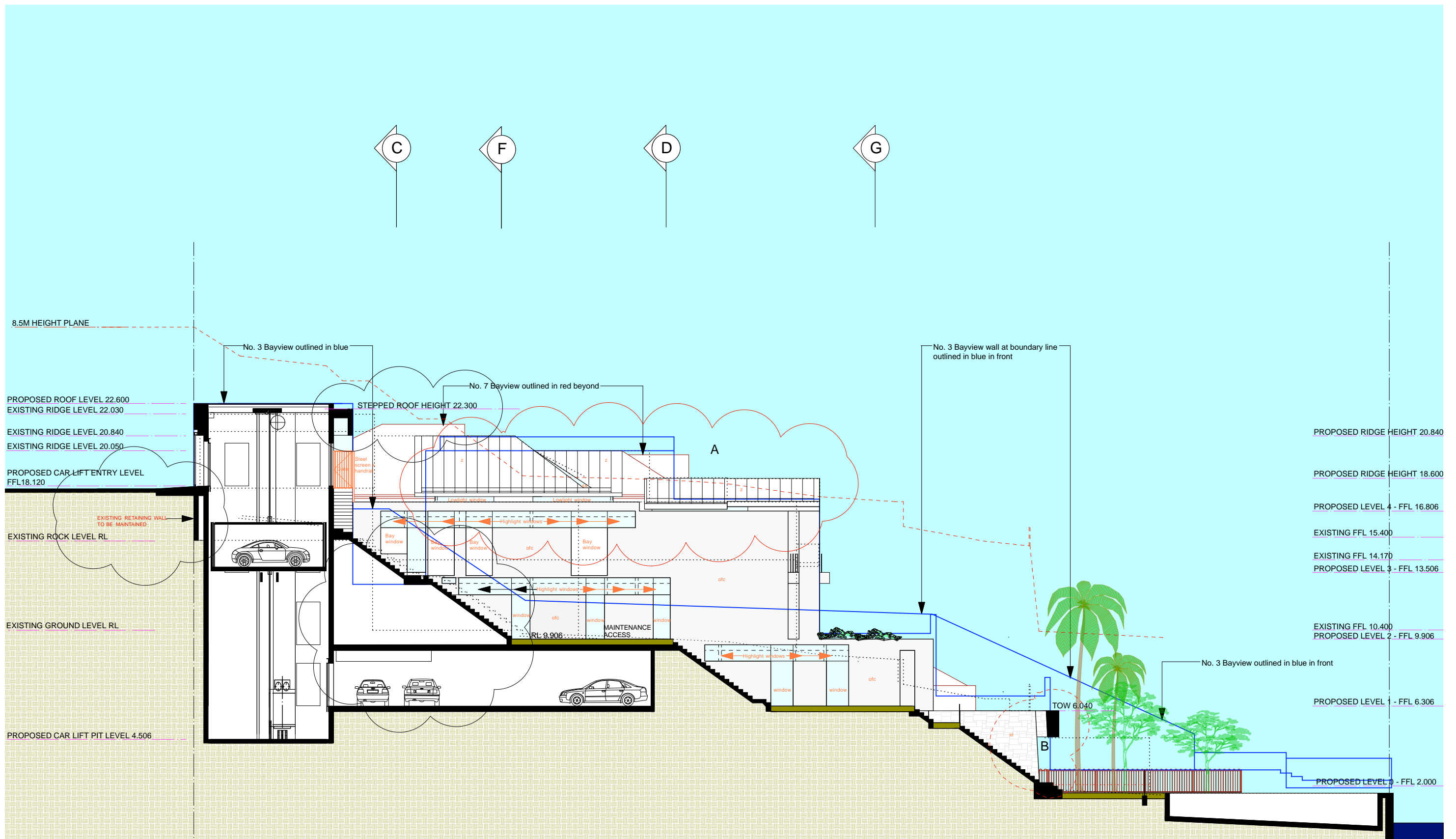
**A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.

**B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

<b>MCK ARCHITECTS</b> <b>STUDIO 401, 104 COMMONWEALTH STREET</b> <b>SURRY HILLS NSW 2010 TEL 02 9211 4146</b>	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY</b> <b>FOR YOLANDA CAMUGLIA</b>	<b>SOUTH-EAST ELEVATION</b> 1:200 @ A3; 1:100 @ A1 DRAWN - MC	 23 APRIL 2020 JOB NO. 1911	<b>SK07</b>



**A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.

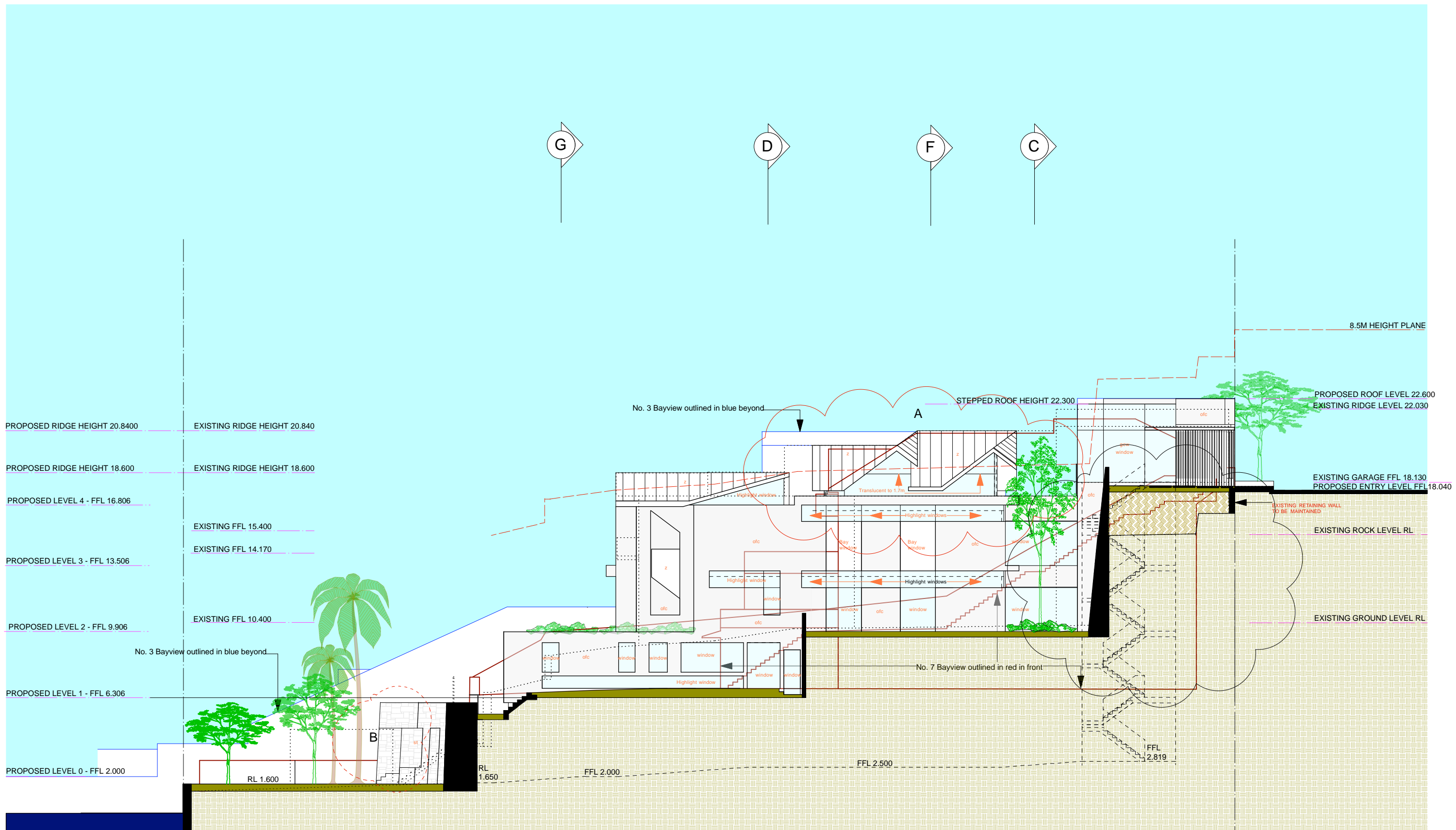
**B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

Denotes changes on 20/4/20 following advice from Structural Engineer

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

<b>MCK ARCHITECTS</b> <b>STUDIO 401, 104 COMMONWEALTH STREET</b> <b>SURRY HILLS NSW 2010 TEL 02 9211 4146</b>	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY</b> <b>FOR YOLANDA CAMUGLIA</b>	<b>SOUTH-WEST ELEVATION</b>		<b>SK08</b>
		1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
		DRAWN - MC	JOB NO. 1911	



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**B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

Denotes changes on 20/4/20 following advice from Structural Engineer

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

<b>MCK ARCHITECTS</b> <b>STUDIO 401, 104 COMMONWEALTH STREET</b> <b>SURRY HILLS NSW 2010 TEL 02 9211 4146</b>	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY</b> <b>FOR YOLANDA CAMUGLIA</b>	<b>NORTH-EAST ELEVATION</b>		<b>SK09</b>
		1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
		DRAWN - MC	JOB NO. 1911	



**A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.

**B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

**C** Relocation of storage room to Level O from Level 1

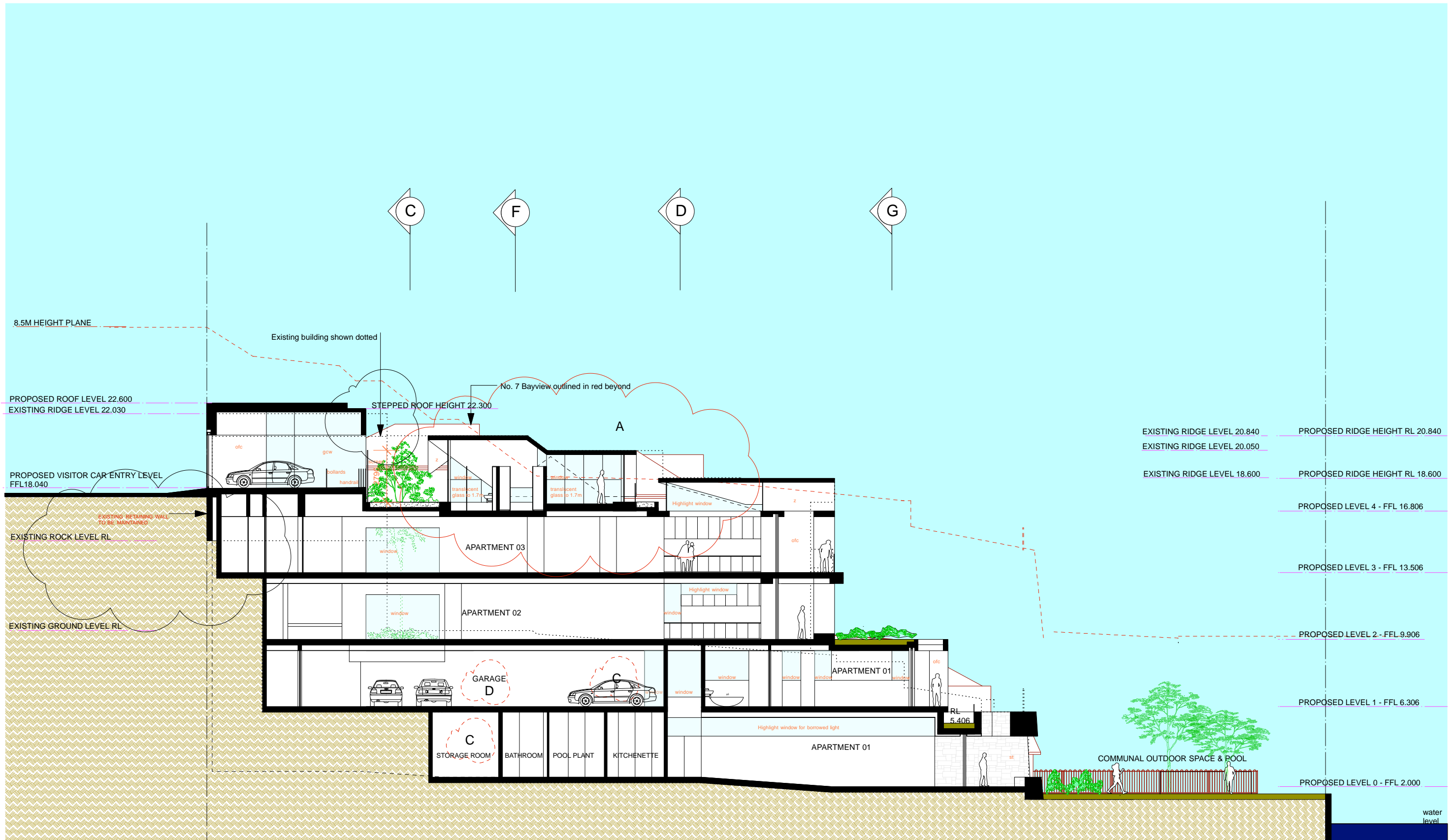
**D** Rearrangement of Garage level following advice from Traffic Engineer

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall

**NOTES ADDED 200408 AT COUNCILS REQUEST**  
**NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020**

<b>MCK ARCHITECTS</b> <b>STUDIO 401, 104 COMMONWEALTH STREET</b> <b>SURRY HILLS NSW 2010 TEL 02 9211 4146</b>	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY</b> <b>FOR YOLANDA CAMUGLIA</b>	SECTION A-A	0 1 2 3 4 5 6 7 8 9 10	<b>SK10</b>
		1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
		DRAWN - MC	JOB NO. 1911	





**A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.

**B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

**C** Relocation of storage room to Level O from Level 1

**D** Rearrangement of Garage level following advice from Traffic Engineer

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall

**NOTES ADDED 200408 AT COUNCILS REQUEST**  
**NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020**

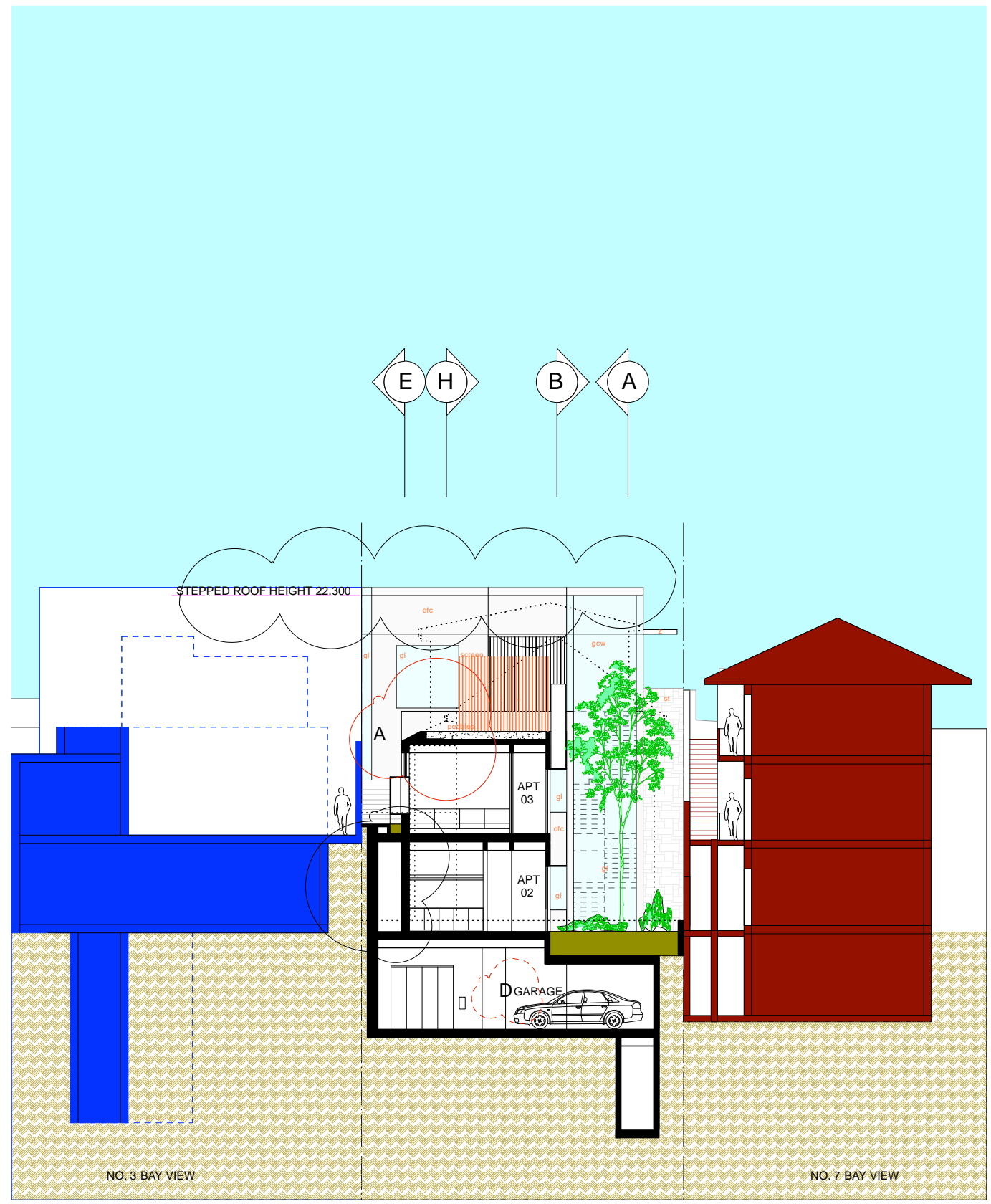
**MCK ARCHITECTS**  
**STUDIO 401, 104 COMMONWEALTH STREET**  
**SURRY HILLS NSW 2010 TEL 02 9211 4146**

**PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY**  
**FOR YOLANDA CAMUGLIA**

**SECTION B-B**  
 1:200 @ A3; 1:100 @ A1  
 DRAWN - MC

0 1 2 3 4 5 6 7 8 9 10  
 23 APRIL 2020  
 JOB NO. 1911

**SK11**



PROPOSED ROOF LEVEL RL 22.600  
 EXISTING RIDGE LEVEL RL 22.030

PROPOSED ENTRY LOBBY LEVEL RL 18.040  
 PROPOSED ROOF LEVEL RL 17.306

EXISTING FFL 14.150  
 PROPOSED LEVEL 3 - FFL 13.506

EXISTING FFL 10.450  
 PROPOSED COURTYARD LEVEL 9.906  
 PROPOSED LEVEL 2 - FFL 9.906

PROPOSED LEVEL 1 - FFL 6.306

PROPOSED LEVEL 0 - FFL 2.000

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall  
 gl glass

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

**A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.

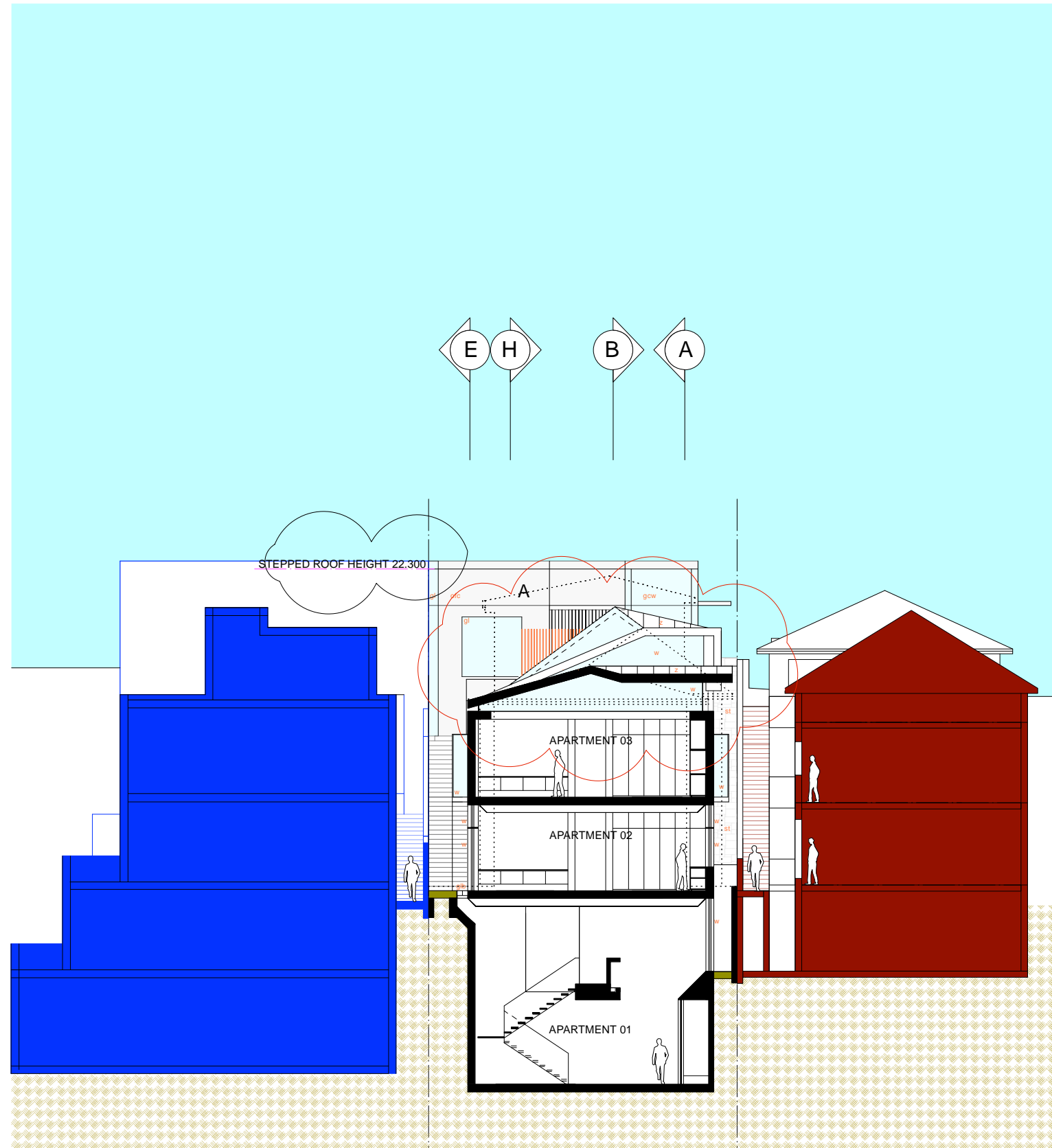
**B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

**C** Relocation of storage room to Level O from Level 1

**D** Rearrangement of Garage level following advice from Traffic Engineer

Denotes changes on 20/4/20 following advice from Structural Engineer AND stepping of roof to street level on 23/4/20

<b>MCK ARCHITECTS</b> <b>STUDIO 401, 104 COMMONWEALTH STREET</b> <b>SURRY HILLS NSW 2010 TEL 02 9211 4146</b>	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY</b> <b>FOR YOLANDA CAMUGLIA</b>	SECTION C-C	0 1 2 3 4 5 6 7 8 9 10	<b>SK12</b>
		1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
		DRAWN - MC	JOB NO. 1911	



	PROPOSED ROOF LEVEL RL 22.600
	EXISTING RIDGE LEVEL RL 22.030
EXISTING RIDGE HEIGHT RL 20.840	PROPOSED RIDGE HEIGHT RL 20.840
EXISTING RIDGE HEIGHT RL 18.600	PROPOSED RIDGE HEIGHT RL 18.600
PROPOSED TOP OF WALL RL 16.806	PROPOSED LEVEL 4 - FFL 16.806
	EXISTING FFL 14.150
	PROPOSED LEVEL 3 - FFL 13.506
PROPOSED GROUND LEVEL 10.485	EXISTING FFL 10.450
	PROPOSED LEVEL 2 - FFL 9.906
	PROPOSED LEVEL 1 - FFL 6.306
	PROPOSED LEVEL 0 - FFL 2.500
	PROPOSED LEVEL 0 - FFL 2.000

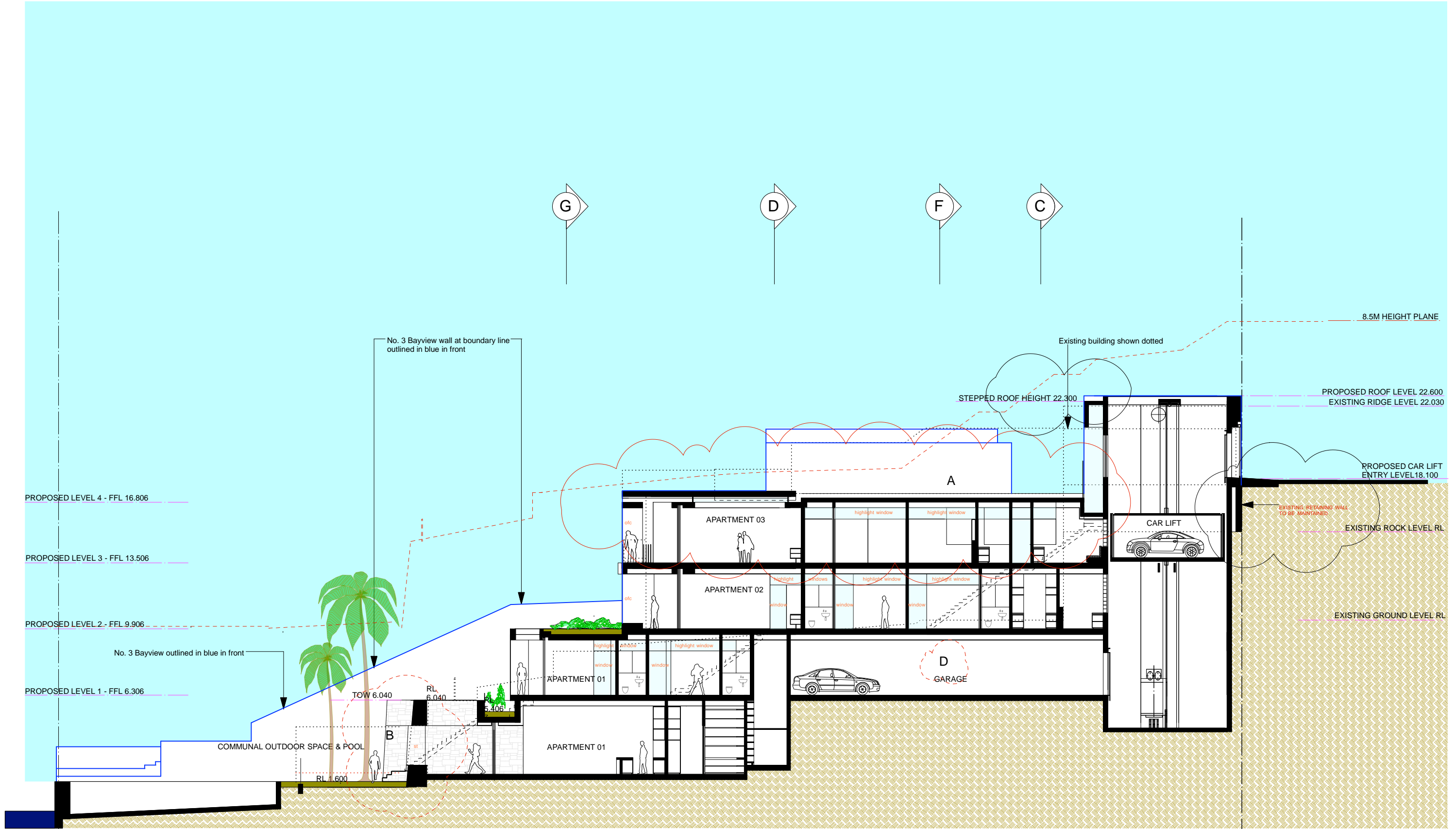
**A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.

**B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall  
 gl glass

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	SECTION D-D	0 1 2 3 4 5 6 7 8 9 10	<b>SK13</b>
		1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
		DRAWN - MC	JOB NO. 1911	



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**B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

**C** Relocation of storage room to Level O from Level 1

**D** Rearrangement of Garage level following advice from Traffic Engineer

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall  
 gl glass

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

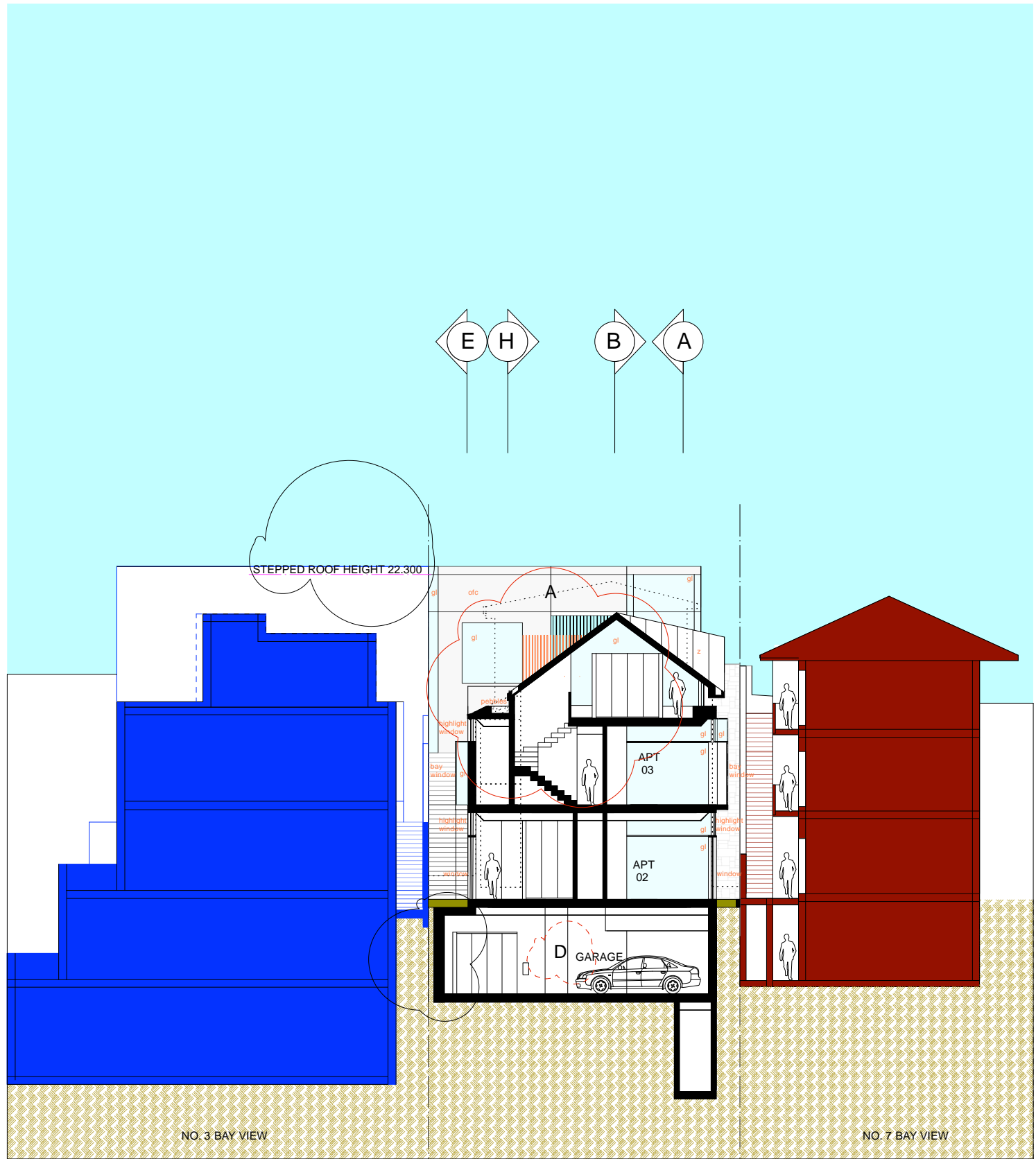
**MCK ARCHITECTS**  
 STUDIO 401, 104 COMMONWEALTH STREET  
 SURRY HILLS NSW 2010 TEL 02 9211 4146

**PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY  
 FOR YOLANDA CAMUGLIA**

SECTION E-E  
 1:200 @ A3; 1:100 @ A1  
 DRAWN - MC

0 1 2 3 4 5 6 7 8 9 10  
 23 APRIL 2020  
 JOB NO. 1911

**SK14**



PROPOSED PARAPET HEIGHT RL 22.025	PROPOSED ROOF LEVEL RL 22.600
EXISTING RIDGE HEIGHT RL 20.840	EXISTING RIDGE LEVEL RL 22.030
EXISTING RIDGE HEIGHT RL 18.600	PROPOSED RIDGE HEIGHT RL 20.840
	PROPOSED WALL HEIGHT RL 18.600
	PROPOSED GARAGE LEVEL FFL 17.875
	PROPOSED STREET ENTRY LEVEL RL 17.820
	PROPOSED LEVEL 4 - FFL 16.806
	EXISTING FFL 14.150
	PROPOSED LEVEL 3 - FFL 13.506
	EXISTING FFL 10.450
	PROPOSED LEVEL 2 - FFL 9.906
	PROPOSED LEVEL 1 - FFL 6.306
	PROPOSED LEVEL 0 - FFL 1.650

- A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.
- B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

**C** Relocation of storage room to Level O from Level 1

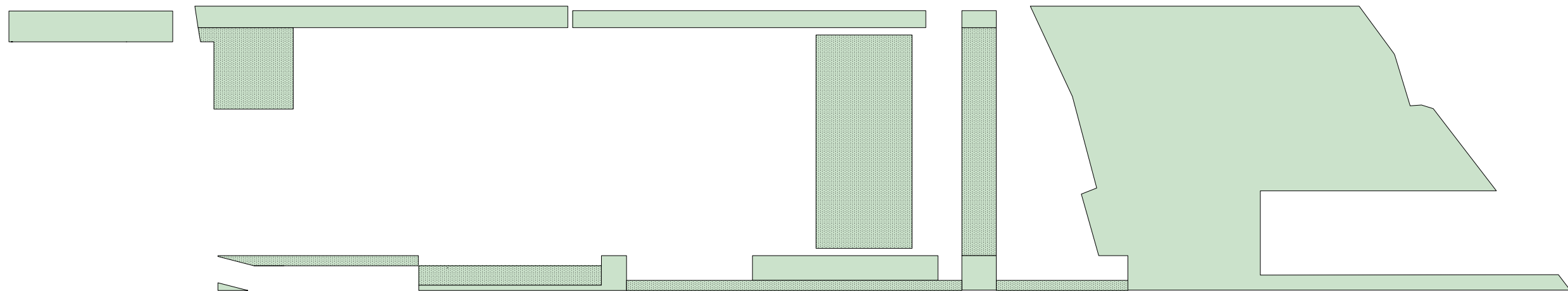
**D** Rearrangement of Garage level following advice from Traffic Engineer

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall  
 gl glass

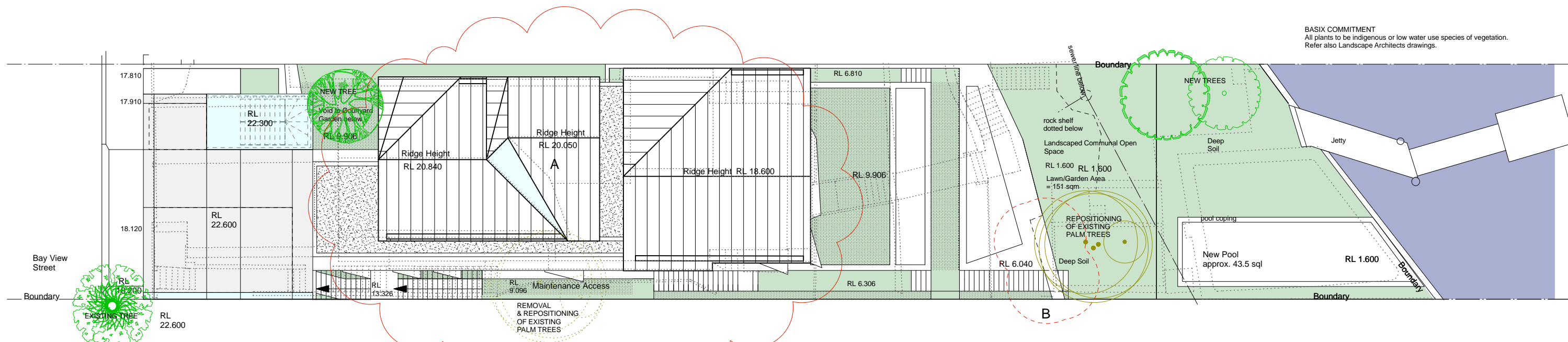
NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

<b>MCK ARCHITECTS</b> <b>STUDIO 401, 104 COMMONWEALTH STREET</b> <b>SURRY HILLS NSW 2010 TEL 02 9211 4146</b>	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY</b> <b>FOR YOLANDA CAMUGLIA</b>	SECTION F-F	0 1 2 3 4 5 6 7 8 9 10	<b>SK15</b>
		1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
		DRAWN - MC	JOB NO. 1911	





LANDSCAPE AREA



BASIX COMMITMENT  
All plants to be indigenous or low water use species of vegetation.  
Refer also Landscape Architects drawings.

LANDSCAPE, DEEP SOIL, COMMUNAL OPEN SPACE PLAN

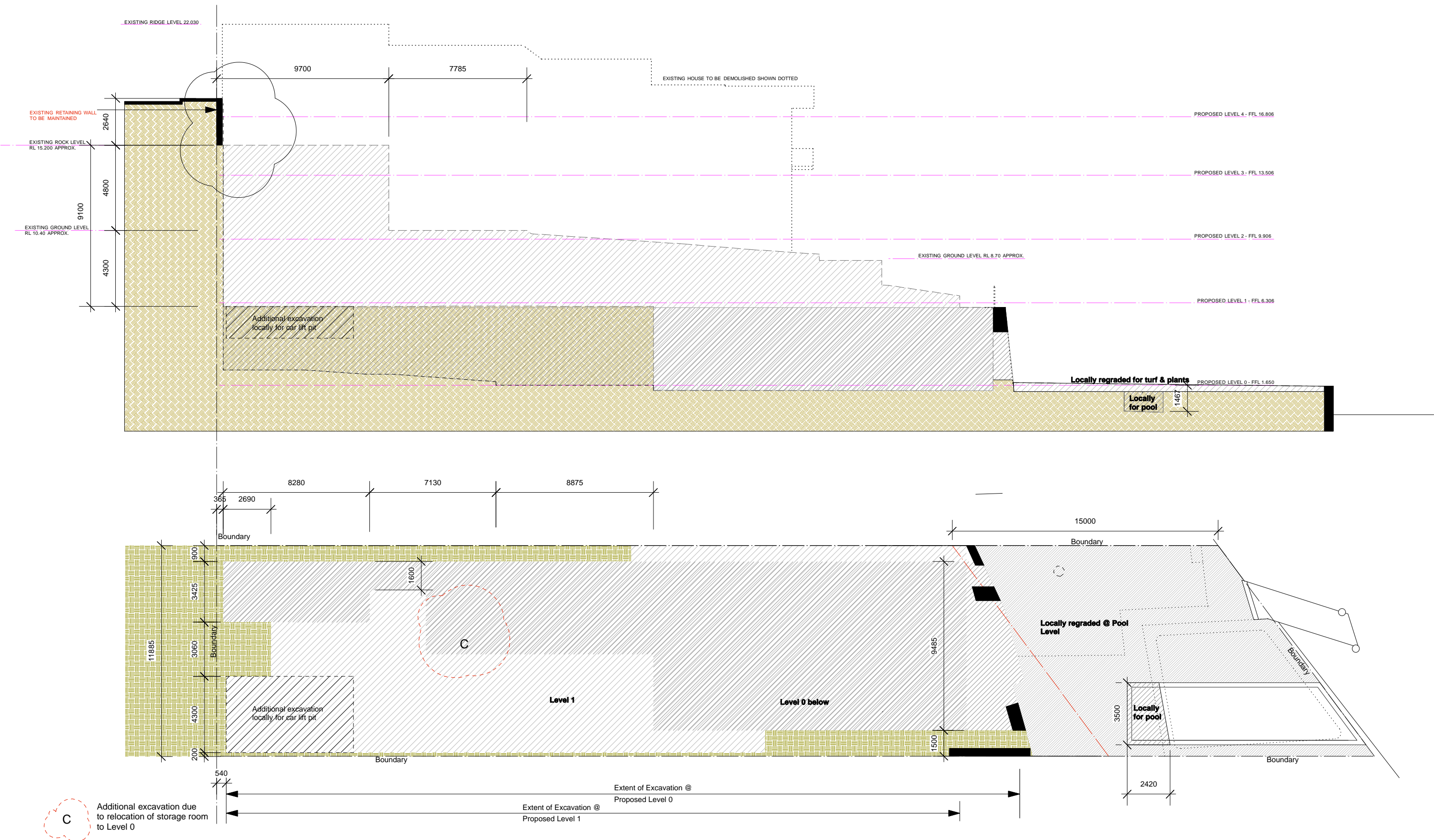


- A** Indicates revisions to roofscape to reduce overshadowing to No.3 as requested by council.
- B** Indicates revision to stair at boundary to No.3 adding retaining wall. (Not requested by council, but addressing concern outlined in objection from No.3)

NOTE: REFER TABLE ON SITE COVER DWG. NO. SK21  
LANDSCAPE, DEEP SOIL, COMMUNAL OPEN SPACE

NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY          FOR YOLANDA CAMUGLIA</b>	LANDSCAPE	0 1 2 3 4 5 6 7 8 9 10	<b>SK20</b>
		1:200 @ A3; 1:100 @ A1	23 APRIL 2020	
		DRAWN - MC	JOB NO. 1911	



**MCK ARCHITECTS**  
**STUDIO 401, 104 COMMONWEALTH STREET**  
**SURRY HILLS NSW 2010 TEL 02 9211 4146**

**PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY**  
**FOR YOLANDA CAMUGLIA**

**EXCAVATION**  
**DIAGRAMS**

1:200 @ A3; 1:100 @ A1

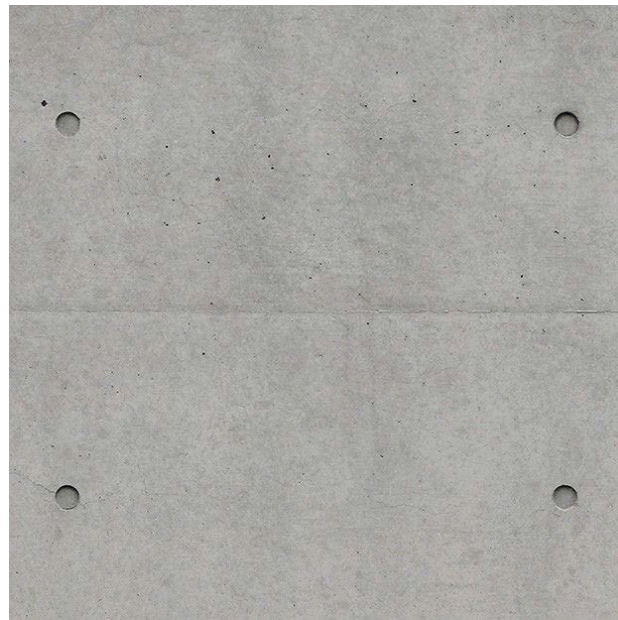
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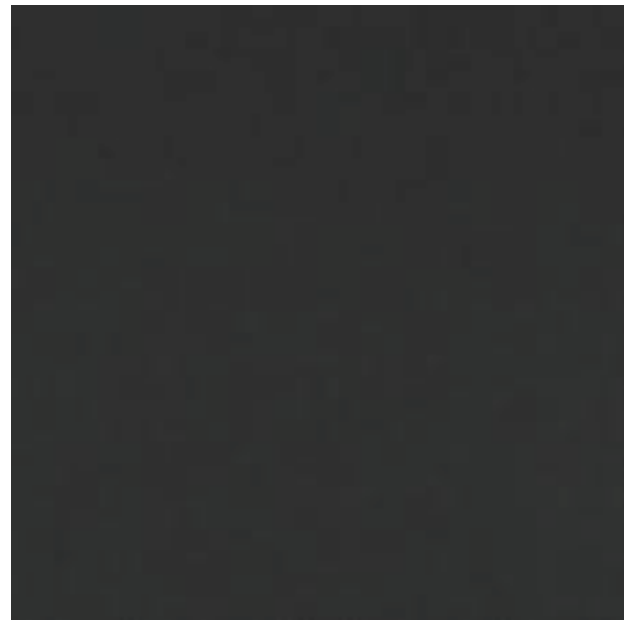
23 APRIL 2020

JOB NO. 1911

**SK22**



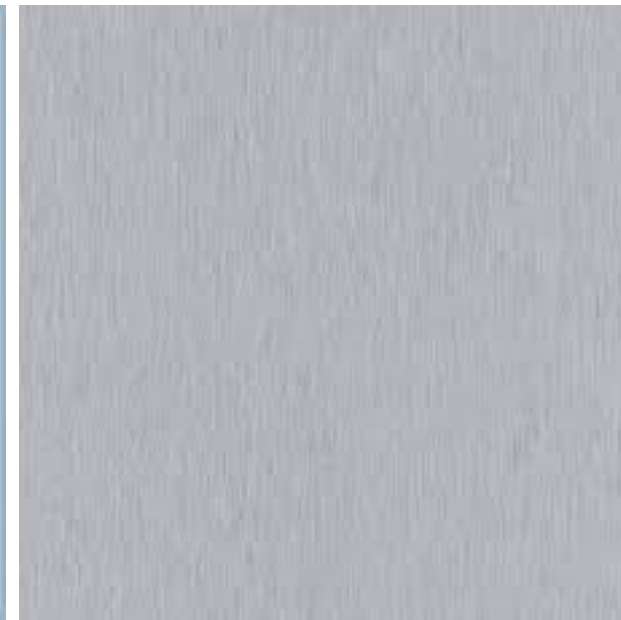
OFF FORM CONCRETE



ZINC METAL & COLOUR



GLASS



ALUMINIUM



SANDSTONE

<b>MCK ARCHITECTS</b> <b>STUDIO 401, 104 COMMONWEALTH STREET</b> <b>SURRY HILLS NSW 2010 TEL 02 9211 4146</b>		<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY</b> <b>FOR YOLANDA CAMUGLIA</b>	FINISHES		<b>SK23</b>
			NTS	23 APRIL 2020	
			DRAWN - MC	JOB NO. 1911	



**DRAWING LIST**

SK000	LEVEL 0 PLAN	1:200 @ A3	1: 100 @ A1
SK001	LEVEL 1 PLAN	1:200 @ A3	1: 100 @ A1
SK002	LEVEL 2 PLAN	1:200 @ A3	1: 100 @ A1
SK003	LEVEL 3 PLAN	1:200 @ A3	1: 100 @ A1
SK004	LEVEL 4 PLAN	1:200 @ A3	1: 100 @ A1
SK005	ROOF PLAN	1:200 @ A3	1: 100 @ A1
SK006	NORTH WEST ELEVATION	1:200 @ A3	1: 100 @ A1
SK007	SOUTH EAST ELEVATION	1:200 @ A3	1: 100 @ A1
SK008	SOUTH WEST ELEVATION	1:200 @ A3	1: 100 @ A1
SK009	NORTH EAST ELEVATION	1:200 @ A3	1: 100 @ A1
SK010	SECTION A-A	1:200 @ A3	1: 100 @ A1
SK011	SECTION B-B	1:200 @ A3	1: 100 @ A1
SK012	SECTION C-C	1:200 @ A3	1: 100 @ A1
SK013	SECTION D-D	1:200 @ A3	1: 100 @ A1
SK014	SECTION E-E	1:200 @ A3	1: 100 @ A1
SK015	SECTION F-F	1:200 @ A3	1: 100 @ A1

Assessor #	Certificate #	Issued:					
20420	0003413465	210420					
Thermal Performance Specifications							
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.							
Windows	Product ID	Glass	Frame	U value	SHGC	Area M <sup>2</sup>	Detail
Single glazed		Clear	Aluminium	6.70	0.70		As per plans
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M <sup>2</sup>	Detail
Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.							
External walls	Construction	Insulation	Colour - solar abs.	Detail			
Cavity brick		R1.6	Medium	As per plans			
Internal walls	Construction	Insulation	Detail				
Plasterboard		None	As per plans.				
Floors	Construction	Insulation	Covering	Detail			
Concrete		None	Varies	As per plans.			
Ceilings	Construction	Insulation	Detail				
Plasterboard		R2.5/None	As per plans. Upper level/where adjoins exterior insulation only				
Roof	Construction	Insulation	Colour - solar abs.	Detail			
Metal		Foil + R1.0	Dark	As per plans.			
Window cover	Internal (curtains)	External (awnings, shutters, etc)					
As plans							
Fixed shading	Eaves (width - inc. gutters, ht above windows)	Location					
As plans - eaves soffits		As plans - eaves/soffits/awnings as shown					
Overshadowing	Overshadowing structures	Overshadowing trees					
NA							
Orientation, Exposure, Ventilation and Infiltration							
Orientation of nominal north:	0	Living area open to entry:	Y	Ventilated skylights:	N		
Terrain category:	Suburban	Doors separate living areas:	N	Open fire, unflued gas heat:	N		
Roof ventilation:	Unventilated	Stair open to heated areas:	Y	Vented downlights:	N		
Cross ventilation:	Standard	Seals to windows and doors:	Y	Wall and ceiling vents:	N		
Subfloor:	Ground/Enclosed	Exhaust fans without dampers:	N				



Certificate no.: 0003413465  
 Assessor Name: Damian O'Toole  
 Accreditation no.: 20420  
 Certificate date: 21 Apr 2020  
 Dwelling Address: 5 BAY VIEW ST LAVENDER BAY, NSW 2060

**6.2**  
 NATIONWIDE HOUSE ENERGY RATING SCHEME  
**38.0 MJ/m<sup>2</sup>**  
 www.nathers.gov.au

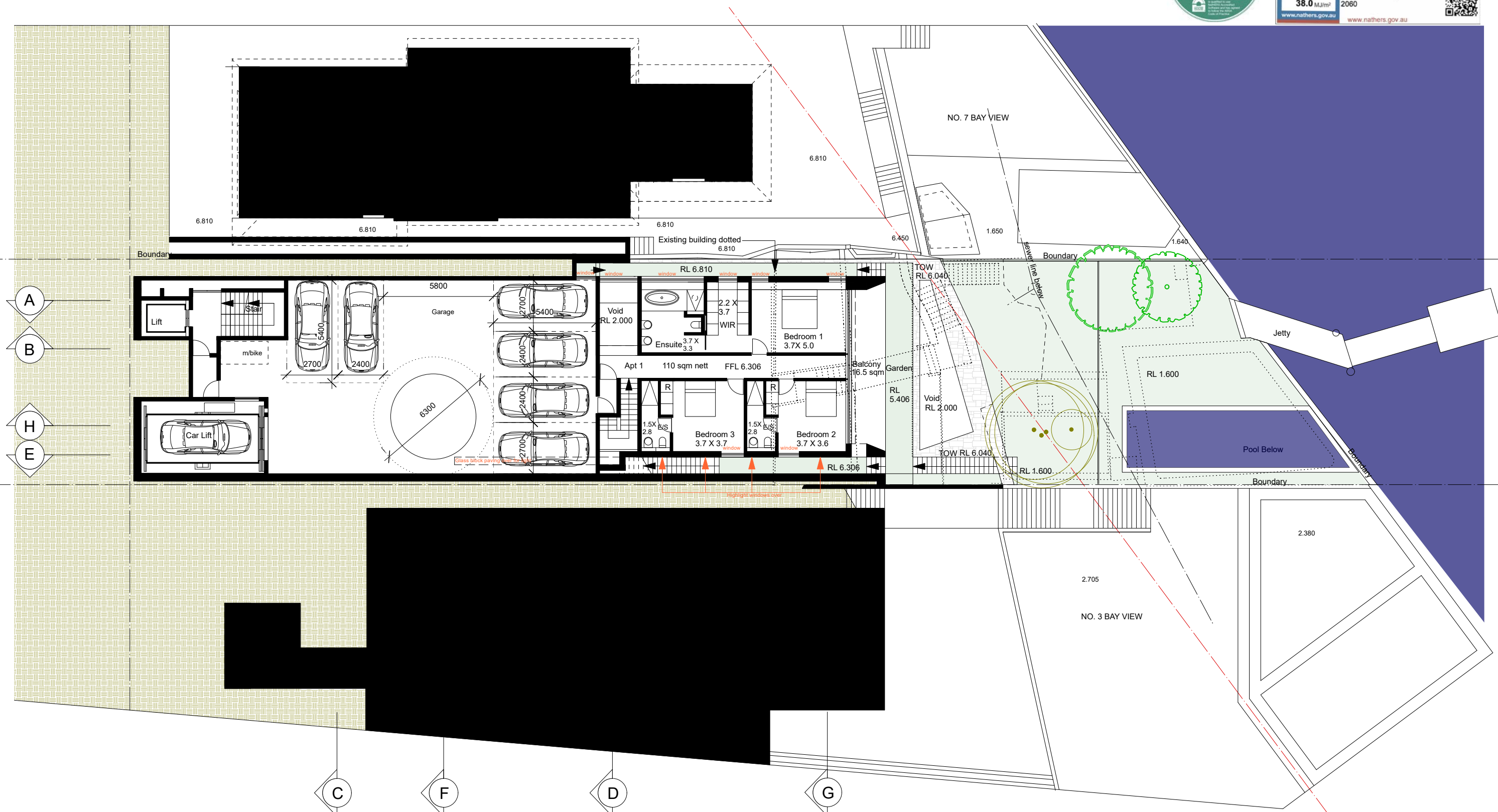



INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	COVER SHEET	0 1 2 3 4 5 6 7 8 9 10	<b>SKC</b>
			21 JUNE 2021	
		DRAWN - MC	JOB NO. 1911	



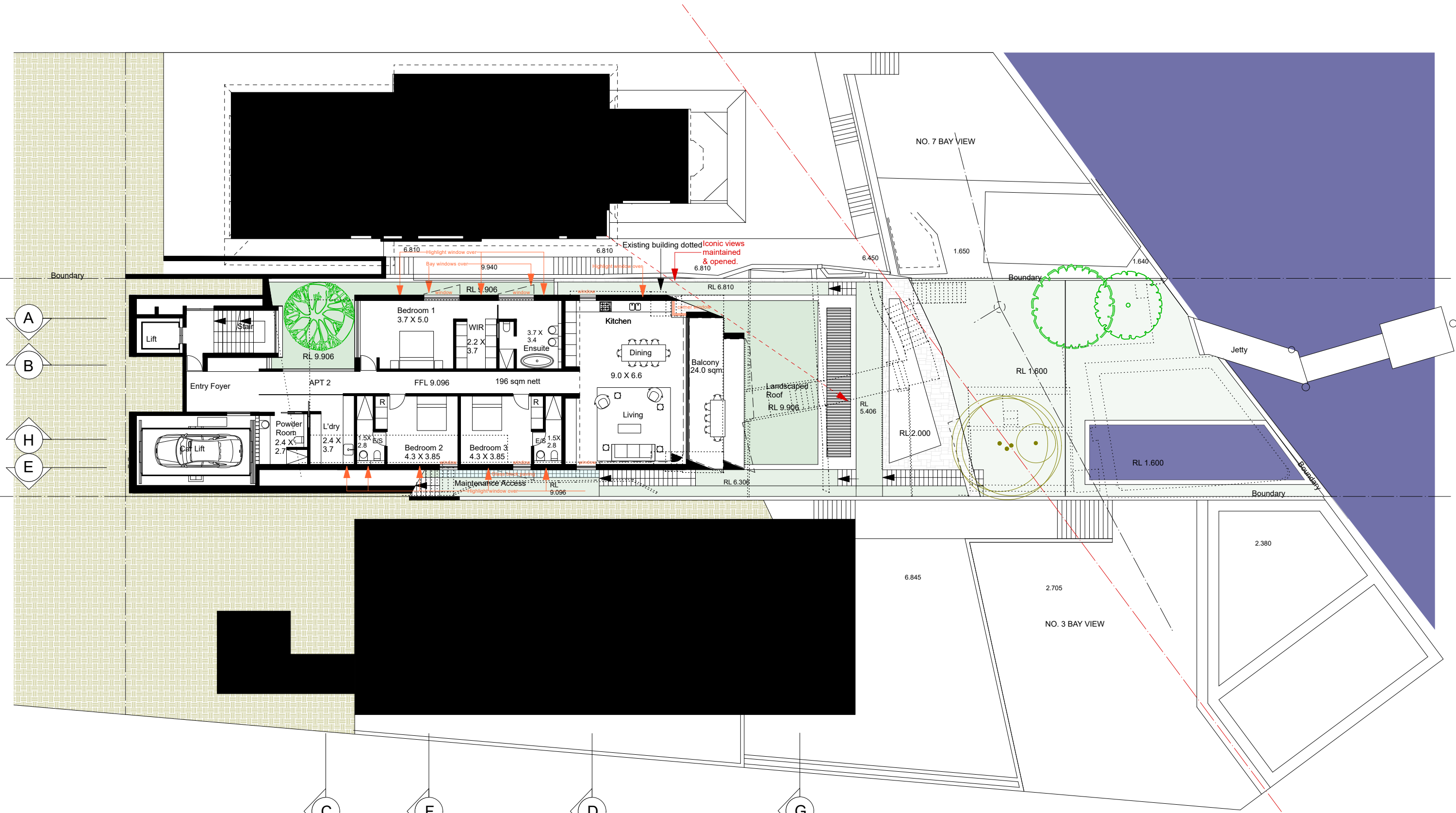





 INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2  
 NO CHANGES PROPOSED IN THIS DRAWING

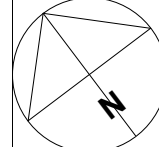

NOTES ADDED 200408 AT COUNCILS REQUEST

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146		<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	<b>LEVEL 1 PLAN</b>		<b>SK01</b>
			1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
			DRAWN - MC	JOB NO. 1911	

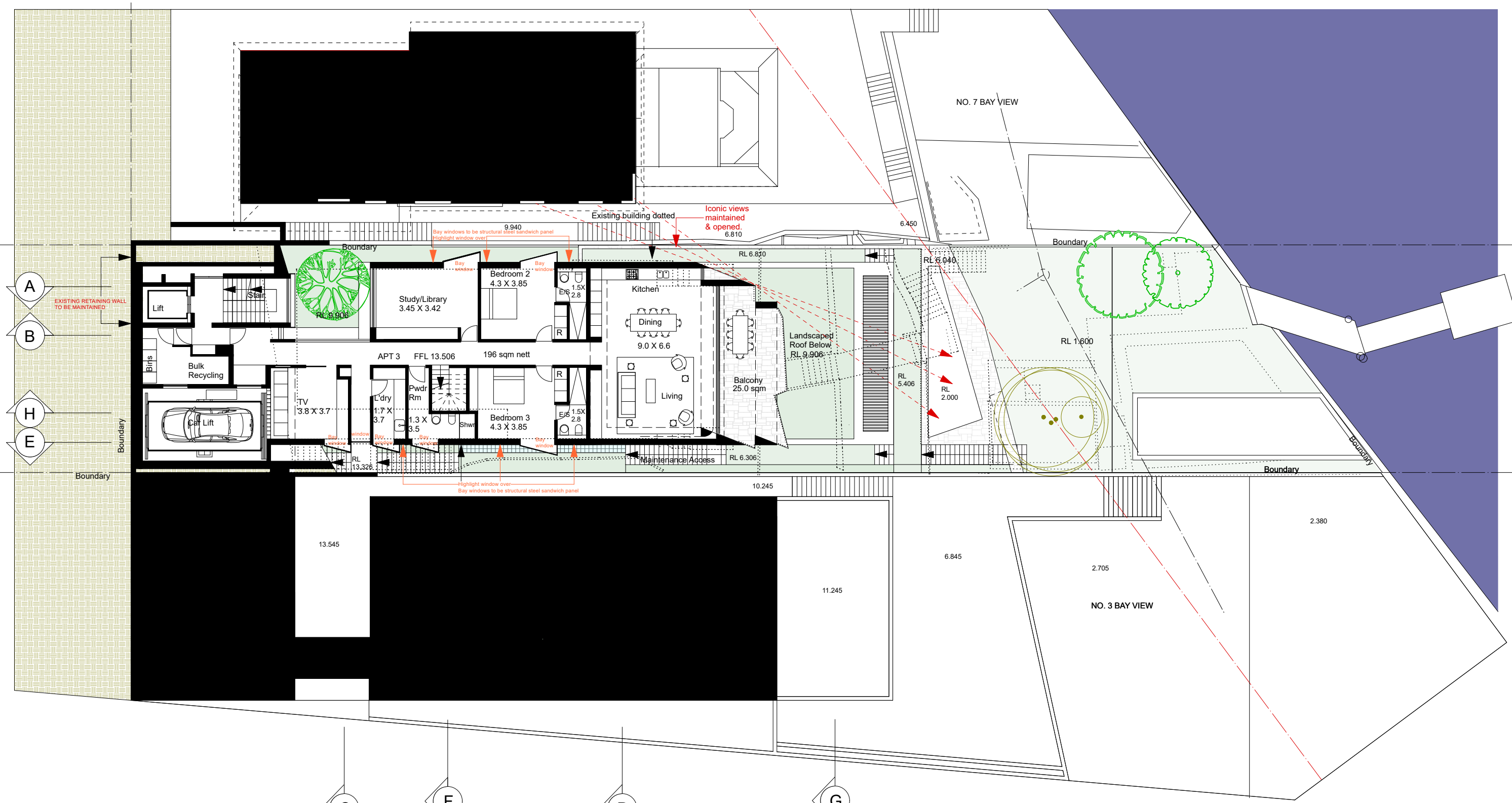



 INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2  
 NO CHANGES PROPOSED IN THIS DRAWING

NOTES ADDED 200408 AT COUNCILS REQUEST


<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146		<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY          FOR YOLANDA CAMUGLIA</b>	<b>LEVEL 2 PLAN</b>		<b>SK02</b>
			1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
			DRAWN - MC	JOB NO. 1911	

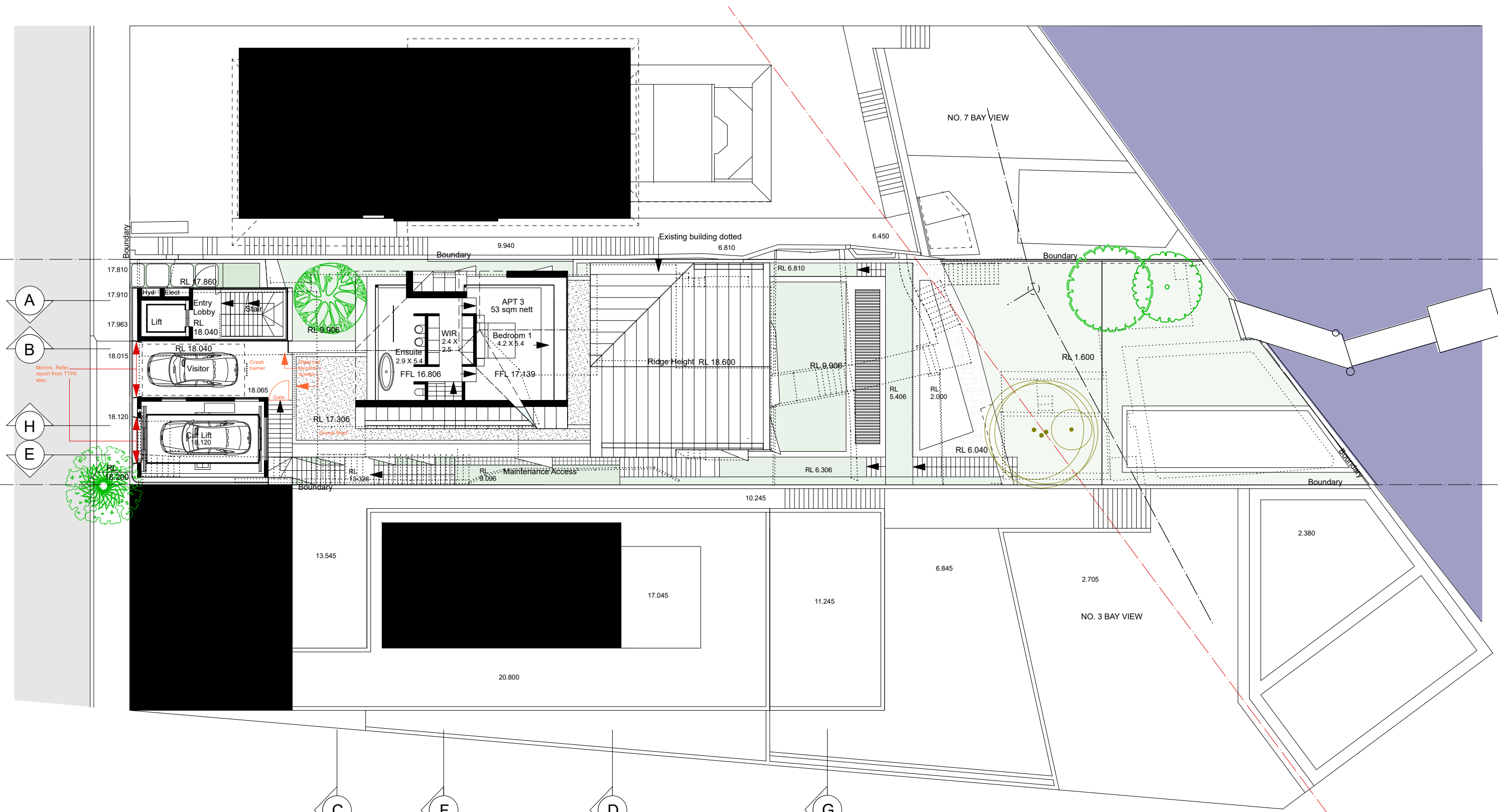




 INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2  
 NO CHANGES PROPOSED IN THIS DRAWING

NOTES ADDED 200408 AT COUNCILS REQUEST

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146		<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	<b>LEVEL 3 PLAN</b>		<b>SK03</b>
			1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
			DRAWN - MC	JOB NO. 1911	



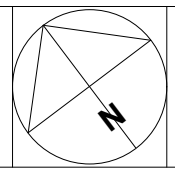
A  
B  
H  
E

C  
F  
D  
G

INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2  
NO CHANGES PROPOSED IN THIS DRAWING

NOTES ADDED 200408 AT COUNCILS REQUEST

**MCK ARCHITECTS**  
STUDIO 401, 104 COMMONWEALTH STREET  
SURRY HILLS NSW 2010 TEL 02 9211 4146

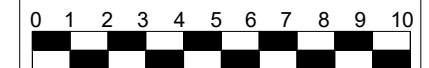


**PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY  
FOR YOLANDA CAMUGLIA**

LEVEL 4 PLAN

1:200 @ A3; 1:100 @ A1

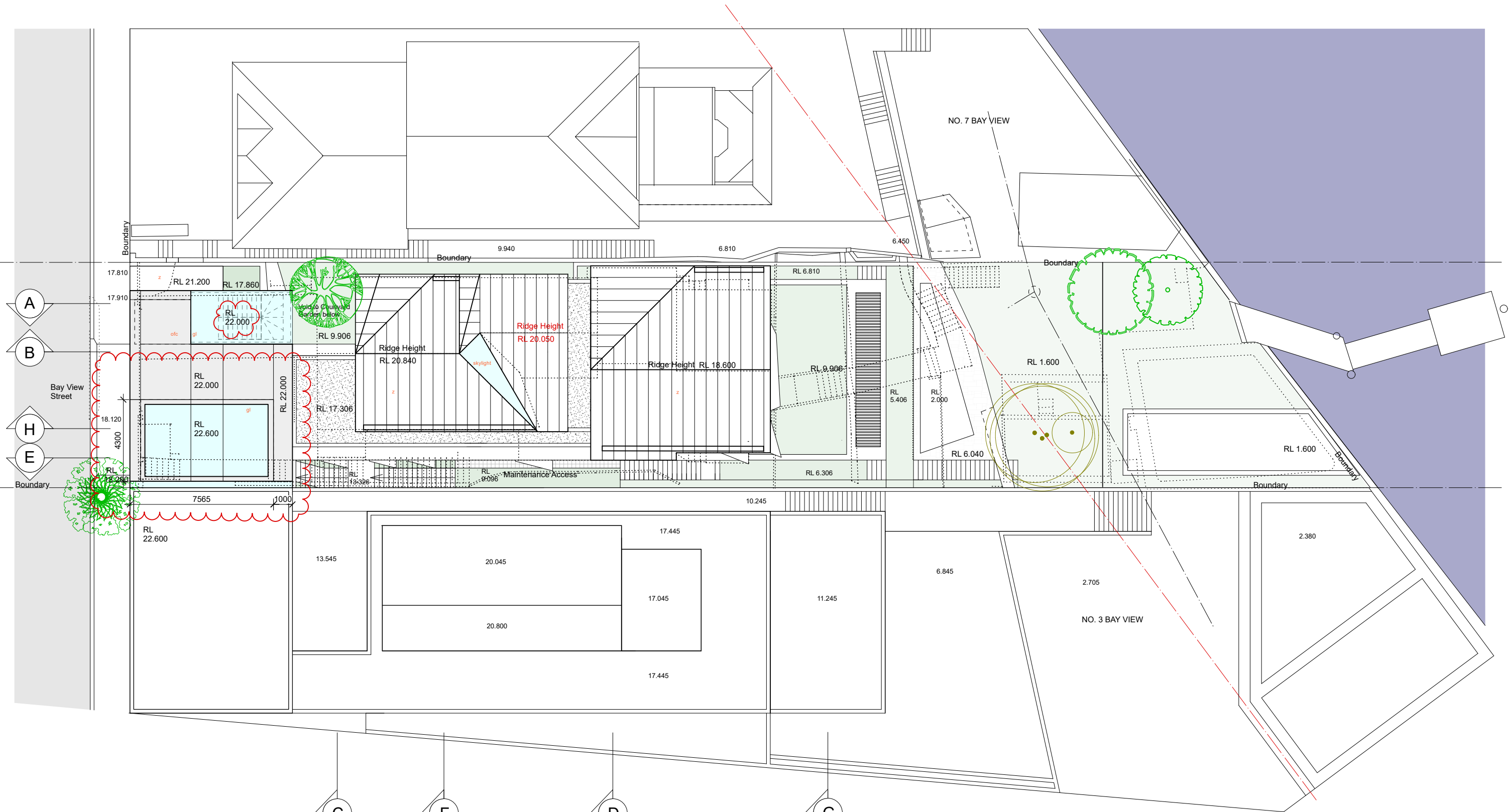
DRAWN - MC



21 JUNE 2021

JOB NO. 1911

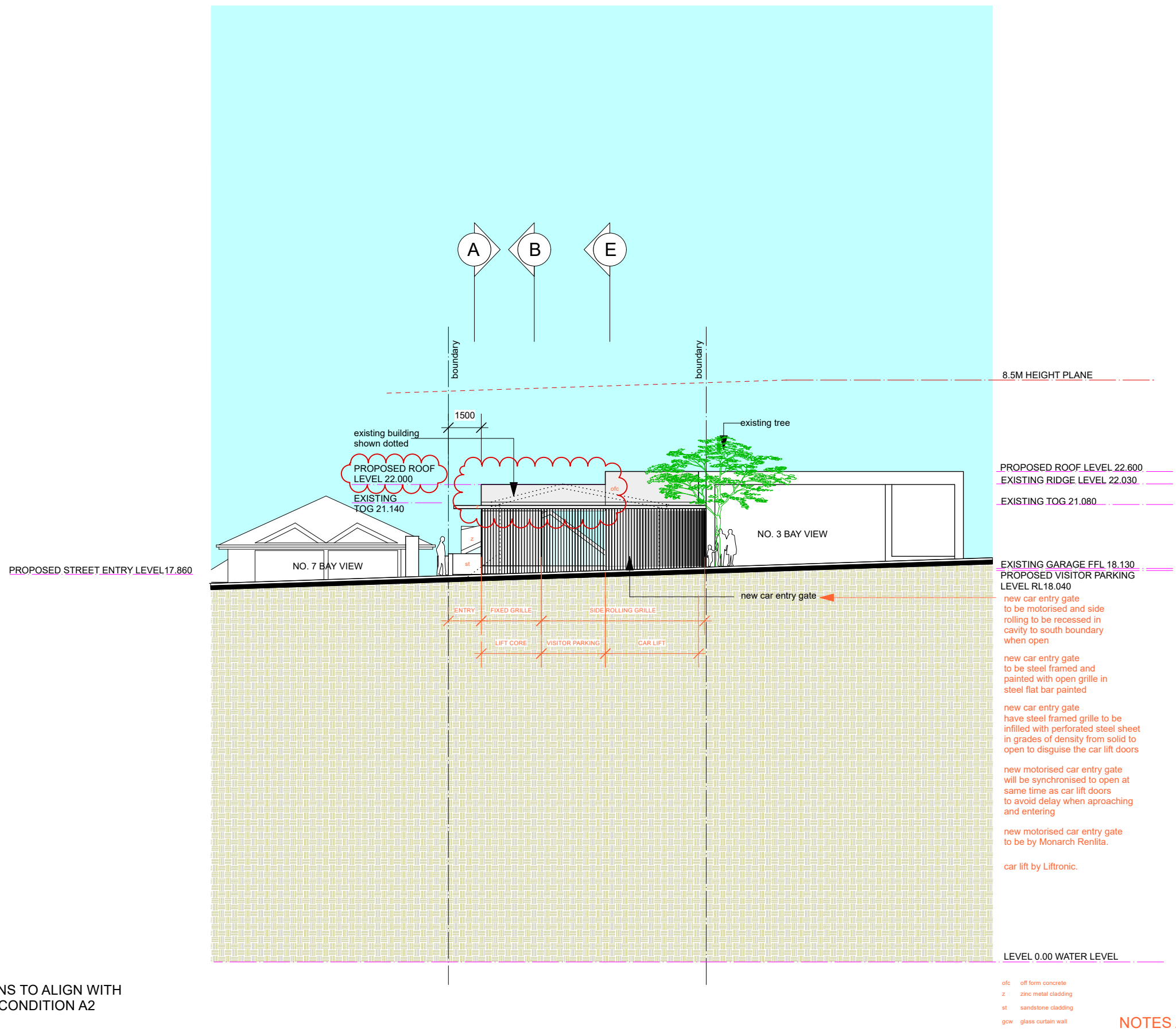
**SK04**



INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2

NOTES ADDED 200408 AT COUNCILS REQUEST

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146		<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	<b>ROOF PLAN</b>		<b>SK05</b>
			1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
			DRAWN - MC	JOB NO. 1911	



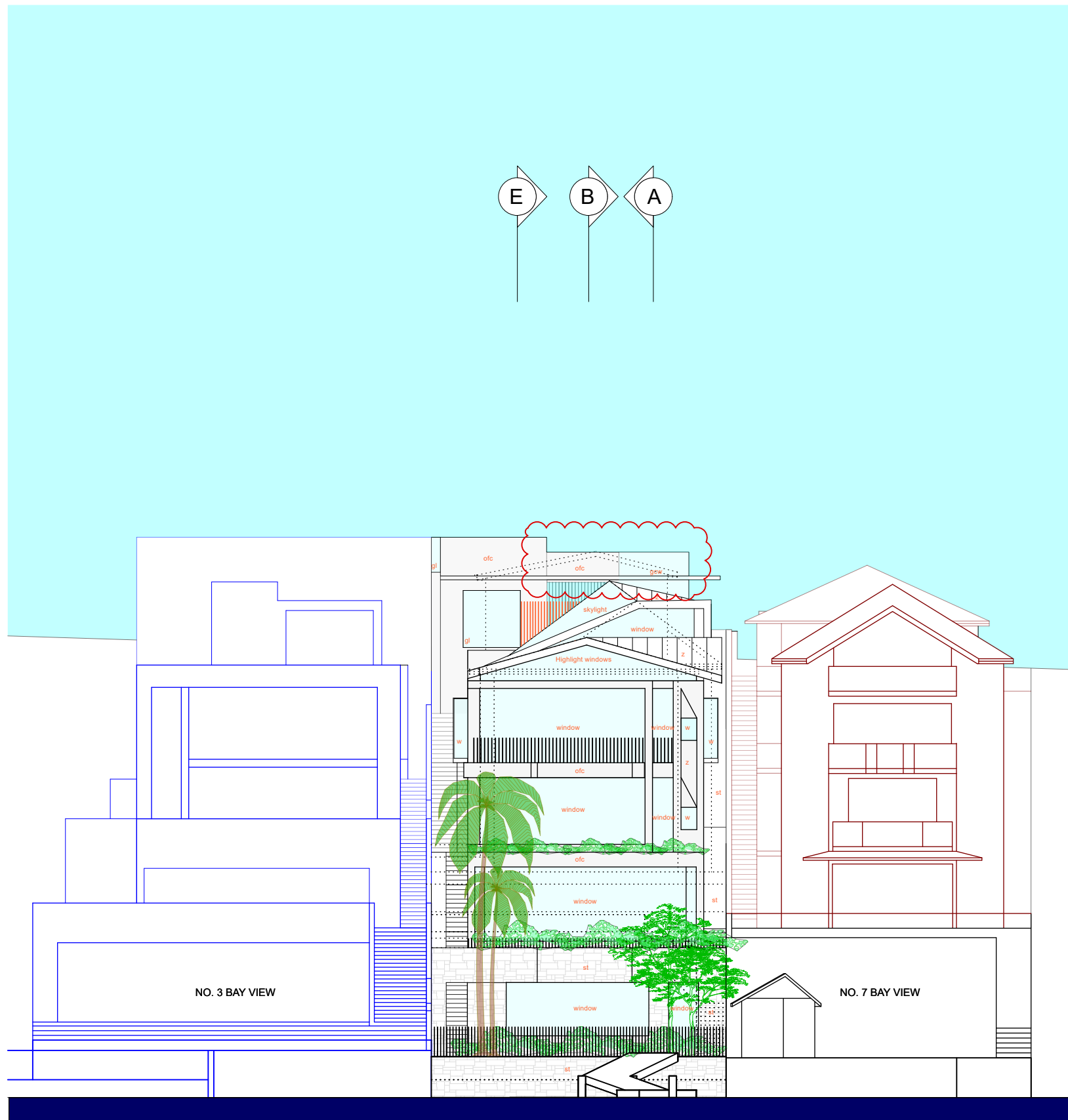
INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall

NOTES ADDED 200408 AT COUNCILS REQUEST

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	<b>NORTH-WEST ELEVATION</b>		<b>SK06</b>
		1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
		DRAWN - MC	JOB NO. 1911	





- PROPOSED ROOF HEIGHT 22.600
- PROPOSED RIDGE HEIGHT 20.840      EXISTING RIDGE HEIGHT 20.840
- PROPOSED RIDGE HEIGHT 18.600      EXISTING RIDGE HEIGHT 18.600
- PROPOSED LEVEL 4 - FFL 16.806
- PROPOSED LEVEL 3 - FFL 13.506
- PROPOSED LEVEL 2 - FFL 9.906
- PROPOSED LEVEL 1 - FFL 6.306
- PROPOSED LEVEL 0 - FFL 2.000
- WATER LEVEL RL 0.000

INDICATES REVISIONS TO ALIGN WITH  
DA55/19 APPROVAL CONDITION A2

ofc off form concrete  
z zinc metal cladding  
st sandstone cladding  
gcw glass curtain wall

NOTES ADDED 200408 AT COUNCILS REQUEST

**MCK ARCHITECTS**  
STUDIO 401, 104 COMMONWEALTH STREET  
SURRY HILLS NSW 2010 TEL 02 9211 4146

**PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY  
FOR YOLANDA CAMUGLIA**

**SOUTH-EAST  
ELEVATION**

1:200 @ A3; 1:100 @ A1

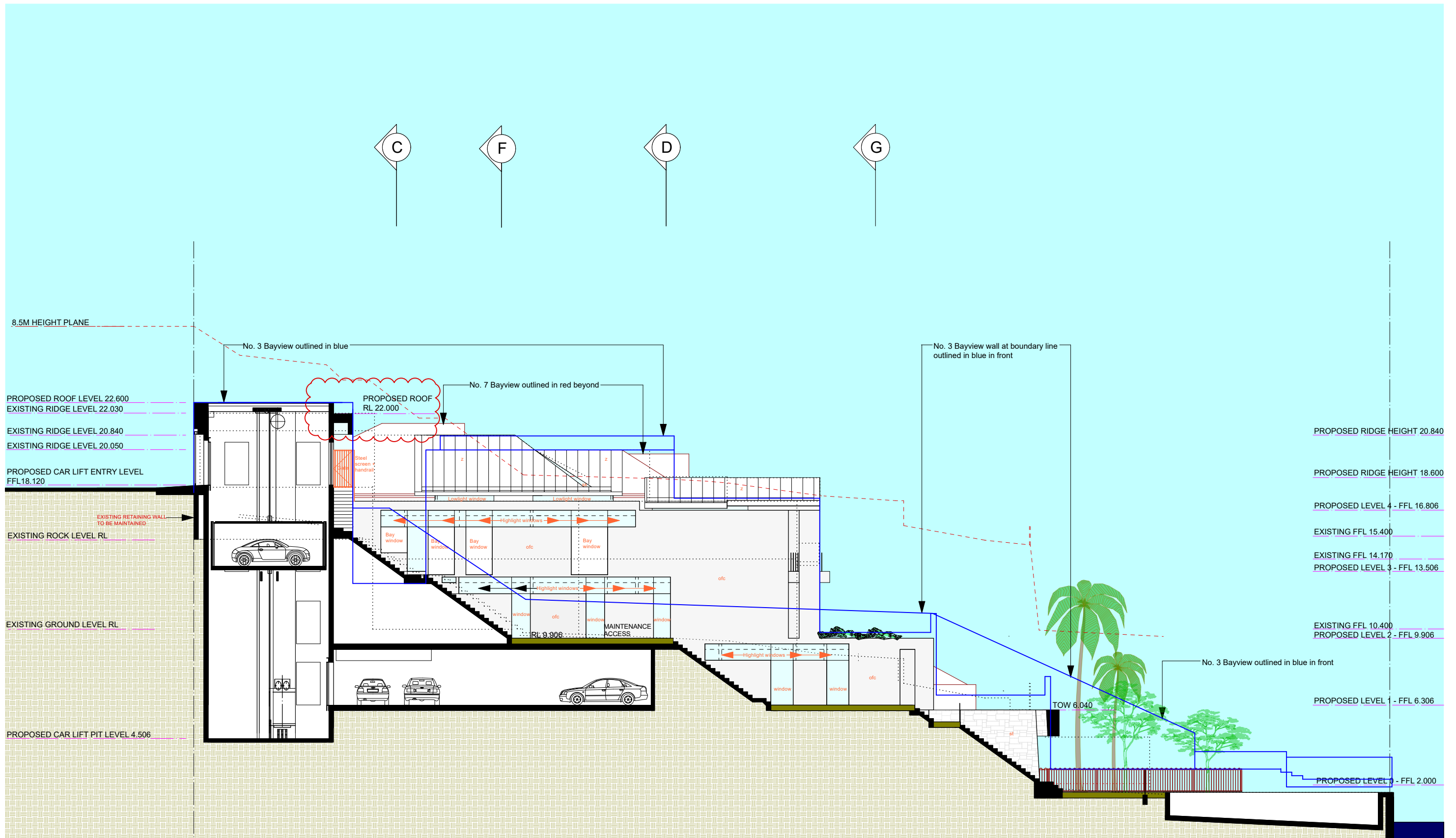
DRAWN - MC



21 JUNE 2021

JOB NO. 1911

**SK07**



INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gow glass curtain wall

NOTES ADDED 200408 AT COUNCILS REQUEST

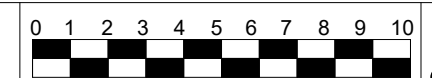
**MCK ARCHITECTS**  
 STUDIO 401, 104 COMMONWEALTH STREET  
 SURRY HILLS NSW 2010 TEL 02 9211 4146

**PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY  
 FOR YOLANDA CAMUGLIA**

**SOUTH-WEST  
 ELEVATION**

1:200 @ A3; 1:100 @ A1

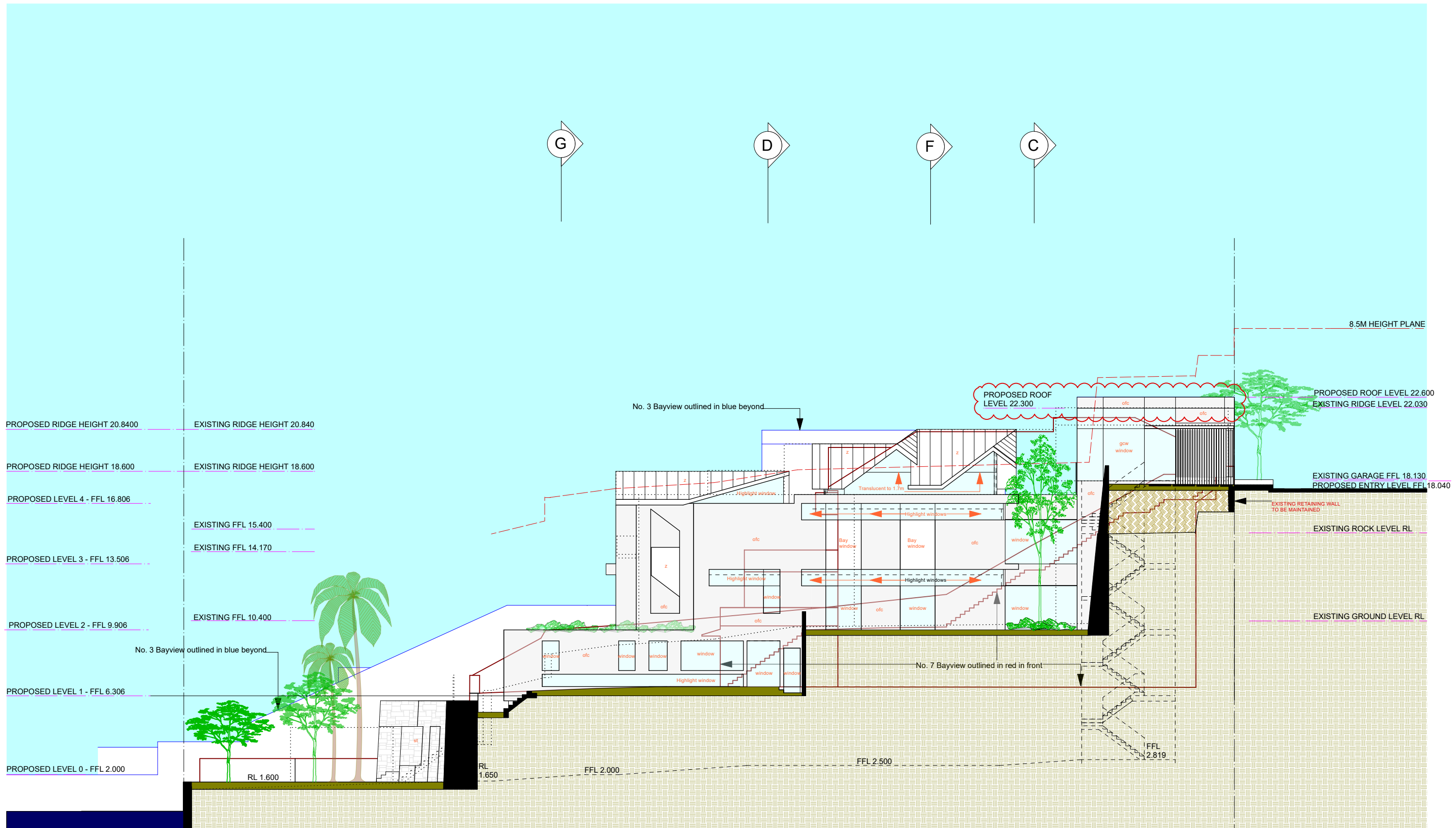
DRAWN - MC



21 JUNE 2021

JOB NO. 1911

**SK08**

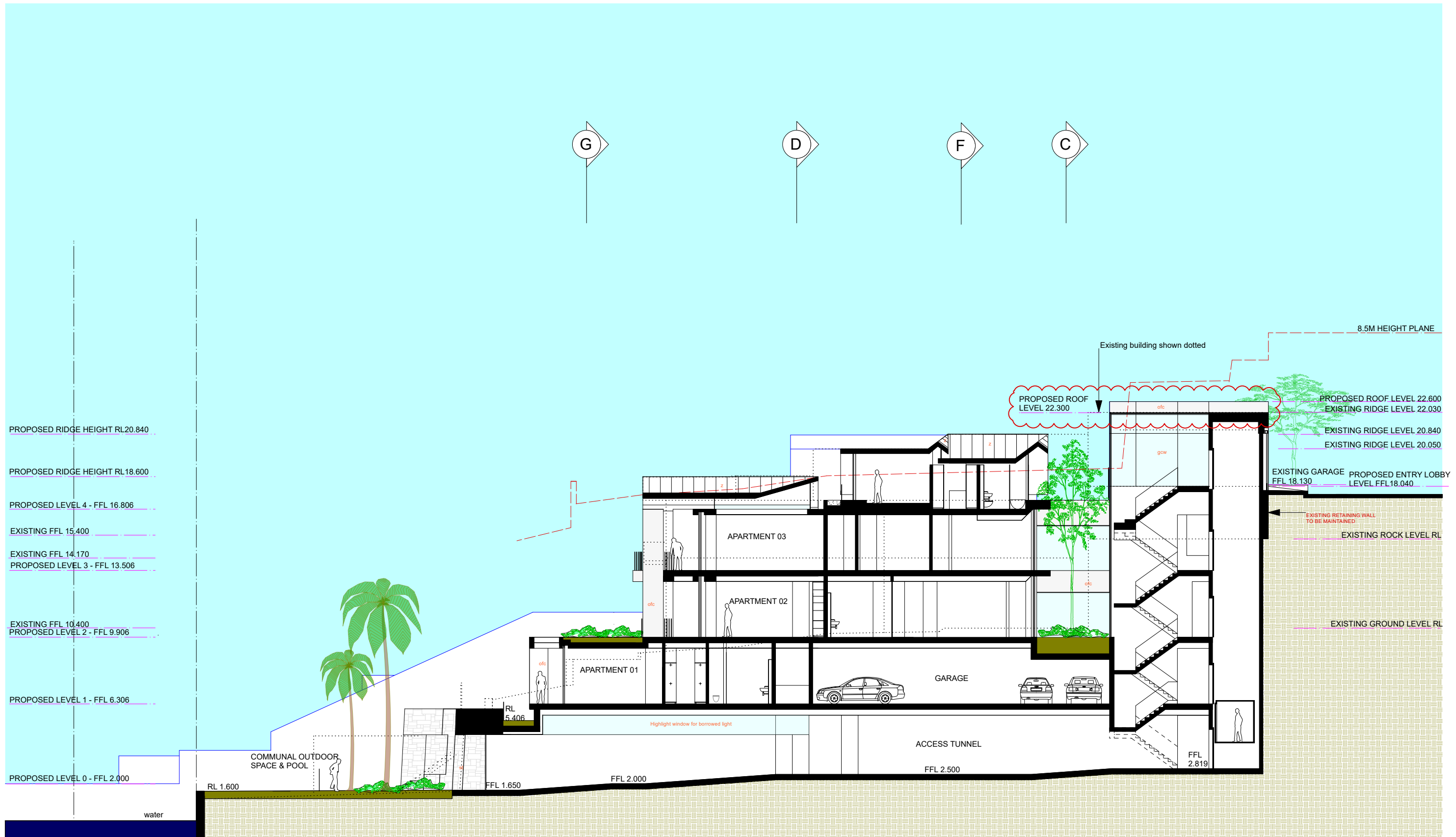


INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall

NOTES ADDED 200408 AT COUNCILS REQUEST

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY          FOR YOLANDA CAMUGLIA</b>	<b>NORTH-EAST ELEVATION</b>		<b>SK09</b>
		1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
		DRAWN - MC	JOB NO. 1911	



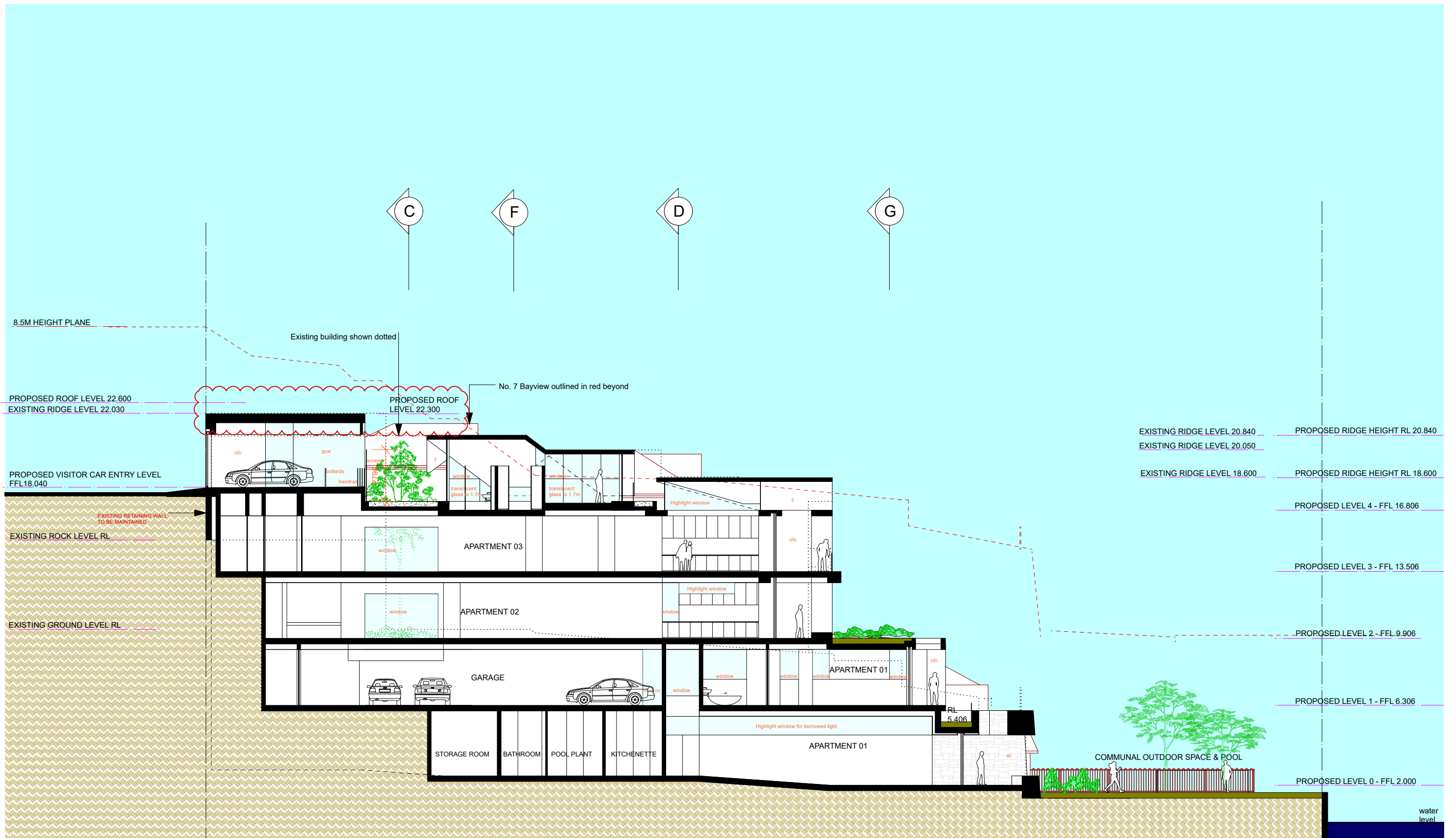
INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gow glass curtain wall

NOTES ADDED 200408 AT COUNCILS REQUEST

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	SECTION A-A	0 1 2 3 4 5 6 7 8 9 10	<b>SK10</b>
		1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
		DRAWN - MC	JOB NO. 1911	



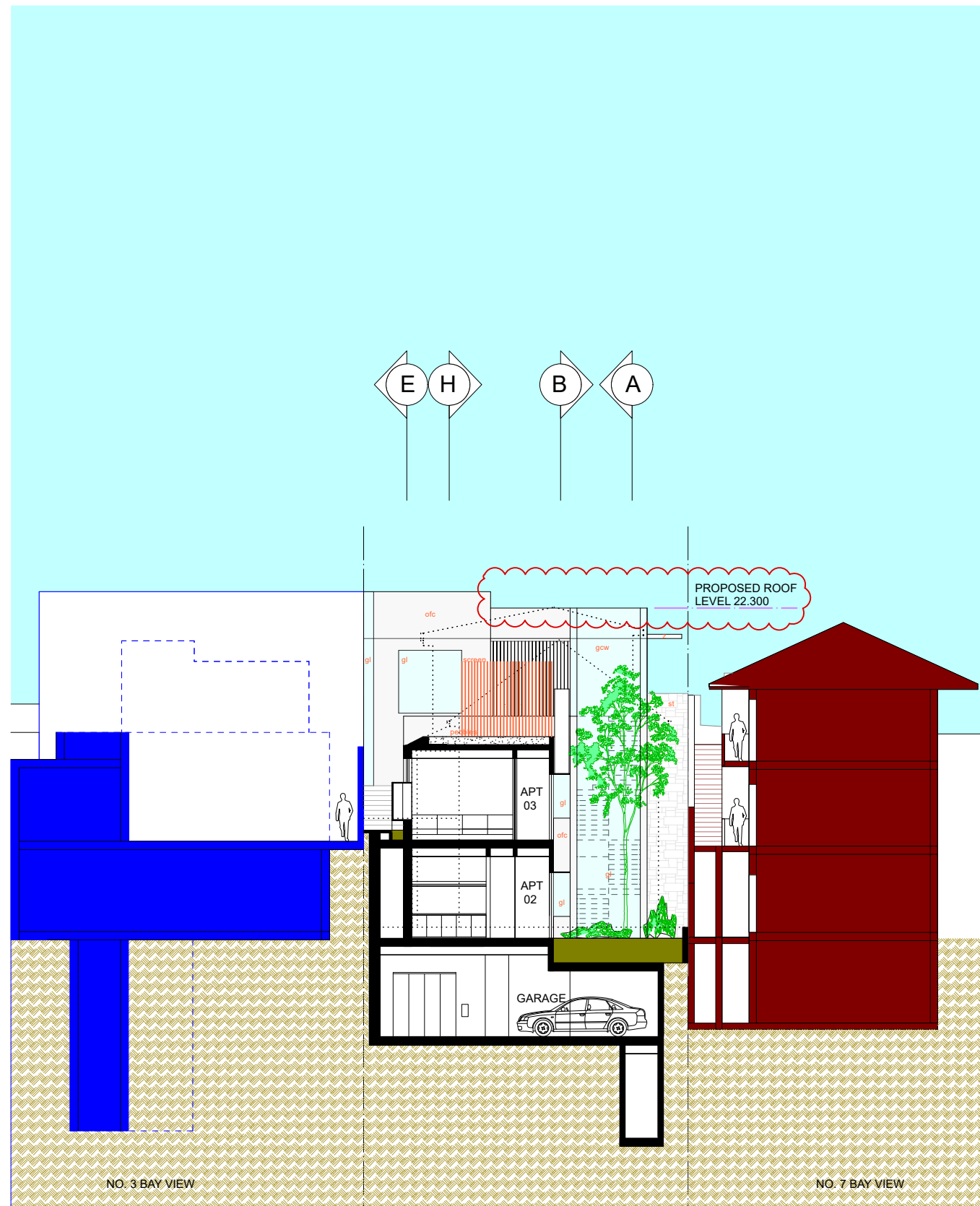


INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gow glass curtain wall

NOTES ADDED 200408 AT COUNCILS REQUEST

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	SECTION B-B	0 1 2 3 4 5 6 7 8 9 10	<b>SK11</b>
		1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
		DRAWN - MC	JOB NO. 1911	



PROPOSED ROOF LEVEL RL 22.600  
 EXISTING RIDGE LEVEL RL 22.030

PROPOSED ENTRY LOBBY LEVEL RL 18.040  
 PROPOSED ROOF LEVEL RL 17.306

EXISTING FFL 14.150  
 PROPOSED LEVEL 3 - FFL 13.506

EXISTING FFL 10.450  
 PROPOSED LEVEL 2 - FFL 9.906

PROPOSED COURTYARD LEVEL 9.906

PROPOSED LEVEL 1 - FFL 6.306

PROPOSED LEVEL 0 - FFL 2.000

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall  
 gl glass

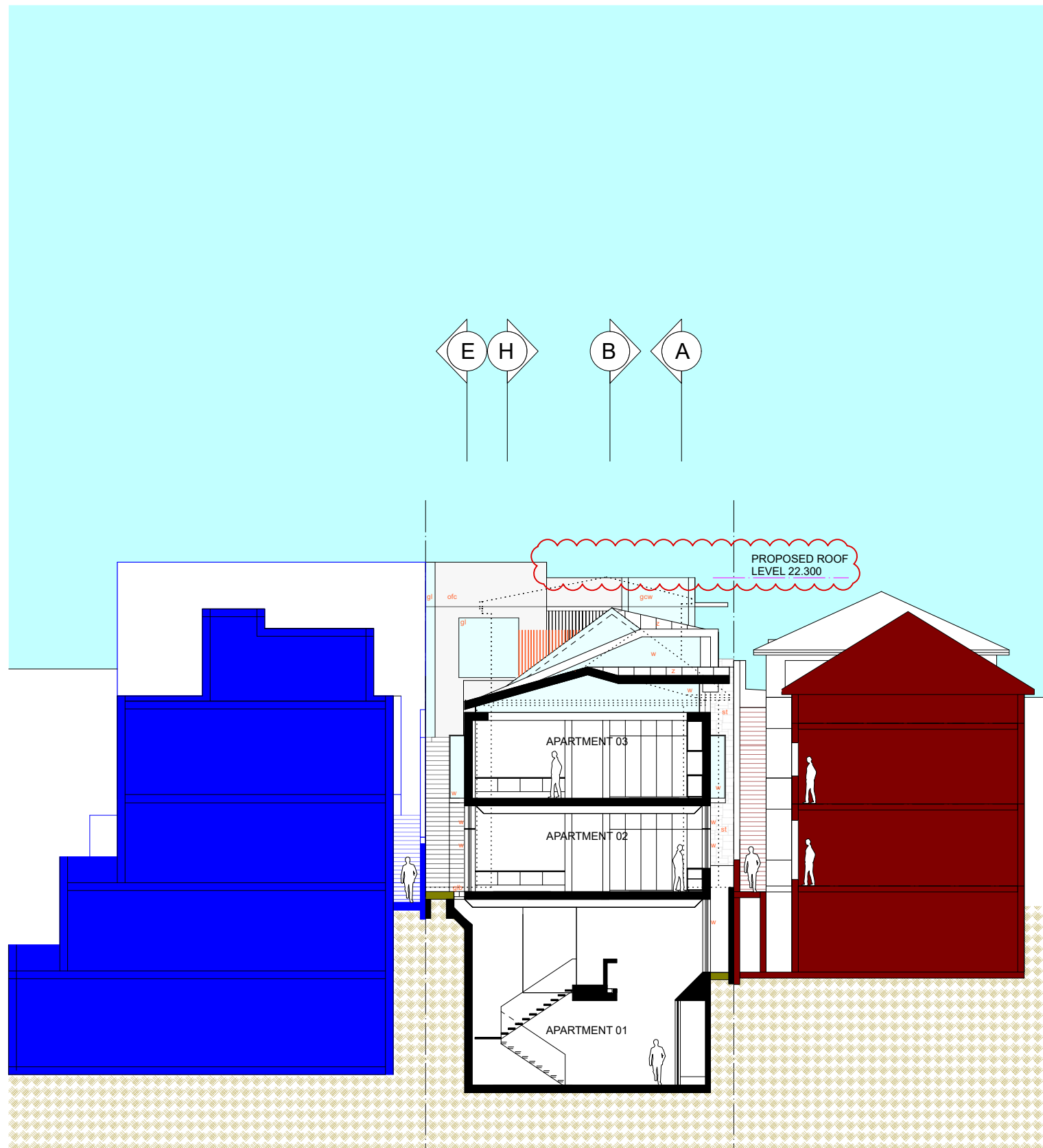
INDICATES REVISIONS TO ALIGN WITH  
 DA55/19 APPROVAL CONDITION A2

Relocation of storage room to Level O from Level 1

NOTES ADDED 200408 AT COUNCILS REQUEST  
 NOTE: RED BUBBLES INDICATE CHANGES DATED 16 APRIL 2020

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY          FOR YOLANDA CAMUGLIA</b>	SECTION C-C	0 1 2 3 4 5 6 7 8 9 10	<b>SK12</b>
		1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
		DRAWN - MC	JOB NO. 1911	





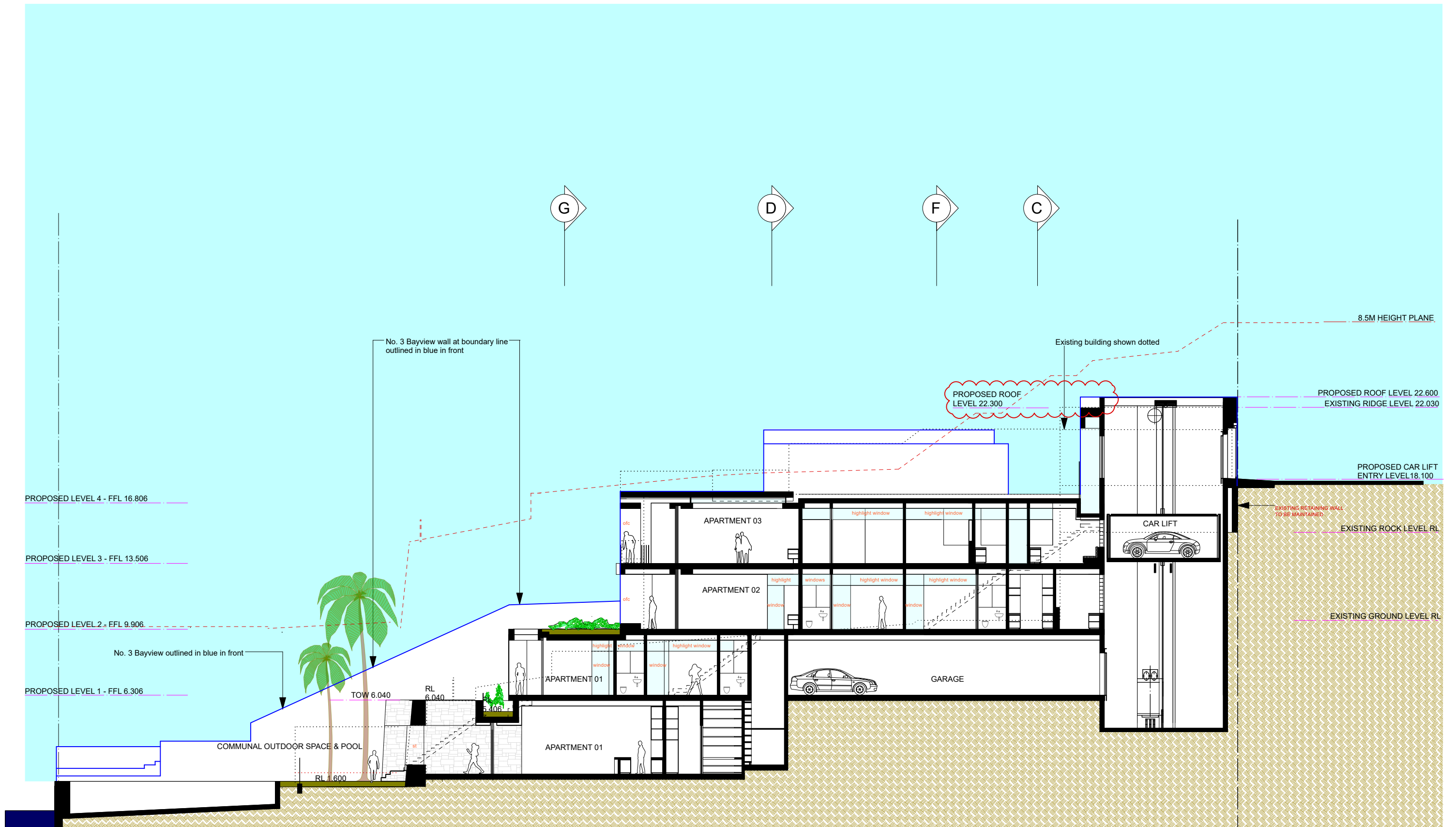
EXISTING RIDGE HEIGHT RL 20.840	EXISTING RIDGE LEVEL RL 22.030
EXISTING RIDGE HEIGHT RL 18.600	EXISTING FFL 14.150
PROPOSED TOP OF WALL RL 16.806	EXISTING FFL 10.450
	PROPOSED LEVEL 0 - FFL 2.000
	PROPOSED LEVEL 0 - FFL 2.500
	PROPOSED LEVEL 1 - FFL 6.306
	PROPOSED LEVEL 2 - FFL 9.906
	PROPOSED LEVEL 3 - FFL 13.506
	PROPOSED LEVEL 4 - FFL 16.806
EXISTING RIDGE HEIGHT RL 18.600	PROPOSED RIDGE HEIGHT RL 18.600
EXISTING RIDGE HEIGHT RL 20.840	PROPOSED RIDGE HEIGHT RL 20.840
PROPOSED ROOF LEVEL RL 22.600	PROPOSED ROOF LEVEL RL 22.600
	EXISTING RIDGE LEVEL RL 22.030

INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2

- ofc off form concrete
- z zinc metal cladding
- st sandstone cladding
- gow glass curtain wall
- gl glass

NOTES ADDED 200408 AT COUNCILS REQUEST

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	SECTION D-D	0 1 2 3 4 5 6 7 8 9 10	<b>SK13</b>
		1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
		DRAWN - MC	JOB NO. 1911	

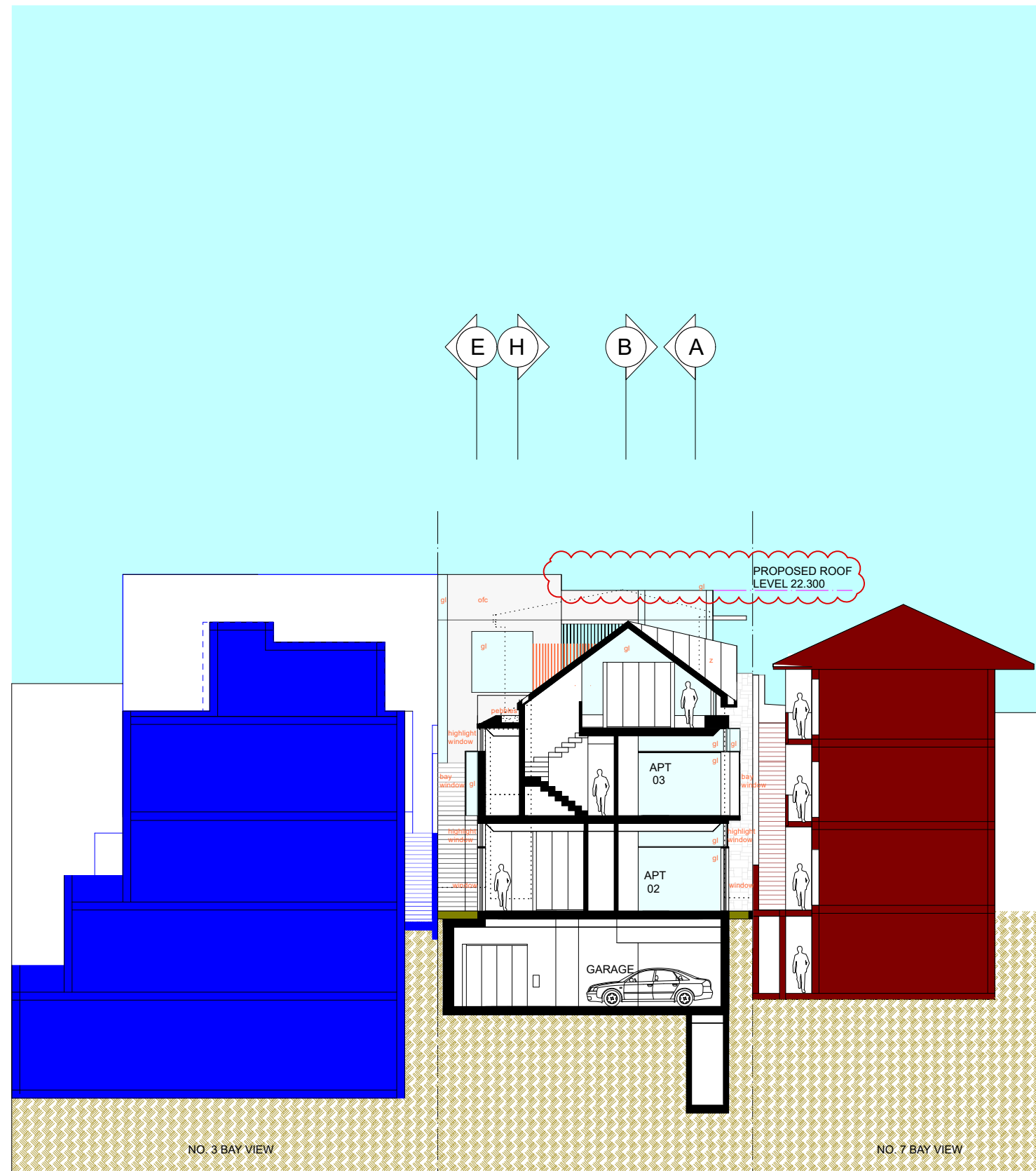


INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2


ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gow glass curtain wall  
 gl glass

NOTES ADDED 200408 AT COUNCILS REQUEST

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	SECTION E-E	0 1 2 3 4 5 6 7 8 9 10	<b>SK14</b>
		1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
		DRAWN - MC	JOB NO. 1911	



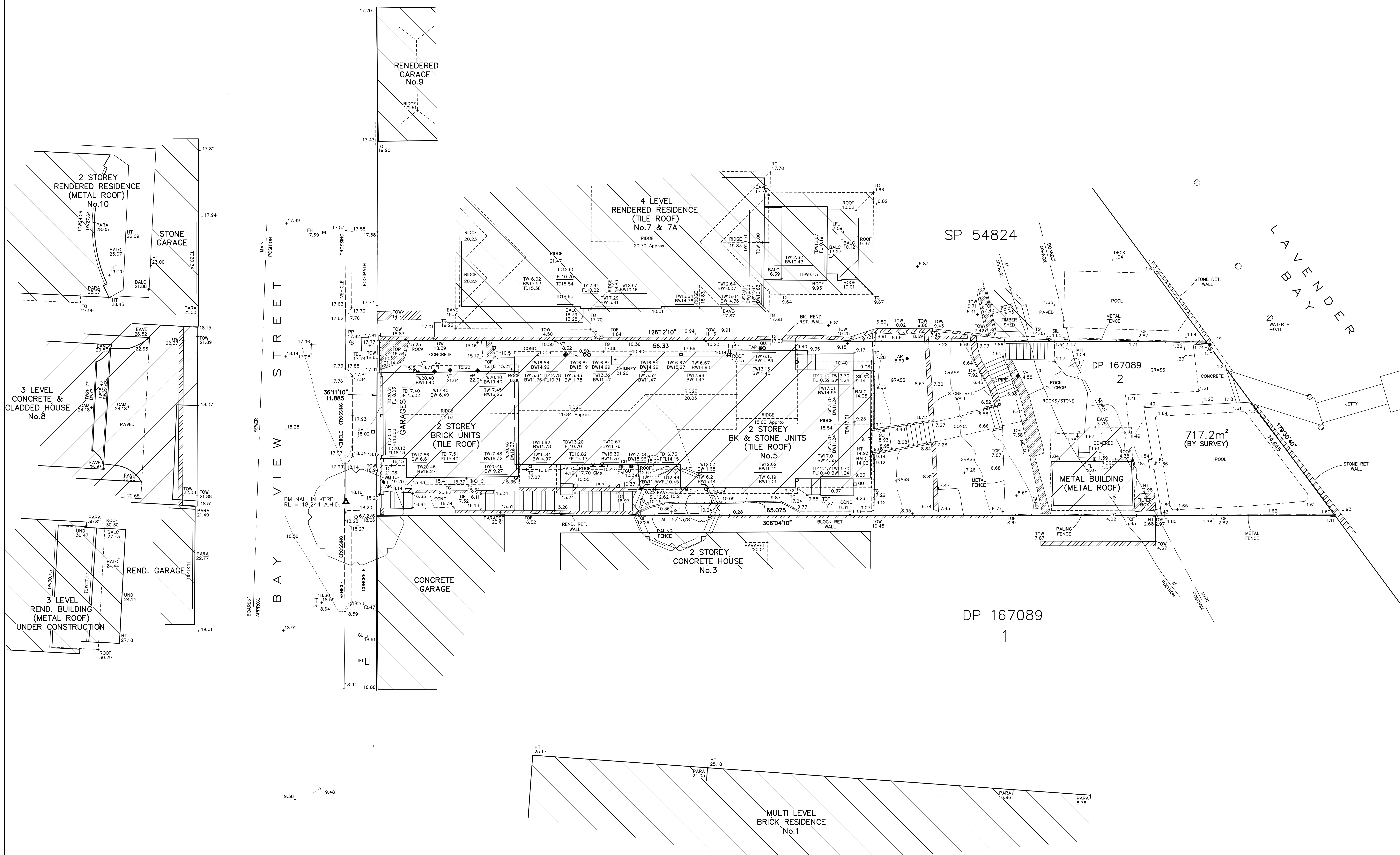
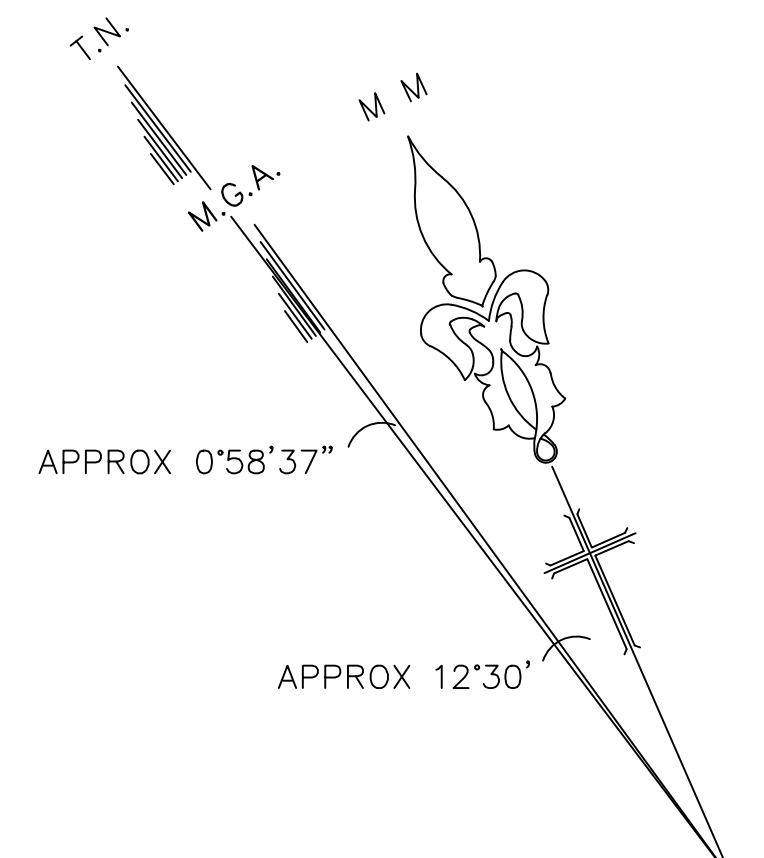
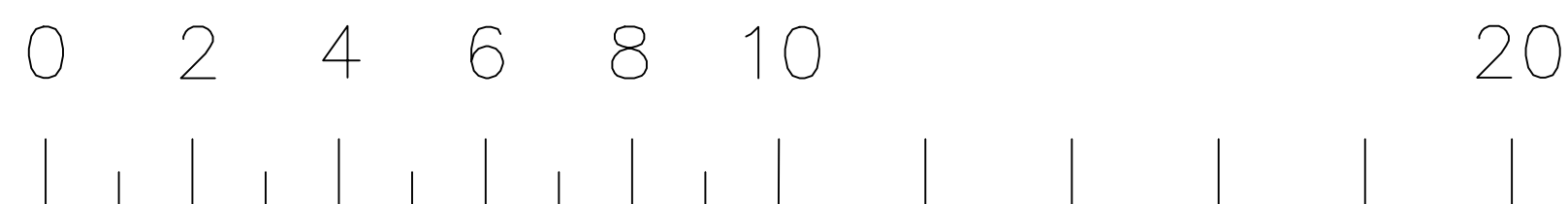
PROPOSED PARAPET HEIGHT RL 22.025	PROPOSED ROOF LEVEL RL 22.600
EXISTING RIDGE HEIGHT RL 20.840	EXISTING RIDGE LEVEL RL 22.030
EXISTING RIDGE HEIGHT RL 18.600	PROPOSED RIDGE HEIGHT RL 20.840
	PROPOSED WALL HEIGHT RL 18.600
	PROPOSED GARAGE LEVEL FFL 17.875
	PROPOSED STREET ENTRY LEVEL RL 17.820
	PROPOSED LEVEL 4 - FFL 16.806
	EXISTING FFL 14.150
	PROPOSED LEVEL 3 - FFL 13.506
	EXISTING FFL 10.450
	PROPOSED LEVEL 2 - FFL 9.906
	PROPOSED LEVEL 1 - FFL 6.306
	PROPOSED LEVEL 0 - FFL 1.650

 INDICATES REVISIONS TO ALIGN WITH DA55/19 APPROVAL CONDITION A2

ofc off form concrete  
 z zinc metal cladding  
 st sandstone cladding  
 gcw glass curtain wall  
 gl glass

NOTES ADDED 200408 AT COUNCILS REQUEST

<b>MCK ARCHITECTS</b> STUDIO 401, 104 COMMONWEALTH STREET SURRY HILLS NSW 2010 TEL 02 9211 4146	<b>PROPOSED APARTMENTS AT 5 BAY VIEW STREET LAVENDER BAY FOR YOLANDA CAMUGLIA</b>	SECTION F-F	0 1 2 3 4 5 6 7 8 9 10	<b>SK15</b>
		1:200 @ A3; 1:100 @ A1	21 JUNE 2021	
		DRAWN - MC	JOB NO. 1911	



**LEGEND**

- |           |                                       |       |                    |
|-----------|---------------------------------------|-------|--------------------|
| —         | Building                              | BALC  | Balcony Height     |
| —         | Walls                                 | BOL   | Bollard            |
| —         | Kerb Bottom                           | BS    | Bus Stop           |
| —         | Concrete edge                         | BW    | Bottom of Window   |
| —         | Kerb top                              | CHIM. | Chimney Height     |
| —         | Barrier                               | ER    | Earth Rod          |
| —         | Hedge                                 | FH    | Fire Hydrant       |
| —         | Fence                                 | FL    | Floor Level        |
| —         | Overhead Powerline                    | GU    | Gully              |
| □         | Manholes                              | GFL   | Ground Floor Level |
| △         | Survey Station & Name                 | GM    | Gas Meter          |
| ▲         | Bench Mark                            | GV    | Gas Valve          |
| SP        | Sapling                               | HT    | Height             |
| +         | Tree, 12/0.5/10 (Spread/Trunk/Height) | IC    | Inspection Cover   |
| ○         | Area Of Undergrowth                   | LGFL  | Lower Floor Level  |
| ⊗         | Gate                                  | MH    | Manhole            |
| IC        | Inspection chamber                    | PARA  | Parapet Height     |
| CL        | Cover level                           | PP    | Power Pole         |
| IL        | Invert level                          | SFL   | Second Floor Level |
| Inv #0.25 | Pipe invert (diameter)                | SIL   | Sill Height        |
| —GU       | Gully                                 | SP    | Sign Post          |
| —KO       | Back Gully                            | SV    | Stop Valve         |
| MH        | Manhole                               | SWP   | Sewer Vent Pipe    |
|           |                                       | TD    | Top of Door        |
|           |                                       | TW    | Top of Window      |
|           |                                       | TL    | Traffic Light      |
|           |                                       | TG    | Top of Gutter      |
|           |                                       | TOF   | Top of Fence       |
|           |                                       | TOW   | Top of Wall        |
|           |                                       | UND   | Underside Height   |
|           |                                       | VP    | Vent Pipe          |
|           |                                       | WM    | Water Meter        |
|           |                                       | W-B   | Wall to Boundary   |
|           |                                       | CAM   | CAMERA LENS LEVEL  |

**NOTES:**

1. ALL DIMENSIONS AND LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN AND CONSTRUCTION.
2. THE INFORMATION ON THIS SURVEY IS TO BE USED FOR DA PURPOSES ONLY.
3. IF THERE IS ANY POINT OR FEATURE (e.g. FLOOR LEVEL, WALL POSITION, ROOF OR RIDGE HEIGHT ETC) CRITICAL TO THE PREPARATION OF DESIGN PLANS OR CONSTRUCTION, THAT POINT OR FEATURE SHOULD BE MADE KNOWN TO US SO ITS ACCURACY CAN BE CONFIRMED PRIOR TO THE COMPLETION OF DESIGN PLANS OF COMMENCEMENT OF CONSTRUCTION.
4. SOME STRUCTURES AND FEATURES ARE APPROXIMATE ONLY. IF USED FOR DESIGN CONFIRMATION OF ACCURACY SHOULD BE CONFIRMED.
5. FENCES ARE APPROXIMATE UNLESS SPECIFICALLY DIMENSIONED TO BOUNDARY.
6. SURVEY MARKS MUST BE PLACED PRIOR TO CONSTRUCTION OR ERECTION OF FENCES.
7. TREE INFORMATION HAS BEEN SURVEYED FROM GROUND LEVEL AND THEREFORE SHOULD BE TREATED AS APPROXIMATE ONLY. THE EXTENT OF THE CANOPY IS APPROXIMATE AND DIAGRAMATIC ONLY.
8. STAIR RISES, STEPS AND LANDINGS HAVE NOT BEEN INDIVIDUALLY LOCATED AND ARE DIAGRAMATIC ONLY.
9. THE RECORDS OF THE SERVICE PROVIDERS HAVE NOT BEEN INVESTIGATED, ONLY THOSE SERVICES THAT ARE VISIBLE AND ACCESSIBLE AT THE DATE OF SURVEY HAVE BEEN SHOWN.
10. SERVICES SHOWN ARE INDICATIVE ONLY. OTHER SERVICES MAY EXIST THAT ARE NOT SHOWN. THEREFORE FIELD CONFIRMATION SERVICE LOCATORS SHOULD BE OBTAINED TO CONFIRM EXACT POSITION AND DEPTH.
11. SITE AREA SHOWN HAS BEEN CALCULATED BY SURVEY.
12. A SITE AND BOUNDARY SURVEY HAS BEEN CARRIED OUT.
13. ORIGIN OF LEVELS IS FM 35751, RL=15.89 A.H.D.
14. BEARINGS ARE ON M.G.A.

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**Hill & Blume**  
CONSULTING SURVEYORS  
ACN 000 721 004  
surveyors@hillandblume.com.au

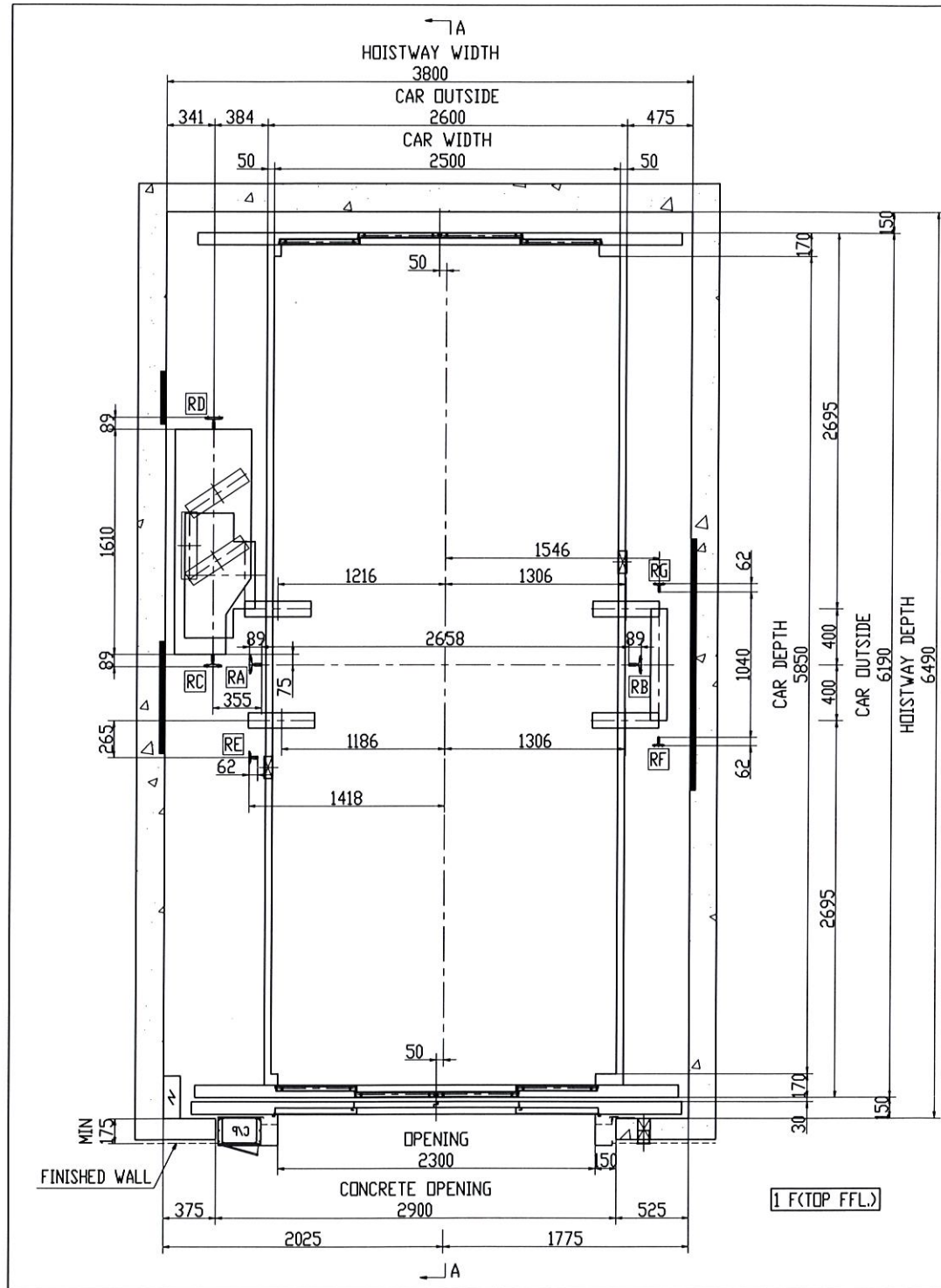
Hill & Blume Pty Ltd  
102 Crown Street  
Woolloomooloo  
NSW 2011  
Tel (02) 9332 4888  
Fax (02) 9331 6422

**PROJECT**  
SHOWING SELECTED LEVELS  
AND DETAIL OVER  
LOT 2 IN DP 167089 BEING  
5 BAY VIEW STREET, LAVENDER BAY

LGA	NORTH SYDNEY	REGISTERED SURVEYOR
SCALE	1:100	DRAWN/PAPER SIZE AR/A0
SURVEY DATE	30/01/2018	DRAWING No. 60157001E

DATE	ISSUE	AMENDMENTS
30/01/18	A	FIRST ISSUE
19/06/18	B	GENERAL UPDATES
20/09/18	C	GENERAL UPDATES
19/05/21	D	NUMBER 8 BAY VIEW ADDED
19/05/21	E	ADJOINING DETAIL AND LEVELS ADDED





### ELEVATOR SPECIFICATION

ELEVATOR No.	L1
ELEVATOR TYPE.	CAR
CAPACITY	3000 kg
SPEED	0.5 m/s
MOTOR CAPACITY	27 kW, 45 A
CONTROL	VVVF
OPERATION	FULL COLLECTIVE
FLOOR/STOP	2FL/2ST (G,1 F)
TRAVEL	4000 mm
CAR INTERNAL	2500 (W) x 5850 (D) x 2300 (H) mm
ENTRANCE DIMENSION	2300 (W) x 2300 (H) mm
DOOR OPERATION	4 PANELS CENTRE OPENING
MAIN SHEAVE	Ø480 mm
MAIN ROPE	Ø12x8 WIRES (4:1 ROPING)
FLOORING	CHEQUER PLATE
CAR RAIL	24K
CWT RAIL	24K
SECONDARY RAIL	13K
CAR BUFFER TYPE	HYDRAULIC BUFFER
CWT BUFFER TYPE	HYDRAULIC BUFFER
POWER SUPPLY	MAIN AC 415V, 3PH, 50HZ LIGHT AC 240V, 1PH, 50HZ
HOISTWAY	HEADROOM 3900 mm PIT DEPTH 1800 mm

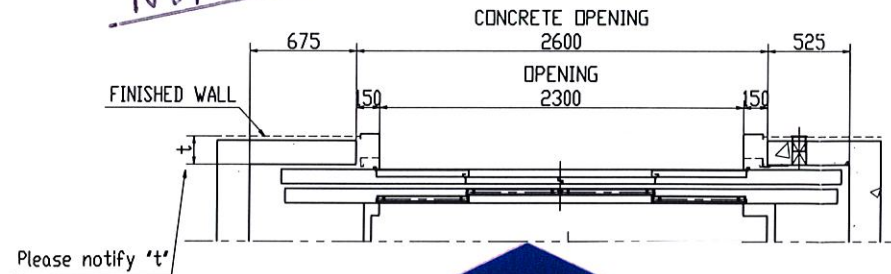
NOTE:  
1. Concrete hoistway and the minimum intensity is 30MPa.  
2. The shaft dimensions are the minimum clear dimensions measured by the plumb.  
The deviation ranges as below:  
Travel Height(H) < 30m, 0~+25mm,  
30m < H < 60m, 0~+35mm,  
60m < H < 90m, 0~+50mm.

(BY OTHERS)

ELECTRIC POWER REQUIREMENTS		
N.F.B	MAIN	LIGHT
RATED CURRENT	125A	25A
FEEDER WIRE THICKNESS	14 mm <sup>2</sup>	2 mm <sup>2</sup>
EARTH WIRE THICKNESS	7 mm <sup>2</sup>	
INTERPHONE WIRE THICKNESS	1.5 mm <sup>2</sup> x 6S	

- The maximum length of wire is 60m.
- Temperature should be maintained below 40°C with ventilating fan and /or air conditioner, if necessary, and humidity below 90%.
- Earth wire should be used only for elevator, and the resistance should be less than 4Ω.

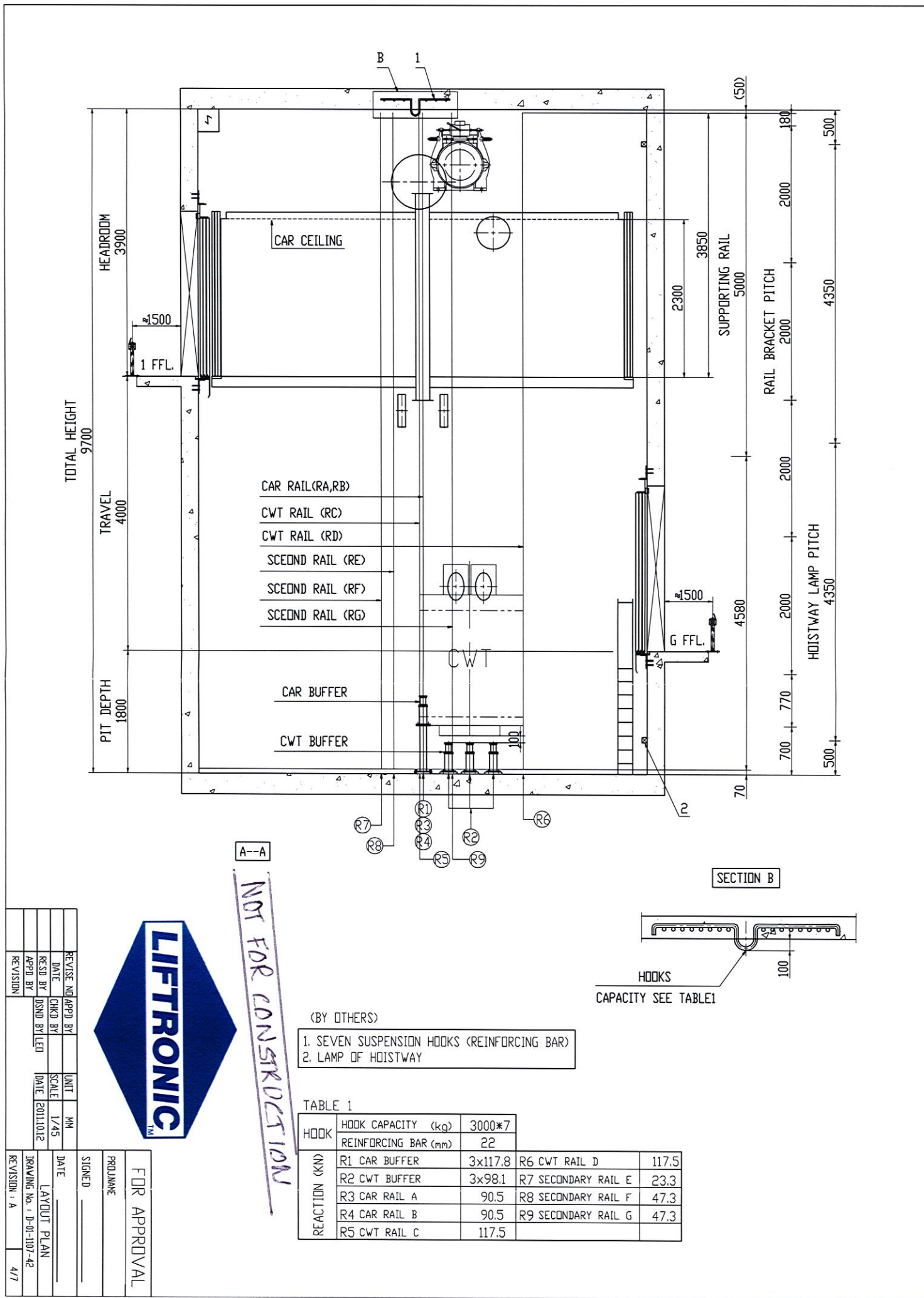
**NOT FOR CONSTRUCTION**



### FOR APPROVAL

PROJNAME	
SIGNED	
DATE	
LAYOUT PLAN	
DRAWING No. : D-01-1107-42	
REVISION : A	1/7

REVISE NO	APPD BY	UNIT	MM
DATE	CHKD BY	SCALE	1/31
RESD BY	DSND BY	LEO	DATE 2011.10.12
APPD BY			
REVISION			



TOTAL HEIGHT  
9700

HEADROOM  
3900

TRAVEL  
4000

PIT DEPTH  
1800

CAR RAIL (RA, RB)  
CWT RAIL (RC)  
CWT RAIL (RD)  
SECOND RAIL (RE)  
SECOND RAIL (RF)  
SECOND RAIL (RG)

CAR BUFFER  
CWT BUFFER

CWT

SECTION B

HOOKS  
CAPACITY SEE TABLE 1

A-A

*NOT FOR CONSTRUCTION*

(BY OTHERS)

1. SEVEN SUSPENSION HOOKS (REINFORCING BAR)
2. LAMP OF HOISTWAY

TABLE 1

HOOK	HOOK CAPACITY (kg)	3000*7	REINFORCING BAR (mm)	22
REACTION (KN)	R1 CAR BUFFER	3x117.8	R6 CWT RAIL D	117.5
	R2 CWT BUFFER	3x98.1	R7 SECONDARY RAIL E	23.3
	R3 CAR RAIL A	90.5	R8 SECONDARY RAIL F	47.3
	R4 CAR RAIL B	90.5	R9 SECONDARY RAIL G	47.3
	R5 CWT RAIL C	117.5		

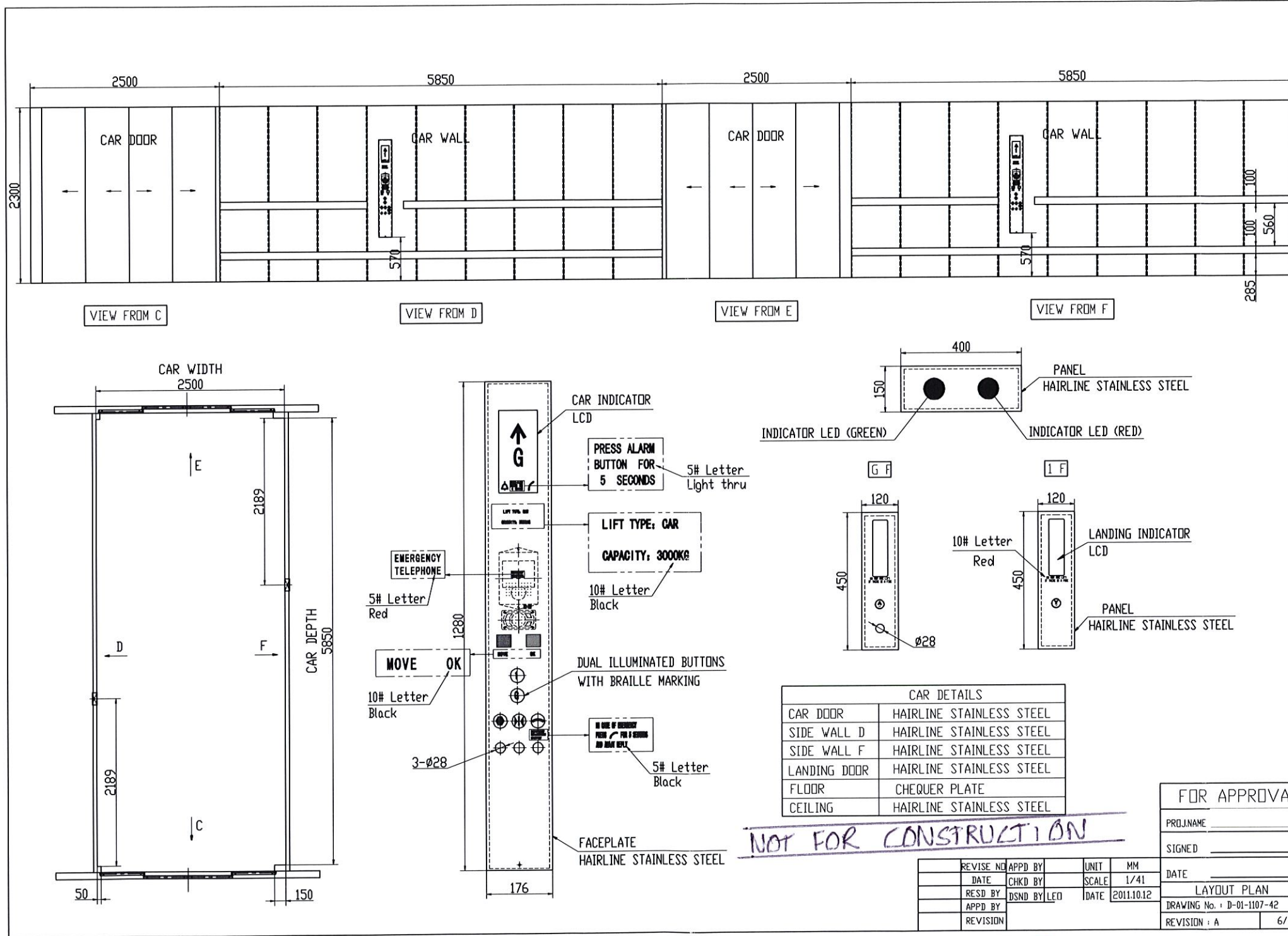


FOR APPROVAL

REVISE NO	APPRO BY	UNIT	MM
DATE	CHKD BY	SCALE	1/45
RES'D BY	DSND BY	DATE	20111012
APPR BY			
REVISION			

SIGNED	DATE
PROJNAME	LAYOUT PLAN
	DRAWING No.: D-01-107-42
	REVISION: A
	4/7





CAR DETAILS	
CAR DOOR	HAIRLINE STAINLESS STEEL
SIDE WALL D	HAIRLINE STAINLESS STEEL
SIDE WALL F	HAIRLINE STAINLESS STEEL
LANDING DOOR	HAIRLINE STAINLESS STEEL
FLOOR	CHEQUER PLATE
CEILING	HAIRLINE STAINLESS STEEL

**NOT FOR CONSTRUCTION**

FOR APPROVAL

PROJNAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATE \_\_\_\_\_

LAYOUT PLAN

DRAWING No. : D-01-1107-42

REVISE NO	APPD BY	UNIT	MM
DATE	CHKD BY	SCALE	1/41
RESD BY	DSND BY	LED	DATE 2011.10.12
APPD BY			
REVISION			

REVISION : A

6/7

