

From: Nic Wong
Sent: 11 Sep 2018 16:38:04 +0930
To: PO Box1
Cc: Axel Zhang
Subject: 392-394 Unley Road Unley Park DA Number 090/173/2018/C2 Variation Drawings
Attachments: 392-394 Unley Road Unley Park Planning Variation Drawings.pdf



To whom it may concern,

Referring to the project at 392-394 Unley Road **DA 090/173/2018/C2** we would like submit variation drawing package due to market respond and constructability for your consideration and review.

In this revision we have made the following changes

1. Delete all balconies on first floor to further mitigate overlooking issues
2. Reduce total building height by 300m to further mitigate overshadow impact
3. Enlarging first floor master bedrooms for better and attractive product
4. Revising internal spatial arrangement to meet and respond to market demand

Overall we believe that the proposed changes possess limited, if not, no negative impact to the development and surrounding neighbors. We hope that council will be able to consider to assess the development without going through public notification and avoid delays.

Should you require any further information please don't hesitate to contact me.

Thank you

Kind regards,



Nic Wong

Marchese Partners International Pty Ltd

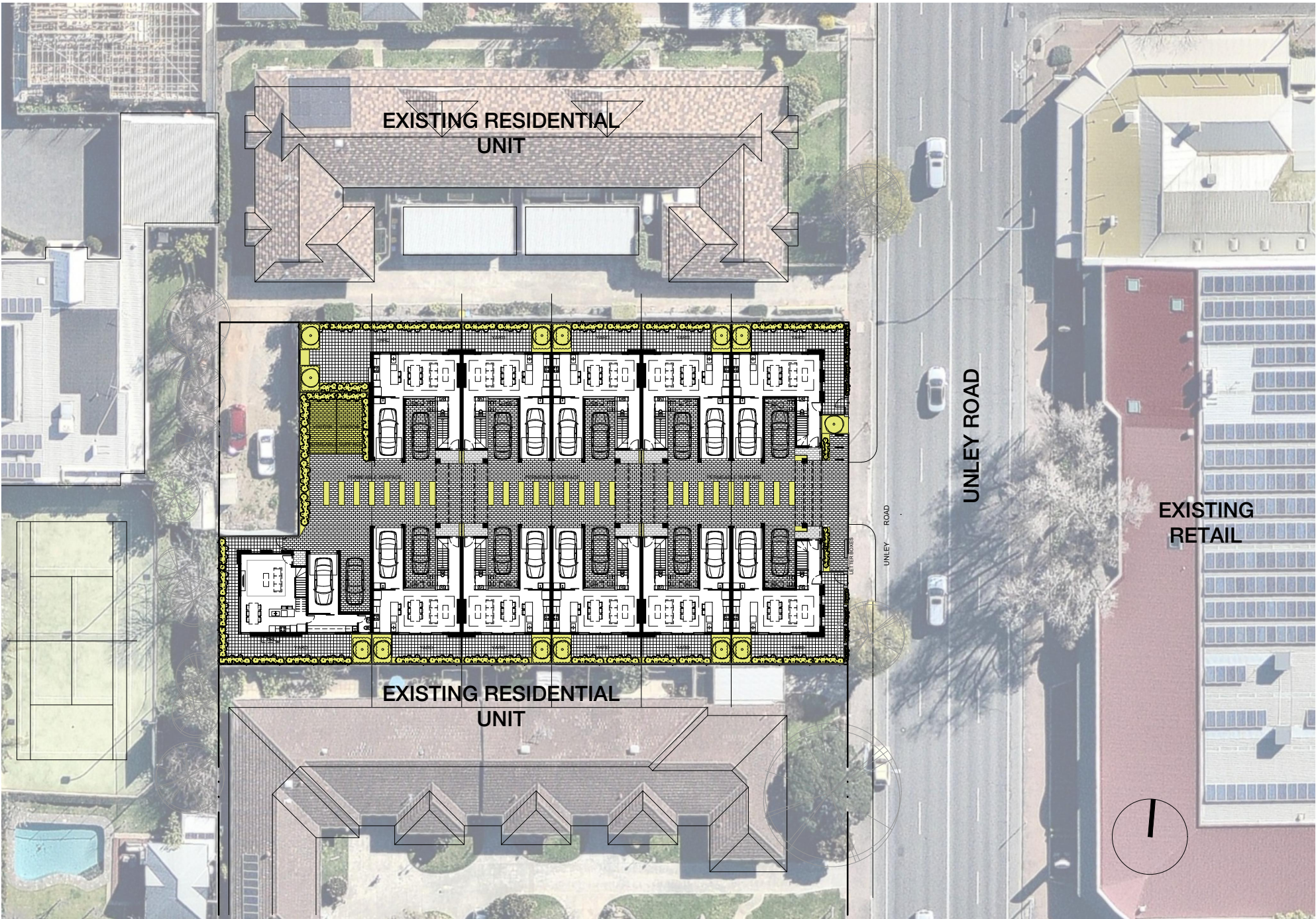
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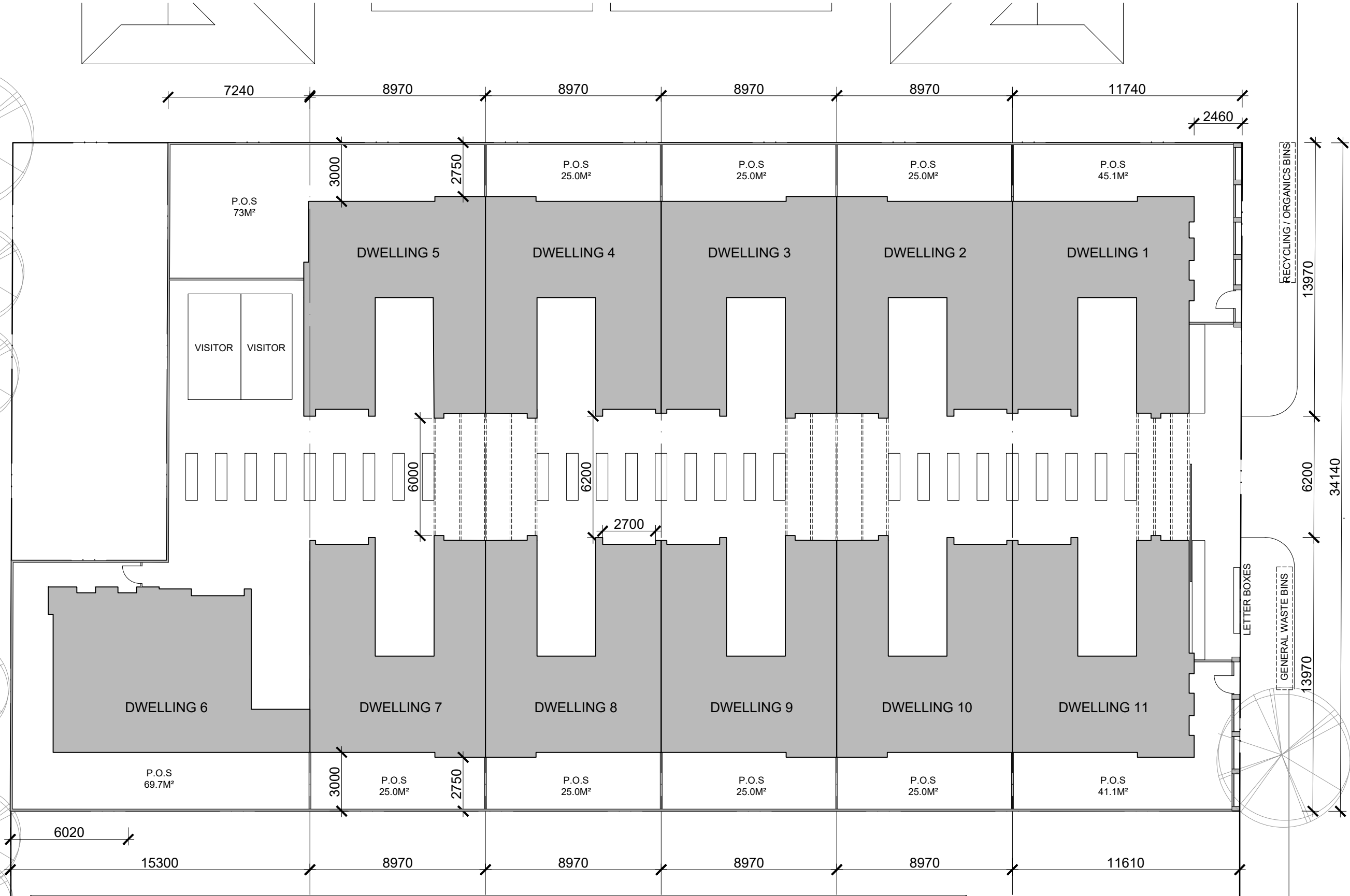
nwong@marchesepartners.com.au

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LOCATION PLAN
SCALE 1: 500

SCHEDULE OF AREAS	
TOTAL SITE AREA	1974SQM
TOTAL BUILDING AREA	1681SQM
TOTAL TOWNHOUSE NUMBERS	11 TOWNHOUSES
TOTAL NUMBER OF STOREY	2 STOREY
TOTAL LANDSCAPE AREA / PERMISSIBLE SURFACE	250SQM
TOTAL VISITOR CAR PARKS	2 CARS
TOTAL PRIVATE OPEN SPACE	392.1SQM
TOTAL SITE COVERAGE/ BUILDING FOOTPRINT	903SQM



NEIGHBOURING BUILDING

TENNIS COURT



marchesepartners

THE CITY of

Unley

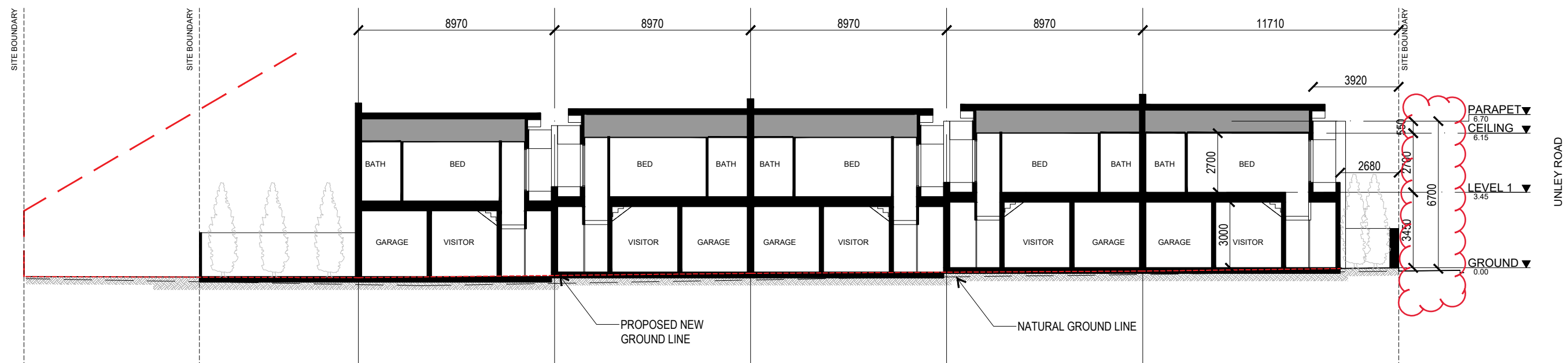
DEVELOPMENT PLAN CONSENT

Development Act 1993

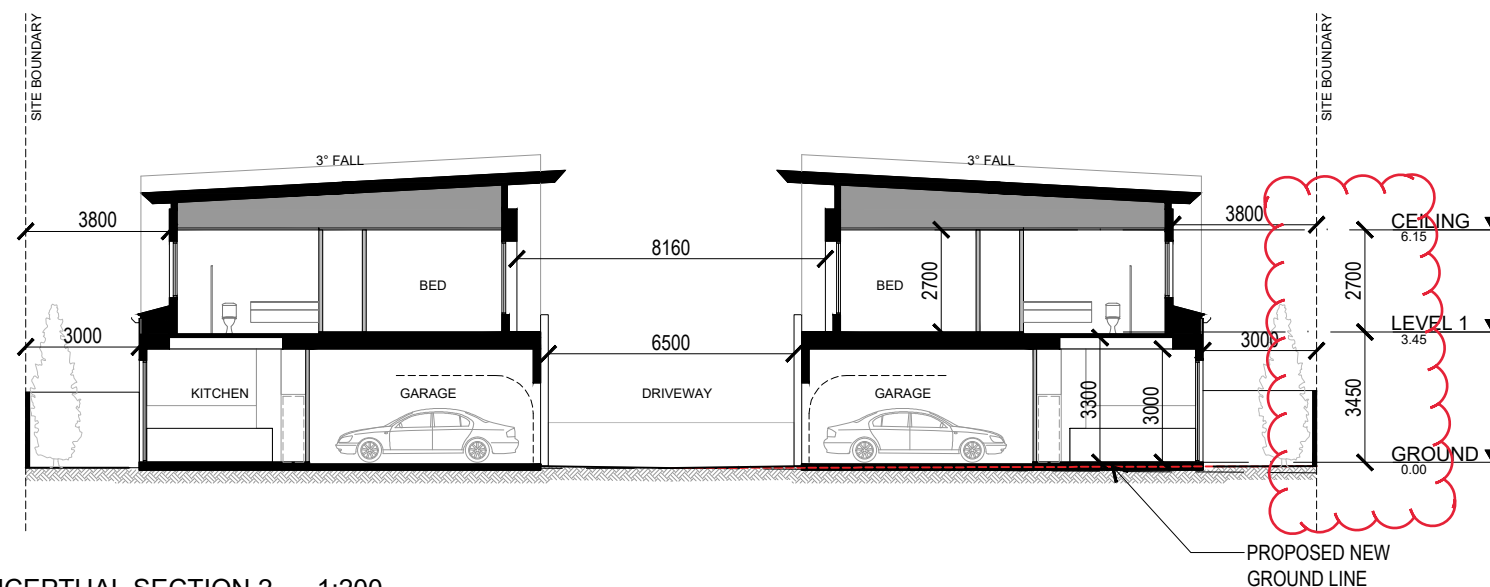
* Refer to Approval Notice for Conditions of Consent

PROPOSED FIRST FLOOR PLAN
392-394 UNLEY ROAD UNLEY PARK 5061

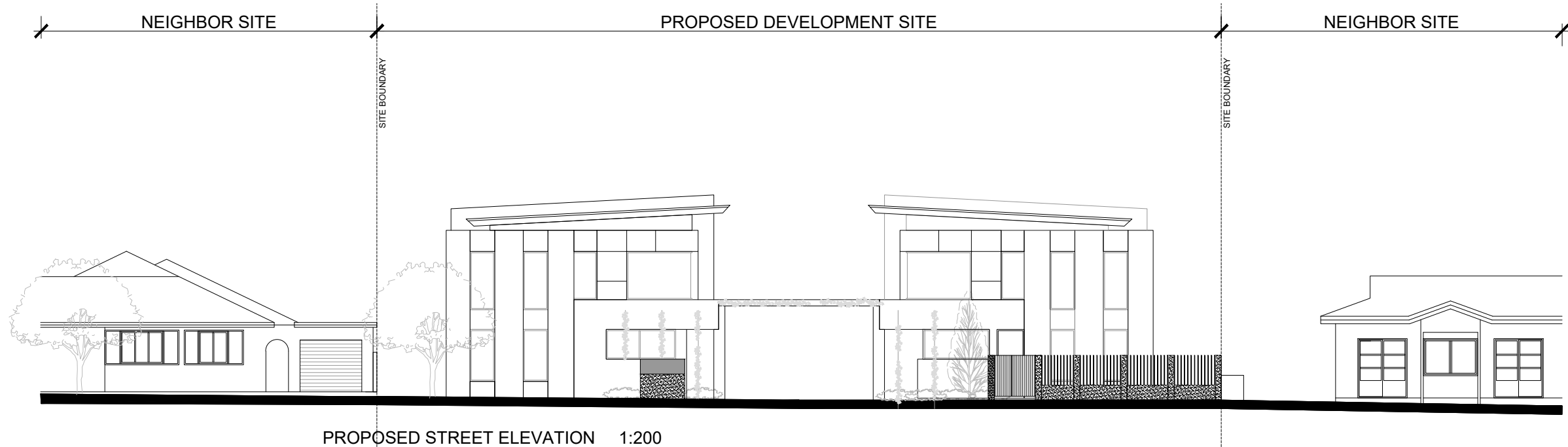
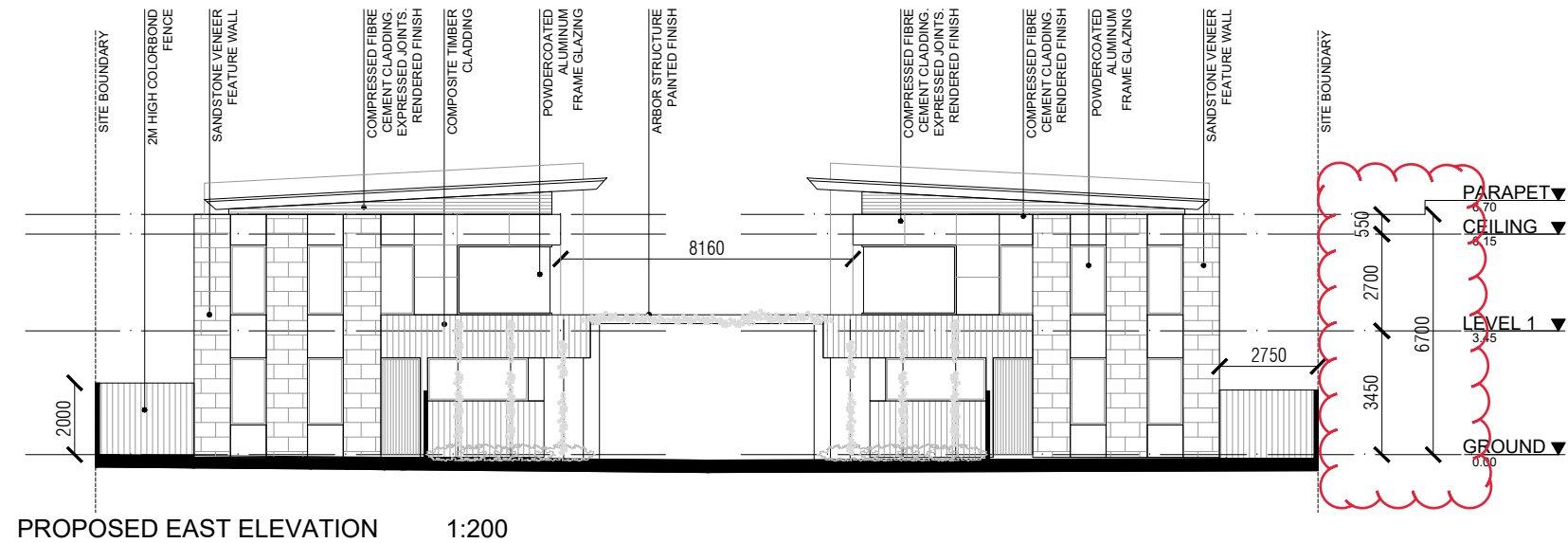
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PROPOSED CONCEPTUAL SECTION 1 1:200



PROPOSED CONCEPTUAL SECTION 2 1:200



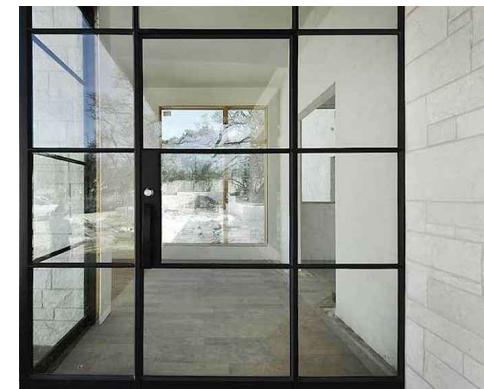
CFC CLADDING EXPRESSED JOINT



CFC CLADDING EXPRESSED JOINT



COMPOSITE TIMBER CLADDING

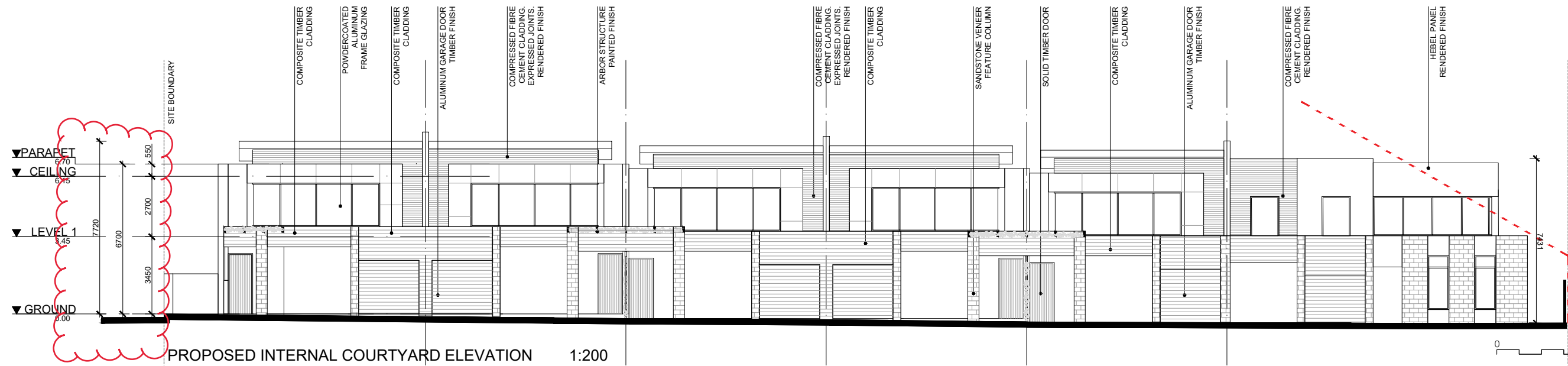
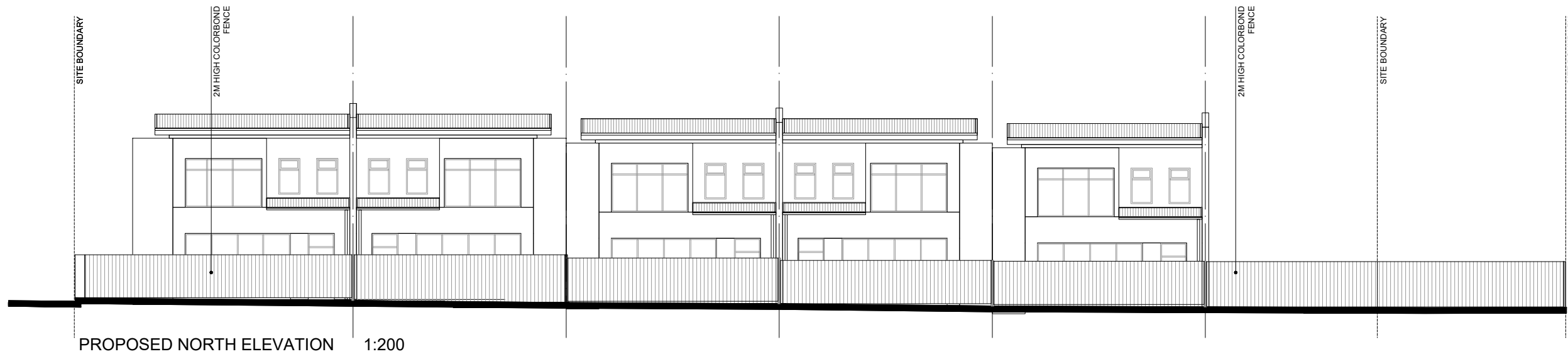
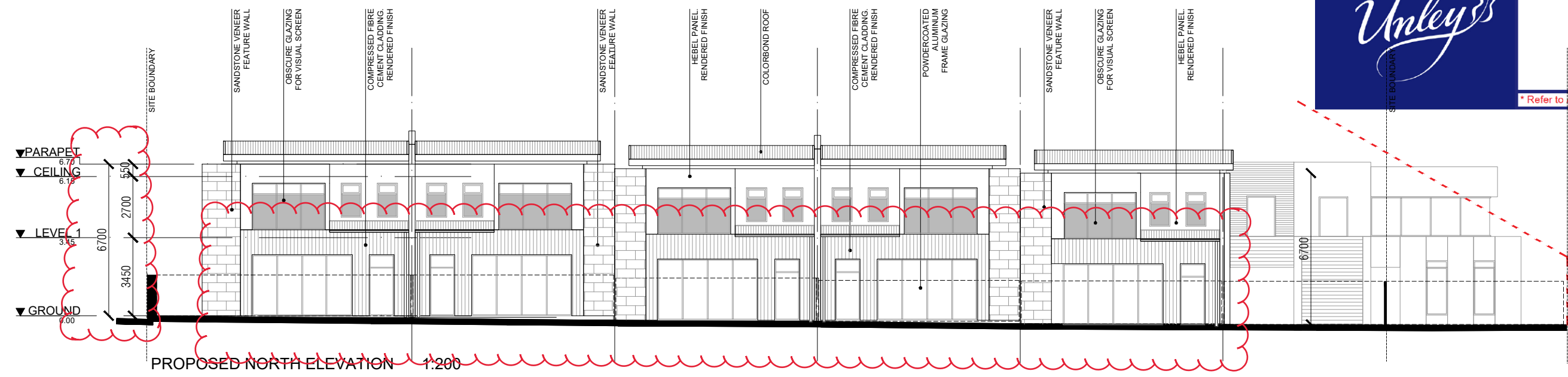


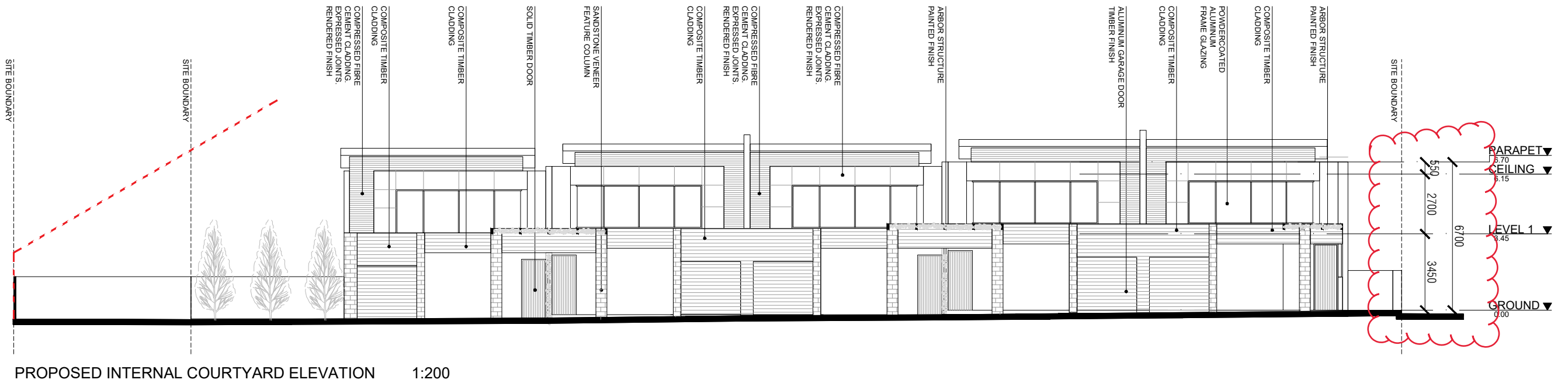
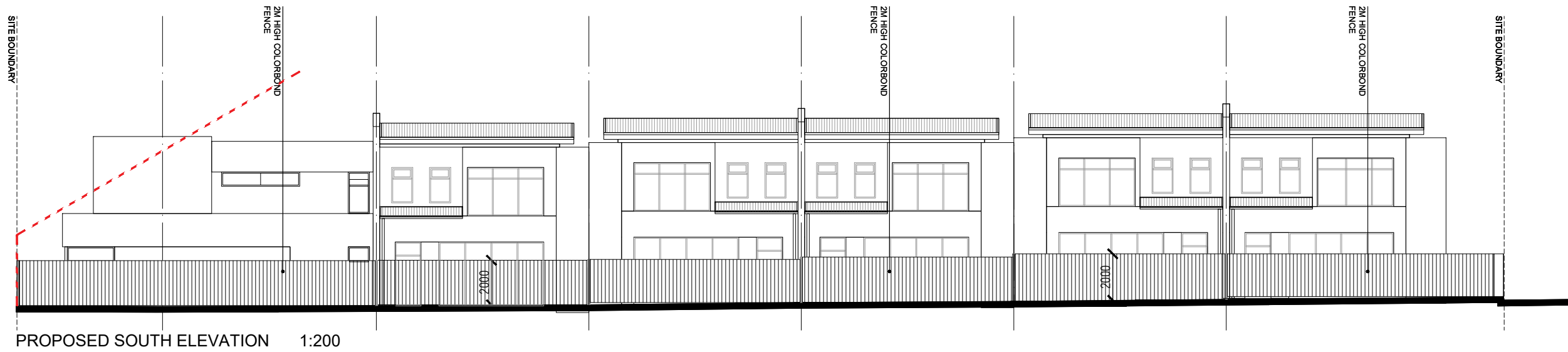
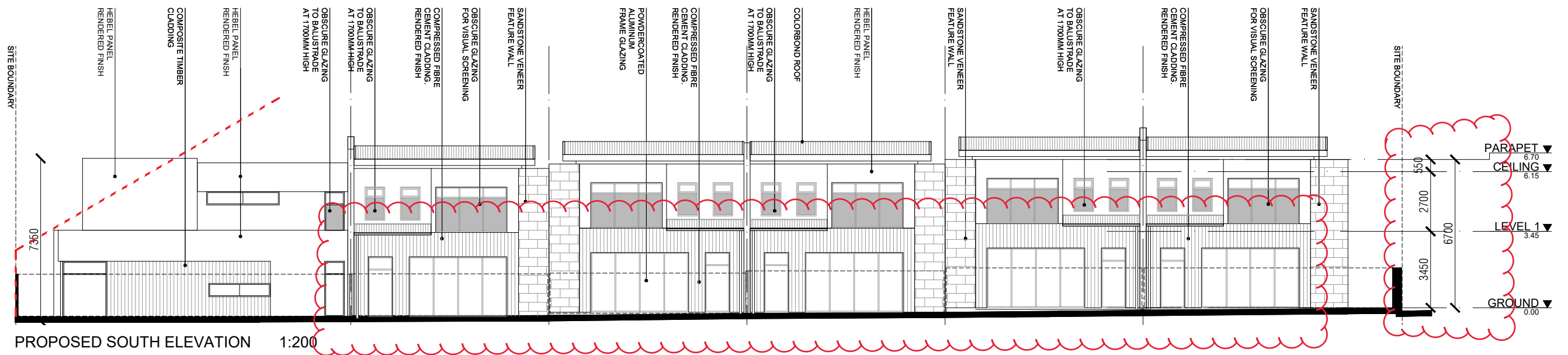
POWDERCOATED ALUMINUM WINDOW

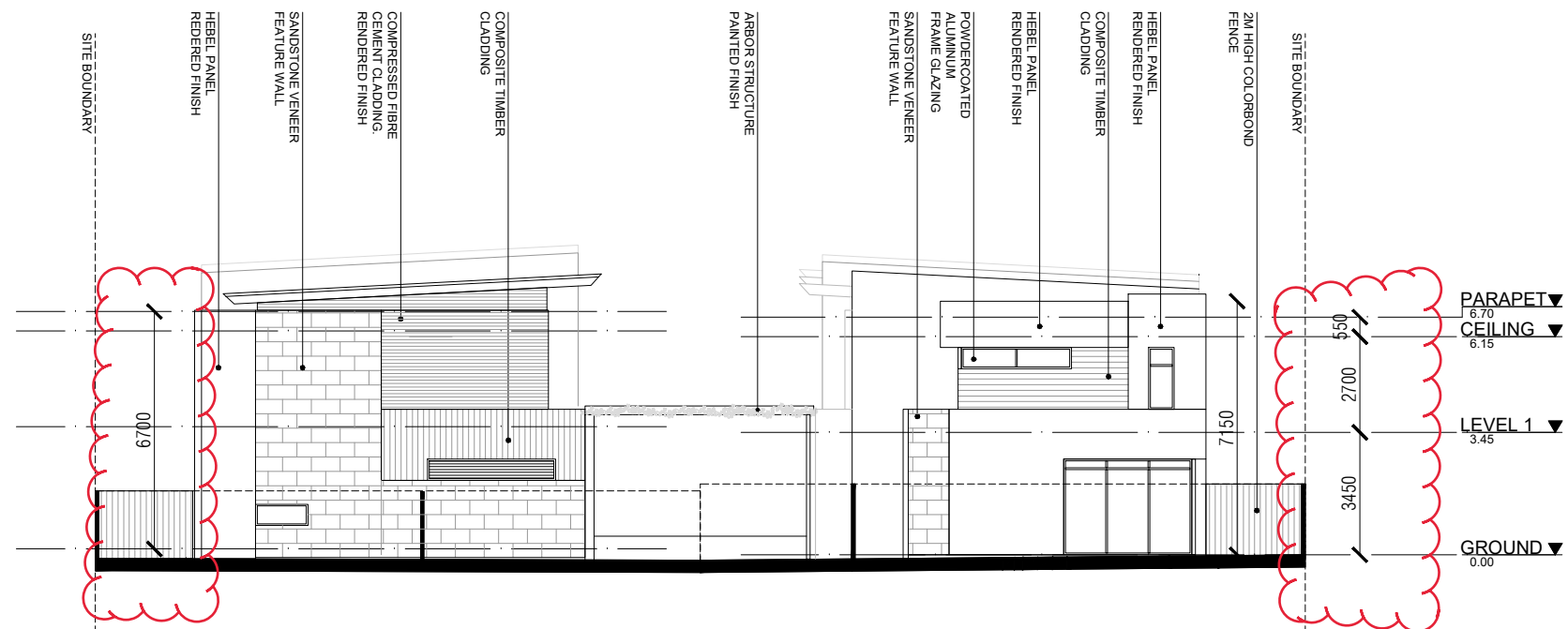


COLORBOND FENCE

0 10







PROPOSED WEST ELEVATION 1:200



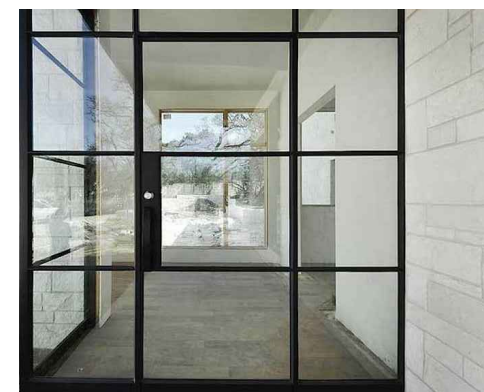
CFC CLADDING EXPRESSED JOINT



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COMPOSITE TIMBER CLADDING

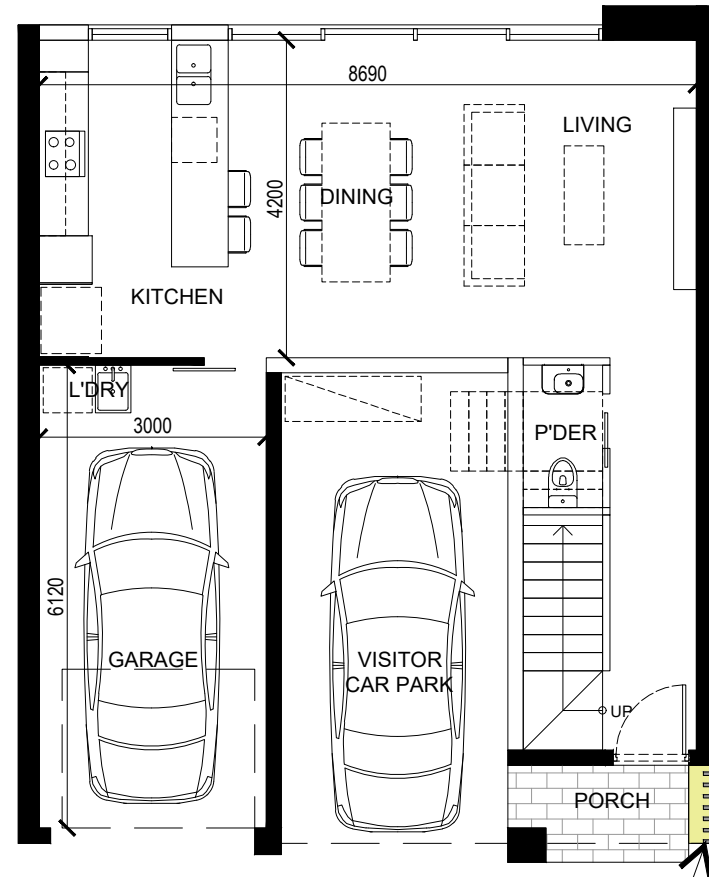


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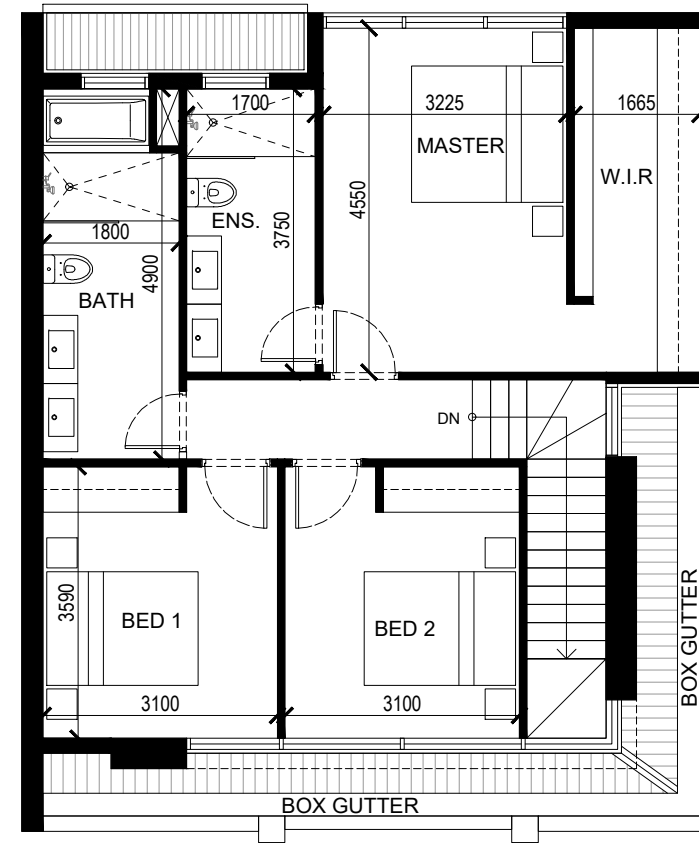


COLORBOND FENCE





LEVEL 1



LEVEL 2

BUILDING AREA 156.5M²

DEVELOPMENT APPLICATION FORM

Completing this application form.

- ❖ All sections must be filled out, any missing sections may cause delays or inability to process lodgement.
- ❖ Print clearly using BLOCK LETTERS and place a TICK in appropriate boxes



DA No. 090/173/2018/C2.

Section 1 – Applicant Details

① Please note all correspondence will be sent to the Applicant (This section must be completed)

Name	YEE CHWEN WONG	
	GIVEN NAMES, SURNAME	
Postal Address	MARCHESE PARTNERS INT LEVEL 1, 22-26 PEEL STREET ADELAIDE 5000	
	NUMBER, STREET, SUBURB, STATE, POSTCODE	
Phone Number	0422 199 441	Email* n.wong@marchesepartners.com.au

*By providing your email address here you are consenting to Council sending you documents relating to this application by email, such as acknowledgment letters and tax invoices.

Section 2 – Type of Consent Sought

Select **one** type of consent you wish to apply for:

- ☒ **Development Plan Consent** (Planning Only) *variation* ☐ **Building Rules Consent** (Building Only) ☐ **Development Approval** (Planning & Building)

① If unsure of what type of consent is needed telephone Customer Service on 8372 5111

Section 3 – Location of Proposed Development

(This section must be completed) (AS PER PREVIOUS APPLICATION)

HOUSE NUMBER	OR	LOT NUMBER	DP	CT VOLUME	FOLIO
STREET, SUBURB, POSTCODE					

Section 4 – Subject Land Owners Details

① If same as Applicant, leave blank and move to Section 6.

Name	HUIDA UNLEY PARK NOL PTY LTD		
	GIVEN NAMES, SURNAME		
Postal Address	CARE OF MARCHESE PARTNERS INTERNATIONAL (APPLICANT)		
	NUMBER, STREET, SUBURB, STATE, POSTCODE		
Email		Phone	

DEVELOPMENT PLAN CONSENT

Development Act 1993

* Refer to Approval Notice for Conditions of Consent.



City of Unley Development Services • T (08) 8372 5111 • E pobox1@unley.sa.gov.au • W www.unley.sa.gov.au
Civic Centre 181 Unley Road, Unley South Australia • PO Box 1 Unley SA 5061

Section 5 – Builders Details

① This Section **must be completed** by the Applicant if seeking Building and Development Approval. **Only tick one box.**

☐ **Builders Name** Phone Lic No.
Postal Address

OR

☐ **Owner Builder** If you choose to be an owner builder, **you must provide details of your registered Building Works Supervisor**

Supervisors Name Phone Lic. No.
Postal Address
NUMBER, STREET, SUBURB, STATE, POSTCODE
Email

Have you provided a copy of Indemnity Insurance Yes ☐ No ☐

① Indemnity insurance is required for any domestic contracts (if full development consent sought), if the work will be \$12,000 or more. This applies to owner/builders.

Section 6 – Description of Development

Description of Development (for example single storey detached dwelling, domestic garage, change of use to a restaurant, tree removal.)

Existing site use

Are there any regulated or significant trees on the subject and / or adjacent land? Yes ☐ No ☒

① If unsure what a regulated or significant tree is, see "Regulated & Significant Trees" Guidelines in the "Planning and Development section of Councils' website"

Is there a brush fence within 3 metres of the proposed building work? Yes ☐ No ☒
Are there any easements on the Land? Yes ☐ No ☐

Have you provided a current copy of your Certificate of Title? Yes ☐ No ☐

Section 7 – Costing and Floor Area

① Council may require written justification to verify costs **(This section must be completed)**

Estimated total cost of Proposal: Proposed total floor area:

Section 8 – Building Classification

① Not required for *Planning Only* applications

① If unsure on what type of Building Class, visit the Council Office or telephone Customer Service on 8372 5111

Current Classification Classification Sought

If Class 5, 6, 7, 8 or 9 state number of employees Male Female

If Class 9a is sought, state the number of persons for whom accommodation is provided:

If Class 9b is sought, state the number of occupants of the various spaces at the premises:

Section 9 – Declaration

SIGNATURE:

☒ Applicant ☐ Owner

THE CITY of

Unley

DEVELOPMENT PLAN CONSENT

Development Act 1993

DATE:

* Refer to Approval Notice for Conditions of Consent