25 GEORGE STREET

25 GEORGE STREET NORTH STRATHFIELD NSW 2137

DEVELOPMENT APPLICATION

DRAWING LIST

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DA 801	PERSPECTIVE	

THERMAL COMFORT		
Pass – 6.0 Star Average		
GLAZING		
Units	**Sliding / Fixed**	**Awning**
G07, G14, G15, 108, 117, 209, 218, 306, 308, 309, 317, 318, 405, 406, 505, 506	U-value 4.80 SHGC 0.57 (±10%) Single, Low-e	U-value 4.80 SHGC 0.51 (±10%) Single, Low-e
All Others	U-value 6.70 SHGC 0.70 (±10%) Single, clear	U-value 6.70 SHGC 0.57 (±10%) Single, clear
Skylights (307, 308, 309)	Max U-Value 2.70 Max SHGC 0.24 VELUX	
Skylights (All Others)	Max U-Value 4.20 Max SHGC 0.72 Double, Clear	
WALLS		
External Walls	Brick Veneer - Additional R2.50 Insulation Cladding - Additional HD R2.70 Insulation	
Walls to Corridors/Lift/Stairs	Additional R2.00 Insulation	
Inter-tenancy Walls	No Additional Insulation Modelled	
FLOORS		
Floors to Basement/Plant Below	Concrete - Additional R2.30 Reflective Insulation	
Suspended Floors to Open Below (Unit 109 and 207)	Concrete - Additional R2.00 Insulation	
Suspended Floors to Open Below	No Additional Insulation Modelled	
ROOF		
Units with exposed roof	Concrete - Additional R2.30 Reflective Insulation	

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:32 pm

LEGEND

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
pietygroup
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE
22/10/21
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
COVER SHEET
SHEET NO. DA 000
REVISION. C

ARCHITECTURAL LEGEND

	A
A	ALIGN
(A)	ACOUSTIC
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACS	ACCESS CONTROL SYSTEM
AD	ACCESS DECK
ADJ	ADJUSTABLE
ADP	ADAPTABLE
AH	ACCESS HATCH
AH_01	ROOF ACCESS HATCH, FIRE RATED
AH_02	ROOF ACCESS HATCH, NON-FIRE RATED
AHD	AUSTRALIAN HEIGHT DATUM
AL	ALUMINIUM
AMB	AMBULANT
AP	ACCESS PANEL
ASP	ANTI-SLIP PLATE
ASL	FIXED VERTICAL LADDER
AWN	AWNING
	B
B	BATHROOM
BED	BEDROOM 1, BEDROOM 2, ETC.
BG	BOX GUTTER
BGS	BOOM GATE SYSTEM
BH	BULKHEAD
BJ	BUTT JOINT
BKP	BICYCLE PARKING
BKR	BICYCLE RACK
BKS	BICYCLE STORAGE
BL	BALUSTRADE
BL_01	GLAZED ALUMINIUM FRAME
BL_02	BLOCK WALL
BL_03	ALUMINIUM BATTEN
BLK	BLOCKWORK
BOL	BOLLARD
BRWO	BALCONY RAIN WATER OUTLET
BSN	BASIN
BSP	BATH SPOUT
BST	BALLAST
BT	BENCHTOP
BTH	BATH
BTP	BOTTLE TRAP
BTR	BOUNDARY TRAP
BWK	BRICK (FACE BRICK)
BWU	BRICK (GLAZED FEATURE BRICK)
BY	BALCONY
	C
CAP	CAPPING
CBC	CUBICLE SYSTEM
CBF	CONCRETE BROOM FINISH
CEA	CONCRETE EXPOSED AGGREGATE FINISH
CF	CRITICAL FACE
CFC	COMPRESSED FIBRE CEMENT
CFF	CONCRETE FLOAT FINISH
CGF	CONCRETE GROOVE FINISH
CH	CEILING HEIGHT
CHE	CHAMFERED EDGE
CHS	CIRCULAR HOLLOW SECTION
(CI)	CAST IN
CIS	CISTERN
CJ	CONTROL JOINT
CKT	COOK TOP
CL	CENTRE LINE
CLD	CLADDING
CLK	CLOCK ROOM
CLNR	CLEANER STORE
CMR	CEMENT RENDER/ ACRYLIC
CNR	CORNER
COF	CONCRETE OFF-FORM FINISH
COL	COLUMN
COM	COMMERCIAL
COMS	COMMUNICATIONS SERVICES
CON	CONCRETE FINISH
COS	CHEEK ON SITE
CP	CAR PARK SPACE
CPC	CONCRETE PRECAST
CPD	CUPBOARD
CPE	CAR PARK EXHAUST
CPL	COVER PLATE
CPT	CARPET
CPS	CARPARK SUPPLY
CS	CELLING FINISH
CSF	CEMENTITIOUS SCREED FINISH
CSK	COUNTERSUNK
CSNK	CLEANERS SINK
CST	CONCRETE STEEL TROWEL FINISH
CTF	CERAMIC TILE FLOOR FINISH
CTW	CERAMIC TILE WALL FINISH
CVJ	COVED JUNCTION
CWB	CAR WASH BAY
CWS	COLD WATER SUPPLY
CU	CONDENSER UNIT
CW	COLD WATER
CY	COURTYARD
	D
D	DINING
DG	DRIP GROOVE
DJ	DUMMY JOINT
DM	DOOR MATT
DP	DOWN PIPE
DPC	DAMP PROOF COURSE
DRY	DRYER
DRW	DRAWER
DW	DISHWASHER
	E
E	ENTRY
EA	EQUAL ANGLE
EFF	EPOXY FLOOR FINISH
EJ	EXPANSION JOINT SYSTEM
ELEC	ELECTRICAL SERVICE
EM	ENTRY MAT
EN	ENSUITE
EP	EDGE PROTECTION
(EX)	EXISTING
EXJ	EXPRESS JOINT
EXH	EXHAUST
(EXP)	EXPOSED
EDB	ELECTRICAL DISTRIBUTION BOARD
	F
F	FIRE SERVICES
FB	FLUSH BUTTON (CISTERN)
FBV	FIRE BOOSTER VALVE
FC	FIBRE CEMENT
FCC	FIRE CONTROL CENTRE
FCL	FINISH CELLING LEVEL
FCR	FIRE CONTROL CENTRE
FCU	FAN COIL UNIT (AC)
FEP	FIRE EGRESS PASSAGE
FES	FLOOR EDGE STRIP
FEX	FIRE EXTINGUISHER
FFL	FINISH FLOOR LEVEL
FG	FIXED GLASS
FGL	FINISHED GROUD LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE ALARM CONTROL PANEL
FLS	FLASHING
FMP	FIRE MIMIC PANEL
FN_01	FURNITURE TYPE 01, 02, ETC
FRL	FIRE RESISTANCE LEVEL
FS_01	FIRE STAIR NO.1, 2, ETC
FW	FLOOR WASTE
FR	FIRE RATED
FNC	FENCE
FX	FIXED

	G
GA_01	GREASE ARRESTOR NO.1, 2, ETC.
GB	GAS BAYONET
GBC	GARBAGE CHUTE
GBR	GARBAGE ROOM
GC	GLASS CLEAR
GD	GLASS, DECORATIVE
GDR	GRATED DRAIN
GE	GROOVED EDGE
GHR	GARBAGE HOLDING ROOM
GL	GLASS TYPE
GL**	GLAZED PANEL
GP	GLASS PANEL - FULL HEIGHT
GLR	MECHANICAL GRILLE
GM	GAS METER
GPO	GENRAL POWER OUTLET
GPT	GROSS POLLUTANT TRAP
GR	GRAB RALL
GRL	GROUND LINE
GS	GLAZING SUITE
GT	GLASS, TRANSLUCENT
GS	GLAZING SUITE
	H
H	HYDRAULIC SERVICES
HC	HOSE COCK
HD	HAND DRYER
HDR	HAND DRYER, ELECTRIC
HIR	HIGH IMPACT RESISTANT
HK	HOOK
HMR	HIGH MOISTURE RESISTANCE
HP	HIGH POINT
HR	HANDRAIL
HRV	HEAVY RIGID VEHICLE
HWS	HOT WATER SERVICE
HWU	HOT WATER UNIT
HR_01	STAINLESS STEEL HANDRAIL
HR_02	STAINLESS STEEL HANDRAIL
HR_03	STAINLESS STEEL HANDRAIL
HR_04	STAINLESS STEEL HANDRAIL
HR_05	STAINLESS STEEL HANDRAIL
HR_06	3 RUNG HANDRAIL
HR_07	SINGLE RAIL
HR_08	HANDRAIL
HR_09	HANDRAIL
HR_10	STAINLESS STEEL HANDRAIL
HR_12	HANDRAIL FIXED TO WALL
	I
ID	INSIDE DIAMETER
IL	INVERT LEVEL
(INA)	INTEGRATED ASSEMBLY
INS	INSULATION
IO	INSPECTION OPENING
INT	INTERCOM
	J
J_01	JOINERY TYPE 01, 02, ETC.
JF_01	JOINERY FINISH 01, 02, ETC.
JP	JOINERY PULL
	K
K	KITCHEN
KB	KERB
KE	KITCHEN EXHAUST
	L
L	LIVING
LB	LETTER BOX
LBY	LOBBY
LCB	LIFT CALL BUTTON
LCL	LIFT CALL LANTERN
LG	LOWER GROUND
LM	PLASTIC LAMINATE
LP	LOW POINT
LRA	LOBBY RELIEF AIR
LSA	LOBBY SUPPLY AIR
LT	LAUNDRY TUB
LV	LOUVRES
LV_01	MECHANICAL LOUVRES, INTERNAL
LV_02	MECHANICAL LOUVRES, EXTERNAL
LV_03	MECHANICAL LOUVRES
LV_04	MECHANICAL LOUVRES, ACOUSTIC
LV_05	EXHAUST LOUVRES IN WINDOW SYSTEM
LV_06	METAL LOUVERS IN BRICK WALL
LV_07	AL SLIDING SHUTTERS FIXED LOUVERS
LV_08	ALL SLIDING SHUTTERS OPERATABLE LOUVERS
LV_09	VERTICAL ALUMINIUM FIXED LOUVERS
LV_10	ALUMINIUM SLATTED SCREEN
LV_11	FIXED FLAT BAR SCREEN
LV_12	LOUVRES TO CONDENSOR TOWERS
LV_13	LOUVERS TO ROOF TOP PLANT
LV_14	ALUMINIUM BOX SECTION FIXED BLADES
LV_15	ALUMINIUM PRIVACY SCREEN LOUVERS
LY	LAUNDRY
	M
M	MECHANICAL SERVICES
MATV	MASTER ANTENNA TELEVISION SERVICE
MBP	MOTOR BIKE PARKING
MBX	MAIL BOX ASSEMBLY
MCP	PRESSED METAL CAPPING
MDR	METAL DECK ROOFING
MDSP	MULTI-USE DISPENSER UNIT
MGB	MOBILE GARBAGE BIN
MJ	MITRE JOINT
MOV	MICROWAVE OVEN
MR	MIRROR
MRR	MIRROR REVERSE
MRV	MEDIUM RIGID VEHICLE
MS	MASONRY WALL TILES
MSB	MAIN SWITCH BOARD SERVICES
MTR	METER
MV	MECHANICAL VENT
MVJ	MOVEMENT JOINT
	N
NGL	NATURAL GROUND LEVEL
NOM	MOMINAL
	O
(O)	OPERABLE
OD	OVERHEAD DOOR
OFS	OVER FLOW SPOUT
OSD	ON SITE DETENTION TANK
OSR	ON SITE RETENTION TANK
OV	OVEN
	P
P	PANTRY
PB	PLASTERBOARD
PCF	POWDER COAT FINISH
PC_01	POLYSTER POWDER COATING
PC_02	POLYSTER POWDER COATING
PC_03	POLYSTER POWDER COATING
PD	PIVIOT DOOR
PDO	PLANTER DRAINAGE OUTLET
PEL	PELMET
PF	PAINT FINISH
PF_01	ACRYLIC EXTERNAL WALL PAINT
PF_02	ACRYLIC EXTERNAL WALL PAINT
PF_03	ACRYLIC EXTERNAL WALL PAINT
PFC	PARALLEL FLANGE CHANNEL
PLT	PLATFORM LIFT
PP_01	TRAFFIC ROAD MARKING PAINT
PP_02	SAFTEY HAZZARD STRIPS
PV	PAVING
PV_01	CONCRETE FOOTPATH
PV_02	STONE UNIT PAVING
PV-03	ASPHALT PAVMENT
PV_04	STABILISED CRUSHED AGGREGRATE
PV_05	FEATURE PAVEMENT BANDING
PV_06	ROOF PEBBLES
PRC	PRE CAST CONCRETE

	R
R	ROBE
(R)	RECESSED
RA	RETURN AIR
RASS	ROOF ACCESS SAFTEY SYSTEM
RC	REINFORCED CONCRETE
RD	ROLLER DOOR
REP	RECESSED EDGE PULL
RES	RESIDENTIAL
RF	REFRIGERATOR
RFF	RESILIENT FLOOR FINISH
RH	RANGE HOOD
RHS	RECTANGULAR HOLLOW SECTION
RL	RELATIVE LEVEL TO AHD
RTL	RETAIL
RY	RECYCLING
RWH	RAIN WATER HEAD
RWO	RAINWATER OUTLET
RWT	RAINWATER TANK
	S
S	STORAGE
SA	SUPPLY AIR
SB	SPLASH BACK
SBT	SEWER BOUNDRY TRAP
SC	STORAGE CAGE WITH GATE
SCN	SCREEN
SCOL	STEEL COLUMN
SD	SLIDING DOOR
SDH	SOAP DISH HOLDER
SDO	SPOON DRAIN OUTLET
SDSP	SOAD DISPENSER
SEC	SECURITY SERVICES
SFF	STONE FLOOR FINISH
SGN	SIGNAGE
SHS	SQARE HOLLOW SECTION
SHP	SPEED HUMP
SHC	SHAVING CABINET
SHR	SHOWER
SHRR	SHOWER ROSE
SIM	SIMILAR
SJ	SILICON JOINT
SK	SARKING
SKL_01	SKYLIGHT (OPENABLE)
SKL_01	SKYLIGHT (FIXED)
SKT	SKIRTING
SLR	SEALANT
SN	SAFETY HAZARD
SNK	SINK
SO	STRUCTURAL OPENING
SOP	SET OUT POINT
SP	STAIR PRESSURISATION
SPT	SPOUT
SPR	STAIR PRESSURISATION RELIEF
SQE	SQUARE EDGE
(SR)	SEMI RECESSED
SS	STAINLESS STEEL
SSD	SUB-SURFACE DRAINAGE SYSTEM
SSN	SHOWER SCREEN
SSL	STRUCTURAL SLAB LEVEL
ST_01	STAIR NO.1, 2, ETC.
STL	STEEL
STN	STAIR NOSING
STY	STUDY
SW	STORM WATER
SWD	STORMWATER DRAIN
SWF	STONE WALL FINISH
SWP	STORMWATER PIT
	T
(T)	THERMAL
TCE	TERRACE
TD	TIMBER DECK
TDSP	TOWEL DISPENSER UNIT
TE	TOOLED EDGE
TF	TIMBER FLOOR
TFF	TIMBER FLOOR FINISH
TFW	TRADE FLOOR WASTE
TGSI	TACTILE GROUND SURFACE INDICATOR
TGIS	TACTILE INDICATORS
TH	THRESHOLD
TND	TUNDISH
TOH	TOP OF HOB
TOS	TOP OF SCREEN
TOW	TOP OF WALL
TPS	TAPSET
TR	TOWEL RALL
TRA	TENANT RETURN AIR
TRH	TOILET ROLL HOLDER
TSA	TENANT SUPPLY AIR
TV	TIMBER VANEER
TYP.	TYPICAL
	U
U/G	UNDERGROUND
U/S	UNDERSIDE
UA	UNEQUAL ANGEL
UCT	UNDER CUT
UG	UPPER GROUND
UNO	UNLESS NOTED OTHERWISE
UT	UTILITY SPACE
UR	URINAL
	V
V	VOID
VIS	VISITOR
VN	VINYL
VP	VENT PIPE
	W
WC	WC
WC-A	WC_ACCESSIBLE
WC_F	WC- FEMALE
WC_M	WC- MALE
WC_U	WC- UNISEX
WR	WALK IN ROBE
WM	WASHING MACHINE
WP	WEATHER PROF
WPM	WATERPROOF MEMBRANCE SYSTEM
WPM_01	WATERPROOFING SYSTEM EXTERNAL
WPM_02	LIQUID POLYURETHANE - EXTERNAL (LOW TRAFFIC)
WPM_03	LIQUID POLYURETHANE - NON EXPOSED
WPM_04	WATERSTOP
WPM_05	TANKING ACRYLIC CEMENTITOUS COATING
WPM_06	MOISTURE CURING POLUURETHANE SEALANT
WPM_07	MULTHLAYER SHEET MEMBRANE
WPM_2*	WATERPROOFING SYSTEM, INTERNAL
WPM_21	LIQUID-APPLIED MEMBRANCE
WST	SHEEL STOP
WTM	WATERMETER

PLANNING CONTROLS

- SITE
- BUILD TO BOUNDARIES
- R2 - LOW DENSITY RESIDENTIAL HOB: 8.5m FSR 0.5: 1
- R3 - MEDIUM DENSITY RESIDENTIAL HOB: 16m FSR 1.3: 1
- IN1 - GENERAL INDUSTRIAL HOB: 12m FSR 1: 1
- SITE SETBACKS
- 3m LANDSCAPED ZONE ALONG STREET FRONTAGE
- DEEP SOIL ZONE - DCP 30% = 369m²
- DEEP SOIL ZONE - ADG 7% = 524m²
- COMMUNAL OPEN SPACE - (ADG) 25% = 1871m²
- COURTYARD ZONE
- LANDSCAPE SETBACK TO BASEMENT DRIVEWAY
- SEMI - ACTIVE FRONTAGE (NOT CONTINUOUS ACTIVE STREET FRONTAGE)
- ARTICULATION ZONE (CAN INCLUDE OPEN STRUCTURE ELEMENTS, BALCONIES, HOODS AND BAY WINDOWS)
- FUTURE PLANNED BUILT FORM
- EASEMENT - TO BE EXTINGUISHED
- EXISTING STREET TREE
- DCP STREET TREE - 2 TREES FOR EVERY 10m
- 8m CANOPY TREE - 2 TREES FOR EVERY 15m
- 6m CANOPY DCP STREET TREE (B3 ZONE) - 1 TREES FOR EVERY 15m
- BASEMENT FOOTPRINT 3m FROM BOUNDARY
- A — 20% ADAPTABLE
- L — 10% LIVABLE HOME
- FUTURE BUILDING ENVELOPE
- VEHICULAR ACCESS
- MIN. 20m FRONTAGE

UNIT TYPES

- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING

- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- STORAGE/PLANT

SITE ANALYSIS

- SITE
- STRUCTURES ON SITE
- NEIGHBOURING STRUCTURE FOOT PRINT
- FOOTPATH
- GRASS VERGE
- STREET PARKING ZONE
- EASEMENT - TO BE EXTINGUISHED
- FALL OF TERRAIN
- VEHICULAR ACCESS
- TRAFFIC DIRECTION AND LANES
- EXISTING TREES
- CROSSING
- LIGHT POLE
- POWER POLE + POWER LINES
- SPEED HUMP
- NO STOPPING ZONE
- P — PIT
- TPIT — TELSTRA PIT
- UNDERGROUND ELECTRICITY
- UNDERGROUND TELECOMMUNICATIONS
- GAS MAIN
- WATER MAIN
- PREVAILING BREEZES
- NOISE SOURCE
- PEDESTRIAN CROSSING
- B — BUS STOP
- 1 — LOT 16 DP234941 592.59m²
- 2 — LOT 17 DP234941 634.45m²
- ACTIVE FRONTAGE

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LEGEND

ACCOMODATION SUMMARY

LEVEL	TYPICAL UNIT TYPES		
	1BED	2BED	3BED
BASEMENT 02			
BASEMENT 01			
GROUND LEVEL	4	15	6
LEVEL 01	8	15	5
LEVEL 02	9	15	5
LEVEL 03	9	15	5
LEVEL 04	5	8	4
LEVEL 05	5	8	4
TOTALS	**40**	**76**	**29**
%	28%	52%	20%

LEVEL	ADAPTABLES			ADAPTABLE UNITS
	1BED	2BED	3BED	
BASEMENT 02				
BASEMENT 01				
GROUND LEVEL	0	1	0	1
LEVEL 01	0	3	3	6
LEVEL 02	0	2	3	5
LEVEL 03	0	2	3	5
LEVEL 04	0	1	3	4
LEVEL 05	0	1	0	1
TOTALS	0	10	12	**22**
%				**15%**

LEVEL	LIVEABLE			LIVEABLE UNITS
	1BED	2BED	3BED	
BASEMENT 02				
BASEMENT 01				
GROUND LEVEL	0	1	0	1
LEVEL 01	0	4	3	7
LEVEL 02	0	3	3	6
LEVEL 03	0	3	3	6
LEVEL 04	0	2	3	5
LEVEL 05	0	1	3	5
TOTALS	0	14	15	29
%				20%

LEVEL	DAYLIGHT ACCESS	CROSS - VENT	SOUTH FACING	GFA	
				Resi m2	Retail m2
BASEMENT 02			0		
BASEMENT 01			0		
GROUND LEVEL	15	15	3	2245	
LEVEL 01	17	18	4	2273	
LEVEL 02	17	19	4	2321	
LEVEL 03	23	19	3	2321	
LEVEL 04	12	11	3	1408	
LEVEL 05	17	11	0	1408	
TOTALS	**101**	**93**	**17**	**11,976**	-
%	**70%**	**64%**	**12%**		

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02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0006824780 24 Nov 2021
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
Assessor Robert Romanous
Accreditation No. 101535
Address 25 George St , North Strathfield , NSW, 2137
hstar.com.au

ABSA Australian Building Sustainability Assessor
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 02/10/2021 -02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature
This Accredited Assessor is a member of ABSA and is bound by ABSA's Assessor Code of Practice

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE SCALE
22/10/21
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEGEND AND BASIX
SHEET NO. DA 001
REVISION. C

GENERAL NOTES

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:32 pm

LEGEND

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

N

0 20 50 100m

PROJECT
25 GEORGE STREET

SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137

JOB NO
1711

CHECKED DRAWN

DATE
22/10/21

SCALE
1:2000 @ A1 1:4000 @A3

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
CONTEXT PLAN

SHEET NO.
DA 004

REVISION.
C

14
1 STOREY
BRICK DWELLING

12
1 STOREY
BRICK DWELLING

10
1 STOREY
BRICK DWELLING

6 & 8
1 STOREY
SEMI DETACHED
BRICK DWELLING

2 & 4
1 STOREY
SEMI DETACHED
BRICK DWELLING

500m TO CONCORD WEST TRAIN STATION/ TOWN CENTRE,
100m TO CHILD CARE/SHOPS/SUPERMARKET,
500m TO VICTORIA AVE PUBLIC SCHOOL
800m TO BICENTENTIAL PARK

154A
1 STOREY
BRICK DWELLING

154
1 STOREY
BRICK DWELLING

152
1 STOREY
BRICK DWELLING

150
1 STOREY
BRICK DWELLING

148
2 STOREY
BRICK DWELLING

5
1 STOREY
BRICK
DWELLING

3
1 STOREY
BRICK
DWELLING

1
1 STOREY
BRICK
DWELLING

7 STOREY
BRICK
MIXED USE BUILDING

7 STOREY
BRICK
RESIDENTIAL UNIT
BUILDING

7 STOREY
BRICK RESIDENTIAL UNIT BUILDING

27 GEORGE
STREET

4 STOREY
BRICK
MIXED USE BUILDING

5 STOREY
BRICK
RESIDENTIAL UNIT
BUILDING

SUMMER
WIND

WINTER
WIND

RL 9.32

SB 113.52 75°30'30"

FALL = 5.08m

RL 14.40

N

WINTER PM

1 & 2 STOREY BRICK
FACTORY UNITS

WINTER
AM

SB 20.30 169°56'10"

**25 GEORGE STREET
SITE AREA = 7485m²**

BITUMEN CARPARK

SUMMER
PM

GARDEN

SB 67.40 345°29'55"

FALL = 2.82m

BITUMEN CARPARK

SUMMER
AM

FALL = 0.23m

EASEMENT

EASEMENT

SB 47.25 169°10'00"

1 & 2 STOREY BRICK
FACTORY UNITS

FALL = 2.01m

RL 12.14

RL 14.15

SB 108.93 255°30'30"

SWIMMING POOL

23A GEORGE
STREET

3 STOREY
BRICK
RESIDENTIAL UNIT
BUILDING

SOUTHERN
SUMMER WIND

TENNIS COURT

4 STOREY
BRICK
RESIDENTIAL UNIT BUILDING

23 GEORGE STREET

GEORGE STREET

GREAT NORTHERN RAILWAY

1 STOREY
BRICK DWELLING

ARGONNE STREET

250m TO POWELLS CREEK RESERVE/
TENNIS COURT,
550m TO MASON PARK/TOP OVAL/
BRESSINGTON PARK
850m TO DFO HOMEBUSH

WATER

146
1 STOREY
BRICK DWELLING

6
2 STOREY
BRICK &
WEATHERBOARD
DWELLING

4
1 STOREY
BRICK
DWELLING

2
1 STOREY
BRICK
DWELLING

144
2 STOREY
BRICK DWELLING

142
1 STOREY
RENDERED BRICK
DWELLING

140
1 STOREY
BRICK DWELLING

138
1 STOREY
BRICK DWELLING

136
1 STOREY
BRICK & WEATHERBOARD
DWELLING

MENA STREET

700m TO NORTH STRATHFIELD TRAIN STATION,
100m TO CHILD CARE,
800m TO SHOPS/RESTAURANT/
ENTERTAINMENT/GYM/SUPERMARKET

6.0
Average star rating
NATIONWIDE HOUSE ENERGY RATING
www.nathers.gov.au

0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North
Strathfield , NSW, 2137
hstar.com.au

ABSA
Australian Building Sustainability Assessors

Accreditation Number 0210/0021-0210/0022
Assessor's Name Robert Romanous
Assessor's Number 101535
Assessor's Signature

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file: 1711_NORTH STRATHFIELD1_MARKETING
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LEGEND

SITE ANALYSIS

- SITE
- STRUCTURES ON SITE
- NEIGHBOURING STRUCTURE FOOT PRINT
- FOOTPATH
- GRASS VERGE
- STREET PARKING ZONE
- EASEMENT - TO BE EXTINGUISHED
- FALL OF TERRAIN
- VEHICULAR ACCESS
- TRAFFIC DIRECTION AND LANES
- EXISTING TREES
- CROSSING
- LIGHT POLE
- POWER POLE + POWER LINES
- SPEED HUMP
- NO STOPPING ZONE
- P PIT
- TPIT TELSTRA PIT
- UNDERGROUND ELECTRICITY
- UNDERGROUND TELECOMMUNICATIONS
- GAS MAIN
- WATER MAIN
- PREVAILING BREEZES
- NOISE SOURCE
- PEDESTRIAN CROSSING
- B BUS STOP
- 1 LOT 16 DP234941 592.59m²
- 2 LOT 17 DP234941 634.45m²
- ACTIVE FRONTAGE

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0 4 10 20m

PROJECT
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SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE SCALE
22/10/21 1:400 @ A1 1:800 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SITE ANALYSIS
SHEET NO. REVISION.
DA 005 C

14
(E) 1 STOREY
BRICK DWELLING

12
(E) 1 STOREY
BRICK DWELLING

10
(E) 1 STOREY
BRICK DWELLING

6 & 8
(E) 1 STOREY
SEMI DETACHED
BRICK DWELLING

2 &4
(E) 1 STOREY
SEMI DETACHED
BRICK DWELLING

6.000

154A
(E) 1 STOREY
BRICK DWELLING

FUTURE DEVELOPMENT
LZ R2 LOW DENSITY RESIDENTIAL
FSR 0.5:1
HOB 8.5m

154
(E) 1 STOREY
BRICK DWELLING

152
(E) 1 STOREY
BRICK DWELLING

4.500

150
(E) 1 STOREY
BRICK DWELLING

3
(E) 1 STOREY
BRICK
DWELLING

1
(E) 1 STOREY
BRICK
DWELLING

148
(E) 2 STOREY
BRICK DWELLING

ARGONNE STREET

GEORGE STREET

(E) 7 STOREY
BRICK
MIXED USE BUILDING

(E) 7 STOREY
BRICK
RESIDENTIAL UNIT
BUILDING

(E) 7 STOREY
BRICK RESIDENTIAL UNIT BUILDING

27 GEORGE STREET FUTURE DEVELOPMENT
LZ R3 MEDIUM DENSITY RESIDENTIAL
FSR 1.3:1
HOB 16m

(E) 4 STOREY
BRICK
MIXED USE BUILDING

(E) 5 STOREY
BRICK
RESIDENTIAL UNIT
BUILDING

5.000
5.000
6.000

1,868 m²

521 m²

4.000
4.500

6.000
8.000

COMMUNAL OPEN SPACE
= 25% (1871m²)

5,490 m²

DEEP SOIL ZONE
= 7% (524m²)

25 GEORGE STREET
SITE AREA = 7485m²

LZ R3
FSR 1.60:1
GFA 7485
HOB 12m
(2-4 STOREYS INTERFACE HEIGHT
5-6 STOREYS TRANSITION HEIGHT)
LANDSCAPING 4 (MIN) CANOPY TREES

5.000
6.000
5.000

3 STOREY
(E) BRICK
RESIDENTIAL UNIT
BUILDING

23A GEORGE STREET FUTURE DEVELOPMENT
LZ R3 MEDIUM DENSITY RESIDENTIAL
FSR 0.7:1
HOB 16m

4 STOREY
(E) BRICK
RESIDENTIAL UNIT BUILDING

GREAT NORTHERN RAILWAY

(E) 1 STOREY
BRICK DWELLING

(E) 1 STOREY
BRICK DWELLING

(E) 1 STOREY
BRICK DWELLING

(E) 1 STOREY
BRICK DWELLING

(E) 1 STOREY
BRICK
DWELLING

(E) 1 STOREY
BRICK DWELLING

(E) 1 STOREY
BRICK DWELLING

(E) 1 STOREY
BRICK DWELLING

(E) 1 STOREY
BRICK DWELLING

(E) 1 STOREY
BRICK
DWELLING

(E) 1 STOREY
BRICK DWELLING

(E) 1 STOREY
BRICK
DWELLING

6
(E) 2 STOREY
BRICK &
WEATHERBOARD
DWELLING

4
(E) 1 STOREY
BRICK
DWELLING

2
(E) 1 STOREY
BRICK
DWELLING

146
(E) 1 STOREY
BRICK DWELLING

144
(E) 2 STOREY
BRICK DWELLING

142
(E)1 STOREY
RENDERED BRICK
DWELLING

4.500

FUTURE DEVELOPMENT
LZ R2 LOW DENSITY RESIDENTIAL
FSR 0.5:1
HOB 8.5m

140
(E) 1 STOREY
BRICK DWELLING

138
(E) 1 STOREY
BRICK DWELLING

5
(E) 1 STOREY
BRICK DWELLING

3
(E) 1 STOREY
BRICK DWELLING

1
(E) 1 STOREY
BRICK DWELLING

136
(E) 1 STOREY
BRICK & WEATHERBOARD
DWELLING

MENA STREET

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:33 pm

LEGEND

- SITE
- BUILD TO BOUNDARIES
- R2 - LOW DENSITY RESIDENTIAL HOB 8.5m FSR 0.5 :1
- R3 - MEDIUM DENSITY RESIDENTIAL HOB 16m FSR 1.3 :1
- IN1 - GENERAL INDUSTRIAL HOB 12m FSR 1.:1
- SITE SETBACKS
- 3m LANDSCAPED ZONE ALONG STREET FRONTAGE
- DEEP SOIL ZONE - DCP 30% = 369m²
- DEEP SOIL ZONE - ADG 7% = 524m²
- COMMUNAL OPEN SPACE - (ADG) 25% = 187.1m²
- COURTYARD ZONE
- LANDSCAPE SETBACK TO BASEMENT DRIVEWAY
- SEMI - ACTIVE FRONTAGE (NOT CONTINUOUS ACTIVE STREET FRONTAGE)
- ARTICULATION ZONE (CAN INCLUDE OPEN STRUCTURE ELEMENTS, BALCONIES, HOODS AND BAY WINDOWS)
- FUTURE PLANNED BUILT FORM
- EASEMENT - TO BE EXTINGUISHED
- EXISTING STREET TREE
- DCP STREET TREE - 2 TREES FOR EVERY 10m
- 8m CANOPY TREE - 2 TREES FOR EVERY 15m
- 6m CANOPY DCP STREET TREE (B3 ZONE) - 1 TREES FOR EVERY 15m
- BASEMENT FOOTPRINT 3m FROM BOUNDARY
- A 20% ADAPTABLE
- L 10% LIVABLE HOME
- FUTURE BUILDING ENVELOPE
- VEHICULAR ACCESS
- MIN. 20m FRONTAGE

DCP CONTROL

Zone: R3 MEDIUM DENSITY RESIDENTIAL
Height of building: 12 m (LEP)
FSR: 1.60:1
GFA: 7485m²

DCP DRAFT SPECIAL PRECINCT
Height of building: 2-4 STOREYS INTERFACE, 5-6 TRANSITION

Car parking **not within 400 metres walking distance of B3 Commercial Core or B4 Mixed Use Zones**

	Min park Space req
TYPE OF DWELLING (MAX./ DWELLING	
Studio	0.3 spaces
1 Bed	0.5 spaces
2 Bed	0.9 spaces
3 Bed	1.2 spaces
VISTOR PARKING (MAX./ DWELLING)	
Space per dwelling for visitor parking	0.1 spaces
OTHER (MAX./ M²)	
Commercial	100 spaces/m²
Retail	70 spaces/m²
Industrial	120 spaces/m²

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ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 4 10 20m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:400 @ A1 1:800 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
PLANNING ANALYSIS
SHEET NO. DA 006
REVISION. C

0006824780 24 Nov 2021
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
Assessor Robert Romanous
Accreditation No. 101535
Address 25 George St , North Strathfield , NSW , 2137
hstar.com.au

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 02/10/2021 -02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor# Signature
This Accredited Assessor is supported by NABERS Accredited Assessor Training and has met the requirements of the Code of Practice

STREET

154
1 STOREY
BRICK DWELLING

4 STOREY
BRICK
MIXED USE BUILDING

5 STOREY
BRICK
RESIDENTIAL UNIT
BUILDING

152
1 STOREY
BRICK DWELLING

150
1 STOREY
BRICK DWELLING

148
2 STOREY
BRICK DWELLING

GEORGE STREET

SB 113.52 75°30'30"

SB 67.40 345°29'55"

SB 20.30 169°56'10"

SB 47.25 169°10'00"

SB 108.93 255°30'30"

GAS

+9.805

+9.426

2.424

DOWN TO BASEMENT

RAMP 1:8

2.88

8m SETBACK

8m SETBACK

LOADING DOCK ABOVE

BLD OVER

BLD OVER

BLD OVER

BLD OVER

BLD OVER

BLD OVER

BLD UNDER

COMMUNAL OPEN SPACE
REFER TO LANDSCAPE
ARCHITECT'S PLANS
FOR DETAILS

REFER TO LANDSCAPE
ARCHITECT'S PLANS FOR DETAILS

OPEN SERVICE
AREA

LIFT
O/R
+33.040

OPEN SERVICE
AREA

LIFT
O/R
+33.040

+25.340

LIFT
O/R

+24.240

CHAIR
LIFT

INDICATIVE
PV PANELS
LOCATION
170 m²

+31.940

+31.940

8m SETBACK

+25.340

LIFT
O/R

9.400

12.400

9.400

13.500

PEDESTRIAN ENTRY

KIOSK

6m SETBACK

REFER TO LANDSCAPE
ARCHITECT'S PLANS FOR DETAILS

SWIMMING POOL

23A GEORGE
STREET

3 STOREY
BRICK
RESIDENTIAL UNIT
BUILDING

TENNIS COURT

GREAT NORTHERN RAILWAY

146
1 STOREY
BRICK DWELLING

144
2 STOREY
BRICK DWELLING

142
1 STOREY
RENDERED BRICK
DWELLING

140
1 STOREY
BRICK DWELLING

138
1 STOREY
BRICK DWELLING

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N
0 2.5 5 10m

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DATE 22/10/21
SCALE 1:250 @ A1 1:500 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SITE PLAN
SHEET NO. DA 007
REVISION. C

0006824780 24 Nov 2021
6.0 Average star rating
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Accreditation No. 101535
Address 25 George St , North Strathfield , NSW , 2137
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ABSA
Assessor Robert Romanous
Accreditation Period 02/10/2021-02/10/2022
Assessor Number 101535

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0 2.5 5 10m

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SCALE 1:250 @ A1 1:500 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
STREETSCAPE
SHEET NO. DA 008
REVISION. C

1 - 136 - 144 GEORGE STREET

136 GEORGE STREET

138 GEORGE STREET

140 GEORGE STREET

142 GEORGE STREET

144 GEORGE STREET

146 GEORGE STREET

2 - 148 - 156 GEORGE STREET, 2 CONWAY AVENUE

148 GEORGE STREET

150 GEORGE STREET

152 GEORGE STREET

154 GEORGE STREET

156 GEORGE STREET

2 CONWAY AVENUE

3 - 27-29 GEORGE STREET

27-29 GEORGE STREET

4 - 23A GEORGE STREET

23A GEORGE STREET

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LEGEND

GEORGE STREET WEST

GEORGE STREET WEST IS CHARACTERISED BY SINGLE / TWO STOREY DETACHED BRICK COTTAGES.
THE ARCHITECTURAL CHARACTER IS MIXED RANGING FROM FEDERATION AND CALIFORNIAN BUNGALOW STYLE HOMES TO THE MORE RECENT CONTEMPORARY ARCHITECTURAL STYLES. A TYPICAL LOW DENSITY SUBDIVISION PATTERN IS APPARENT WHICH CAN BE INTERPRETED THROUGH THE DRIVEWAYS, FENCES AND DETACHED NATURE OF THE BUILT FORMS.

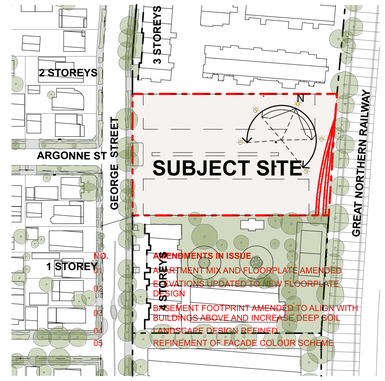
GEORGE STREET EAST (NORTH OF SITE)

ON THE EASTERN SIDE OF GEORGE STREET, NORTH OF THE SUBJECT SITE THERE IS A SUBSTANTIAL MEDIUM DENSITY DEVELOPMENT. THE SCALE OF THIS DEVELOPMENT IS SIMILAR TO THAT OF THE PROPOSED SITE WITH APPROXIMATELY A 6M STREET SETBACK AND A FOUR STOREY BUILDING TO GEORGE STREET. BUILDINGS WITHIN THE DEVELOPMENT STEP UP IN SCALE TOWARDS THE REAR OF THE SITE. THE DEVELOPMENT IS LARGELY CONSTRUCTED OF MONOCROMATIC RED FACE BRICK WITH METAL PANEL BALUSTRADES.

THE EASTERN SIDE OF GEORGE STREET IS LINED WITH SUBSTANIAL DENSE STREET TREES THAT ASSIST IN SOFTENING THE CHARACTER OF THE STREET AND MITIGATING THE CHANGE IN SCALE FROM 4 STOREYS ON THE EASTERN SIDE TO THE LOWER SCALE RESIDENTIAL HOUSES THAT LINE THE WESTERN SIDE OF GEORGE STREET.

GEORGE STREET EAST (SOUTH OF SITE)

ON THE EASTERN SIDE OF GEORGE STREET, SOUTH OF THE SUBJECT SITE THERE IS A CIRCA 1990'S FACE BRICK DEVELOPMENT. THE SCALE OF THIS DEVELOPMENT IS ALSO SIMILAR TO THAT OF THE PROPOSED SITE WITH AN APPROXIMATE 6M SETBACK AND 3 STOREYS OF ACCOMMODATION OVER A GROUND FLOOR CAR PARK LEVEL.



REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

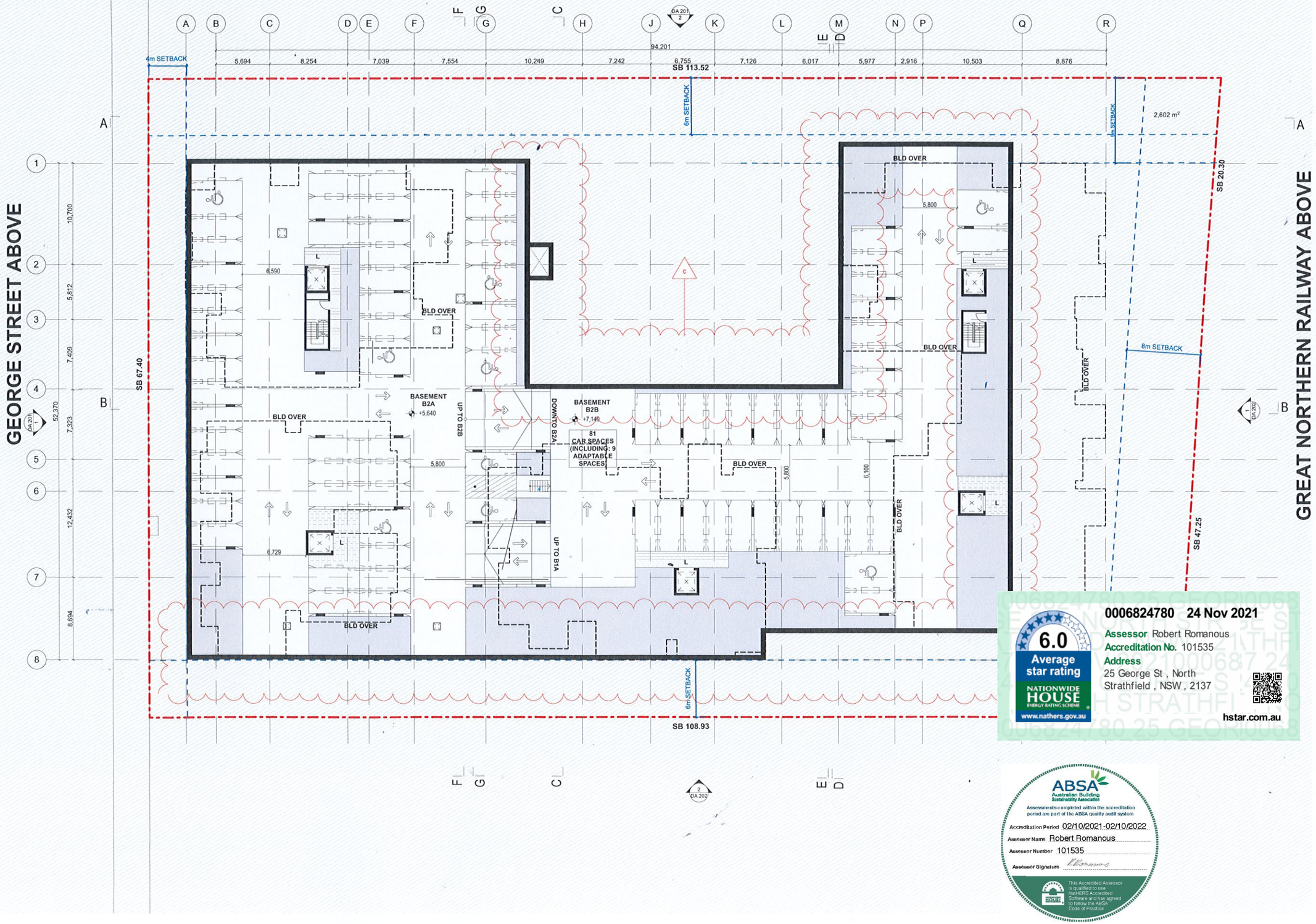
D.
0
0
0
0
05

AMENDMENTS IN ISSUE
APARTMENT MIX AND FLOORPLATE AMENDED
ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
LANDSCAPE DESIGN REFINED
REFINEMENT OF FACADE COLOUR SCHEME

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED
DRAWN
DATE
22/10/21
SCALE
1:100 @ A1 1:200 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
STREETSCAPE ANALYSIS
SHEET NO.
DA 009
REVISION.
C



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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:34 pm

LEGEND

UNIT TYPES

- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING
- BALCONY
- RESIDENTIAL CARSPACE
- V VISITORS CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B BOLLARD
- S STORAGE CAGES
- SR STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C AIR CONDITIONER CONDENSER UNIT
- STORAGE/PLANT

DCP CAR PARKING RATES

Maximum Car Parking Rates (Extract of Table 3.2 Parramatta Road Corridor Urban Transformation Strategy, Planning and Design Guidelines, Nov 2016, Page -

Category	Residential (max. spaces per dwelling)				
	Studio	1 bed	2 bed	3 bed	Visitor
Homebush Precinct	0.3	0.5	0.9	1.2	0.1

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/5/20
A	ISSUE FOR DA	10/1/20

0006824780 24 Nov 2021

6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North
Strathfield , NSW , 2137

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ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

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SYDNEY NSW 2010
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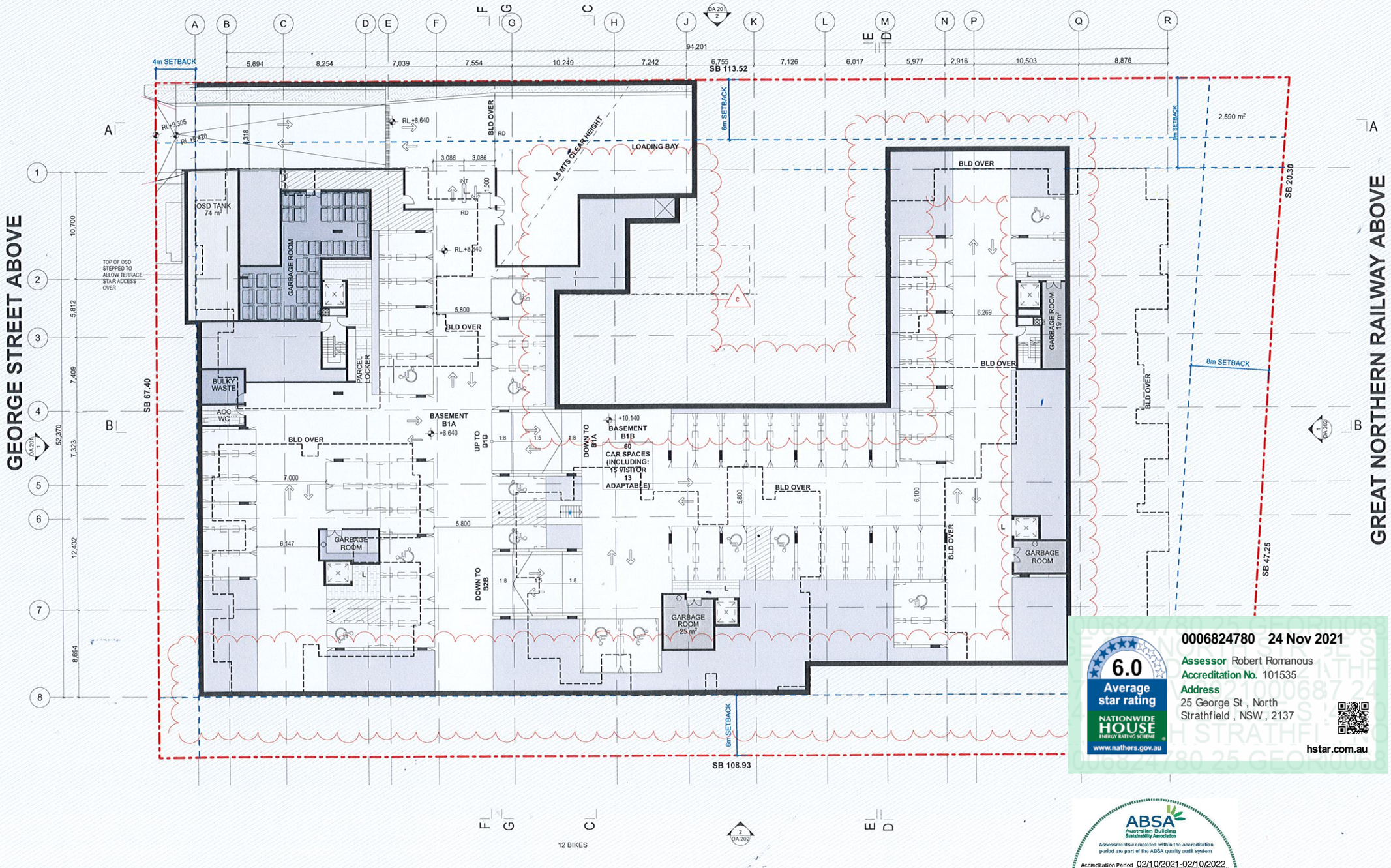
ABN 81 612 046 643
NOMINATED ARCHITECT: RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 2 5 10m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED
DRAWN
DATE
22/10/21
SCALE
1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
BASEMENT 2 PLAN
SHEET NO
DA 101
REVISION
C



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LEGEND

UNIT TYPES

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REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
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0006824780 24 Nov 2021
Assessor Robert Romanous
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6.0 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

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NOMINATED ARCHITECT RACHID ANDARY 8627

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SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 2 5 10m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED
DRAWN
DATE
22/10/21
SCALE
1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
BASEMENT 1 PLAN
SHEET NO
DA 102
REVISION
C

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:34 pm

LEGEND

UNIT TYPES

- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING
- BALCONY
- RESIDENTIAL CARSPACE
- V VISITORS CARSPACE
- ACCESSIBLE CARSPACE
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- B BOLLARD
- S STORAGE CAGES
- SR STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C AIR CONDITIONER CONDENSER UNIT
- STORAGE/PLANT

27 GEORGE STREET
4 STOREY

27 GEORGE STREET
6 STOREY

23A GEORGE STREET
4 STOREY

GEORGE STREET

GREAT NORTHERN RAILWAY

BLD OVER

4m SETBACK

6m SETBACK

8m SETBACK

SB 113.52

SB 20.30

SB 47.25

SB 67.40

SB 108.93

BLD UNDER

DOWN TO BASEMENT

FBV UNDER

GAS

LOADING DOCK UNDER

COMMUNAL OPEN SPACE
REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DETAILS

REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DETAILS

BUILDING A1

BUILDING A2

BUILDING B

BUILDING C1

BUILDING C2

LOBBY

CHAIR LIFT

A / L

KIOSK

PEDESTRIAN WALKWAY

SWIMMING POOL

G01 2B 77 m²
G02 3B 104 m²
G03 1B 50 m²
G04 2B 75 m²
G05 3B 102 m²
G06 2B 75 m²
G07 3B 104 m²
G08 2B 77 m²
G09 2B 77 m²
G10 2B 77 m²
G11 2B 77 m²
G12 2B 77 m²
G13 2B 77 m²
G14 2B 75 m²
G15 1B 51 m²
G16 2B 77 m²
G17 3B 104 m²
G18 1B 50 m²
G19 2B 75 m²
G20 1B 50 m²
G21 3B 101 m²
G22 2B 78 m²
G23 3B 97 m²
G24 2B 84 m²
G25 2B 76 m²

NO. AMENDMENTS IN ISSUE

01 APARTMENT MIX AND FLOORPLATE AMENDED
02 ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03 BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04 LANDSCAPE DESIGN REFINED
05 REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
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ARCHITECT
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Sturt Noble Associates

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0 2 5 10m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
GROUND LEVEL PLAN
SHEET NO. DA 103
REVISION. C

0006824780 24 Nov 2021
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North Strathfield , NSW , 2137
hstar.com.au

ABSA
Australian Building Sustainability Association
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature
This Accredited Assessor is accredited to use the Nationwide House Energy Rating Software and has agreed to comply with the Code of Conduct.

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:35 pm

LEGEND

UNIT TYPES

- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- STORAGE/PLANT

NO. AMENDMENTS IN ISSUE

01 APARTMENT MIX AND FLOORPLATE AMENDED
02 ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03 BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04 LANDSCAPE DESIGN REFINED
05 REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

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N
0 2 5 10m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVEL 1 PLAN
SHEET NO. DA 104
REVISION. C

NATIONWIDE HOUSE ENERGY RATING SCHEME
6.0 Average star rating
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Assessor Robert Romanous
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Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
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print date and time: Friday, 22 October 2021 @ 4:35 pm

LEGEND

UNIT TYPES

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- CBCC AFFORDABLE HOUSING
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01 APARTMENT MIX AND FLOORPLATE AMENDED
02 ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
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04 LANDSCAPE DESIGN REFINED
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REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
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NOMINATED ARCHITECT RACHID ANDARY 8627

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0 2 5 10m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVEL 2 PLAN
SHEET NO. DA 105
REVISION. C

0006824780 24 Nov 2021
6.0 Average star rating
Assessor: Robert Romanous
Accreditation No. 101535
Address
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ABSA Assessor Number 101535
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Assessor Name: Robert Romanous
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Assessor Signature:

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LEGEND

UNIT TYPES

- 1 BED
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0 2 5 10m

PROJECT
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SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVEL 3 PLAN
SHEET NO. DA 106
REVISION. C

0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North Strathfield , NSW , 2137
6.0 Average star rating
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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:35 pm

LEGEND

UNIT TYPES

- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- STORAGE/PLANT

NO. AMENDMENTS IN ISSUE

01 APARTMENT MIX AND FLOORPLATE AMENDED
02 ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03 BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04 LANDSCAPE DESIGN REFINED
05 REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

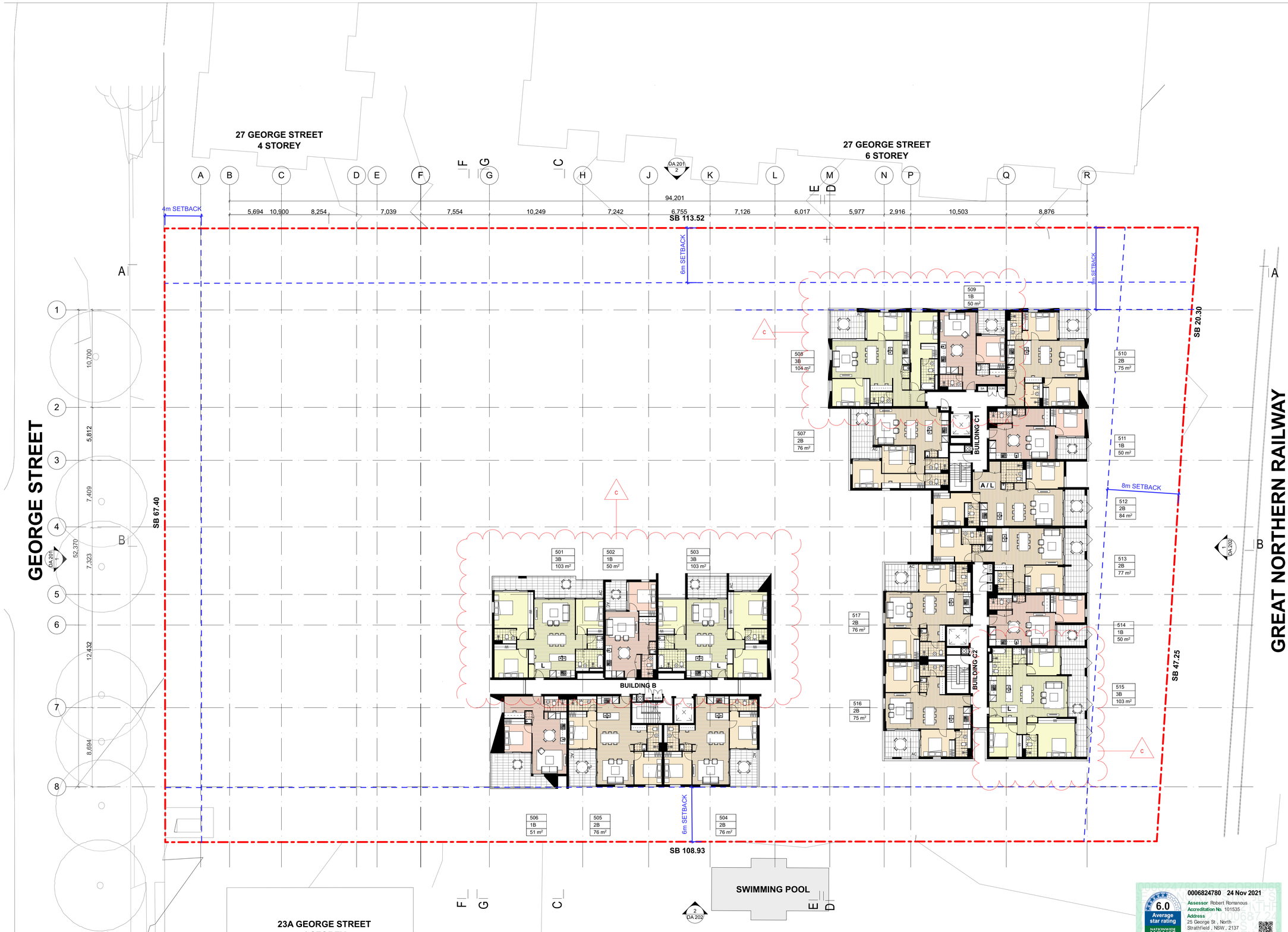
CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

N
0 2 5 10m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVEL 4 PLAN
SHEET NO. DA 107
REVISION. C

0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address 25 George St , North Strathfield , NSW , 2137
6.0 Average star rating NATIONWIDE HOUSE ENERGY RATING www.nathers.gov.au
hstar.com.au

ABSA Australian Building Sustainability Assessor
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature



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LEGEND

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04	LANDSCAPE DESIGN REFINED
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REVISION ID	ISSUE NAME	ISSUE DATE
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SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

N
0 2 5 10m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVEL 5 PLAN
SHEET NO. DA 108
REVISION. C

0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North Strathfield , NSW , 2137
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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ABSA Australian Building Sustainability Association
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
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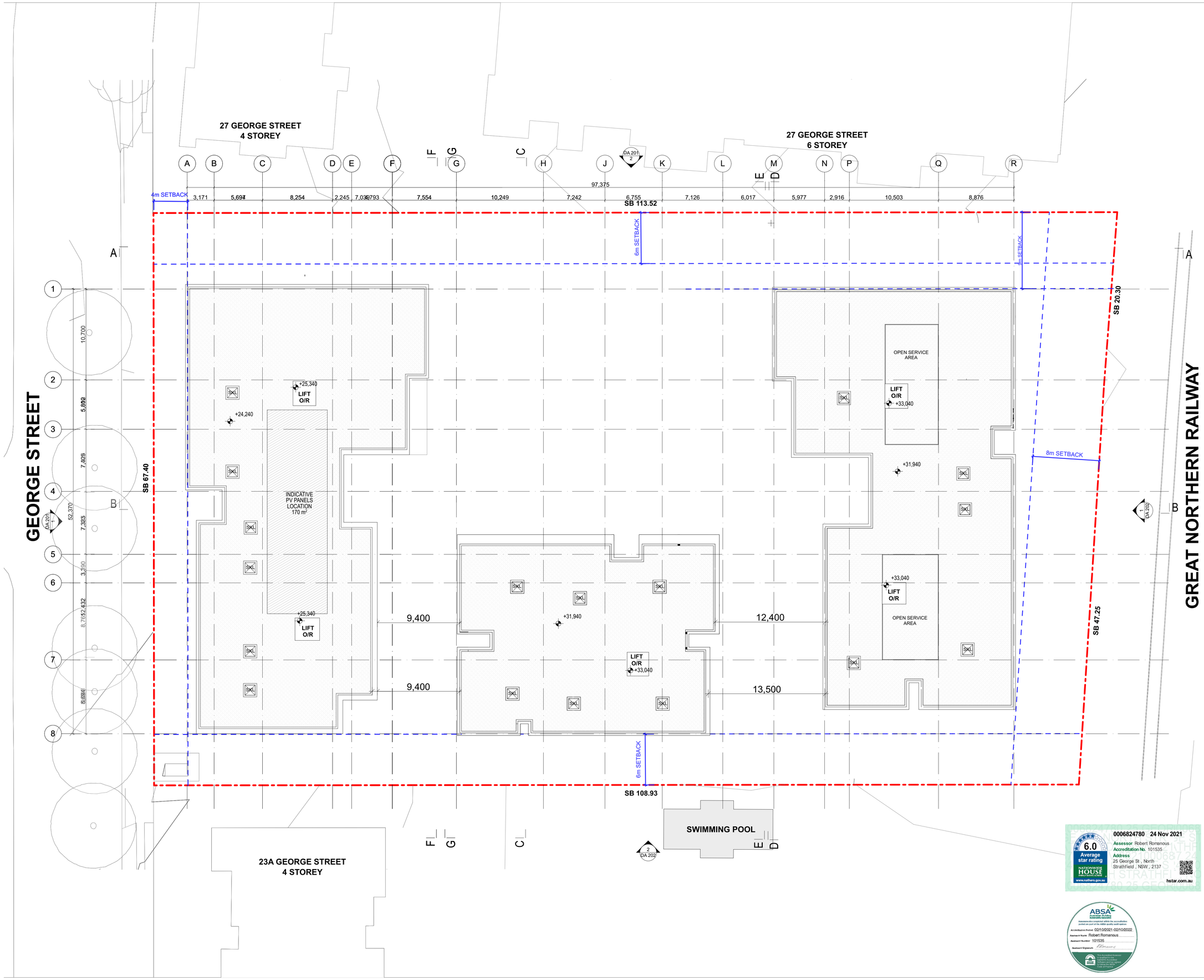

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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

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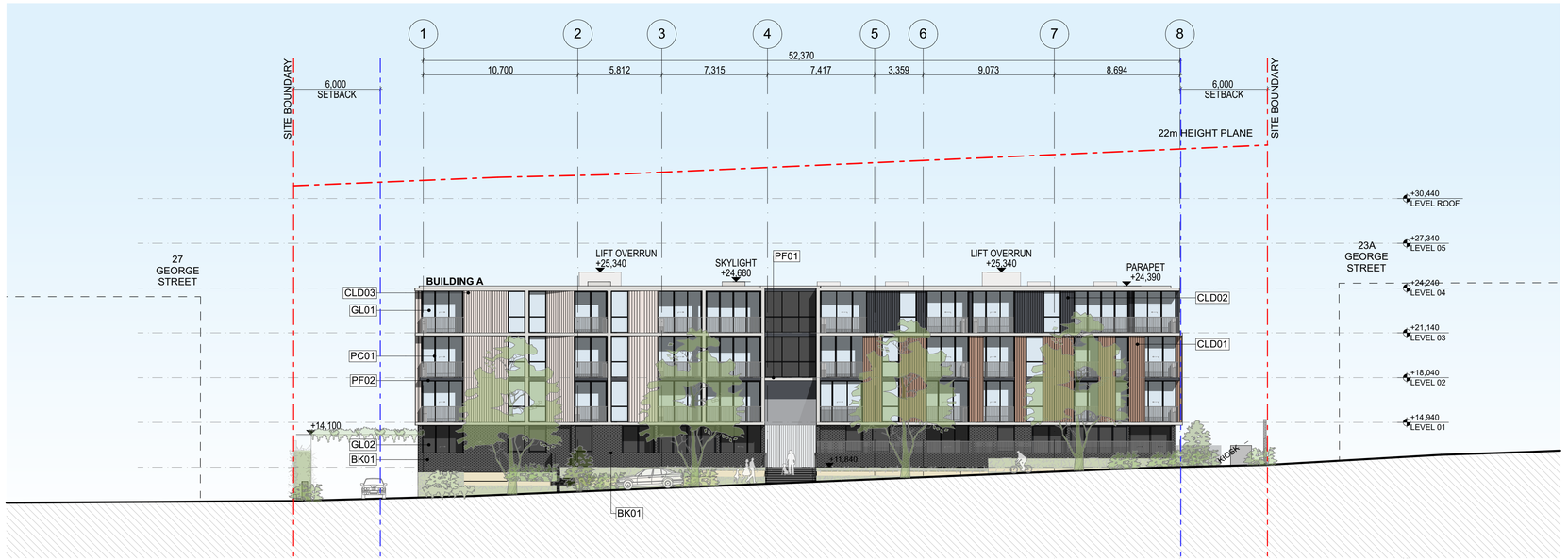
N
0 2 5 10m

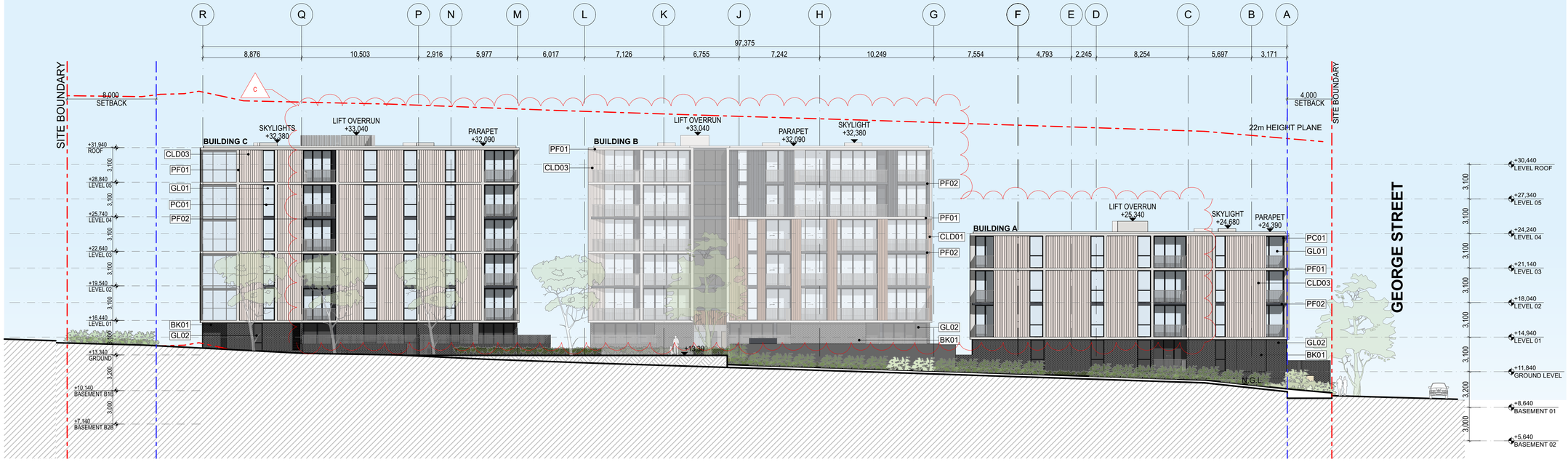
PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
ROOF PLAN
SHEET NO. DA 109
REVISION. C

0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address 25 George St , North Strathfield , NSW, 2137
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING
www.nathers.gov.au
hstar.com.au

ABSA Australian Building Sustainability Assessor
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature
This Accredited Assessor has completed ABSA's Accredited Software and has agreed to abide by the ABSA Code of Practice



1 - WEST ELEVATION - GEORGE STREET
1:200



2 - NORTH ELEVATION
1:200

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:35 pm

LEGEND

BK01	BRICK CLADDING	COLOUR: DARK MASONRY SIMILAR TO ZEPHYR
CLD01	LIGHT WEIGHT MASONRY CLADDING	COLOUR: TOFFEE TAN OR SIMILAR
CLD02	LIGHT WEIGHT METAL CLADDING	COLOUR: MONUMENT OR SIMILAR
CLD03	LIGHT WEIGHT MASONRY CLADDING	COLOUR: VIVID WHITE OR SIMILAR
GL01	GLASS WINDOW GLASS	COLOUR: CLEAR
GL02	GLASS WINDOW GLASS	COLOUR: DARK
PC01	POWDERCOAT SLOT SCREENS AND WINDOW/SLIDING DOORS FRAME	COLOUR: MONUMENT OR SIMILAR
PF01	PAINT FINISH	EXTERNAL WALLS, SLAB EDGES AND SOFFIT COLOUR: NATURAL WHITE
PF02	PAINT FINISH	EXTERNAL WALLS COLOUR: MONUMENT OR SIMILAR

NO. AMENDMENTS IN ISSUE

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05 REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
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NOMINATED ARCHITECT RACHID ANDARY 8627

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piety group
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0 2 5 10m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
ELEVATIONS
SHEET NO. DA 201
REVISION. C

0006824780 24 Nov 2021
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATINGS
www.nathers.gov.au
Assessor Robert Romanous
Accreditation No. 101535
Address 25 George St , North Strathfield , NSW , 2137
hstar.com.au

ABSA Australian Building Sustainability Association
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Assessor Name Robert Romanous
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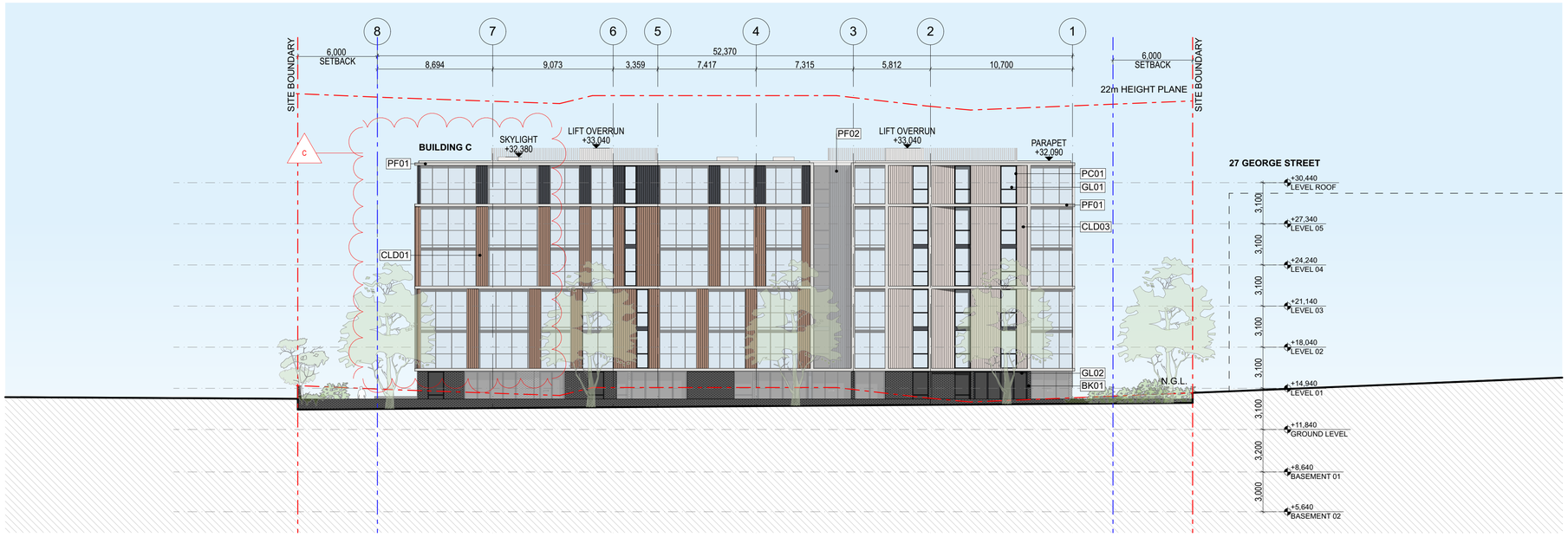

1 / - EAST ELEVATION
1:200

2 / - SOUTH ELEVATION
1:200

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print date and time: Friday, 22 October 2021 @ 4:36 pm

LEGEND

BK01	BRICK CLADDING	COLOUR: DARK MASONRY SIMILAR TO ZEPHYR
CLD01	LIGHT WEIGHT MASONRY CLADDING	COLOUR: TOFFEE TAN OR SIMILAR
CLD02	LIGHT WEIGHT METAL CLADDING	COLOUR: MONUMENT OR SIMILAR
CLD03	LIGHT WEIGHT MASONRY CLADDING	COLOUR: VIVID WHITE OR SIMILAR
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GL02	GLASS WINDOW GLASS	COLOUR: DARK
PC01	POWDERCOAT SLOT SCREENS AND WINDOW/SLIDING DOORS FRAME	COLOUR: MONUMENT OR SIMILAR
PF01	PAINT FINISH EXTERNAL WALLS, SLAB EDGES AND SOFFIT	COLOUR: NATURAL WHITE
PF02	PAINT FINISH EXTERNAL WALLS	COLOUR: MONUMENT OR SIMILAR

NO. AMENDMENTS IN ISSUE
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REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
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SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

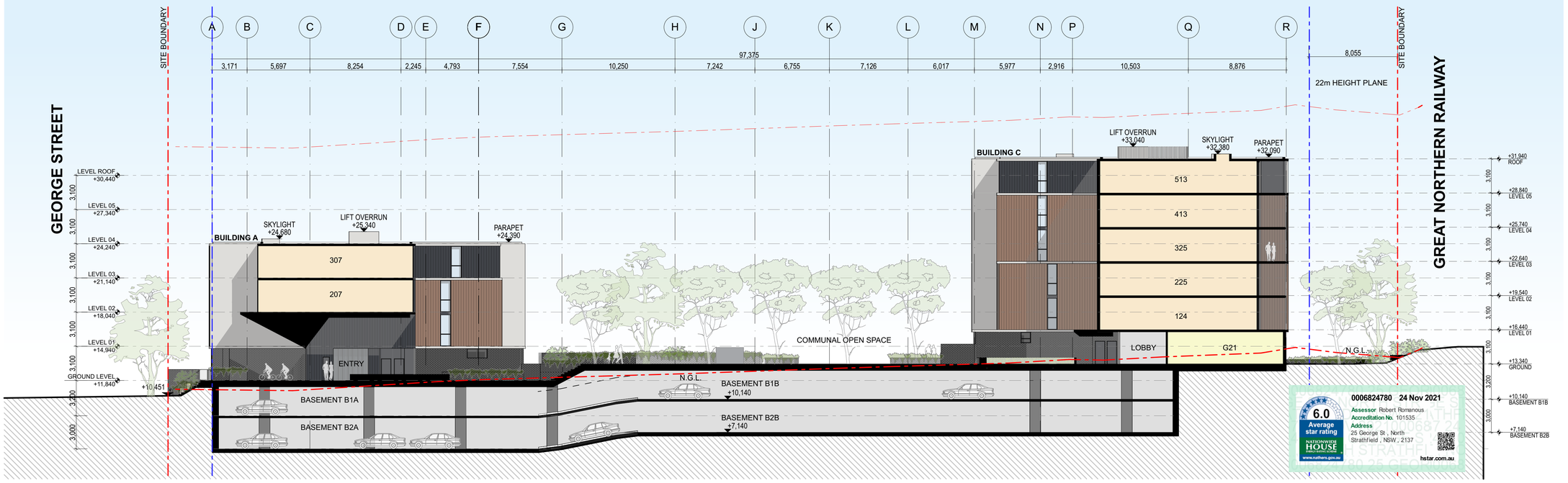
0 2 5 10m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE
22/10/21
SCALE
1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
ELEVATIONS
SHEET NO.
DA 202
REVISION.
C

6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING
www.nathers.gov.au
0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North Strathfield , NSW , 2137
hstar.com.au

ABSA Assessor Accredited Sustainability Associate
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature

1 / - SECTION A
1:200



2 / - SECTION B
1:200

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LEGEND

BK01	BRICK CLADDING COLOUR: DARK MASONRY SIMILAR TO ZEPHYR
CLD01	LIGHT WEIGHT MASONRY CLADDING COLOUR: TOFFEE TAN OR SIMILAR
CLD02	LIGHT WEIGHT METAL CLADDING COLOUR: MONUMENT OR SIMILAR
CLD03	LIGHT WEIGHT MASONRY CLADDING COLOUR: VIVID WHITE OR SIMILAR
GL01	GLASS WINDOW GLASS COLOUR: CLEAR
GL02	GLASS WINDOW GLASS COLOUR: DARK
PC01	POWDERCOAT SLOT SCREENS AND WINDOW/SLIDING DOORS FRAME COLOUR: MONUMENT OR SIMILAR
PF01	PAINT FINISH EXTERNAL WALLS, SLAB EDGES AND SOFFIT COLOUR: NATURAL WHITE
PF02	PAINT FINISH EXTERNAL WALLS COLOUR: MONUMENT OR SIMILAR

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FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
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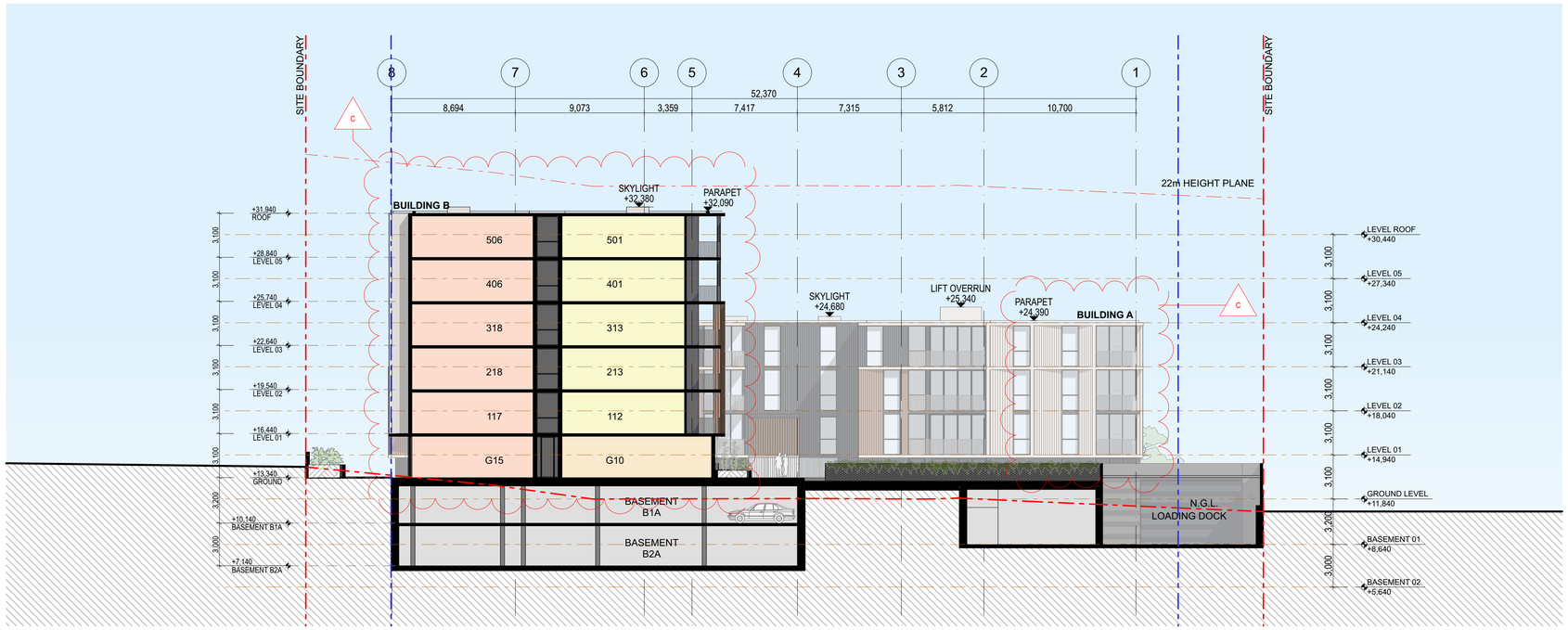
Assessor Name Robert Romanous
Assessor Number 101535
Assessors' Signature
The Accredited Assessor certification scheme (ABSA/EC Accredited Software and Key Areas of Competency) Code of Practice

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SECTIONS
SHEET NO. DA 301
REVISION. C



1 / - SECTION C
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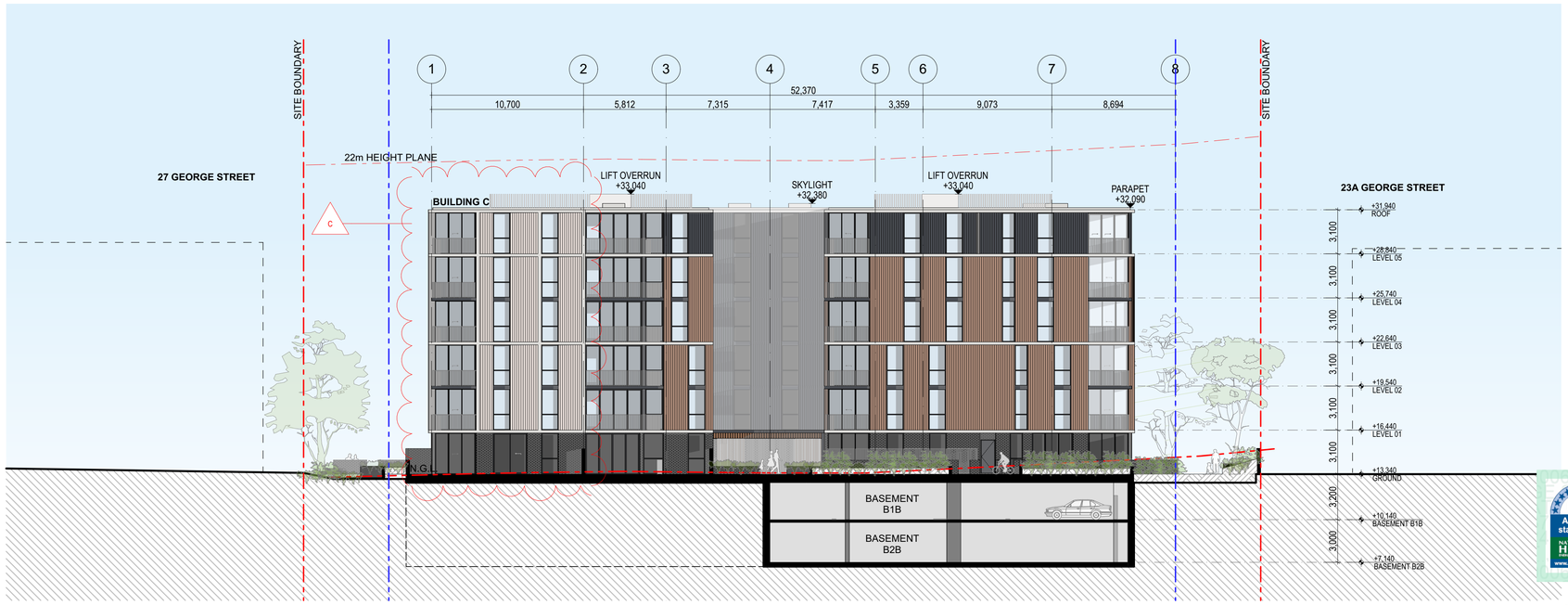

2 / - SECTION D
1:200

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LEGEND

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CLD01	LIGHT WEIGHT MASONRY CLADDING COLOUR: TOFFEE TAN OR SIMILAR
CLD02	LIGHT WEIGHT METAL CLADDING COLOUR: MONUMENT OR SIMILAR
CLD03	LIGHT WEIGHT MASONRY CLADDING COLOUR: VIVID WHITE OR SIMILAR
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JOB NO
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DATE
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SCALE
1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SECTIONS
SHEET NO.
DA 302
REVISION.
C

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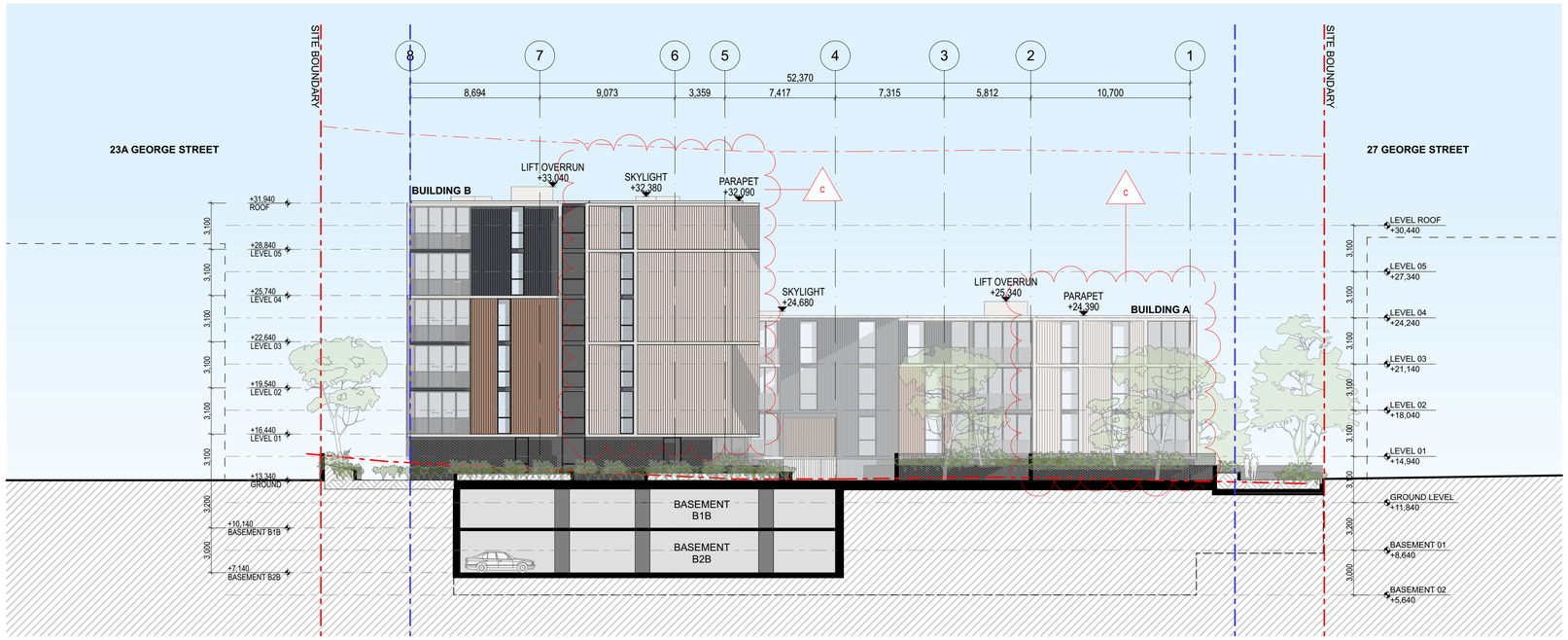
print date and time: Friday, 22 October 2021 @ 4:37 pm

LEGEND



1 - SECTION E
1:200

2 - SECTION F
1:200

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 2 5 10m

6.0 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address 25 George St , North Strathfield , NSW , 2137
hstar.com.au

ABSA Australian Building Sustainability Association
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature
ABSA Accredited Assessor is qualified to undertake Energy Rating and Design Reviews against the criteria for the State of Purpose

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SECTIONS
SHEET NO. DA 303
REVISION. C

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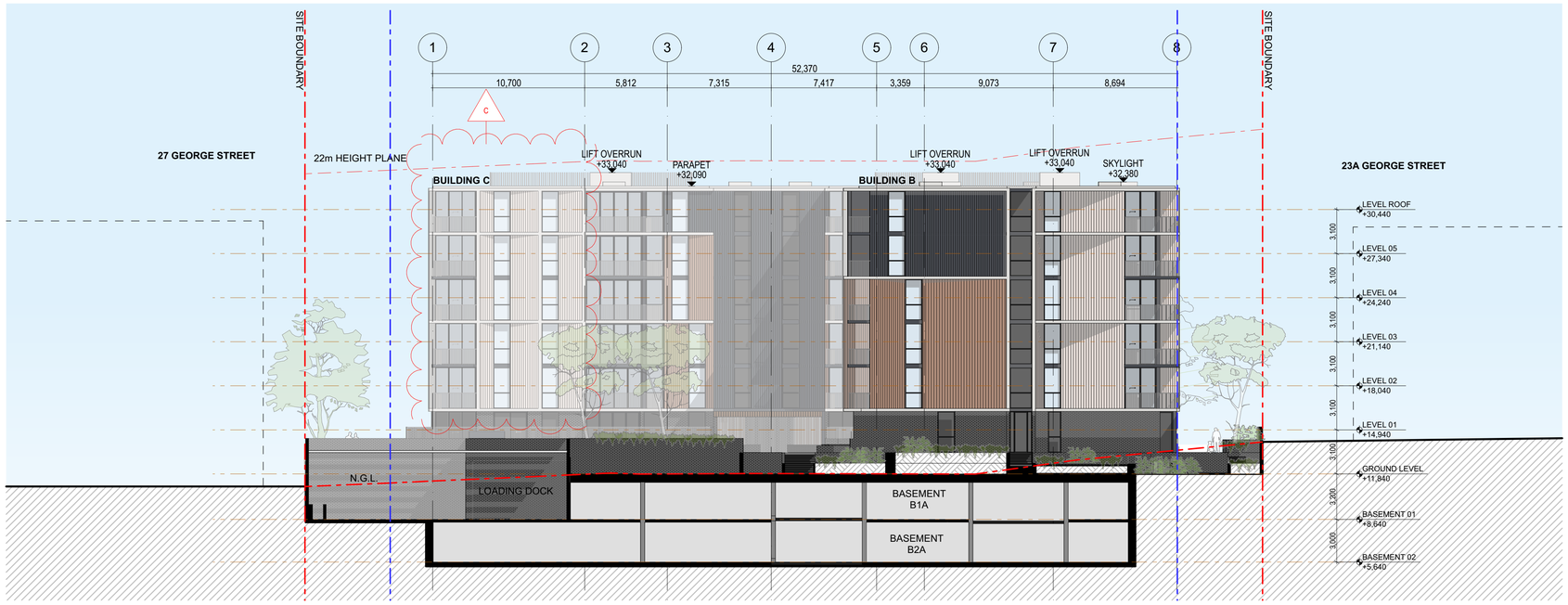
file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:38 pm

LEGEND



1 / - SECTION G
1:200

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21

ARCHITECT
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STUDIO 64
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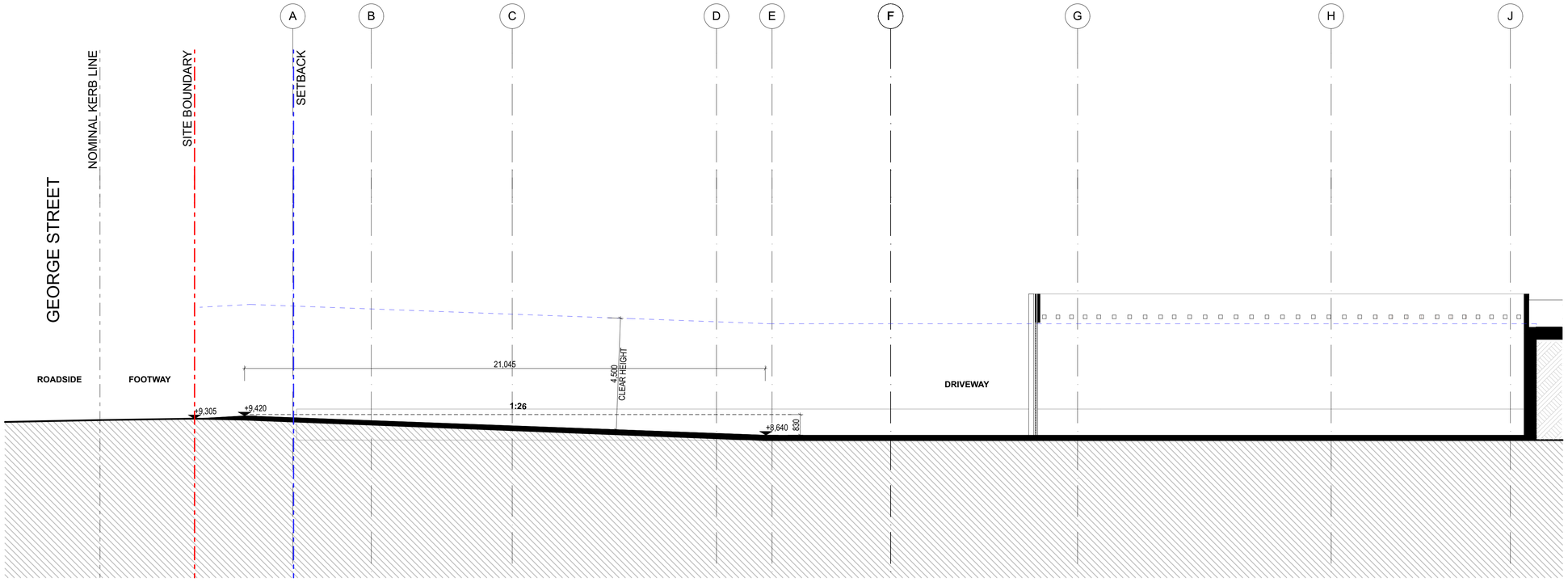
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 2 5 10m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE
22/10/21
SCALE
1:200 @ A1 1:400 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SECTIONS
SHEET NO.
DA 304
REVISION.
C



1 / - LONGITUDINAL DRIVEWAY SECTION
1:100

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LEGEND

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DATE 22/10/21
SCALE 1:100 @ A1 1:200 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
DRIVEWAY SECTION
SHEET NO. DA 305
REVISION. C

0006824780 24 Nov 2021
6.0 Average star rating
Assessor Robert Romanous
Accreditation No. 101535
Address 25 George St , North Strathfield , NSW , 2137
NATIONWIDE HOUSE ENERGY RATING
www.nathers.gov.au
hstar.com.au

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature

0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
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Strathfield , NSW , 2137
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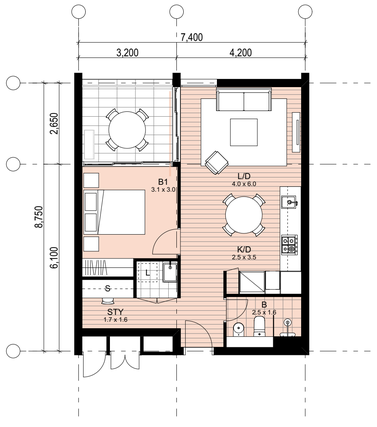
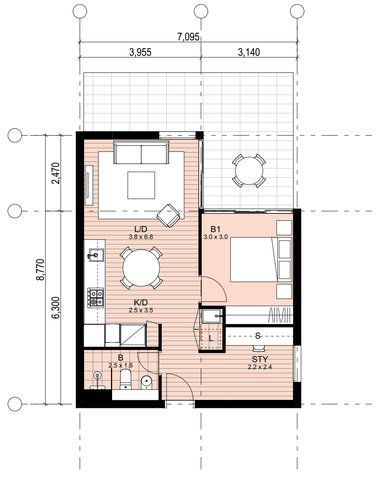
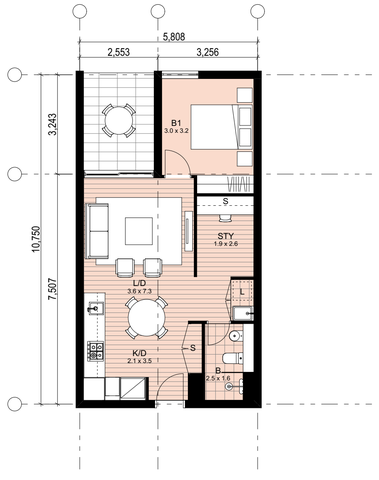
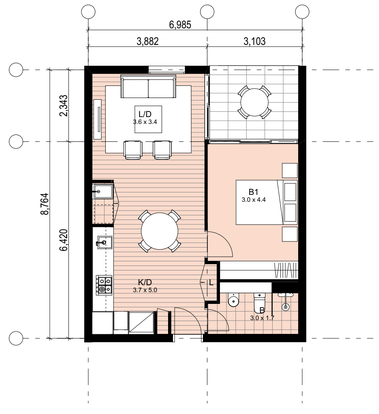
ABSA Australian Building Sustainability Assessor
Accreditation Period: 02/10/2021-02/10/2022
Assessor Name: Robert Romanous
Assessor Number: 101535
Assessor Signature:

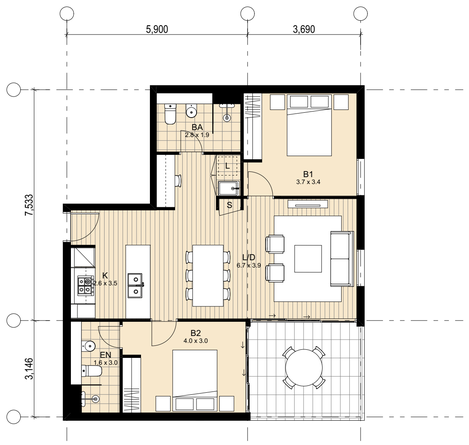


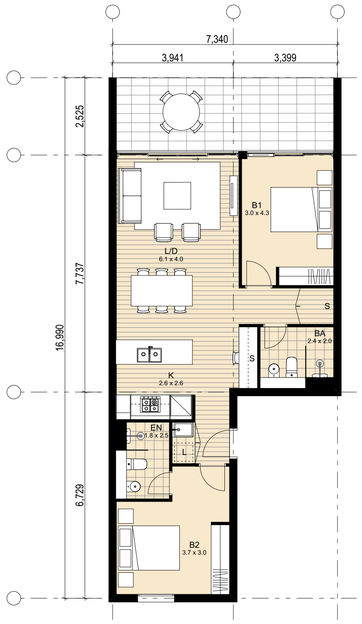






UNIT TYPE:	1B - 1 BEDROOM	**UNIT TYPE:**	1B - 1 BEDROOM + STUDY	**UNIT TYPE:**	1B - 1 BEDROOM + STUDY	**UNIT TYPE:**	1B - 1 BEDROOM
UNIT NUMBER:	G03, G18, 103, 120, 203, 221, 303, 321, 409, 509	**UNIT NUMBER:**	G15, 117, 218, 318, 406, 506	**UNIT NUMBER:**	G20, 105, 113, 205, 214, 223, 305, 314, 326, 323, 402, 414, 411, 502, 514, 511. AFFORDABLE: 122, 125, 226	**UNIT NUMBER:**	108, 208, 209, 308, 309
STORAGE AREA:	IN APARTMENT:3.0 m^3 · IN BASEMENT:3.0 m^3	**STORAGE AREA:**	IN APARTMENT:3.0 m^3 · IN BASEMENT:3.0 m^3	**STORAGE AREA:**	IN APARTMENT:3.0 m^3 · IN BASEMENT:3.0 m^3	**STORAGE AREA:**	IN APARTMENT:3.0 m^3 · IN BASEMENT:3.0 m^3
INTERNAL AREA:	50m^2	**INTERNAL AREA:**	51m^2	**INTERNAL AREA:**	49m^2	**INTERNAL AREA:**	50m^2
BALCONY:	VARIES - 8m^2 (G03, 103, 120, 203, 221, 303, 321, 409, 509), 24m^2 (G18)	**BALCONY:**	VARIES - 21m^2 (G15), 20m^2 (117, 218, 318, 406, 506)	**BALCONY:**	7m^2	**BALCONY:**	7m^2





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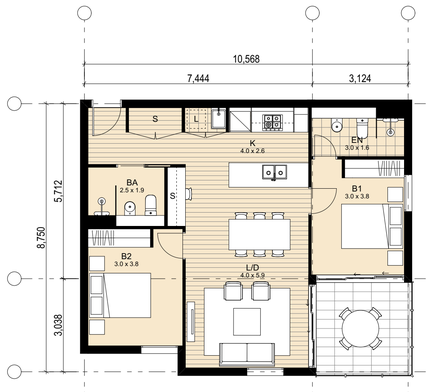

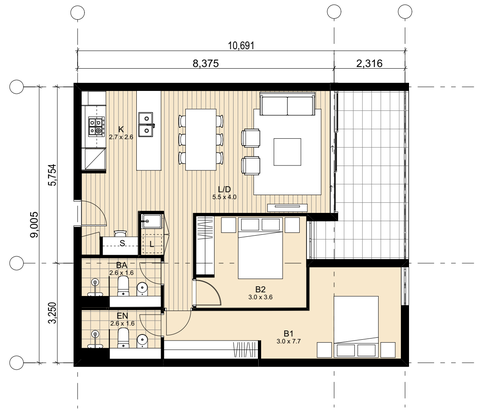

UNIT TYPE:	2B - 2 BEDROOM	**UNIT TYPE:**	2B - 2 BEDROOM	**UNIT TYPE:**	2B - 2 BEDROOM	**UNIT TYPE:**	2B - 2 BEDROOM
UNIT NUMBER:	G25, 128, 229, 329, 417, 517	**UNIT NUMBER:**	124, 225, 325, 413, 513	**UNIT NUMBER:**	G04, 104, 121, 204, 222, 304, 322, 410, 510	**UNIT NUMBER:**	G10, G11, G12
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3	**STORAGE AREA:**	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3	**STORAGE AREA:**	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3	**STORAGE AREA:**	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	76m^2	**INTERNAL AREA:**	79m^2	**INTERNAL AREA:**	76m^2	**INTERNAL AREA:**	77m^2
BALCONY:	VARIES - 71m^2 (G25), 12m^2 (128, 229, 329, 417, 517)	**BALCONY:**	17m^2	**BALCONY:**	VARIES - 2m^2 (G04), 9m^2 (104, 121, 204, 222, 304, 322, 410, 510)	**BALCONY:**	VARIES - 14m^2 (G10, G11) 19m^2 (G12)

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print date and time: Friday, 22 October 2021 @ 4:38 pm

LEGEND

UNIT TYPES

- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING

BAL	BALCONY
B	BEDROOM
BA	BATHROOM
D	DINING
EN	ENSUITE
K	KITCHEN
L	LIVING
LY	LAUNDRY
S	STORAGE
SR	STORAGE ROOM
STY	STUDY
TER	TERRACE
UT	UTILITY ROOM
WG	WINTERGARDEN

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
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04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
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ARCHITECT
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STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

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pietygroup
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 1 2 5m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE SCALE
22/10/21 1:100 @ A1 1:200 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
UNIT TYPES SHEET 1
SHEET NO. REVISION.
DA 401 C

0006824780 24 Nov 2021
Assessor Robert Romanous
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Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature
ABSA Accredited Assessor
This Accredited Assessor has met the requirements of ABSA to be accredited to Volume NV 2022 Class of Practice

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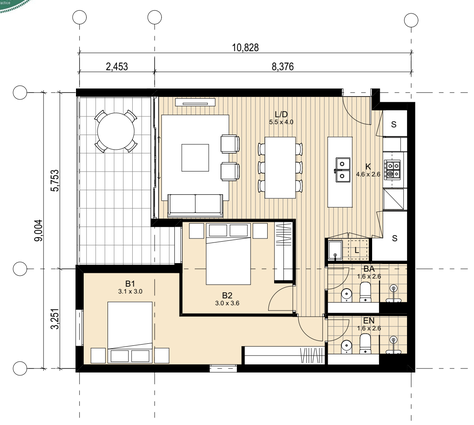
file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:38 pm

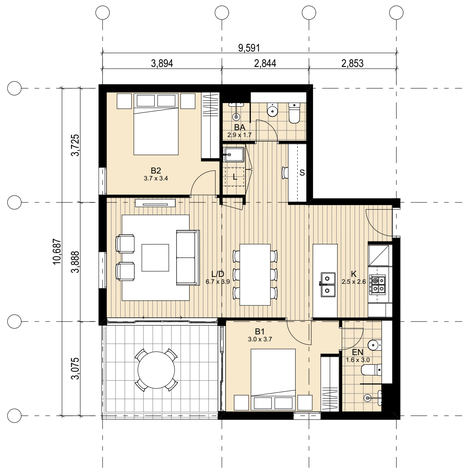
LEGEND

UNIT TYPES

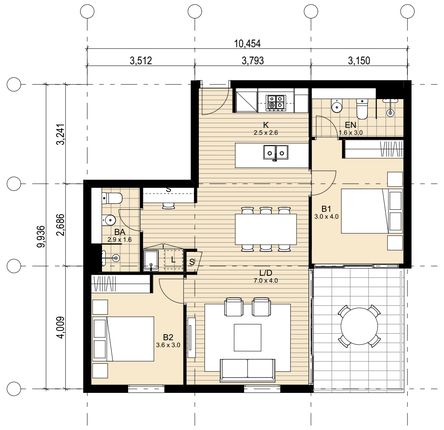
- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING



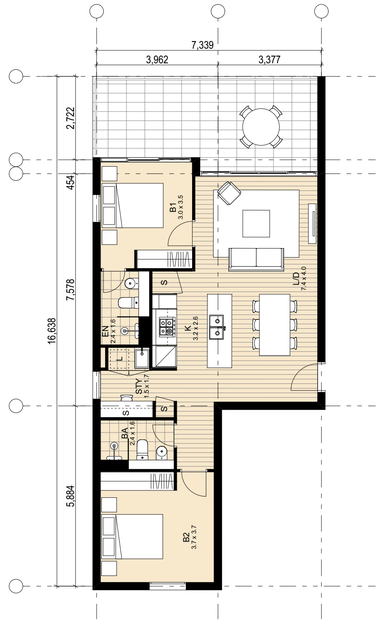
UNIT TYPE:	2B - 2 BEDROOM
UNIT NUMBER:	101, 118, 201, 219, 301, 319, 407, 507
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	76m^2
BALCONY:	14m^2



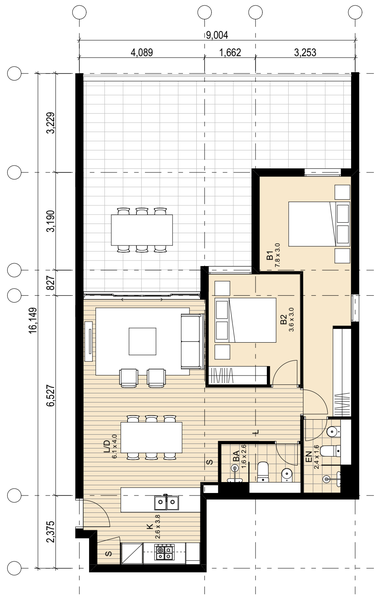
UNIT TYPE:	2B - 2 BEDROOM
UNIT NUMBER:	127, 228, 328, 416, 516
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	75m^2
BALCONY:	12m^2



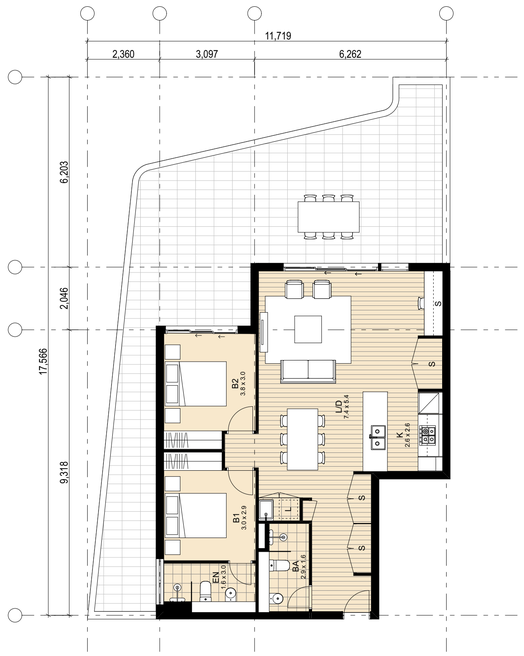
UNIT TYPE:	2B - 2 BEDROOM
UNIT NUMBER:	G14, 110, 111, 115, 116, 211, 212, 216, 217, 311, 312, 316, 317, 404, 405, 504, 505
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	76m^2
BALCONY:	VARIES - 25m^2 (G14), 12m^2 (110, 111, 115, 116, 211, 212, 216, 217, 311, 312, 316, 317, 404, 405, 504, 505)



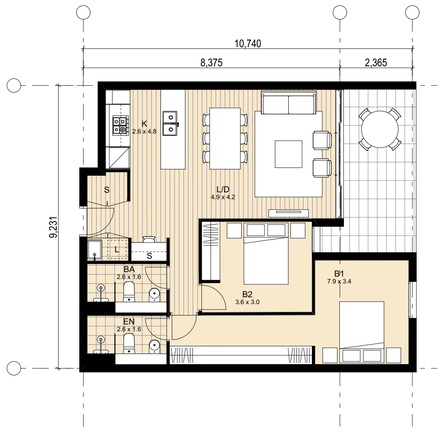
UNIT TYPE:	2B - 2 BEDROOM + UTILITY
UNIT NUMBER:	109, 207, 210, 307, 310
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	76m^2
BALCONY:	21m^2



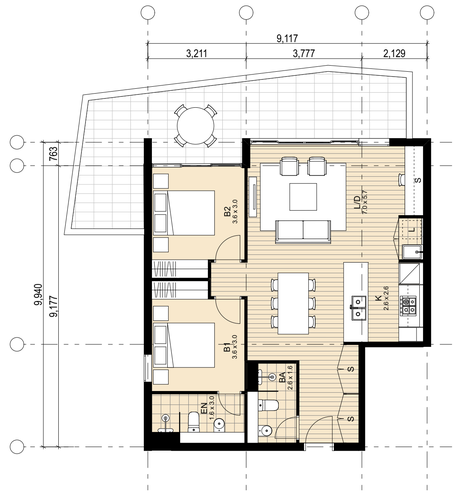
UNIT TYPE:	2B - 2 BEDROOM
UNIT NUMBER:	G01, G16, 137
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	77m^2
BALCONY:	VARIES - 46m^2 (G01), 115m^2 (G16)



UNIT TYPE:	2B - 2 BEDROOM
UNIT NUMBER:	G24
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	84m^2
TERRACE:	69m^2



UNIT TYPE:	2B - 2 BEDROOM
UNIT NUMBER:	G22
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	79m^2
BALCONY:	13m^2



UNIT TYPE:	2B - 2 BEDROOM
UNIT NUMBER:	G08, G09, G13
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	77m^2
BALCONY:	VARIES - 66m^2 (G08), 28m^2 (G13), 20m^2 (G09)

BAL	BALCONY
B	BEDROOM
BA	BATHROOM
D	DINING
EN	ENSUITE
K	KITCHEN
L	LIVING
LY	LAUNDRY
S	STORAGE
SR	STORAGE ROOM
STY	STUDY
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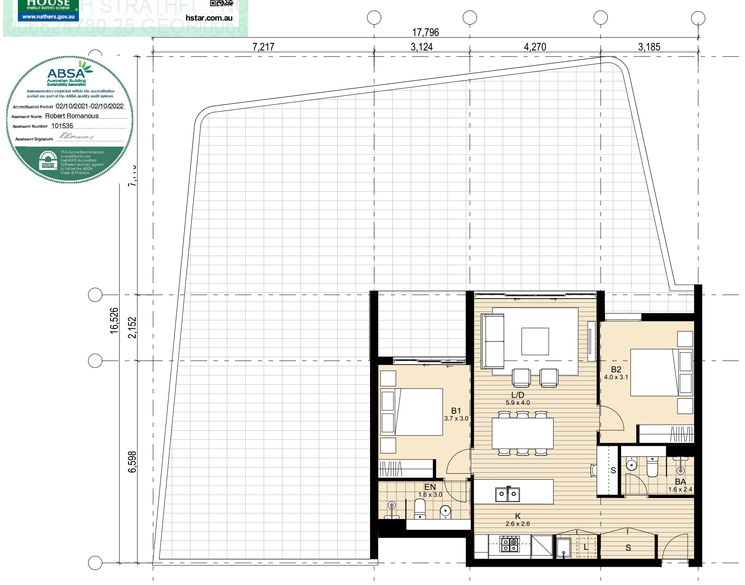
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 1 2 5m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE SCALE
22/10/21 1:100 @ A1 1:200 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
UNIT TYPES SHEET 2
SHEET NO. REVISION.
DA 402 C

0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North
Strathfield , NSW , 2137
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
hstar.com.au

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature
This Accredited Assessor has completed this NatHERS Assessment in accordance with the requirements of the ABSA NatHERS Code of Practice



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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:38 pm

LEGEND

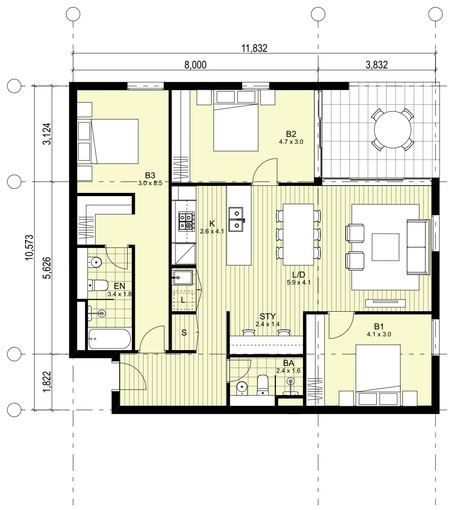
UNIT TYPES

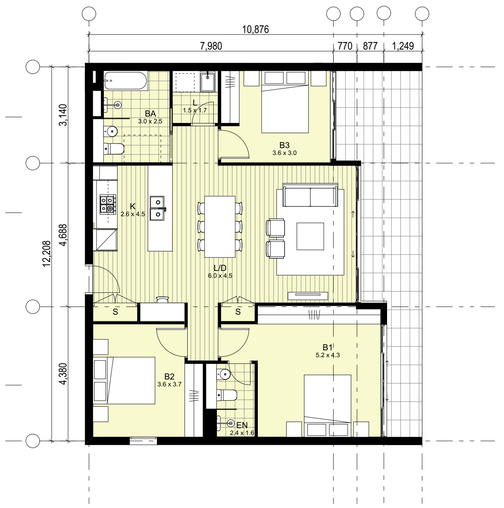
- 1 BED
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS + TERRACE
- CBCC AFFORDABLE HOUSING

UNIT TYPE:	2B - 2 BEDROOM
UNIT NUMBER:	G19
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	75m^2
TERRACE:	171m^2

UNIT TYPE:	3B - 3 BEDROOM + STUDY
UNIT NUMBER:	G21
STORAGE AREA:	IN APARTMENT:5.0 m^3 · IN BASEMENT:5.0 m^3
INTERNAL AREA:	100m^2
TERRACE:	94m^2

UNIT TYPE:	3B - 3 BEDROOM
UNIT NUMBER:	G05
STORAGE AREA:	IN APARTMENT:5.0 m^3 · IN BASEMENT:5.0 m^3
INTERNAL AREA:	102m^2
TERRACE:	27m^2





UNIT TYPE:	3B - 3 BEDROOM
UNIT NUMBER:	G23
STORAGE AREA:	IN APARTMENT:5.0 m^3 · IN BASEMENT:5.0 m^3
INTERNAL AREA:	97m^2
COURTYARD:	102m^2

UNIT TYPE:	3B - 3 BEDROOM (DUAL KEY)
UNIT NUMBER:	G07
STORAGE AREA:	IN APARTMENT:5.0 m^3 · IN BASEMENT:5.0 m^3
INTERNAL AREA:	104m^2
TERRACE:	47m^2

UNIT TYPE:	3B - 3 BEDROOM
UNIT NUMBER:	G02, G17, 102, 119, 202, 220, 302, 320, 408, 508
STORAGE AREA:	IN APARTMENT:5.0 m^3 · IN BASEMENT:5.0 m^3
INTERNAL AREA:	12m^2
BALCONY:	VARIES - 27m^2 (G02), 50m^2 (G17), 14m^2 (102, 119, 202, 220, 302, 320, 408, 508)

UNIT TYPE:	3B - 3 BEDROOM
UNIT NUMBER:	126, 227, 327, 415, 515
STORAGE AREA:	IN APARTMENT:5.0 m^3 · IN BASEMENT:5.0 m^3
INTERNAL AREA:	103m^2
BALCONY:	23m^2

BAL	BALCONY
B	BEDROOM
BA	BATHROOM
D	DINING
EN	ENSUITE
K	KITCHEN
L	LIVING
LY	LAUNDRY
S	STORAGE
SR	STORAGE ROOM
STY	STUDY
TER	TERRACE
UT	UTILITY ROOM
WG	WINTERGARDEN

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20

ARCHITECT
FUSE
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STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 1 2 5m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:100 @ A1 1:200 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
UNIT TYPES SHEET 3
SHEET NO. DA 403
REVISION. C

1 - SHADOW DIAGRAMS 9:00AM
1:500

1 - SHADOW DIAGRAMS 12:00PM
1:500

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print date and time: Friday, 22 October 2021 @ 4:39 pm

LEGEND

EXISTING SHADOW

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
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REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	26/7/21
B	ISSUE FOR COUNCIL RFI	18/9/20

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PROJECT
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25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED
DRAWN
DATE
22/10/21
SCALE
1:400 @ A1 1:800 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SHADOW DIAGRAMS
SHEET NO.
DA 404
REVISION.
C

6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING
www.nathers.gov.au
0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North Strathfield , NSW , 2137
hstar.com.au

ABSA Australian Building Sustainability Awarded
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature

1 / - SHADOW DIAGRAMS 3:00PM
1:400

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EXISITNG SHADOW

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REVISION ID	ISSUE NAME	ISSUE DATE
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PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SHADOW DIAGRAMS
SHEET NO. DA 405
REVISION. C

0006824780 24 Nov 2021
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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Assessor Robert Romanous
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Address 25 George St , North Strathfield , NSW , 2137
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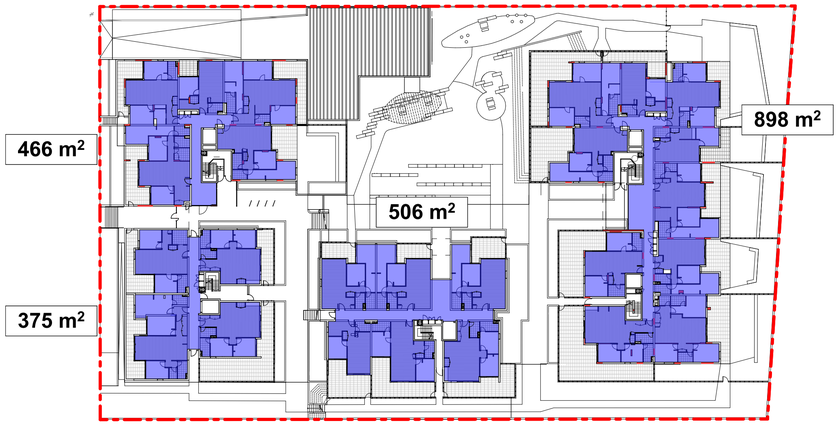
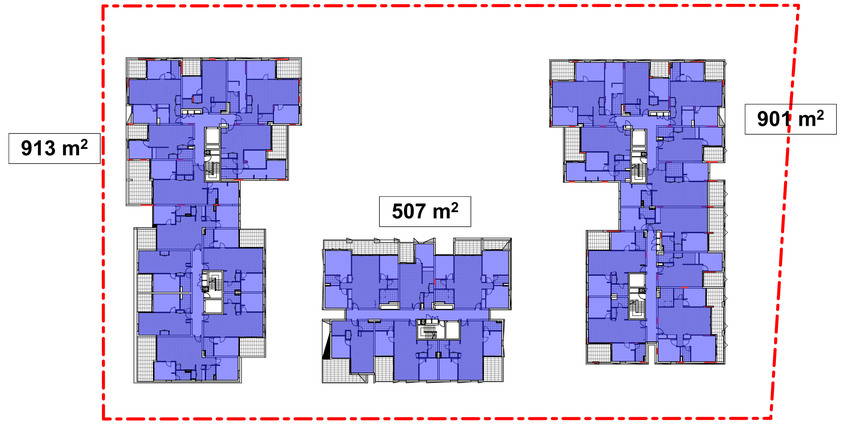
ABSA Quantum Building Assessment Scheme
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature



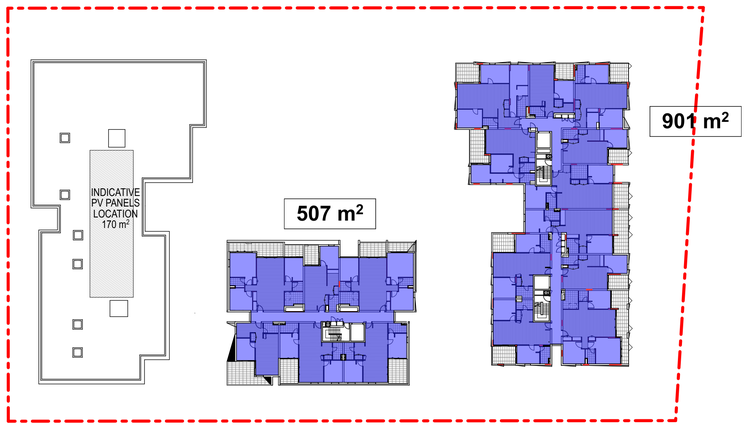
1 / - GFA GROUND LEVEL 1:500

2 / - GFA LEVEL 01 1:500

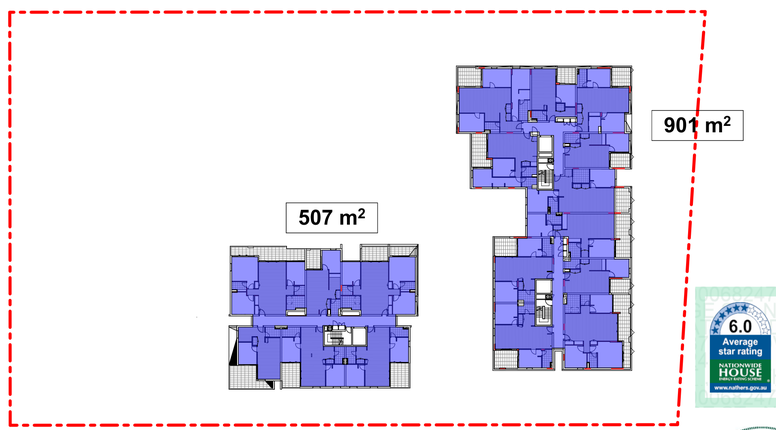
3 / - GFA LEVEL 02 1:500



4 / - GFA LEVEL 03 1:500



5 / - GFA LEVEL 04 1:500



6 / - GFA LEVEL 05 1:500

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:40 pm

LEGEND

GFA

GFA

FLOOR (STOREY)	TOTAL m2
GROUND LEVEL	2,245
LEVEL 01	2,273
LEVEL 02	2,321
LEVEL 03	2,321
LEVEL 04	1,408
LEVEL 05	1,408
	11,976 m²

SITE AREA: = 7485 m²
PROPOSED GFA = 11976 m²
PROPOSED FSR = 1.6 : 1

PERMITTED
GFA : 11976 m²
FSR : 1.60 : 1

Gross Floor Area – means the sum of the floor area of each storey of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) The area of a mezzanine within the storey, and
(b) Habitable rooms in a basement, and
(c) Any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
(d) Any area for common vertical circulation, such as lifts and stairs, and
(e) Any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) Plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) Car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) Any space used for the loading and unloading of goods (including access to it), and
(i) Terraces and balconies with outer walls less than 1.4 metres high, and
(j) Voids above a floor at the level of a storey or storey above.

Source: CANADA BAY LEP

NO. AMENDMENTS IN ISSUE
01 APARTMENT MIX AND FLOORPLATE AMENDED
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04 LANDSCAPE DESIGN REFINED
05 REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

ARCHITECT
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61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 5 10 20m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:500 @ A1 1:1000 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
GFA DIAGRAMS
SHEET NO. DA 501
REVISION. C

0006824780 24 Nov 2021
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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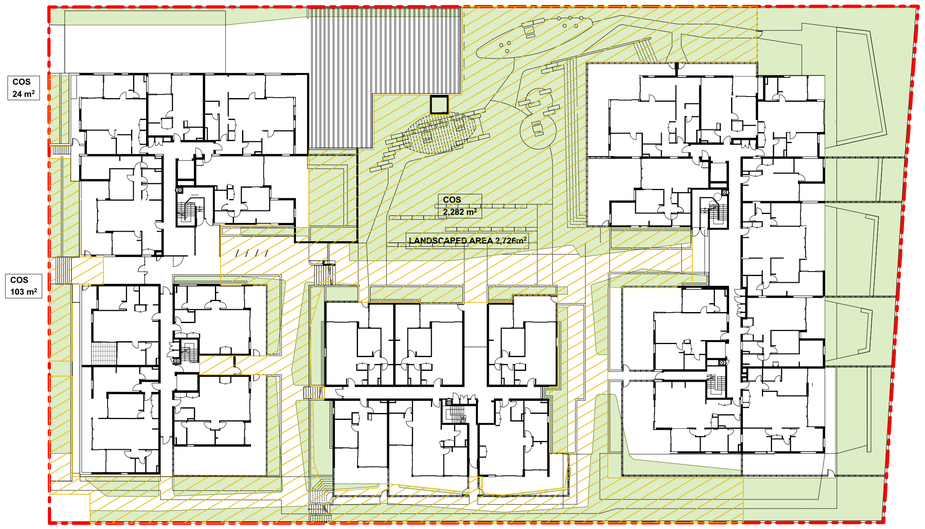
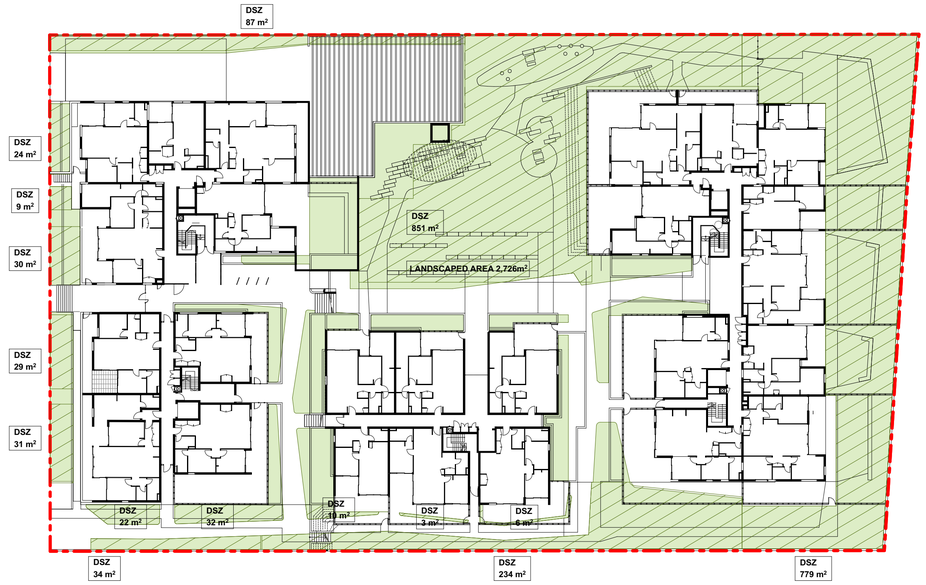


1 - COMMUNAL OPEN SPACE - GROUND LEVEL
1:400



2 - DEEP SOIL ZONE - GROUND LEVEL
1:400

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print date and time: Friday, 22 October 2021 @ 4:41 pm

LEGEND

DEEP SOIL ZONE (DSZ)

COMMUNAL OPEN SPACE (COS)

LANDSCAPED AREA

SITE AREA: **7485m²**

LANDSCAPED AREA
CANADA BAY LEP DEFINITION:
LANDSCAPE AREA: landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

CANADA BAY LEP AREA REQUIREMENT: 2246m2
CANADA BAY LEP REQUIRED %: 30%
PROPOSED AREA: 2,726m2
PROPOSED %: 36.4%

DEEP SOIL AREA

DEEP SOIL ZONE: area of soil within a development that are unimpeded by buildings or structures above and below ground and have a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

SEPP 65 / ADG AREA REQUIREMENT: 524m2
SEPP 65 / ADG REQUIRED %: 7%
PROPOSED AREA: 2,181m2
PROPOSED %: 29%

COMMUNAL OPEN SPACE

SEPP 65 APARTMENT DESIGN GUIDE (ADG) DEFINITION:
COMMUNAL OPEN SPACE: outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only, or to the public.

SEPP 65 / ADG AREA REQUIREMENT: 1871m2
SEPP 65 / ADG REQUIRED %: 25%
PROPOSED AREA: 2,409m2
PROPOSED %: 32.2%

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ARCHITECT
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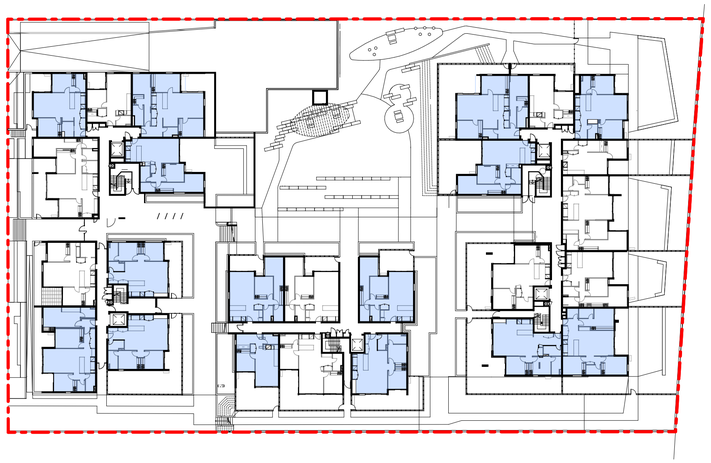
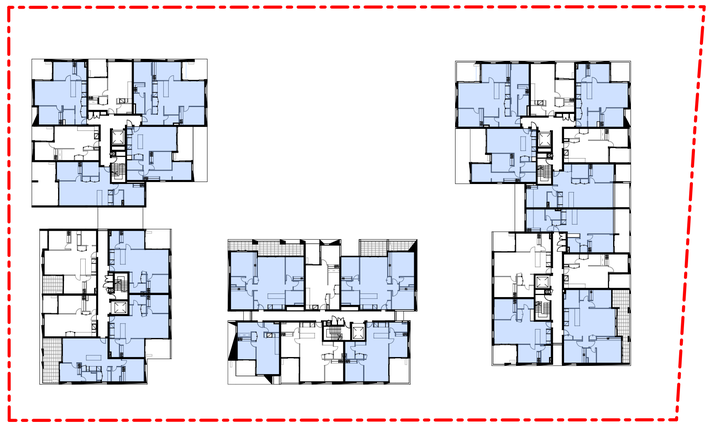
DATE 22/10/21
SCALE 1:400 @ A1 1:800 @A3

PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LANDSCAPE AREA DIAGRAMS

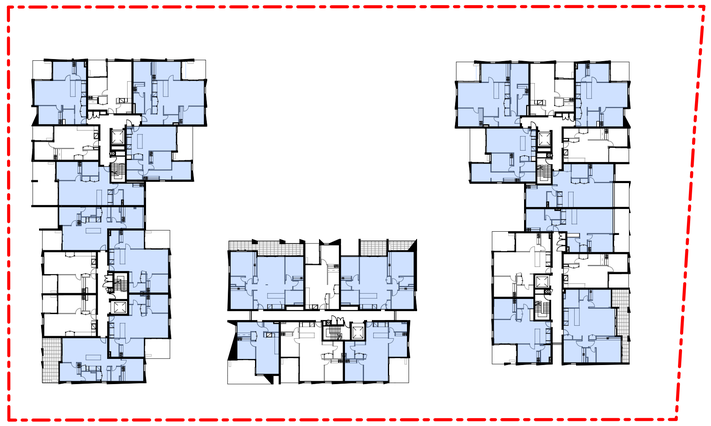
SHEET NO. DA 502
REVISION. C



GROUND LEVEL



LEVEL 01



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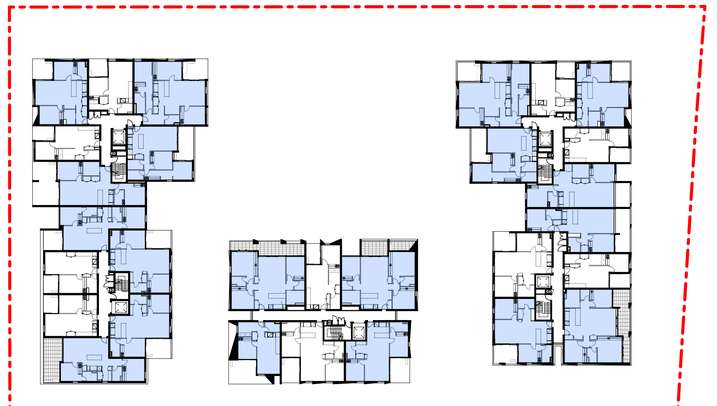
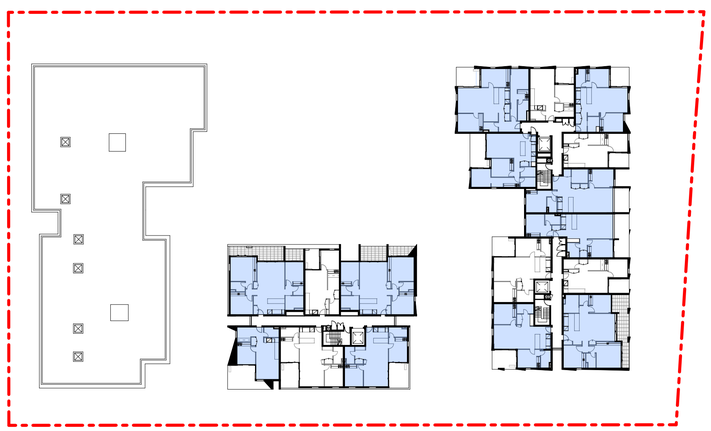


LEVEL 03



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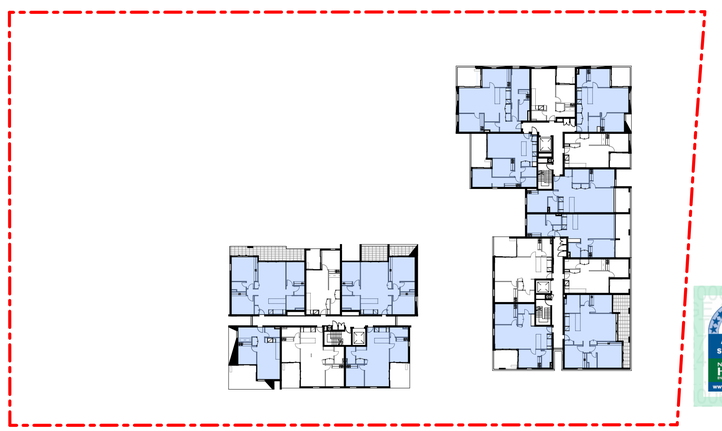

LEVEL 05

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:41 pm

LEGEND

APARTMENTS ACHIEVING CROSS VENTILATION

LEVEL	UNITS TOTAL	NATURAL VENTILATION
GROUND LEVEL	25	15
LEVEL 01	28	18
LEVEL 02	29	19
LEVEL 03	29	19
LEVEL 04	17	11
LEVEL 05	17	11
TOTAL	**145**	**93**
%	**100%**	**64%**

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

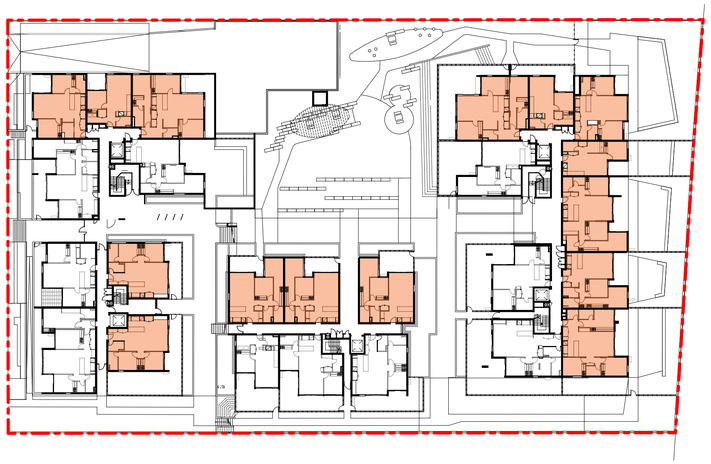
REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

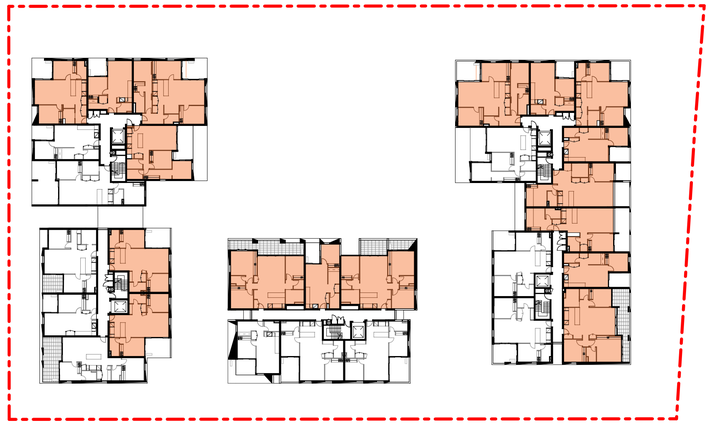
CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

N
0 5 10 20m

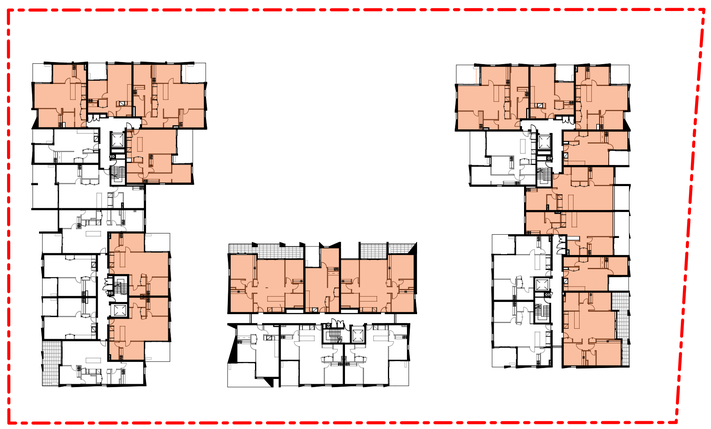
PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:500 @ A1 1:1000 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SEPP 65 - NATURAL VENTILATION
SHEET NO. DA 601
REVISION. C



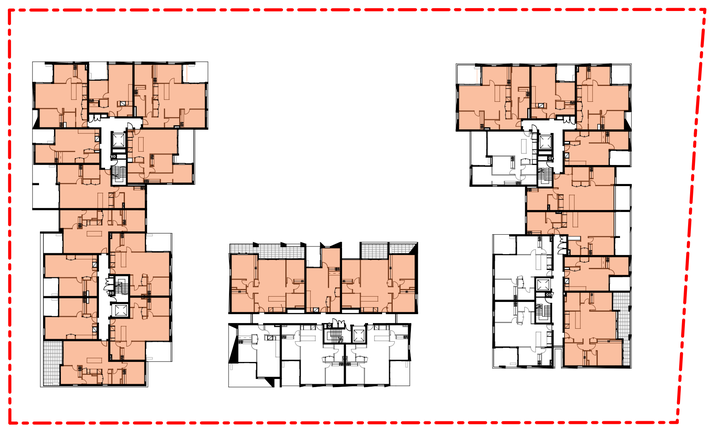
GROUND LEVEL



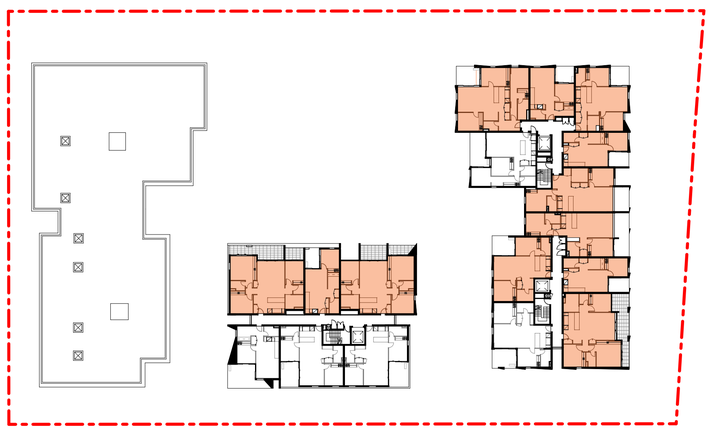
LEVEL 01



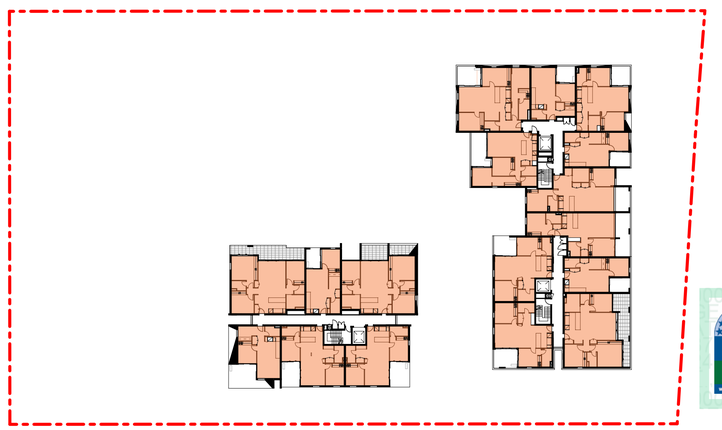
LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:42 pm

LEGEND

APARTMENTS ACHIEVING SOLAR ACCESS

LEVEL	UNITS TOTAL	DAYLIGHT ACCESS
GROUND LEVEL	25	15
LEVEL 01	28	17
LEVEL 02	29	17
LEVEL 03	29	23
LEVEL 04	17	12
LEVEL 05	17	17
TOTAL	**145**	**101**
%	**100%**	**70%**

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

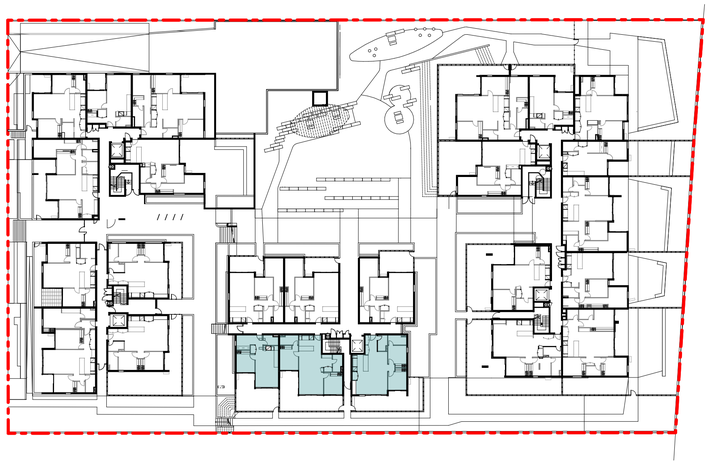
CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 5 10 20m

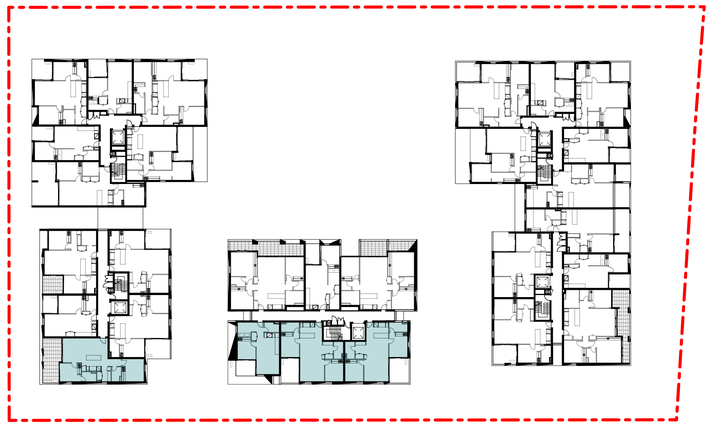
PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:500 @ A1 1:1000 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SEPP 65 - DAYLIGHT ACCESS
SHEET NO. DA 602
REVISION. C

0006824780 24 Nov 2021
6.0 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Assessor Robert Romanous
Accreditation No. 101535
Address 25 George St , North Strathfield , NSW , 2137
hstar.com.au

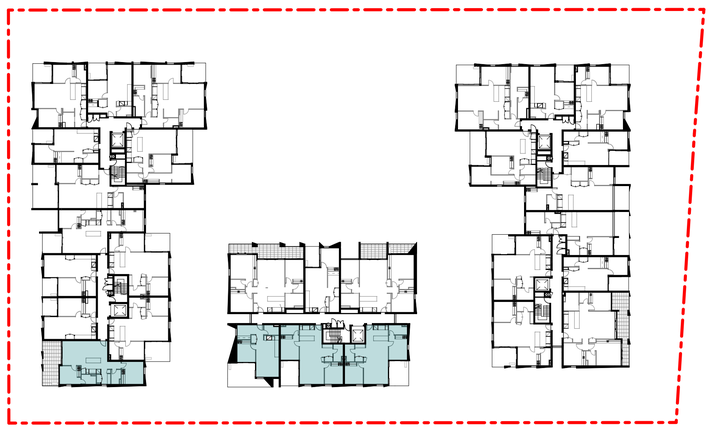
ABSA Australian Building Sustainability Awards
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature



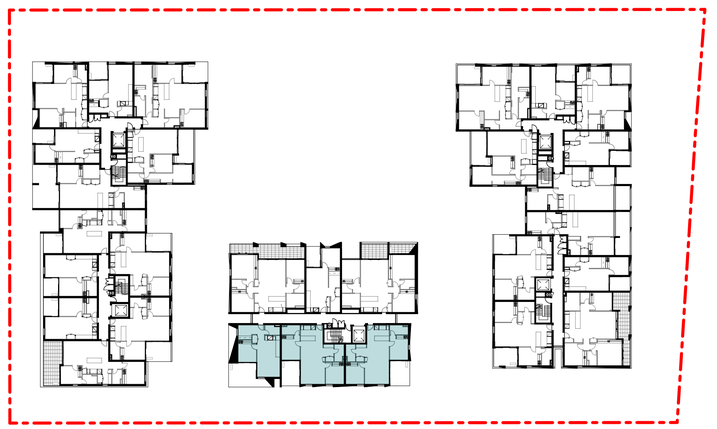
GROUND LEVEL



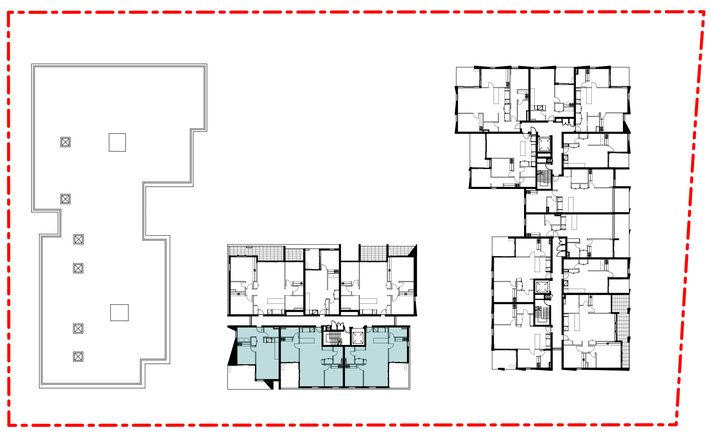
LEVEL 01



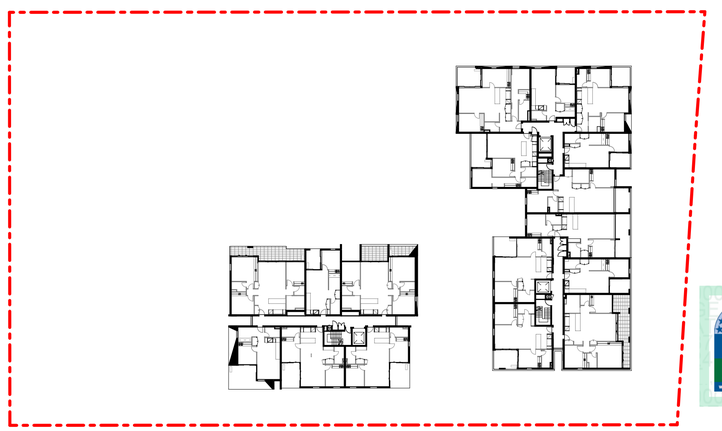
LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:42 pm

LEGEND

APARTMENTS ACHIEVING SOLAR ACCESS

LEVEL	UNITS TOTAL	NO DAYLIGHT ACCESS
GROUND LEVEL	25	3
LEVEL 01	28	4
LEVEL 02	29	4
LEVEL 03	29	3
LEVEL 04	17	3
LEVEL 05	17	0
TOTAL	**145**	**17**
%	**100%**	**12%**

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

N
0 5 10 20m

6.0 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address 25 George St , North Strathfield , NSW , 2137
hstar.com.au

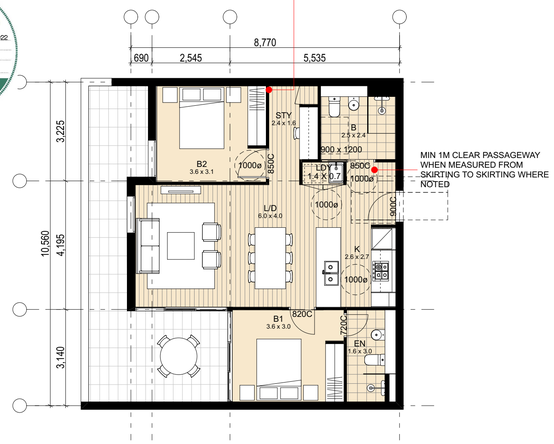
ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED
DRAWN
DATE
22/10/21
SCALE
1:500 @ A1 1:1000 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SEPP 65 - NO DAYLIGHT
SHEET NO.
DA 603
REVISION.
C

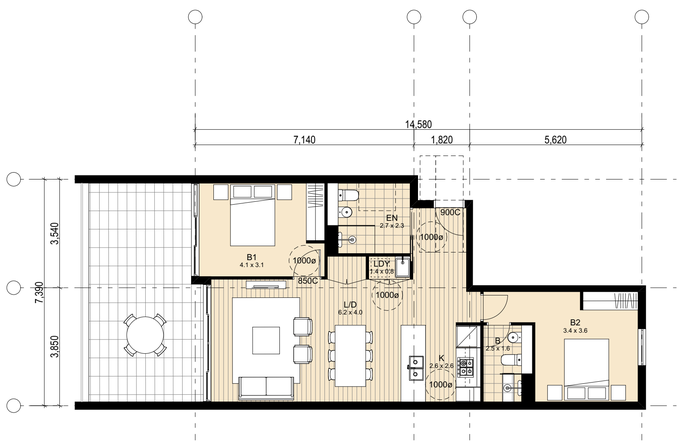
0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North Strathfield , NSW , 2137
hstar.com.au
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

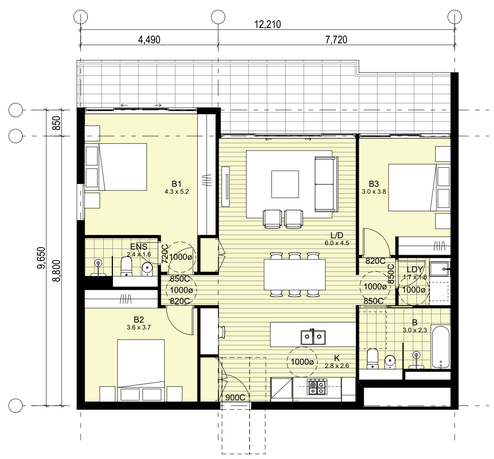
ABSA Australian Building Sustainability Assessors
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature

LIGHTWEIGHT MOVEABLE WALL
WITH NO SERVICES WITHIN THE WALL



MIN 1M CLEAR PASSAGEWAY
WHEN MEASURED FROM
SKIRTING TO SKIRTING WHERE
NOTED

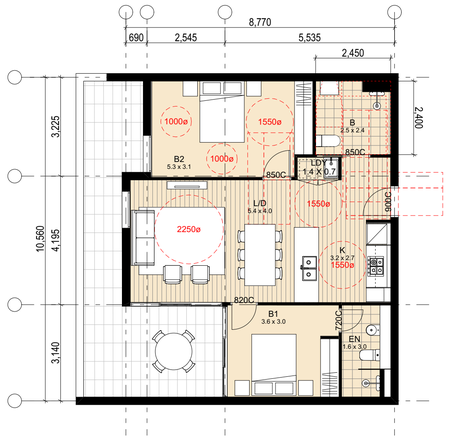


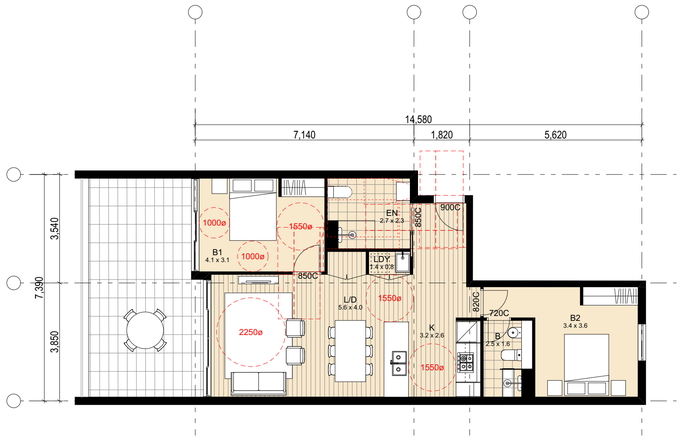


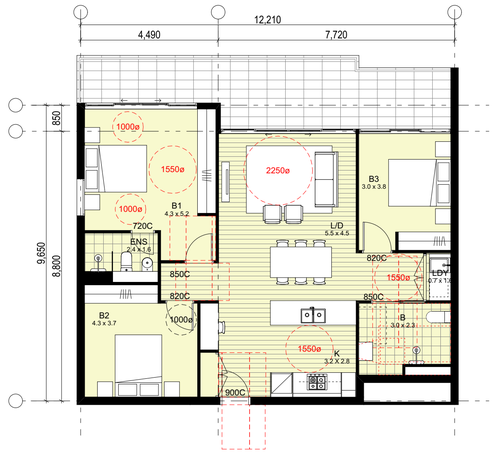
UNIT TYPE:	UNIT TYPE 1 - PRE-ADAPTATION
UNIT NUMBER:	G06, 107
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	75m^2
BALCONY:	VARIES - 25m^2 (G06), 12m^2 (107)

UNIT TYPE:	UNIT TYPE 2 - PRE-ADAPTATION
UNIT NUMBER:	106, 123 (AFFORDABLE), 206, 224, 306, 324, 412, 512
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	VARIES - 79m^2 (106, 206, 306), 84m^2 (123, 224, 324, 412, 512)
BALCONY:	VARIES - 25m^2 (106, 206, 306), 10m^2 (123, 224, 324, 412, 512)

UNIT TYPE:	UNIT TYPE 3 - PRE-ADAPTATION
UNIT NUMBER:	112, 114, 126, 213, 215, 227, 313, 327, 401, 403, 415, 501, 503, 515
STORAGE AREA:	IN APARTMENT:5.0 m^3 · IN BASEMENT:5.0 m^3
INTERNAL AREA:	VARIES - 24m^2 (112, 213, 313, 401, 501), 18m^2 (114, 215, 315, 403, 503), 23m^2 (126, 227, 327, 415, 515)
BALCONY:	VARIES - 25m^2 (106, 206, 306), 10m^2 (123, 224, 324, 412, 512)







UNIT TYPE:	UNIT TYPE 1 - POST-ADAPTATION
UNIT NUMBER:	G06, 107
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	75m^2
BALCONY:	VARIES - 25m^2 (G06), 12m^2 (107)

UNIT TYPE:	UNIT TYPE 2 - POST-ADAPTATION
UNIT NUMBER:	106, 123 (AFFORDABLE), 206, 224, 306, 324, 412, 512
STORAGE AREA:	IN APARTMENT:4.0 m^3 · IN BASEMENT:4.0 m^3
INTERNAL AREA:	VARIES - 79m^2 (106, 206, 306), 84m^2 (123, 224, 324, 412, 512)
BALCONY:	VARIES - 25m^2 (106, 206, 306), 10m^2 (123, 224, 324, 412, 512)

UNIT TYPE:	UNIT TYPE 3 - POST-ADAPTATION
UNIT NUMBER:	112, 114, 126, 213, 215, 227, 313, 327, 401, 403, 415, 501, 503, 515
STORAGE AREA:	IN APARTMENT:5.0 m^3 · IN BASEMENT:5.0 m^3
INTERNAL AREA:	VARIES - 24m^2 (112, 213, 313, 401, 501), 18m^2 (114, 215, 315, 403, 503), 23m^2 (126, 227, 327, 415, 515)
BALCONY:	VARIES - 25m^2 (106, 206, 306), 10m^2 (123, 224, 324, 412, 512)

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:43 pm

LEGEND

ACCOMODATION SUMMARY

LEVEL	TYPICAL UNIT TYPES		
	1BED	2BED	3BED
BASEMENT 02			
BASEMENT 01			
GROUND LEVEL	4	15	6
LEVEL 01	8	15	5
LEVEL 02	9	15	5
LEVEL 03	9	15	5
LEVEL 04	5	8	4
LEVEL 05	5	8	4
TOTALS	**40**	**76**	**29**
%	28%	52%	20%

LEVEL	ADAPTABLES			ADAPTABLE UNITS
	1BED	2BED	3BED	
BASEMENT 02				
BASEMENT 01				
GROUND LEVEL	0	1	0	**1**
LEVEL 01	0	3	3	**6**
LEVEL 02	0	2	3	**5**
LEVEL 03	0	2	3	**5**
LEVEL 04	0	1	3	**4**
LEVEL 05	0	1	0	**1**
TOTALS	0	10	12	**22**
%				**15%**

NO. **AMENDMENTS IN ISSUE**
01 APARTMENT MIX AND FLOORPLATE AMENDED
02 ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03 BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04 LANDSCAPE DESIGN REFINED
05 REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SYDNEY NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

0 1 2 5m

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE 22/10/21
SCALE 1:100 @ A1 1:200 @A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
ADAPTABLE UNIT TYPE
SHEET NO. DA 604
REVISION. C

0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North Strathfield , NSW , 2137
hstar.com.au
6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

ABSA Assessor Training Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 02/10/2021-02/10/2022
Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature
This Accredited Assessor is entitled to use the ABSA Accredited Assessor Logo in accordance with the ABSA Terms of Use and Code of Practice

01	02	
	03	
04		
05		
06	07	
08		

01	CLD03	LIGHT WEIGHT MASONRY CLADDING COLOUR: LIGHT TAN OR SIMILAR
02	CLD02	LIGHT WEIGHT METAL CLADDING COLOUR: MONUMENT OR SIMILAR
03	CLD01	LIGHT WEIGHT METAL CLADDING COLOUR: TOFFEE TAN OR SIMILAR
04	PF01	PAINT FINISH EXTERNAL WALLS AND SLAB EDGES COLOUR: VIVID WHITE OR SIMILAR
05	PF02	PAINT FINISH EXTERNAL WALLS AND SLAB EDGES COLOUR: MONUMENT OR SIMILAR
06	GL01	GLASS WINDOW GLASS COLOUR: CLEAR
07	GL02	GLASS WINDOW GLASS COLOUR: DARK
08	BK01	BRICK CLADDING COLOUR: DARK MASONRY SIMILAR TO ZEPHYR

SITE ADDRESS
25 GEORGE STREET NORTH STRATHFIELD NSW 2137
DRAWING TITLE
MATERIALS AND FINISHES SCHEDULE

FUSE ARCHITECTURE
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT
RACHID ANDARY 8627

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 22 October 2021 @ 4:43 pm

LEGEND

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
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REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20
A	ISSUE FOR DA	10/1/20

ARCHITECT
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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
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ABN 81 612 046 643
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piety group
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED
DRAWN
DATE
22/10/21
SCALE
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
MATERIALS AND FINISHES SCHEDULE
SHEET NO.
DA 701
REVISION.
C

6.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

0006824780 24 Nov 2021
Assessor Robert Romanous
Accreditation No. 101535
Address
25 George St , North
Strathfield , NSW , 2137
hstar.com.au

ABSA Australian Building Sustainability Assessor
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Assessor Name Robert Romanous
Assessor Number 101535
Assessor Signature
This Accredited Assessor is entitled to practice in all States and Territories across Australia and New Zealand

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•INFORM FUSE ARCHITECTURE OF ANY -DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

file: 1711_NORTH STRATHFIELD1_MARKETING
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LEGEND

NO.	AMENDMENTS IN ISSUE
01	APARTMENT MIX AND FLOORPLATE AMENDED
02	ELEVATIONS UPDATED TO NEW FLOORPLATE DESIGN
03	BASEMENT FOOTPRINT AMENDED TO ALIGN WITH BUILDINGS ABOVE AND INCREASE DEEP SOIL
04	LANDSCAPE DESIGN REFINED
05	REFINEMENT OF FACADE COLOUR SCHEME

REVISION ID	ISSUE NAME	ISSUE DATE
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RFI	18/9/20

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JOB NO
1711
CHECKED DRAWN
DATE SCALE
22/10/21
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
PERSPECTIVE
SHEET NO. REVISION.
DA 801 C