



PHOTOMONTAGE - CORNER OF AUBURN ROAD AND NEUTRAL AVENUE STREET VIEW

DRAWING LIST

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NOTES

REV	DATE	DESCRIPTION
J	10/9/24	For consultant co-ordination
K	12/12/24	For consultant co-ordination
L	16/12/24	For Client
M	20/3/25	Development Application
N	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

CLIENT
SDT Constructions Pty Ltd

TITLE
Cover + Photomontage

SCALE NTS @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 22/4/25	STAGE DA
DWG NO A-000	REVISION N	



PHOTOMONTAGE - AUBURN ROAD STREET VIEW

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B	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

CLIENT
SDT Constructions Pty Ltd

TITLE
Photomontage

SCALE NTS @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 22/4/25	STAGE DA
DWG NO A-001	REVISION B	

AREA CALCULATIONS

Site Area	2323 sqm	Affordable Housing Bonus Requirement								
Permissible FSR	2:1	Additional Height Required 3.85 m (17.85 m total height)								
Permissible GFA	4646 sqm	Additional Height Percentage 27.5%								
Permissible Height	14 m	Permissible FSR + 27.5% 2.55:1								
		Permissible GFA + 27.5% 5923.65 sqm								
Permissible FSR + 30%	2.6:1	Minimum Affordable Housing GFA								
Permissible GFA + 30%	6039.8 sqm	5923.65 sqm x (22.5%/2) 814.5 sqm								
Permissible Height + 30%	18.2 m	Affordable Housing provided = 814.7 sqm								
Levels	GFA	Retail	1 Bed	2 Bed	3 Bed	Solar (Living)	Solar (P.O.S)	Cross Ventilation	Total Units	Affordable Housing GFA
Basement 1	64.8 sqm									
Ground Level 1	1170.8 sqm	681.25 sqm								
Level 2	1156.9 sqm		3	11	0	8	11	10	14	814.7 sqm
Level 3	1093.1 sqm		1	8	3	8	10	9	12	
Level 4	1092.7 sqm		5	8	1	11	11	9	14	
Level 5	831.7 sqm		3	6	1	9	9	6	10	
Proposed GFA	5410 sqm		12	33	5	36	41	34	50	814.7 sqm
Proposed FSR	2.3:1		24%	66%	10%	72%	82%	68%		
Deep Soil	7%	162.6 sqm required								
	6.0%	140.2 sqm provided								
Communal	25%	580.8 sqm required		Level 2	271.7 sqm					
Open Space	25.2%	585.1 sqm provided		Level 5	313.4 sqm					
					585.1 sqm					
Car Spaces	Units	DCP Rates								
	1 Bed	1	12.0							
	2 Bed	1.2	39.6							
	3 Bed	1.5	7.5							
			59.1 required							
			60 provided							
	Visitors	1 per 5 units	10.0 required							
			10 provided							
	Commercial	1 per 40 sqm	17.0 required							
			18 provided							
			86.1 total required							
			88 total provided							
Bicycle Spaces	Residential	Rates								
	Residents	1 space per 5 dwellings	10							
	Visitors	1 space per 10 dwellings	5							
			15 required							
			15 provided							
	Retail	Rates								
	Staff	1 space per 300 sqm of GFA	2.3							
	Patrons	1 space per 500 sqm of GFA	1.4							
			3.7 required							
			4 provided							
			18.7 total required							
			19 total provided							
Waste	Residential	Rates								
	General Waste	140 L per unit	7000	1100 L bins	6.4					
	Recycling	120 L per unit	6000	1100 L bins	5.5					
	Green	120 L per unit	6000	1100 L bins	5.5					
					17.4 bins required					
					19 bins provided					
	Commercial	Rates								
	General Waste	300 L per 100 sqm	2043.75	1100 L bins	1.9					
	Recycling	490 L per 100 sqm	3338.1	1100 L bins	3.0					
					5.0 bins required					
					6 bins provided					

APARTMENT DETAILS

Level No.	Unit No.	Unit Type	Unit Area	P.O.S Area	Internal Storage	Basement Storage	Total Storage	Solar Access Living	Solar Access P.O.S	Cross Ventilation
2	2.01	2 bed	75.64 m2	35.0 m2	5.9 m3	5.6 m3	11.5 m3	✖	✖	✖
	2.02	2 bed	GOLD81.71 m2	25.0 m2	4.0 m3	5.6 m3	9.6 m3	✖	✓	✓
	2.03	2 bed	78.94 m2	10.0 m2	4.0 m3	5.9 m3	9.9 m3	✓	✓	✖
	2.04	2 bed	81.83 m2	10.0 m2	7.0 m3	5.9 m3	12.9 m3	✓	✓	✖
	2.05	1 bed	SILVER50.43 m2	8.0 m2	3.0 m3	4.1 m3	7.1 m3	✓	✓	✖
	2.06	2 bed	79.29 m2	10.0 m2	4.1 m3	5.9 m3	10.0 m3	✓	✓	✓
	2.07	2 bed	SILVER86.28 m2	12.2 m2	5.0 m3	5.9 m3	10.9 m3	✓	✓	✓
	2.08	1 bed	56.18 m2	8.5 m2	3.4 m3	4.1 m3	7.5 m3	✓	✓	✓
	2.09	1 bed	53.10 m2	8.0 m2	4.9 m3	4.1 m3	9.0 m3	✓	✓	✓
	2.10	2 bed	73.74 m2	10.0 m2	4.0 m3	5.9 m3	9.9 m3	✓	✓	✓
	2.11	2 bed	SILVER79.84 m2	15.3 m2	4.2 m3	5.9 m3	10.1 m3	✖	✖	✓
	2.12	2 bed	71.21 m2	15.7 m2	7.0 m3	5.9 m3	12.9 m3	✖	✖	✓
	2.13	2 bed	75.24 m2	17.0 m2	4.1 m3	5.9 m3	10.0 m3	✖	✓	✓
	2.14	2 bed	GOLD77.61 m2	16.0 m2	3.6 m3	5.9 m3	9.5 m3	✖	✓	✓
	3.01	2 bed	75.64 m2	10.5 m2	5.4 m3	5.9 m3	11.3 m3	✖	✖	✖
	3.02	2 bed	GOLD76.12 m2	13.5 m2	4.0 m3	5.9 m3	9.9 m3	✖	✓	✓
	3.03	3 bed	102.30 m2	54.1 m2	7.8 m3	8.6 m3	16.4 m3	✓	✓	✖
	3.04	1 bed	SILVER50.44 m2	8.0 m2	3.0 m3	5.2 m3	8.2 m3	✓	✓	✖
	3.05	2 bed	79.29 m2	10.0 m2	4.1 m3	5.9 m3	10.0 m3	✓	✓	✓
	3.06	2 bed	SILVER86.28 m2	11.9 m2	5.0 m3	5.9 m3	10.9 m3	✓	✓	✓
	3.07	2 bed	76.25 m2	19.8 m2	4.1 m3	6.1 m3	10.2 m3	✓	✓	✓
	3.08	3 bed	95.85 m2	18.7 m2	6.6 m3	8.6 m3	15.2 m3	✓	✓	✓
	3.09	2 bed	SILVER82.68 m2	10.2 m2	4.2 m3	6.1 m3	10.3 m3	✖	✖	✓
	3.10	2 bed	76.71 m2	11.4 m2	5.3 m3	6.5 m3	11.8 m3	✖	✖	✓
	3.11	2 bed	SILVER75.29 m2	10.2 m2	6.3 m3	7.5 m3	13.8 m3	✓	✓	✓
	3.12	3 bed	GOLD102.05 m2	12.0 m2	5.0 m3	10.2 m3	15.2 m3	✓	✓	✓
4	4.01	2 bed	75.64 m2	10.5 m2	5.4 m3	7.5 m3	12.9 m3	✖	✖	✖
	4.02	2 bed	GOLD76.12 m2	10.2 m2	4.0 m3	7.5 m3	11.5 m3	✓	✓	✓
	4.03	1 bed	50.50 m2	8.0 m2	3.0 m3	5.2 m3	8.2 m3	✓	✓	✖
	4.04	1 bed	GOLD50.07 m2	8.0 m2	3.0 m3	5.2 m3	8.2 m3	✓	✓	✖
	4.05	1 bed	SILVER50.43 m2	8.0 m2	3.0 m3	5.2 m3	8.2 m3	✓	✓	✖
	4.06	2 bed	79.29 m2	10.0 m2	4.1 m3	7.5 m3	11.6 m3	✓	✓	✓
	4.07	2 bed	78.94 m2	10.0 m2	4.1 m3	7.9 m3	12.0 m3	✓	✓	✖
	4.08	1 bed	50.78 m2	8.0 m2	3.7 m3	5.2 m3	8.9 m3	✓	✓	✓
	4.09	1 bed	50.97 m2	8.0 m2	3.5 m3	5.2 m3	8.7 m3	✓	✓	✓
	4.10	2 bed	75.02 m2	10.3 m2	4.5 m3	7.9 m3	12.4 m3	✓	✓	✓
	4.11	2 bed	SILVER82.68 m2	10.2 m2	4.2 m3	8.6 m3	12.8 m3	✖	✖	✓
	4.12	2 bed	76.71 m2	11.4 m2	5.3 m3	8.6 m3	13.9 m3	✖	✖	✓
	4.13	2 bed	SILVER75.29 m2	10.2 m2	6.3 m3	8.6 m3	14.9 m3	✓	✓	✓
	4.14	3 bed	GOLD102.05 m2	12.0 m2	5.0 m3	10.2 m3	15.2 m3	✓	✓	✓
5	5.01	2 bed	75.57 m2	10.5 m2	5.4 m3	8.6 m3	14.0 m3	✖	✖	✖
	5.02	2 bed	GOLD76.12 m2	10.2 m2	4.0 m3	8.6 m3	12.6 m3	✓	✓	✓
	5.03	1 bed	50.50 m2	8.0 m2	3.0 m3	5.2 m3	8.2 m3	✓	✓	✖
	5.04	1 bed	GOLD50.19 m2	8.0 m2	3.0 m3	5.2 m3	8.2 m3	✓	✓	✖
	5.05	2 bed	78.45 m2	10.0 m2	5.9 m3	8.6 m3	14.5 m3	✓	✓	✖
	5.06	2 bed	83.23 m2	10.0 m2	4.0 m3	8.6 m3	12.6 m3	✓	✓	✓
	5.07	2 bed	75.01 m2	11.7 m2	4.4 m3	8.6 m3	13.0 m3	✓	✓	✓
	5.08	1 bed	50.00 m2	10.2 m2	4.8 m3	5.2 m3	10.0 m3	✓	✓	✓
	5.09	2 bed	77.69 m2	10.2 m2	5.4 m3	8.6 m3	14.0 m3	✓	✓	✓
	5.10	3 bed	GOLD102.05 m2	12.0 m2	5.0 m3	20.3 m3	25.3 m3	✓	✓	✓
								36 units	40 units	34 units
50 apartments								72%	80%	68%

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NOTES

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C	16/12/24	For Client
D	12/2/25	Consultant Co-ordination
E	20/3/25	Development Application
F	10/4/25	Development Application
G	22/4/25	Development Application Submission

PROJECT	PROJECT ADDRESS
Mixed-Use Development	77-81 Auburn Rd & 19 Neutral Ave - BIRRONG
CLIENT	
SDT Constructions Pty Ltd	

TITLE	Project Summary		
SCALE	DRAWN	CHECKED BY	
NTS @ A3	MA/LT	RO	
PROJECT NO.	DATE	STAGE	
2015	22/4/25	DA	
DWG NO	REVISION		

A-002

G

LEGEND:

Subject site

Easement on subject site

Shops

Detached houses

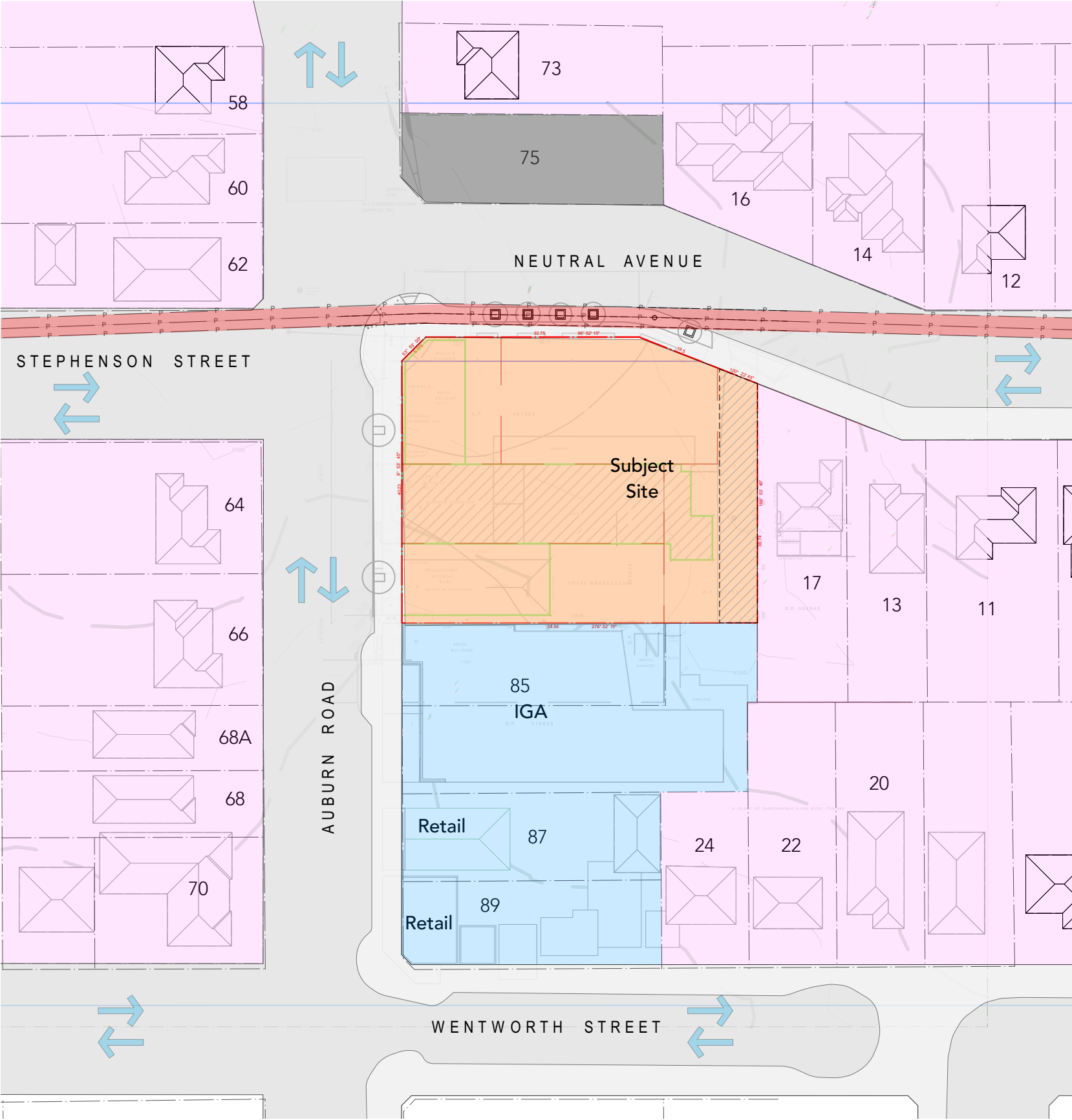
Council Parking Lot

Road

High voltage overhead powerlines

Traffic flow

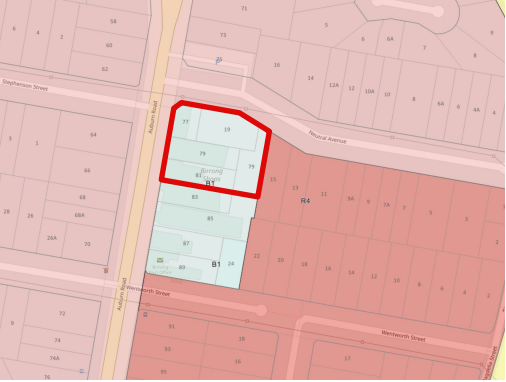
Contour line



CONTEXTUAL ANALYSIS

LEP MAPS

Site: 77-81 Auburn Road & 19 Neutral Avenue, Birrong		
Land Zoning	CBC-B1	E1 Local Centre
Floor Space Ratio	FSR-T	2:1
Height of Building	HOB-N3	14m (max height)



LEGEND

CBC-B1: E1 Local Centre

CBC-R4: R4 High Density Residential

CBC-R2: R2 Low Density Residential

Land Zoning
CBC-B1: B1 Neighbourhood Centre



LEGEND

FSR-T 2:1

FSR-N 1:1

FSR-D 0.5:1

Floor Space Ratio
FSR-T 2:1



LEGEND

HOB-N3 14m (max height)

HOB-N1 13m (max height)

HOB-J1 9m (max height)

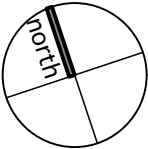
Height of Building
HOB-N3 14m (max height)

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D	20/3/25	Development Application
E	22/4/25	Development Application Submission
F	24/4/25	Development Application Submission

PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

TITLE
Contextual Analysis

SCALE
1:500 @ A3

DRAWN
MA

CHECKED BY
RO

PROJECT NO.
2015

DATE
24/4/25

STAGE
DA

DWG NO

REVISION

A-003

F



SITE ANALYSIS



1. Auburn Road streetscape



2. Corner cafe at corner of Auburn Road and Neutral Avenue



3. Subject site from Neutral Avenue



4. Neighbour - Detached houses to west of project site



5. Neighbour - Council parking lot to Neutral Avenue (subject site beyond)

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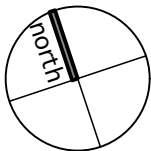
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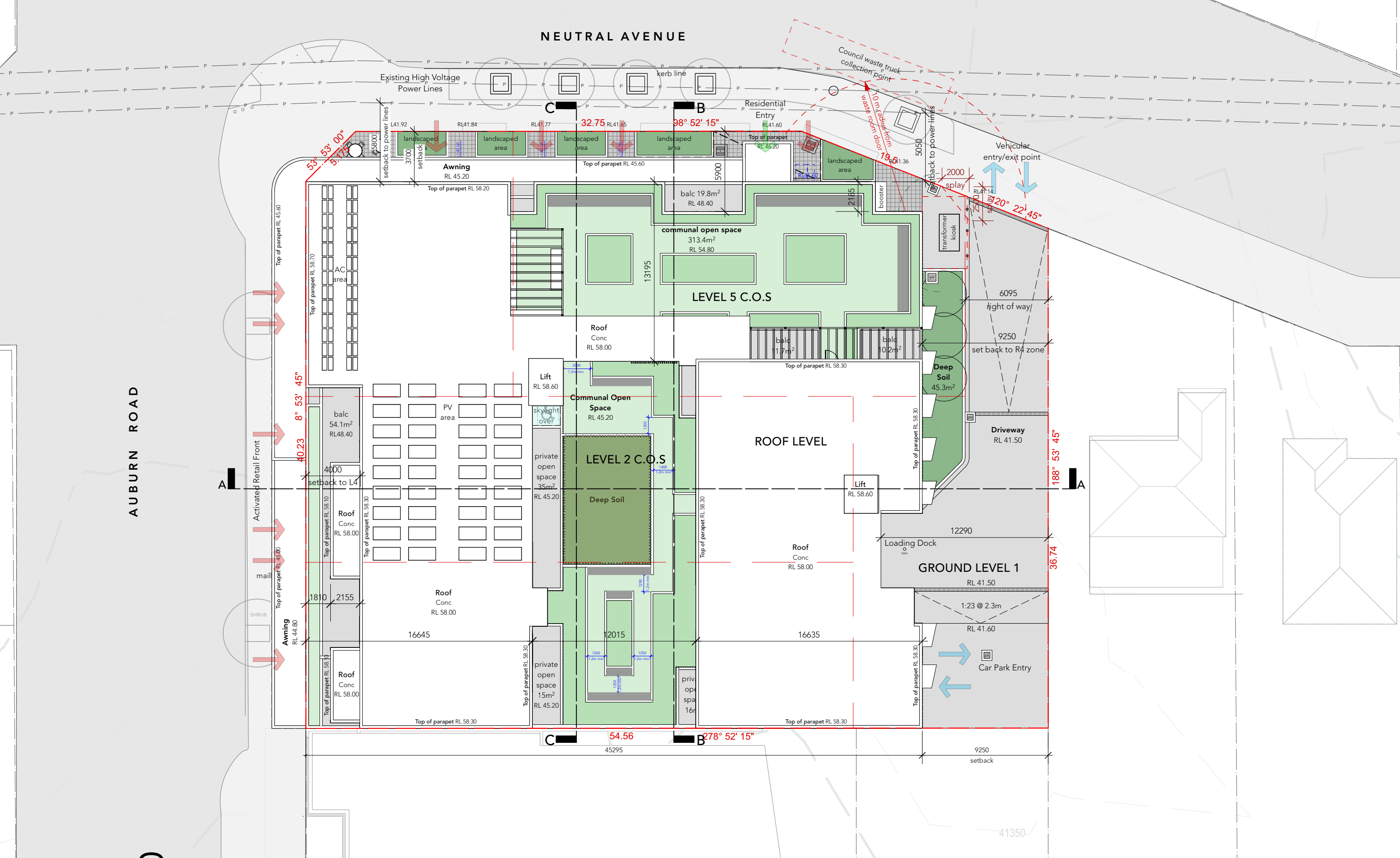
PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

TITLE
Site Analysis

SCALE 1:250 @ A3 DRAWN LT/MA CHECKED BY RO

PROJECT NO. 2015 DATE 22/4/25 STAGE DA

DWG NO A-004 REVISION O

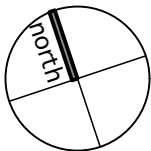


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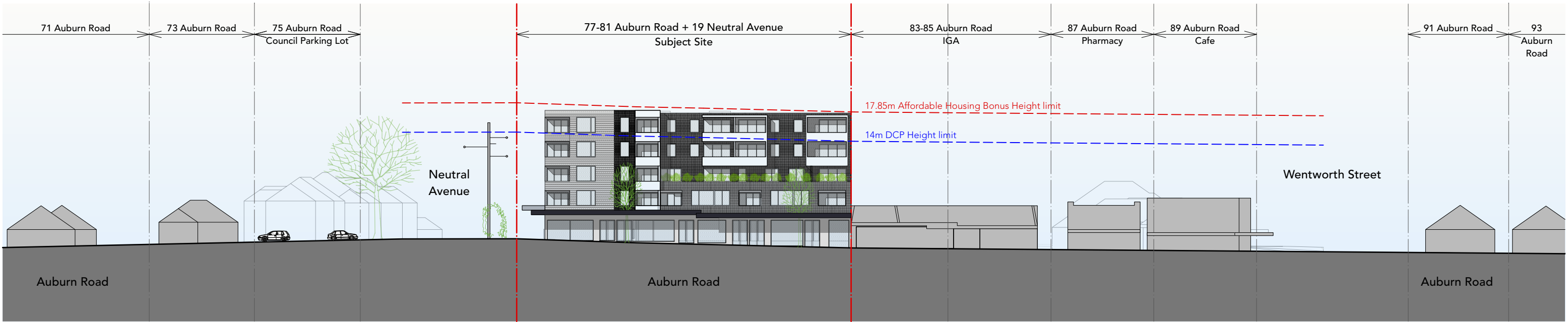
PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

TITLE
Site Plan

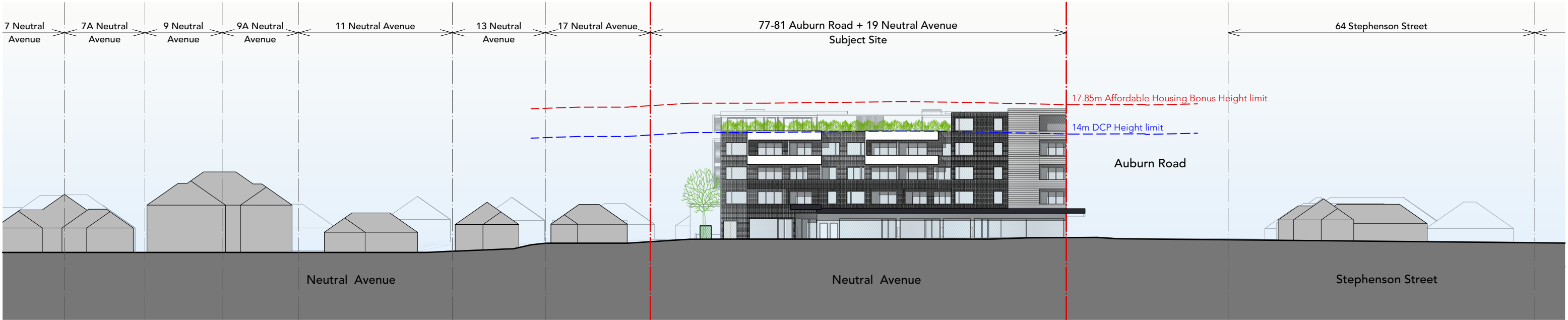
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PROJECT NO. 2015	DATE 22/4/25	STAGE DA
DWG NO	REVISION	

A-005

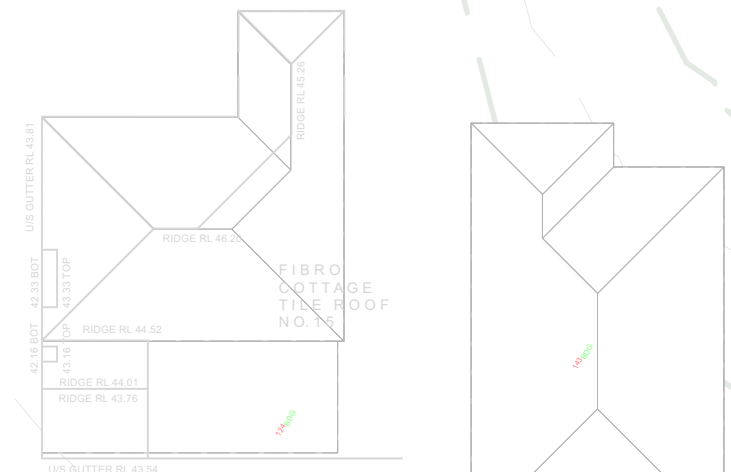
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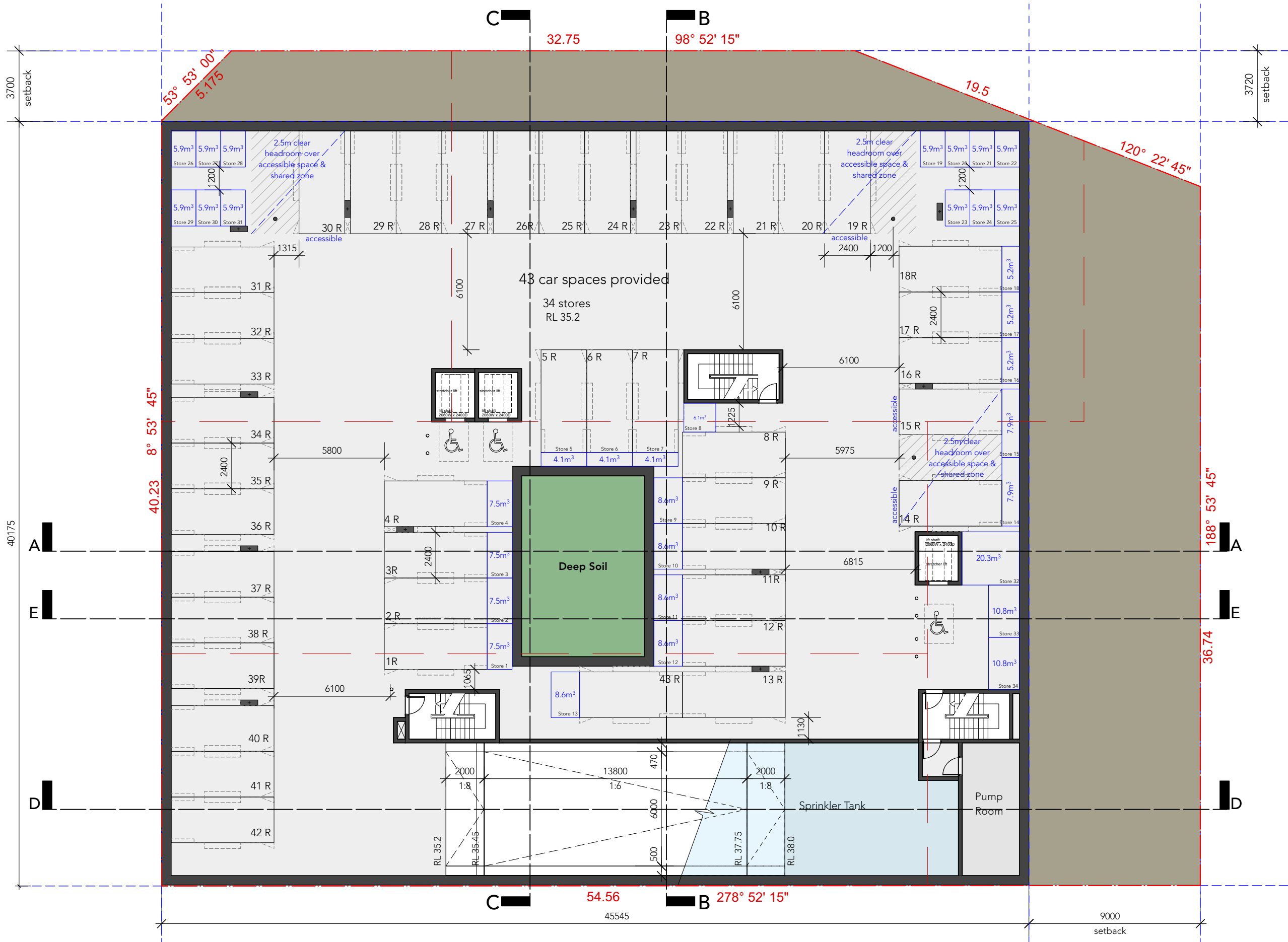
AUBURN ROAD STREETSCAPE



NEUTRAL AVENUE STREETSCAPE



C

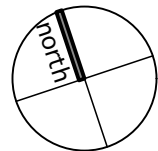


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O	19/12/24	For consultant co-ordination
P	12/2/25	Consultant Co-ordination
Q	24/2/25	Access Co-ordination
R	20/3/25	Development Application
S	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

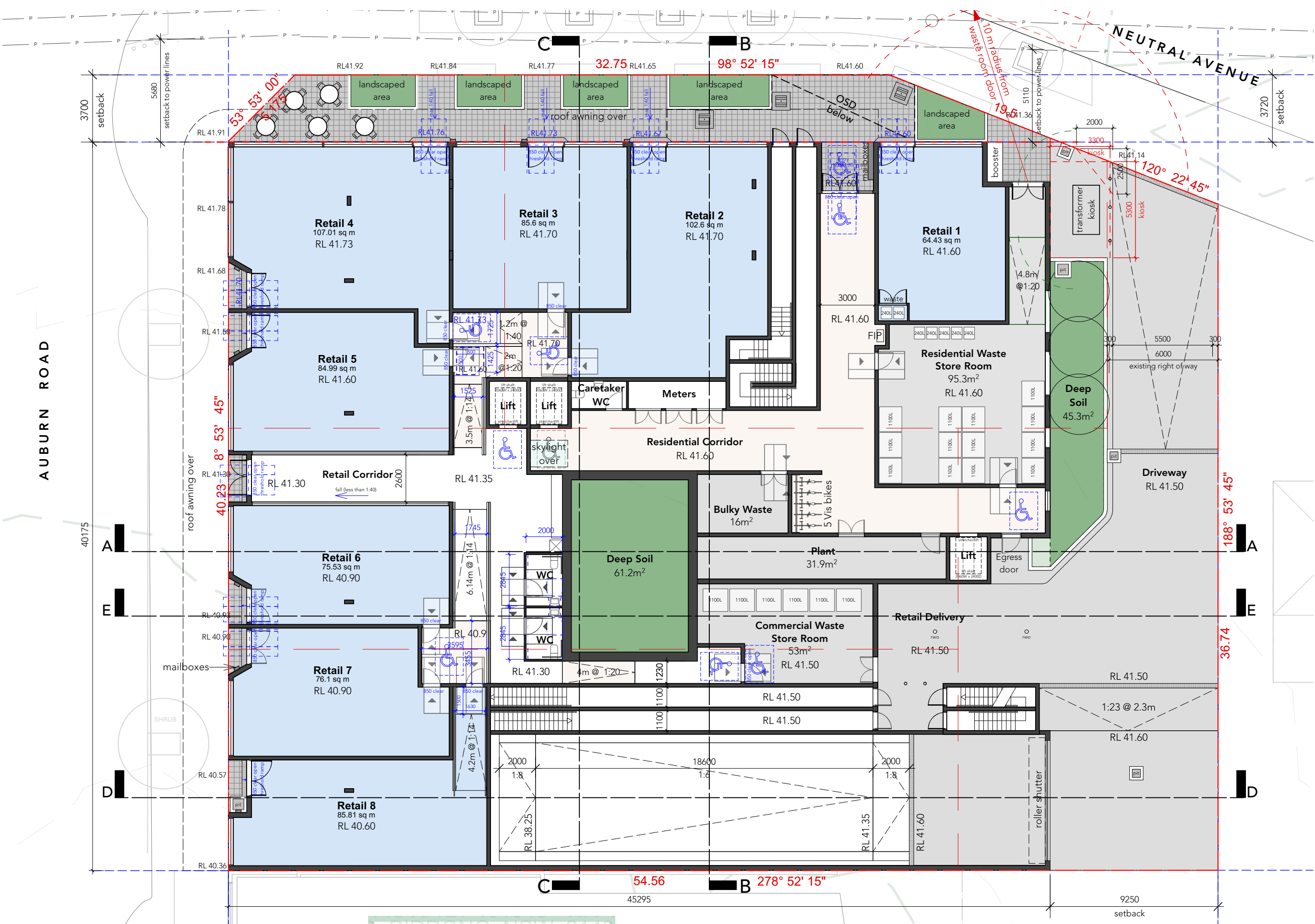
CLIENT
SDT Constructions Pty Ltd

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

TITLE
Basement 2 Plan

SCALE 1:200 @ A3	DRAWN LT/MA	CHECKED BY RO
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DWG NO	REVISION	S

A-100



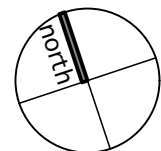
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Certificate No. #HR-1T28IM-01
Scan QR code or follow website link for rating details.

Assessor name John Boutros
Accreditation No. DMN/16/1763
Property Address 77-81 Auburn Rd, Berrong, NSW, 2143

<http://www.hero-software.com.au/pdf/HR-1T28IM-01>

REV	DATE	DESCRIPTION
R	5/2/25	Consult Co-ord
S	12/2/25	Consultant Co-ordination
T	24/2/25	Access Co-ordination
U	20/3/25	Development Application
V	22/4/25	Development Application Submission

PROJECT
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CLIENT
SDT Constructions Pty Ltd

PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

TITLE
Ground Level 1 Plan

SCALE	DRAWN	CHECKED BY
1:200 @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	22/4/25	DA
DWG NO	REVISION	
		V

A-102



S



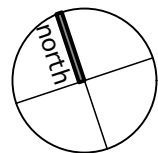
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NOTES



REV	DATE	DESCRIPTION
M	19/12/24	For consultant co-ordination
N	12/2/25	Consultant Co-ordination
O	24/2/25	Access Co-ordination
P	20/3/25	Development Application
Q	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

TITLE

Level 3 Plan

SCALE	DRAWN	CHECKED BY
1:200 @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	22/4/25	DA
DWG NO	REVISION	
		Q

AUBURN ROAD

NEUTRAL AVENUE

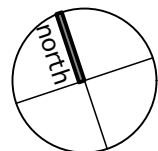
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L	16/12/24	For consultant co-ordination
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N	12/2/25	Consultant Co-ordination
O	20/3/25	Development Application
P	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

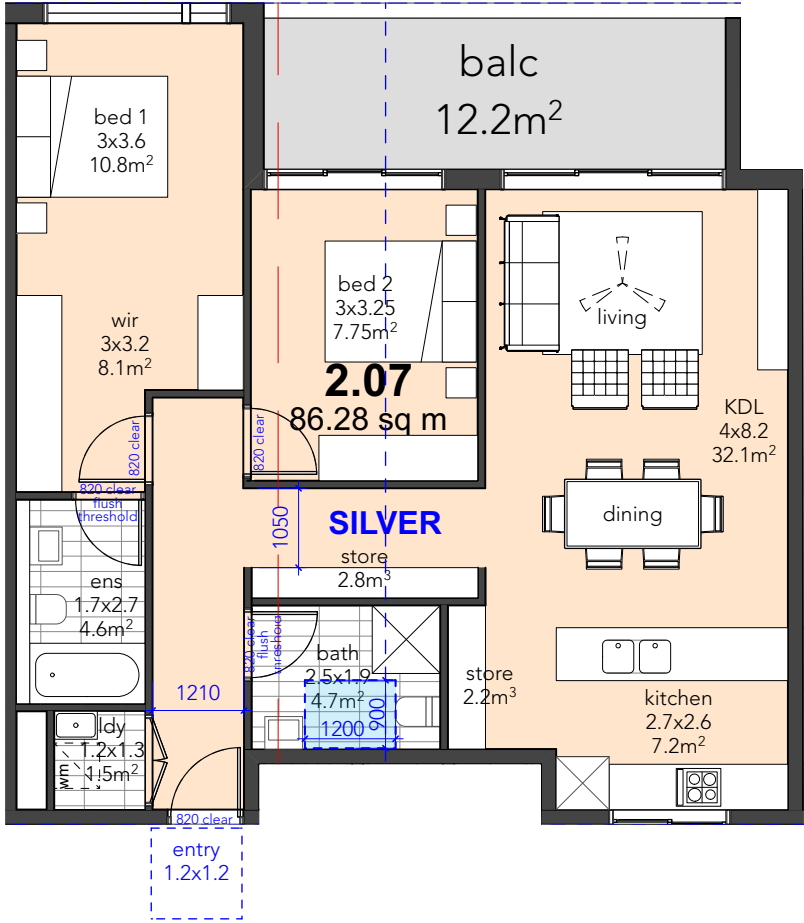
CLIENT
SDT Constructions Pty Ltd

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

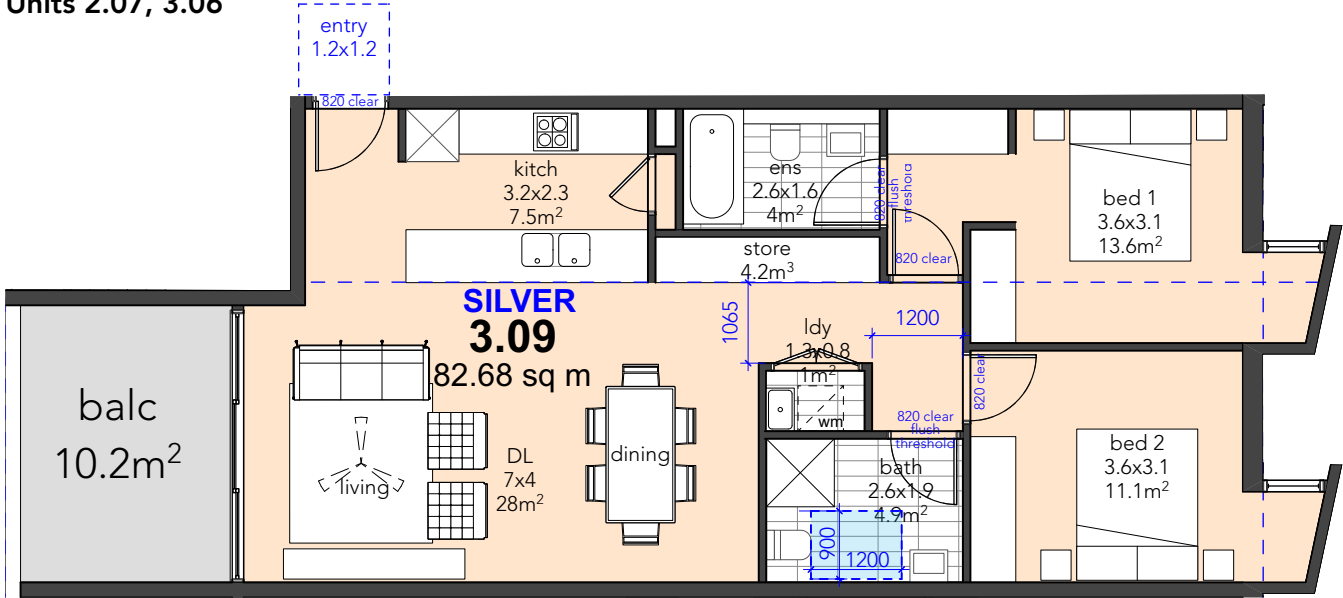
TITLE
Level 4 Plan

SCALE 1:200 @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 22/4/25	STAGE DA
DWG NO	REVISION	P

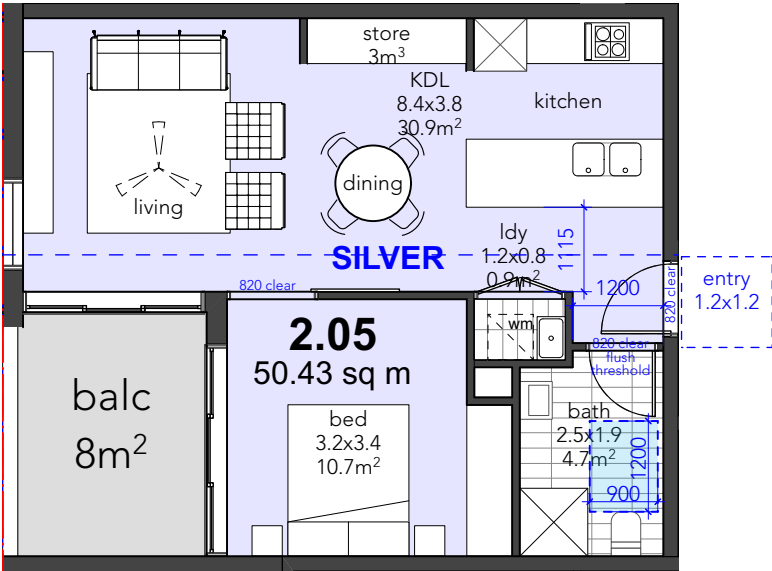
A-105



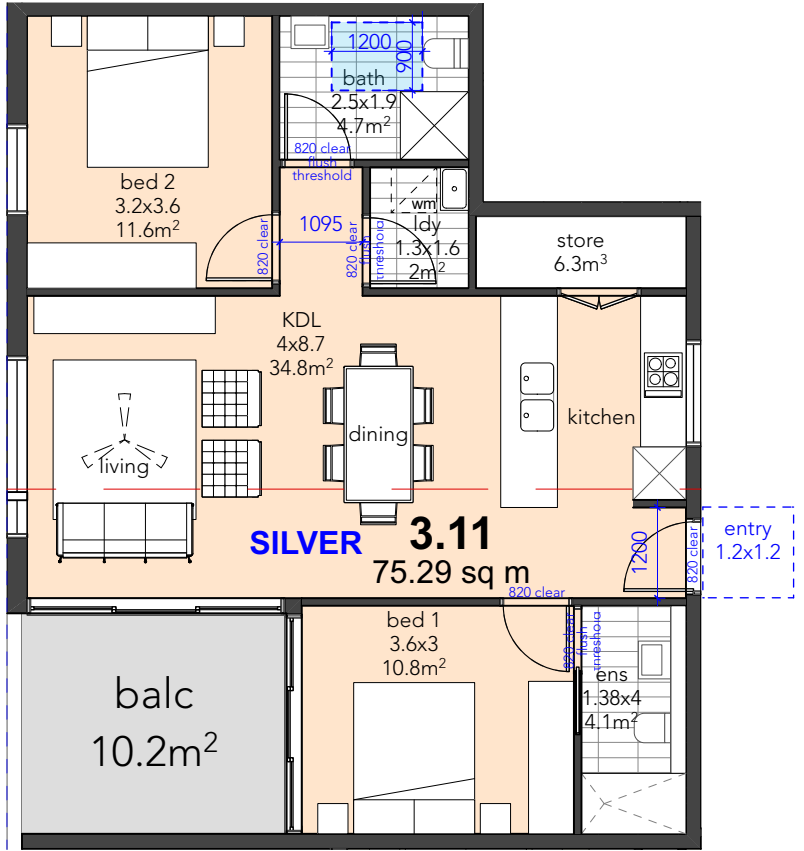
Units 2.07, 3.06



Units 2.11, 3.09, 4.11



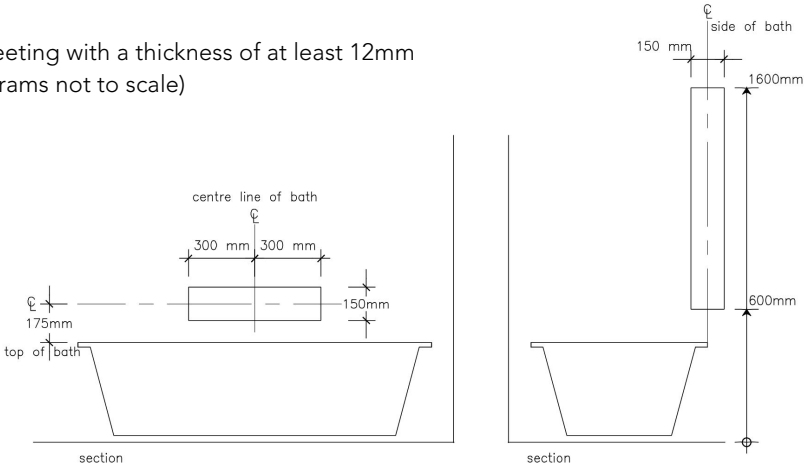
Units 2.05, 3.04, 4.05



Units 3.11, 4.13

Notes
Reinforcement to be provided for bathtubs as shown in diagrams below

The walls around the bath are to be reinforced by installing:
i. noggings with a thickness of at least 25mm
OR
ii. sheeting with a thickness of at least 12mm
(diagrams not to scale)

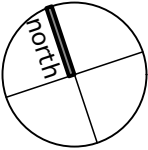


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A	12/2/25	Consultant Co-ordination
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D	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
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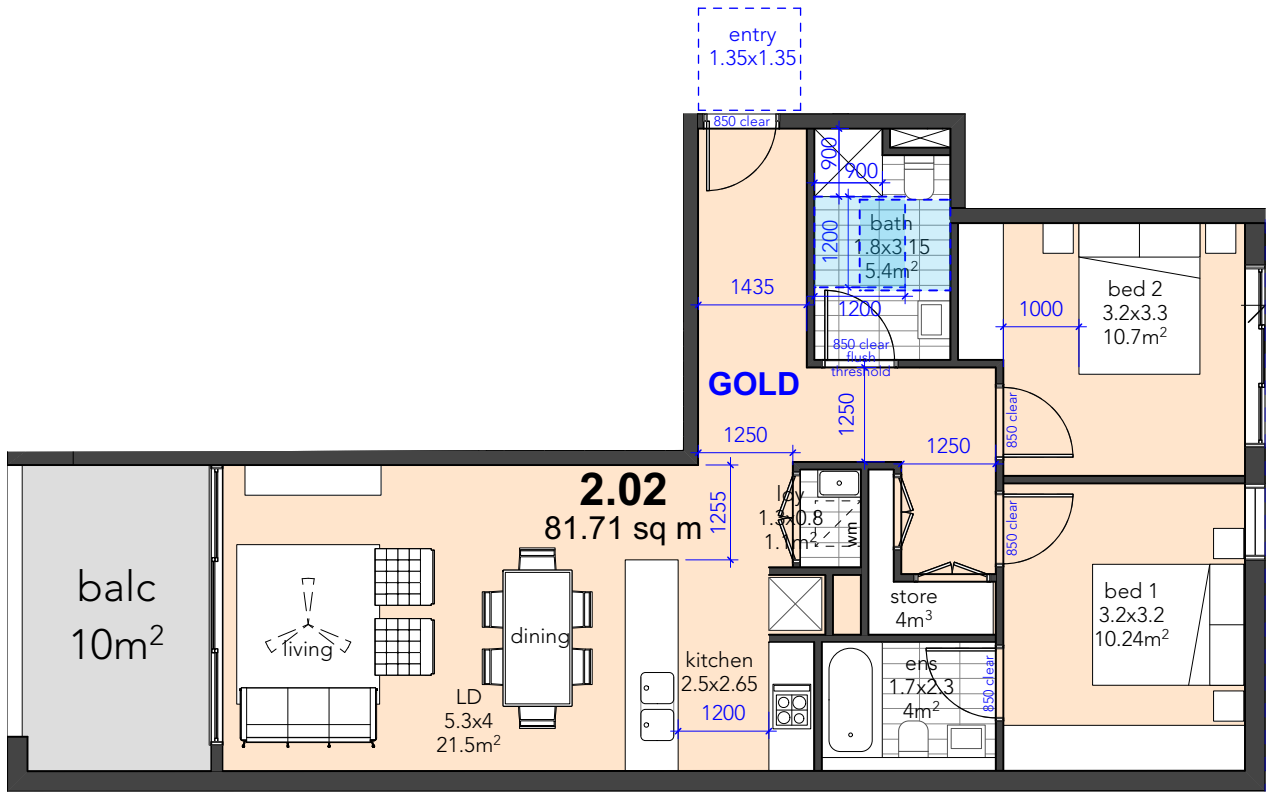
CLIENT
SDT Constructions Pty Ltd

TITLE
Silver Livable Units

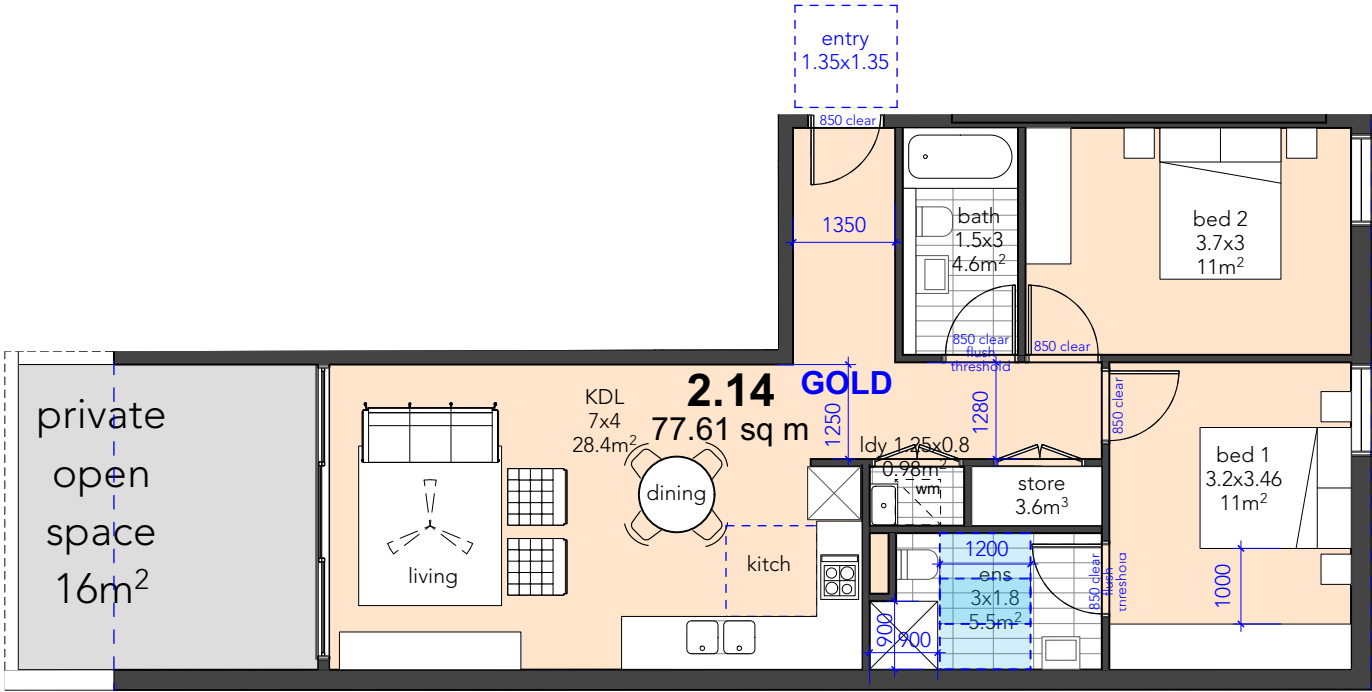
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PROJECT NO. 2015	DATE 22/4/25	STAGE DA

DWG NO
A-110

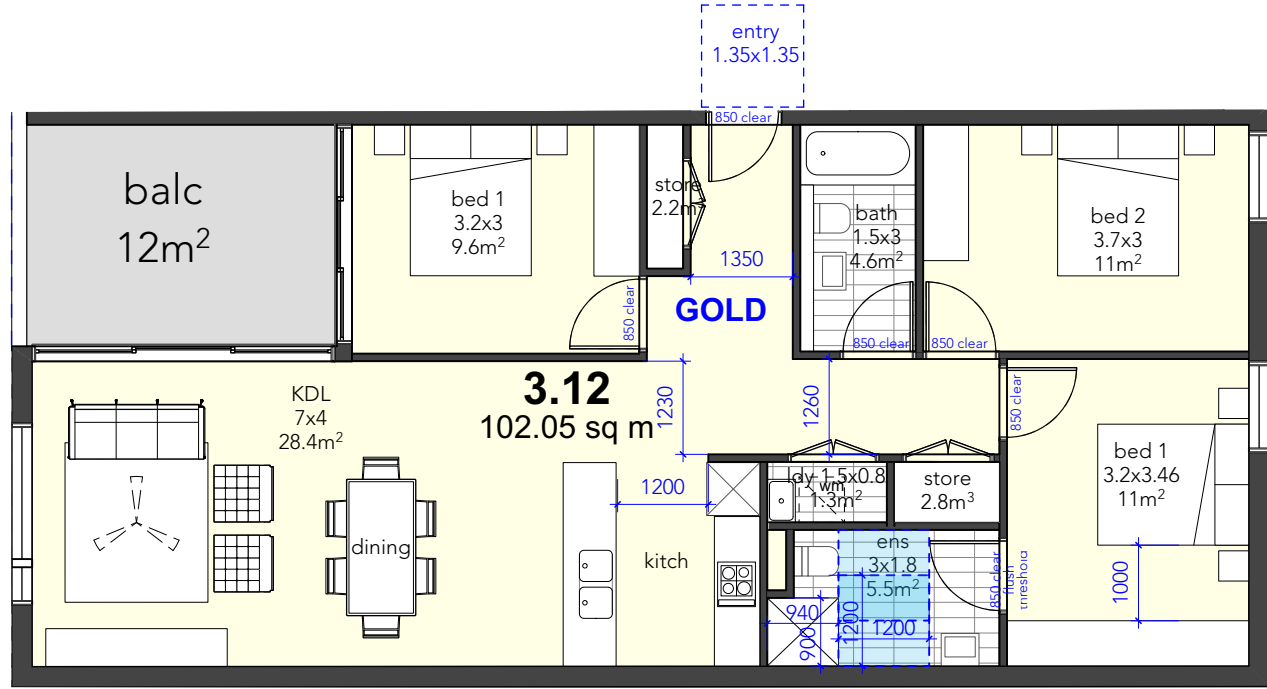
REVISION
D



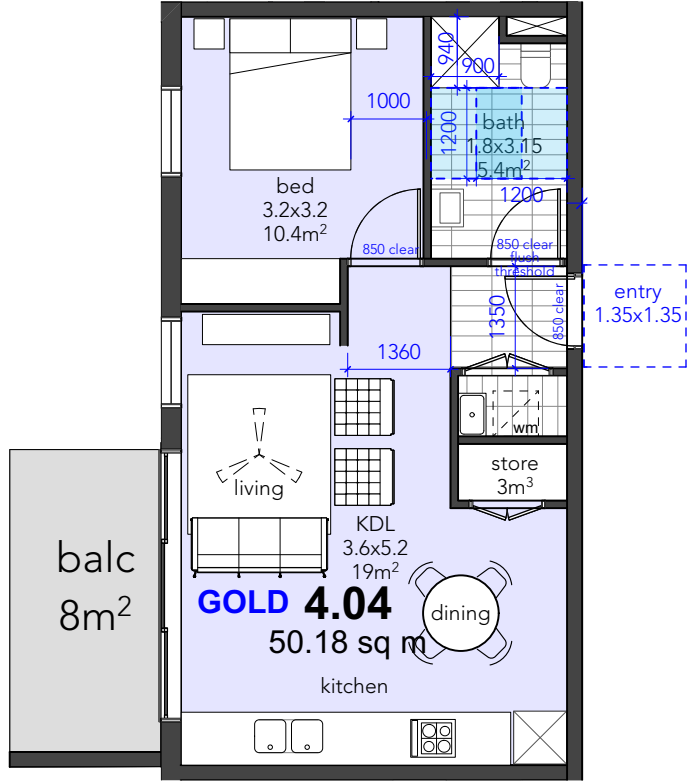
Units 2.02, 3.02, 4.02, 50.2



Unit 2.14



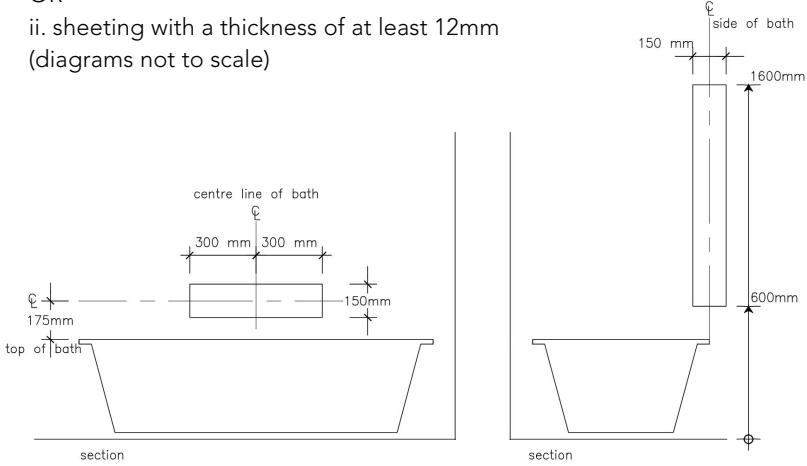
Units 3.12, 4.14, 5.10



Units 4.04, 5.04

Notes
Reinforcement to be provided for bathtubs as shown in diagrams below

The walls around the bath are to be reinforced by installing:
i. noggings with a thickness of at least 25mm
OR
ii. sheeting with a thickness of at least 12mm
(diagrams not to scale)

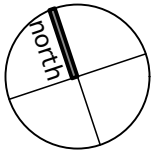


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D	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
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CLIENT
SDT Constructions Pty Ltd

TITLE
Gold Livable Units

SCALE
1:100 @ A3

DRAWN
LT/MA

CHECKED BY
RO

PROJECT NO.
2015

DATE
22/4/25

STAGE
DA

DWG NO

A-111

REVISION

D



WEST ELEVATION



NORTH ELEVATION

Note: Refer Materials and Finishes Schedule for details

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J	16/12/24	For consultant co-ordination
K	19/12/24	For consultant co-ordination
L	20/3/25	Development Application
M	17/4/25	Development Application
N	22/4/25	Development Application Submission

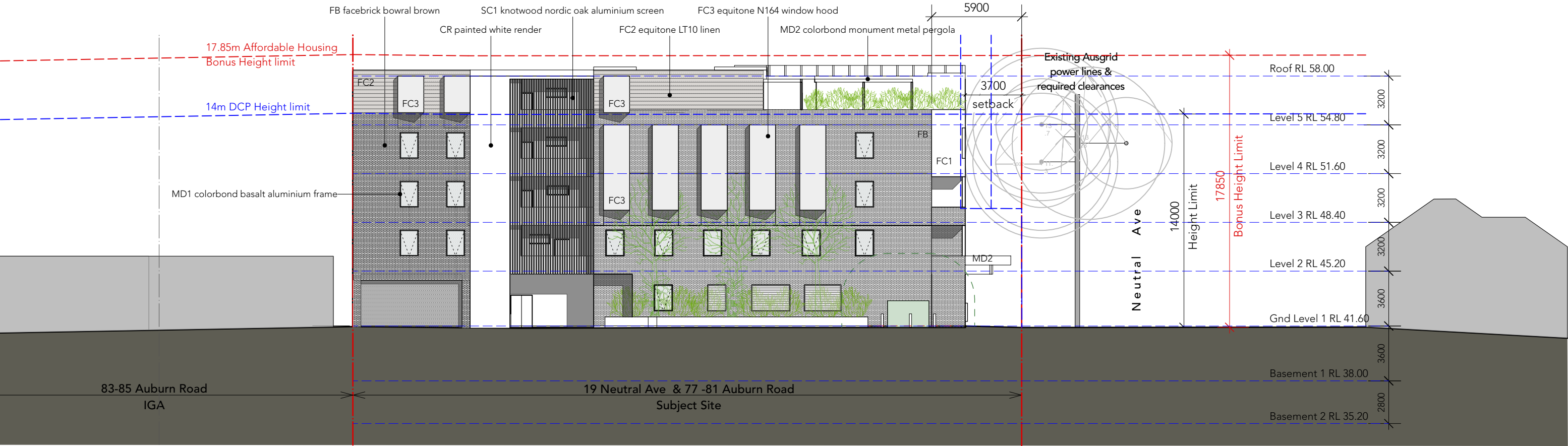
PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

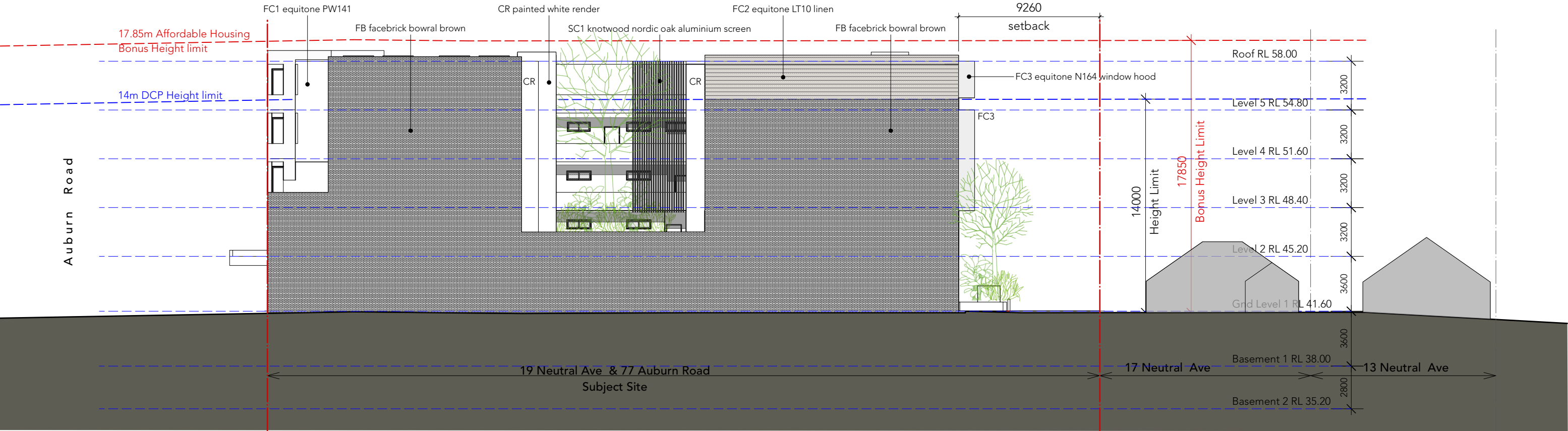
CLIENT
SDT Constructions Pty Ltd

TITLE
Elevations 1

SCALE	DRAWN	CHECKED BY
1:250 @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	22/4/25	DA
DWG NO	REVISION	
A-200	N	



EAST ELEVATION



SOUTH ELEVATION

Note: Refer Materials and Finishes Schedule for details

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Assessor name John Boultras
Accreditation No. DMN/16/1763
Property Address 77-81 Auburn Rd, Birrong, NSW, 2143
<http://www.hero-software.com.au/pdf/HR-1T28IM-01>

REV	DATE	DESCRIPTION
I	12/12/24	For consultant co-ordination
J	16/12/24	For consultant co-ordination
K	19/12/24	For consultant co-ordination
L	20/3/25	Development Application
M	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

TITLE
Elevations 2

SCALE 1:250 @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 22/4/25	STAGE DA
DWG NO A-201	REVISION M	



Section B-B

Note: Refer Materials and Finishes Schedule for details

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<http://www.hero-software.com.au/pdf/HR-1T28IM-01>

REV	DATE	DESCRIPTION
F	12/12/24	For consultant co-ordination
G	16/12/24	For consultant co-ordination
H	19/12/24	For consultant co-ordination
I	20/3/25	Development Application
J	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

CLIENT
SDT Constructions Pty Ltd

TITLE
Sections 2

SCALE	DRAWN	CHECKED BY
1:200 @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	22/4/25	DA

DWG NO
A-301

REVISION
J



Section C-C

Note: Refer Materials and Finishes Schedule for details

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J	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

CLIENT
SDT Constructions Pty Ltd

TITLE
Sections 3

SCALE
1:200 @ A3

PROJECT NO.
2015

DWG NO
A-302

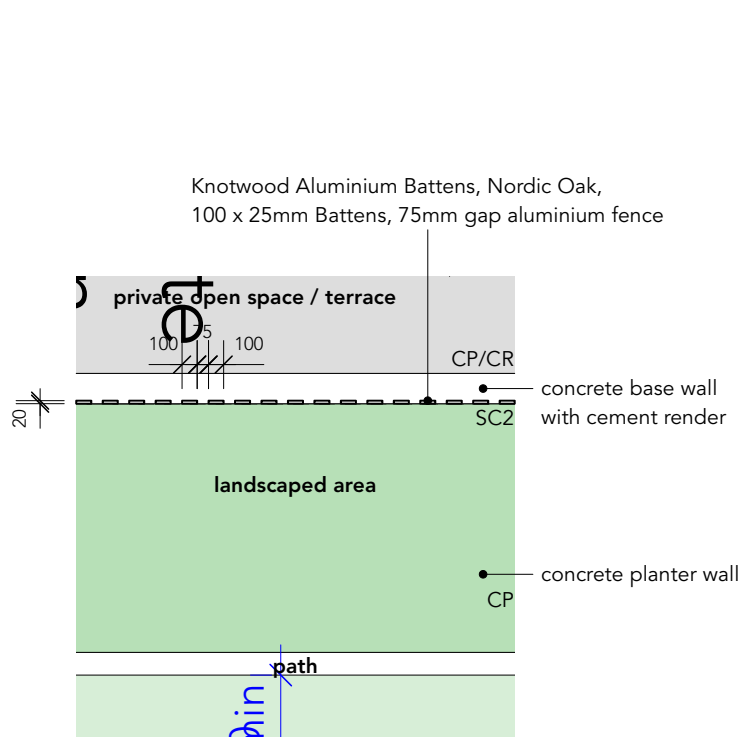
DRAWN
LT/MA

DATE
22/4/25

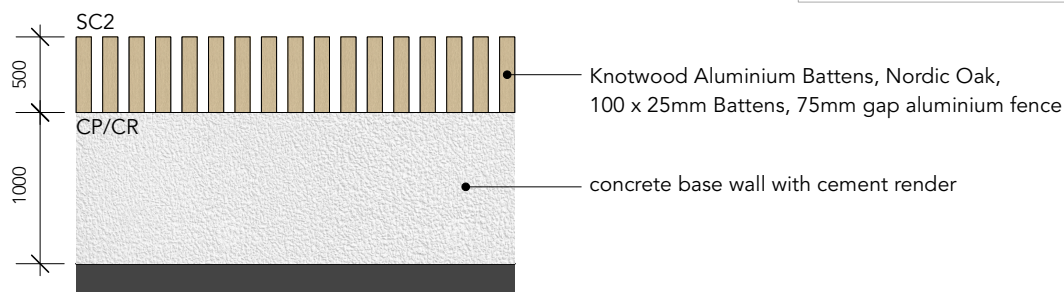
CHECKED BY
RO

STAGE
DA

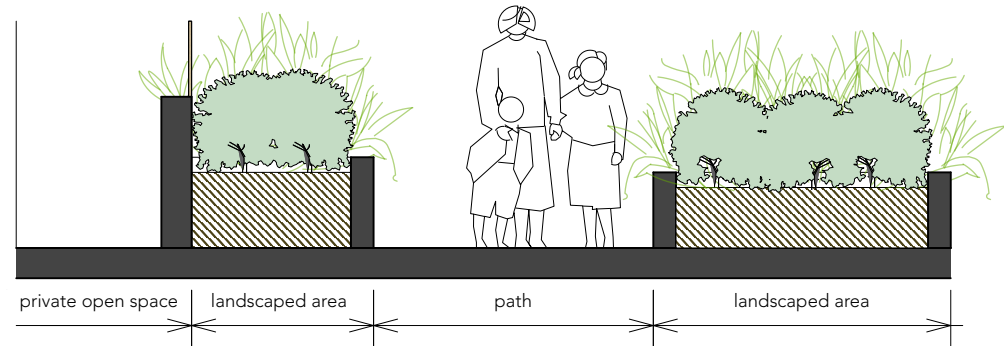
REVISION
J



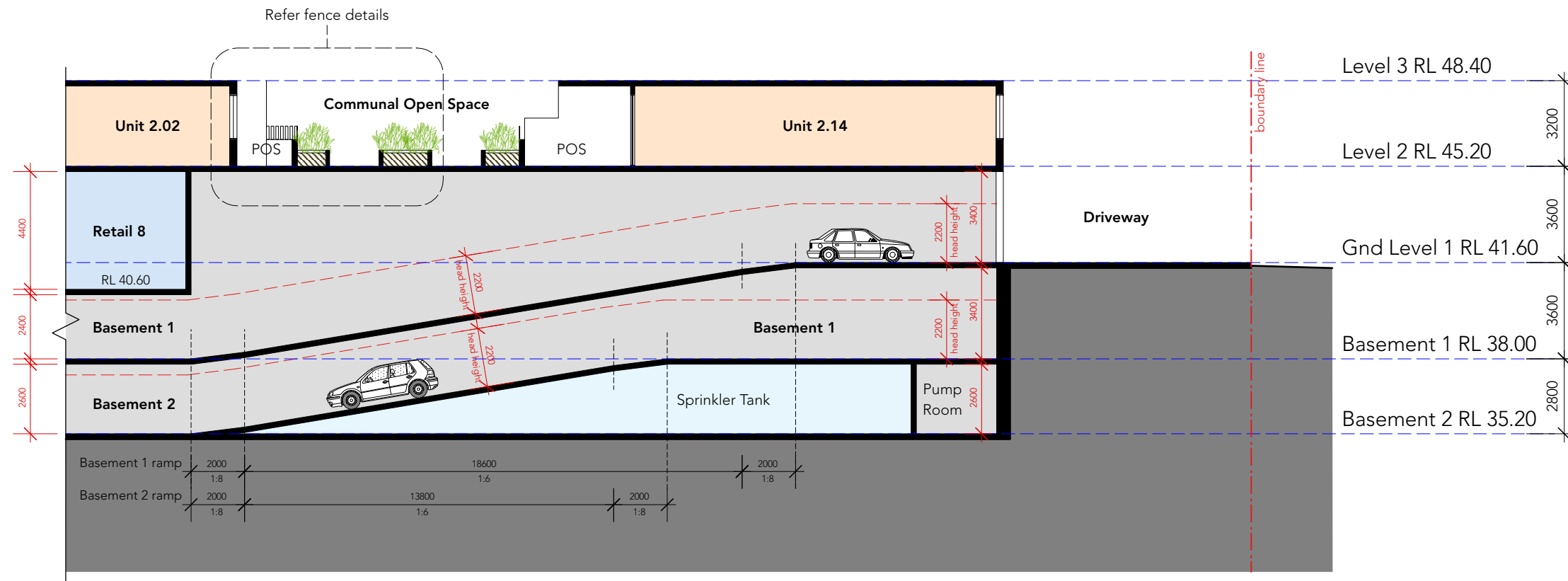
Level 2 P.O.S Typical Fence Plan
Scale 1:50



Level 2 P.O.S Typical Fence Elevation
Scale 1:50



Level 2 P.O.S Typical Fence Section
Scale 1:50



Section D-D (Ramp Section)



Section E-E (Retail Delivery Section)

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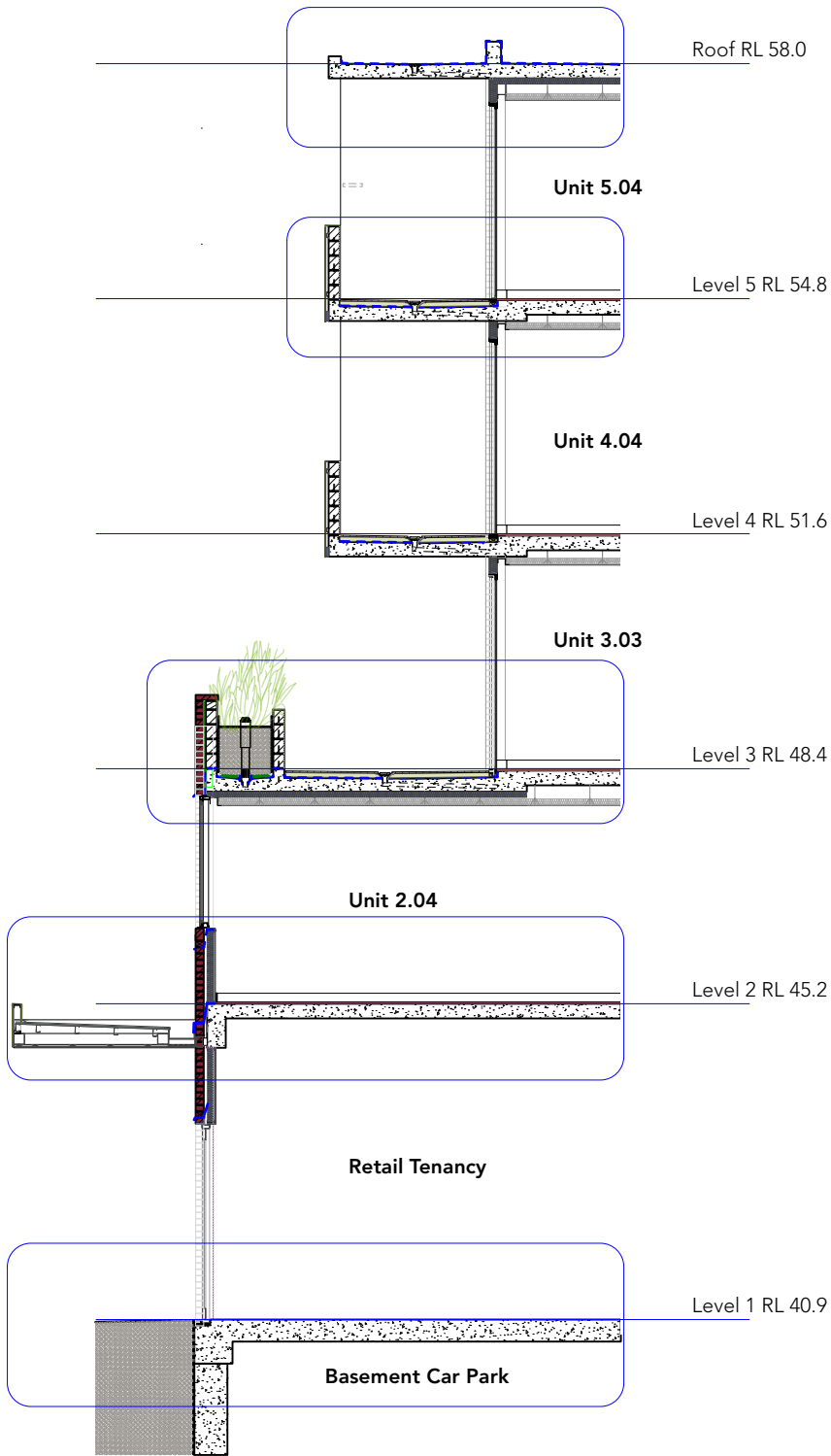
PROJECT
Mixed-Use Development

PROJECT ADDRESS
**77-81 Auburn Rd &
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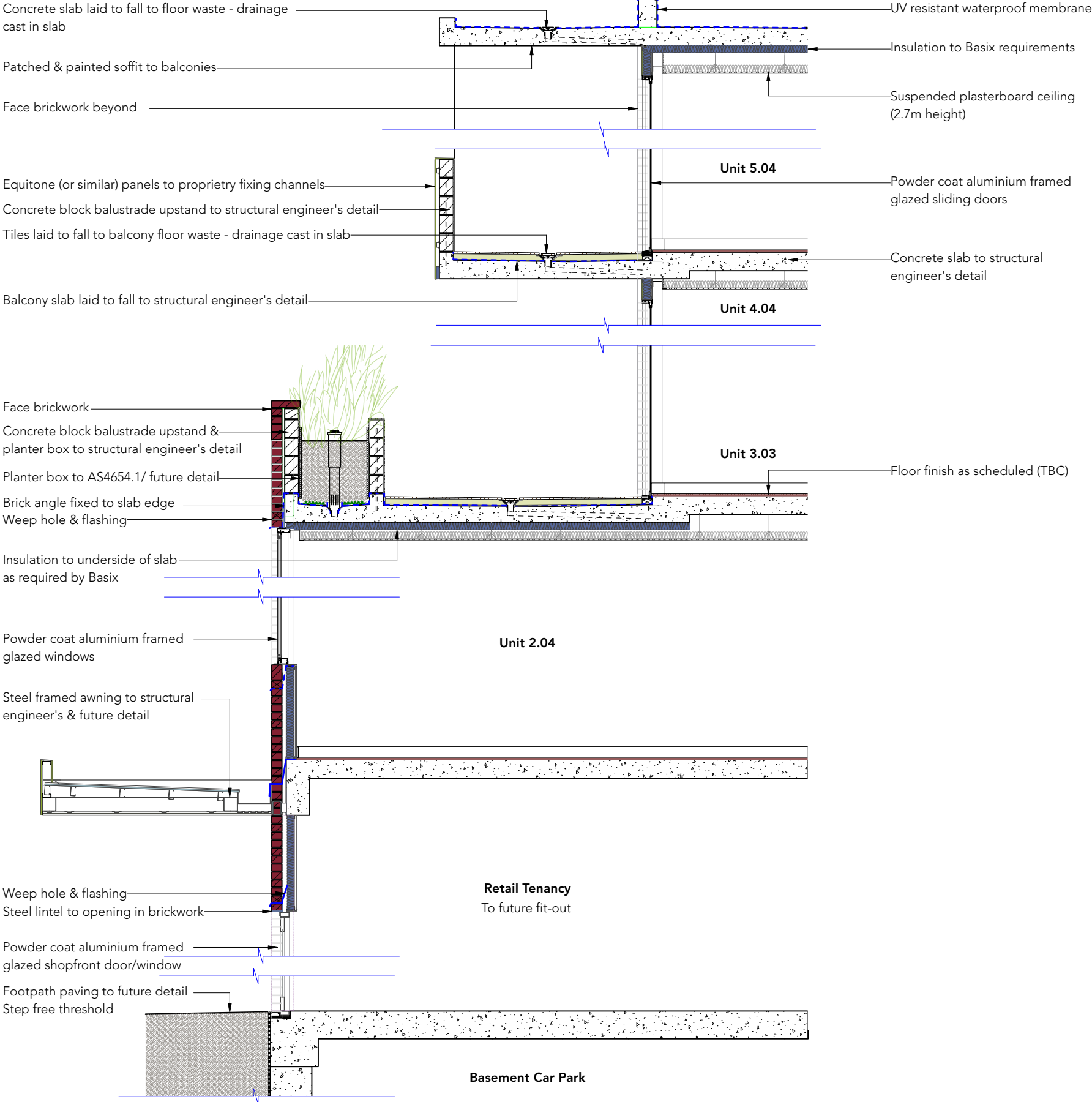
CLIENT
SDT Constructions Pty Ltd

TITLE
Sections 4

SCALE 1:200 @ A3	DRAWN MA	CHECKED BY RO
PROJECT NO. 2015	DATE 22/4/25	STAGE DA
DWG NO A-303	REVISION J	



Detail Section 1 scale 1:100



Detail Section 1 scale 1:50

Note: Refer Materials and Finishes Schedule for details

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A	10/4/25	Development Application
B	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

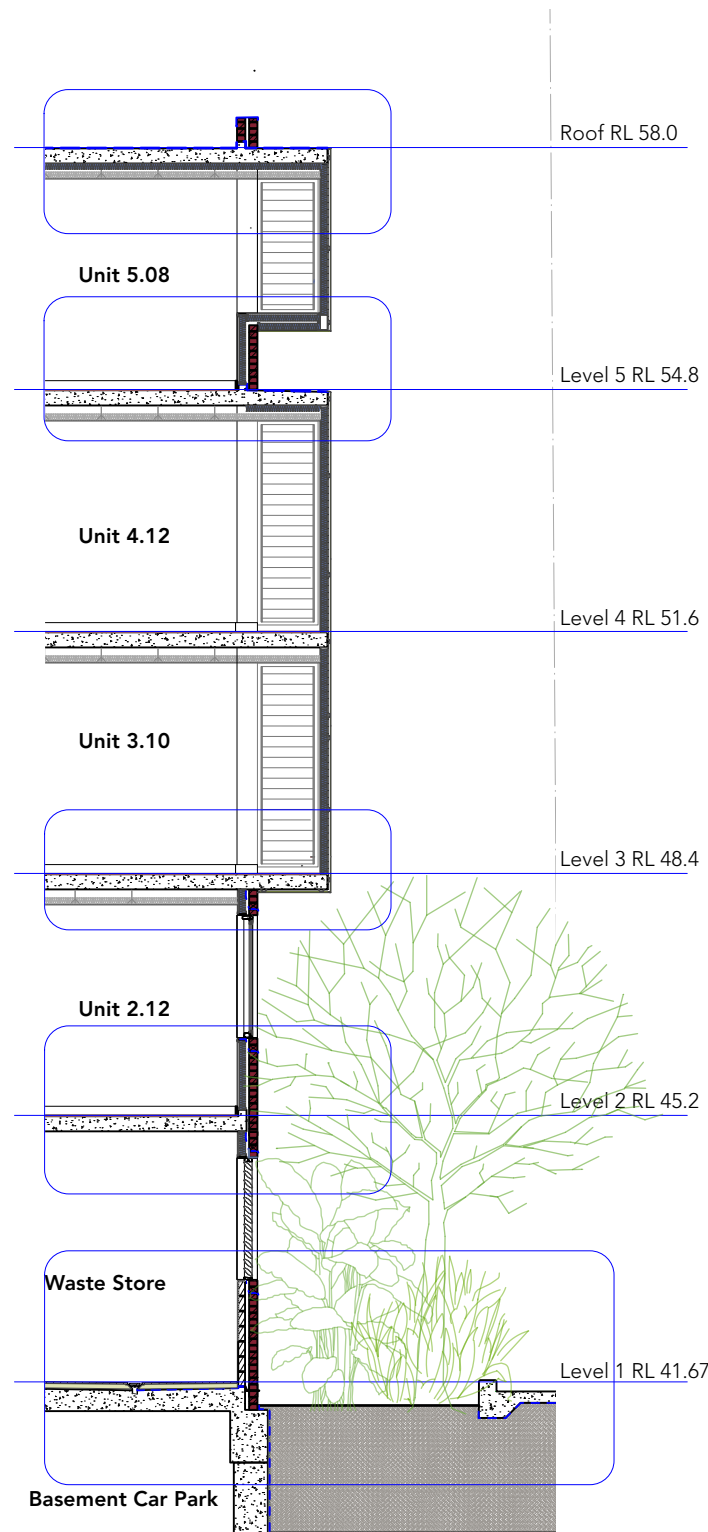
CLIENT
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TITLE
Detail Facade Section 1

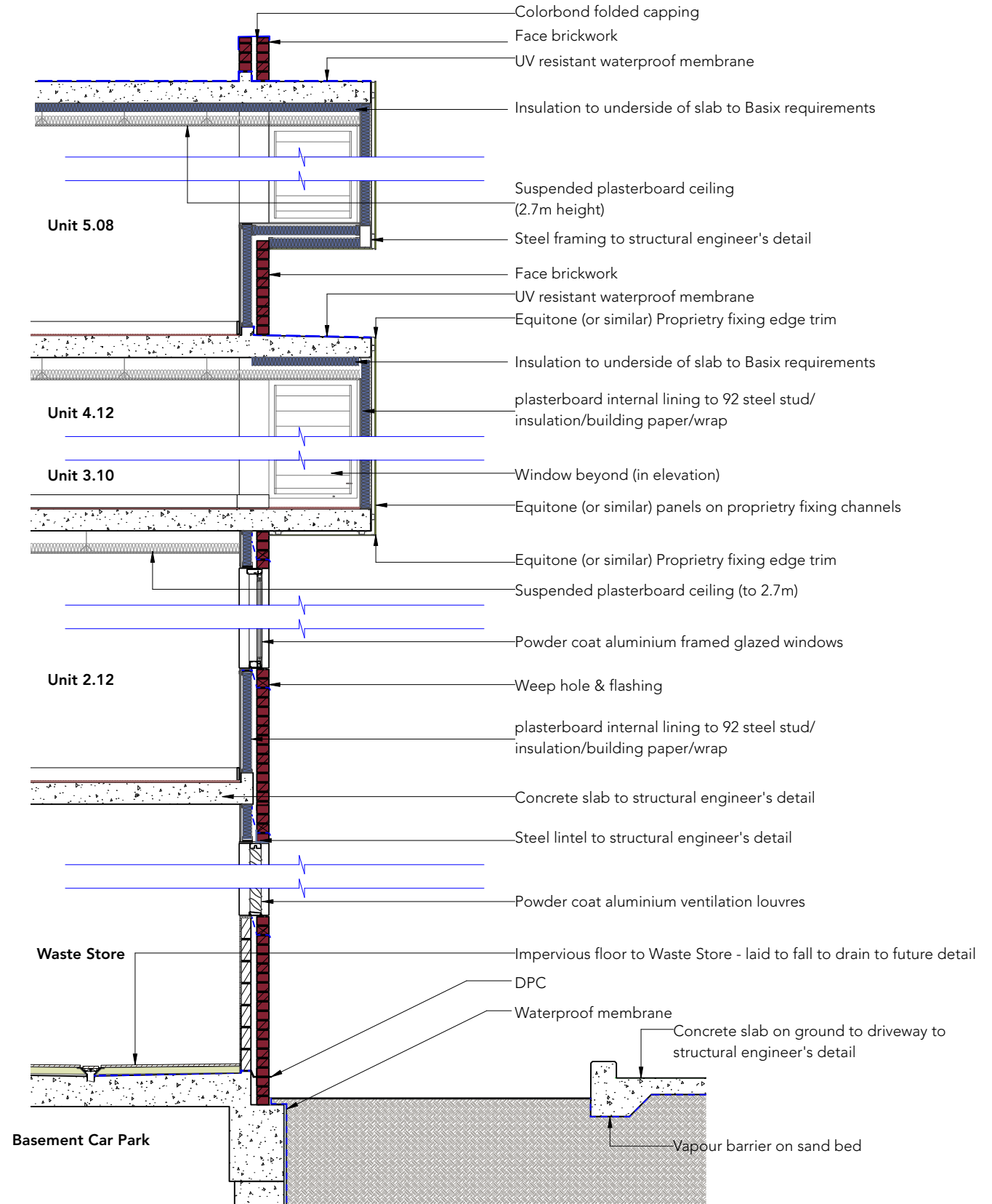
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PROJECT NO. 2015	DATE 22/4/25	STAGE DA

DWG NO
A-310

REVISION
B



Detail Section 2 scale 1:100



Detail Section 2 scale 1:50

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PROJECT
Mixed-Use Development

PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

CLIENT
SDT Constructions Pty Ltd

TITLE
Detail Facade Section 2

SCALE
1:100/50 @ A3

DRAWN
LT

CHECKED BY
RO

PROJECT NO.
2015

DATE
22/4/25

STAGE
DA

DWG NO
A-311

REVISION
B

MD2
METAL DETAILS
- Colorbond® Monument
- for pergola and street awning
- incl. anti graffiti coat (non porous) by Nanoman TM
or similar applied to frames & glass



SC1
ALUMINIUM SCREEN
- Knotwood Aluminium Battens, Nordic Oak, 150 x50mm Battens, 75mm gap
- screens to open corridors

SC2
ALUMINIUM FENCE
- Knotwood Aluminium Battens, Nordic Oak, 100 x 25mm Battens, 75mm gap
- level 2 podium fences to P.O.S

FC3
CFC CLADDING
- Equitone [natura] N164
- window hoods

FC1
CFC CLADDING
- Equitone [pictura] PW141
- walls & balustrades

FC2
CFC CLADDING
- Equitone [linea] LT10 Linen
- walls

FB
FACEBRICK
- Bowral Bricks Bowral 76 Bowral Brown
- incl. anti graffiti coat for (porus materials) by Nanoman TM or similar

GT
GLAZED TILES
- shopfront walls
- Luxe Marble Coco Black Hat Glazed Non Rectified Porcelain Tile 150 x 50
- Gloss finish
- incl. anti graffiti coat for (porus materials) by Nanoman TM or similar

MD1
METAL DETAILS
- Colorbond® Basalt
- for aluminum door & window frames
- incl. anti graffiti coat (non porous) by Nanoman TM or similar applied to frames & glass

CR
CEMENT RENDER
- colour white
- for walls & balustrades
-incl. mesh & graffity coat (non porpous) by Nanoman

CP
CONCRETE PLANTER
- rendered , painted white

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Assessor name John Boulros

Accreditation No. DMN/16/1763

Property Address 77-81 Auburn Rd, BIRRONG, NSW, 2143

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REV	DATE	DESCRIPTION
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C	16/12/24	For Client
D	20/3/25	Development Application
E	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

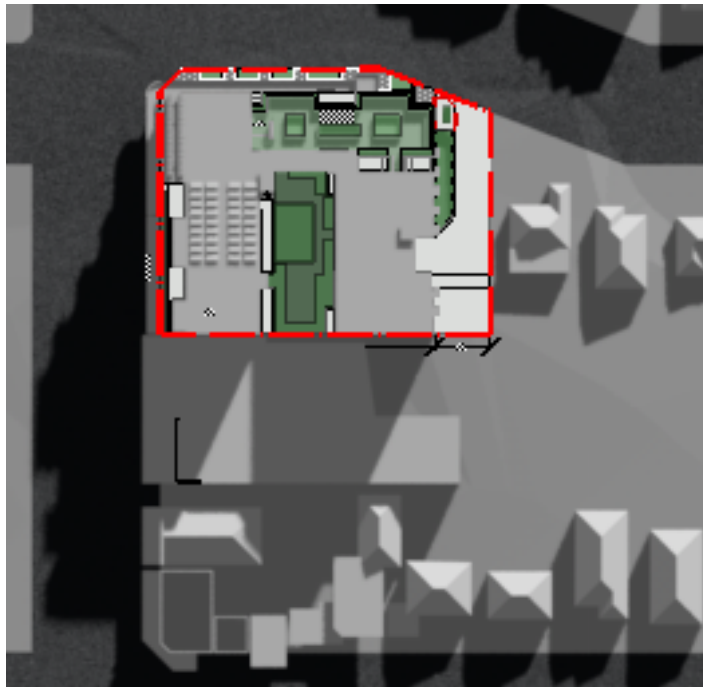
PROJECT ADDRESS
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CLIENT
SDT Constructions Pty Ltd

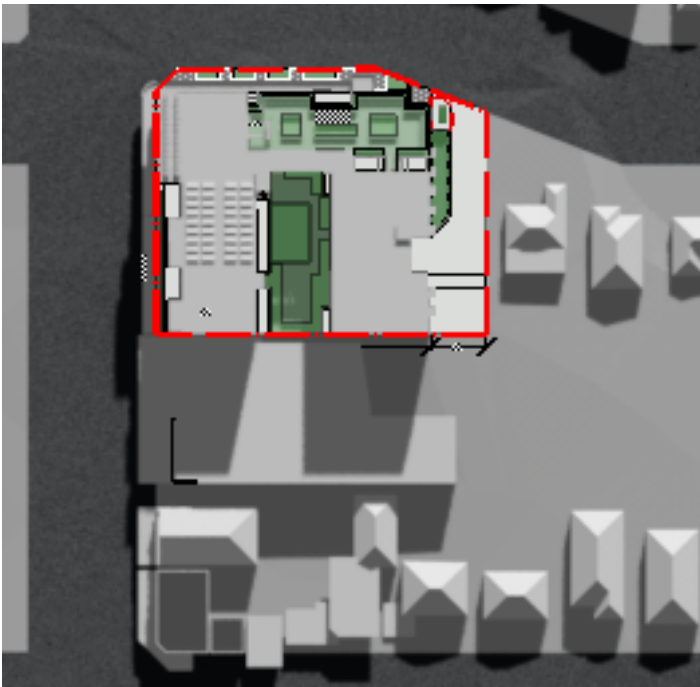
TITLE
Materials + Finishes Schedule

SCALE NTS @ A3	DRAWN MA	CHECKED BY RO
PROJECT NO. 2015	DATE 22/4/25	STAGE DA
DWG NO	REVISION	

A-400 E



Overshadowing 21 June - 9am



Overshadowing 21 June - 10am



Overshadowing 21 June - 11am



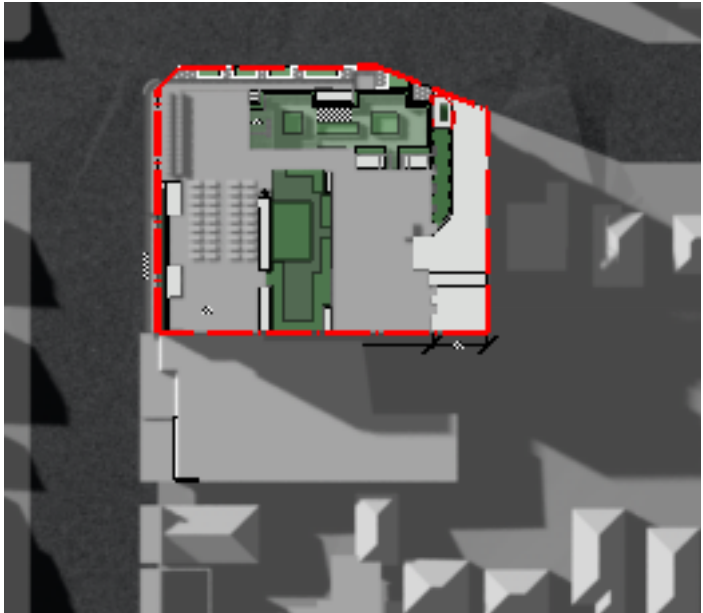
Overshadowing 21 June - 12pm



Overshadowing 21 June - 1pm



Overshadowing 21 June - 2pm



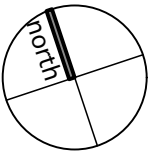
Overshadowing 21 June - 3pm

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J	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
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CLIENT
SDT Constructions Pty Ltd

TITLE
Shadow Diagrams

SCALE
NTS @ A3

DRAWN
LT/MA

CHECKED BY
RO

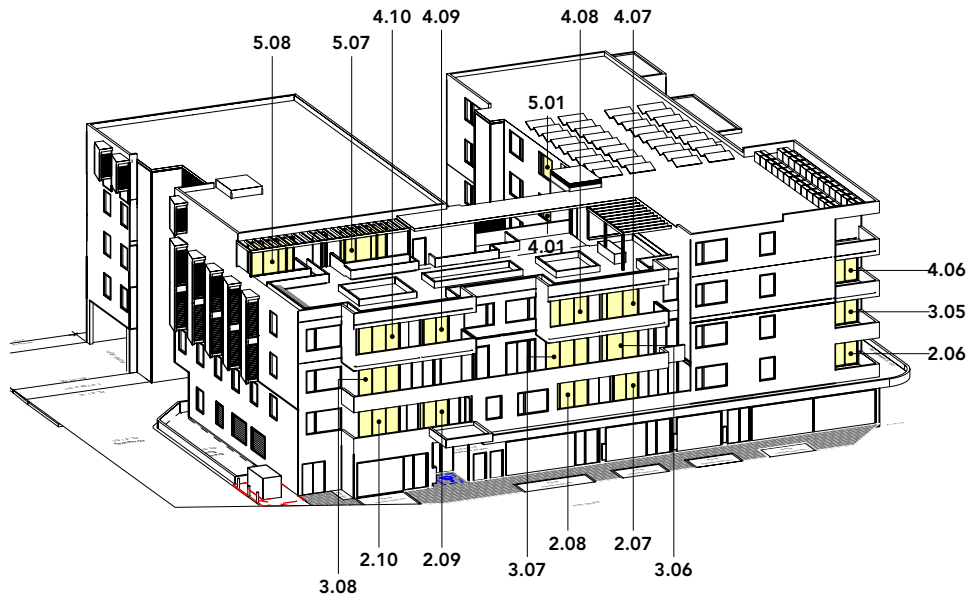
PROJECT NO.
2015

DATE
22/4/25

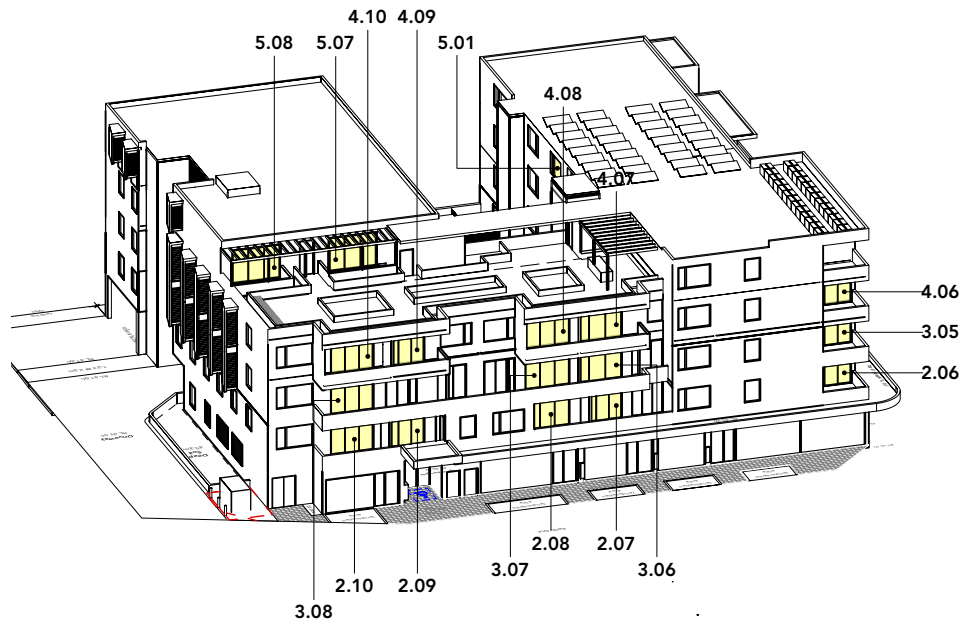
STAGE
DA

DWG NO
A-600

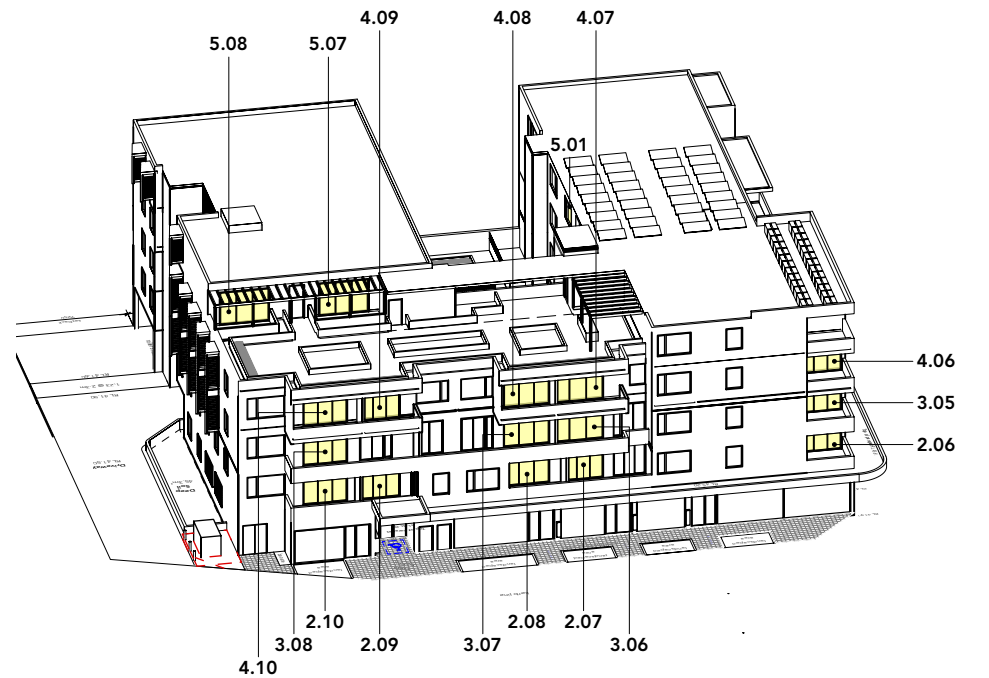
REVISION
J



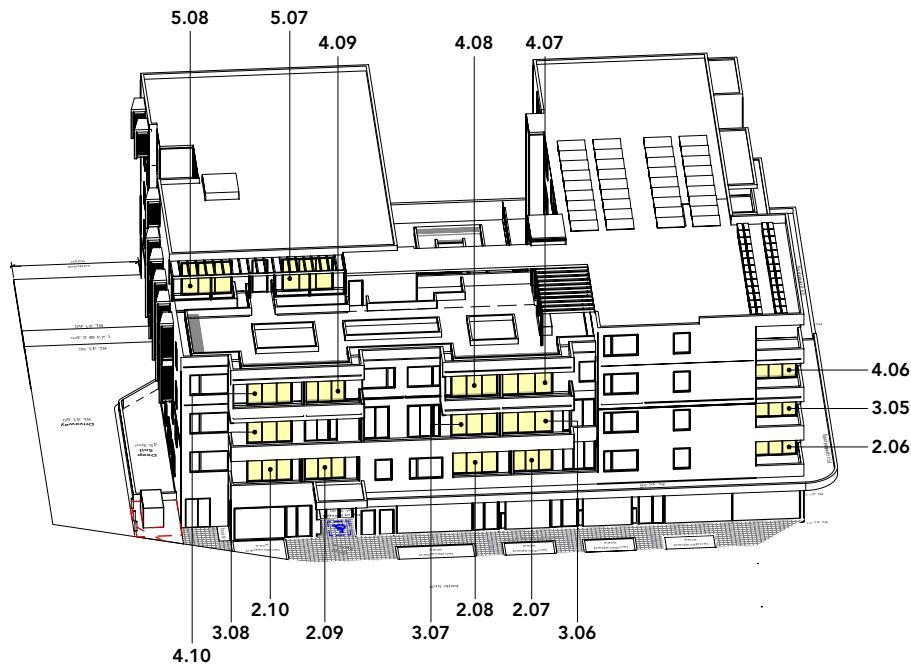
View from Sun 21 June - 9am



View from Sun 21 June - 9.30am



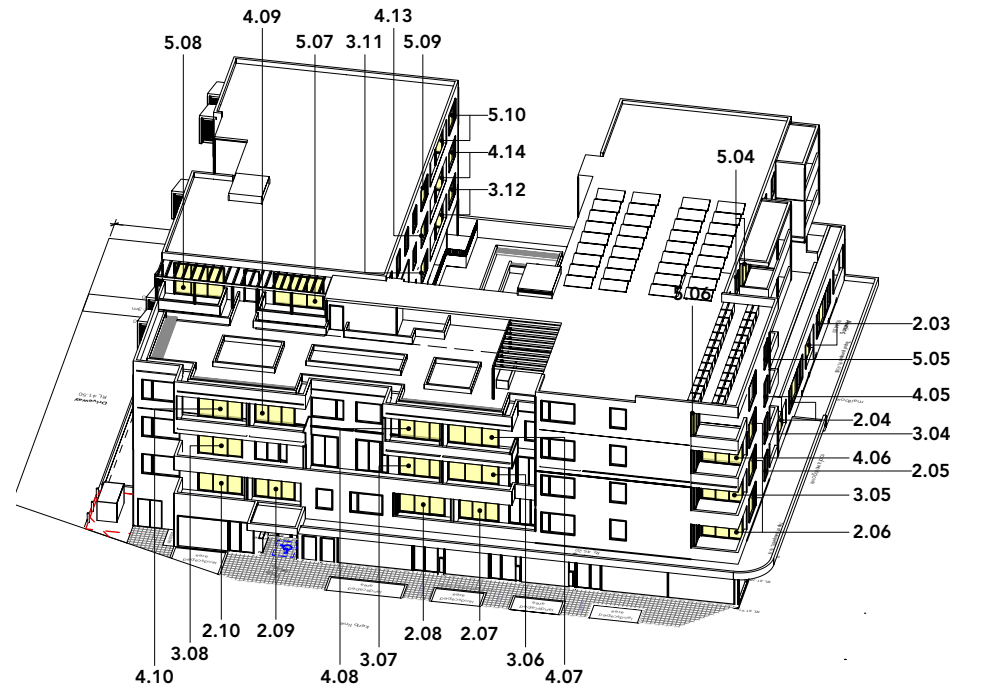
View from Sun 21 June - 10am



View from Sun 21 June - 10.30am



View from Sun 21 June - 11am



View from Sun 21 June - 11.30am

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NOTES

REV	DATE	DESCRIPTION
F	10/9/24	For consultant co-ordination
G	12/12/24	For consultant co-ordination
H	16/12/24	For Client
I	20/3/25	Development Application
J	22/4/25	Development Application Submission

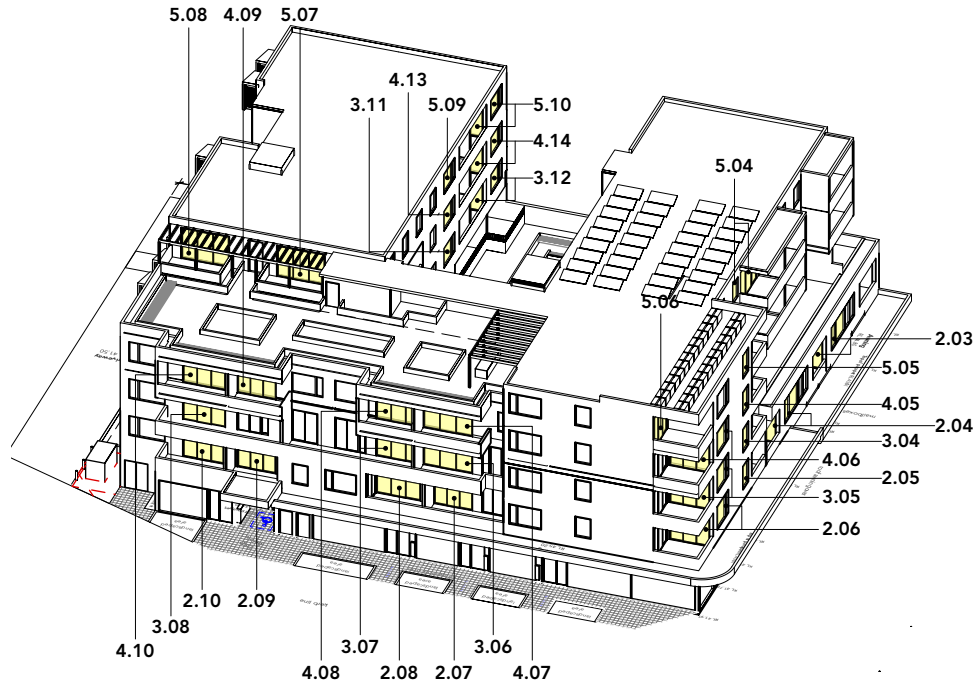
PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

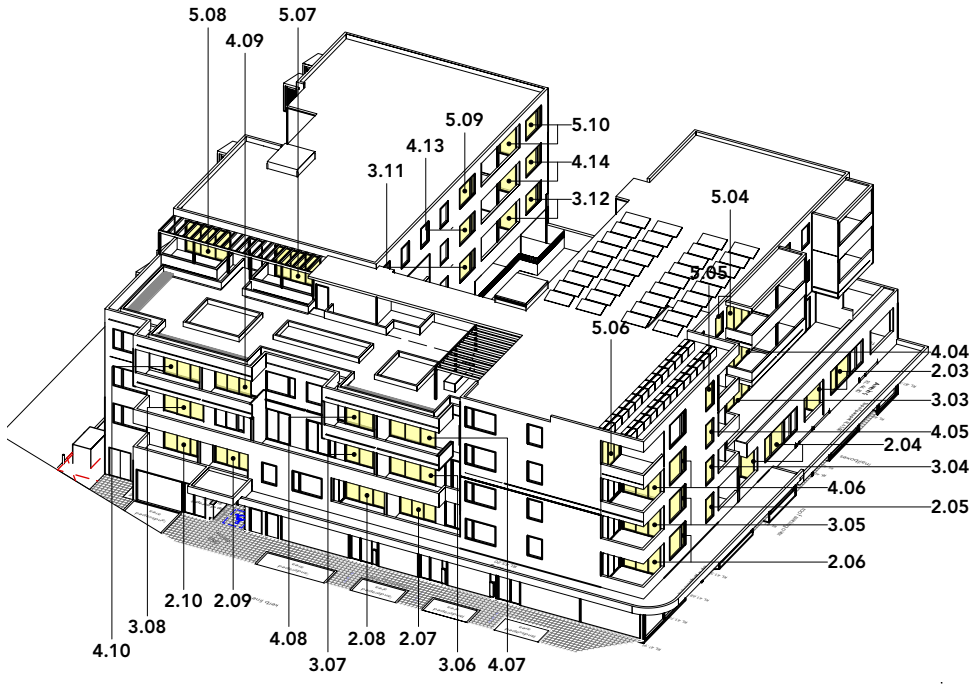
PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

TITLE
Solar Access - Living 1

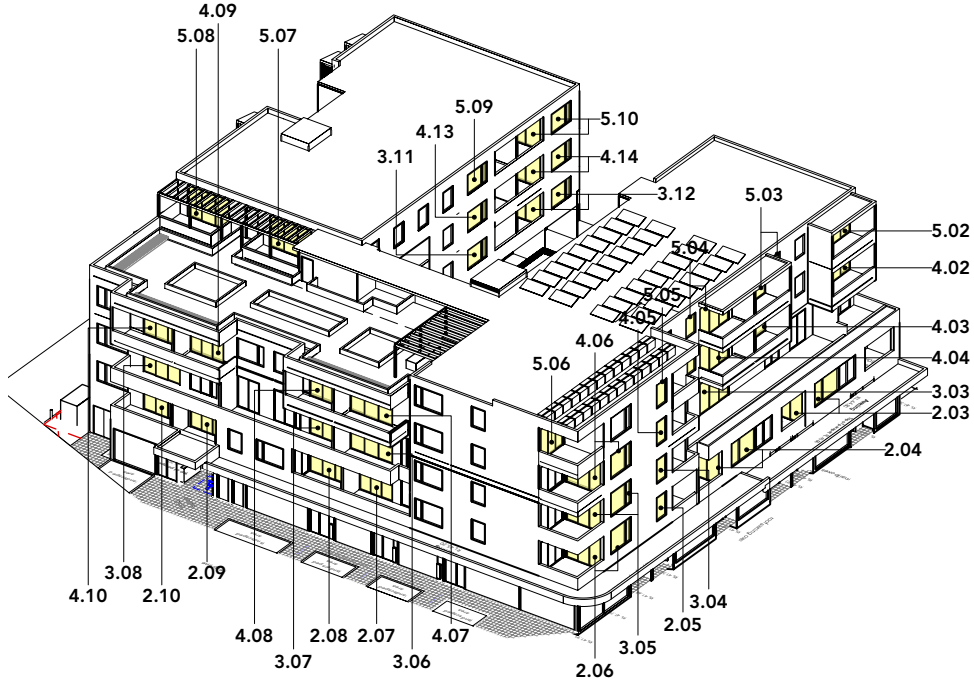
SCALE	NTS @ A3	DRAWN	LT/MA	CHECKED BY	RO
PROJECT NO.	2015	DATE	22/4/25	STAGE	DA
DWG NO	A-601	REVISION	J		



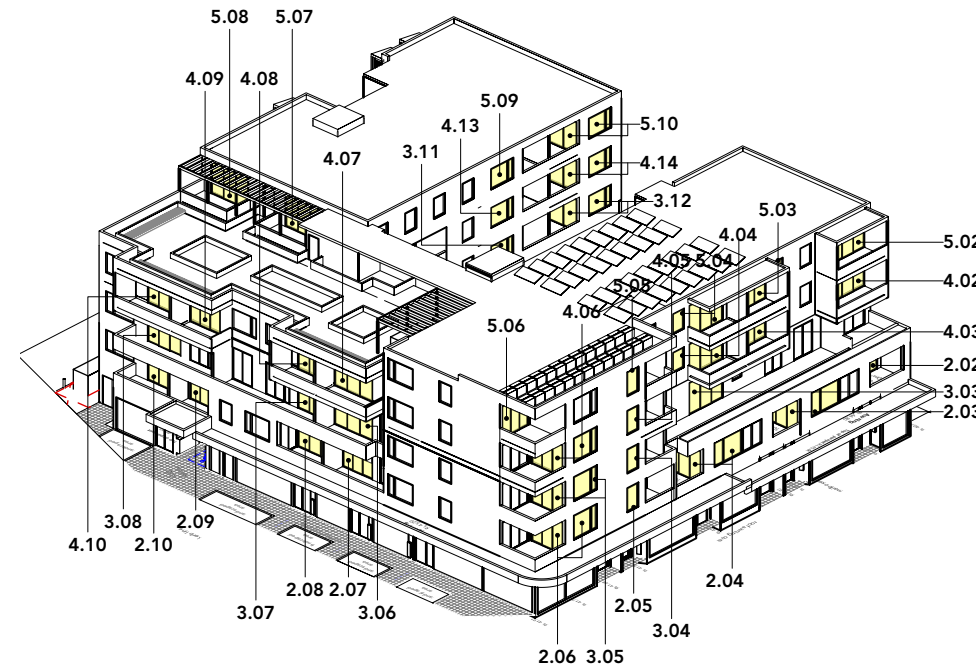
View from Sun 21 June - 12pm



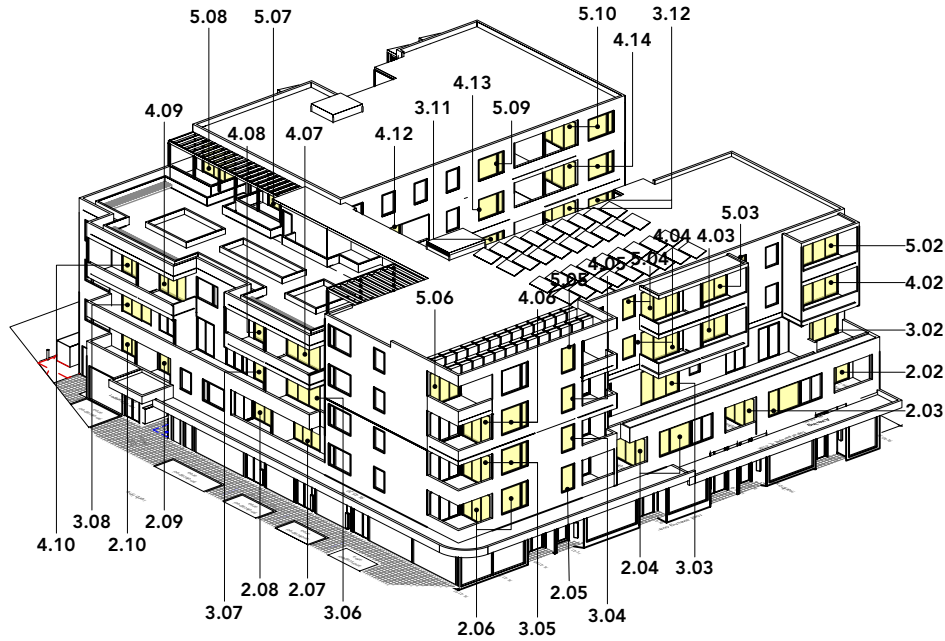
View from Sun 21 June - 12.30pm



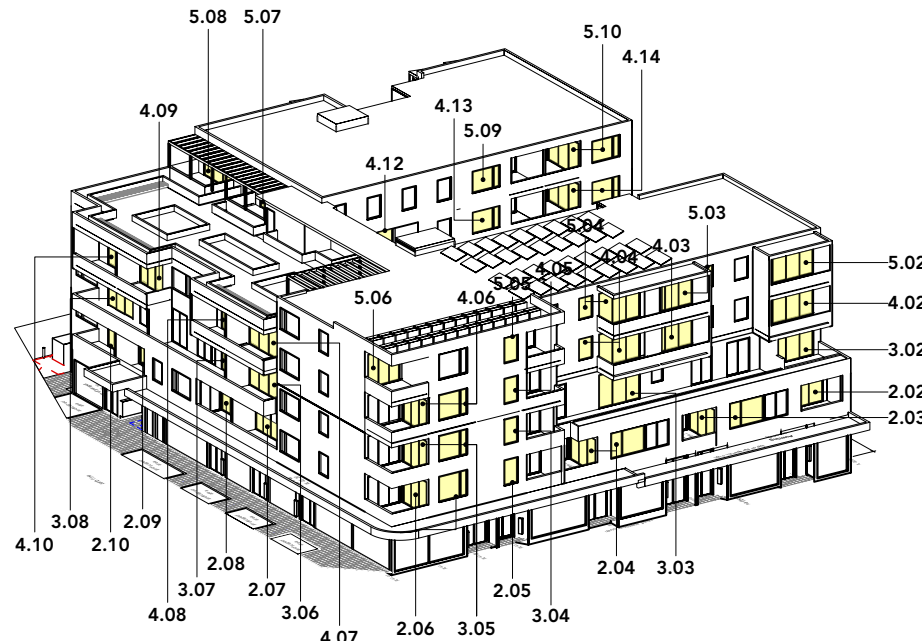
View from Sun 21 June - 1pm



View from Sun 21 June - 1.30pm



View from Sun 21 June - 2pm



View from Sun 21 June - 2.30pm

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J	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

CLIENT
SDT Constructions Pty Ltd

TITLE
Solar Access - Living 2

SCALE NTS @ A3
DRAWN LT/MA
CHECKED BY RO

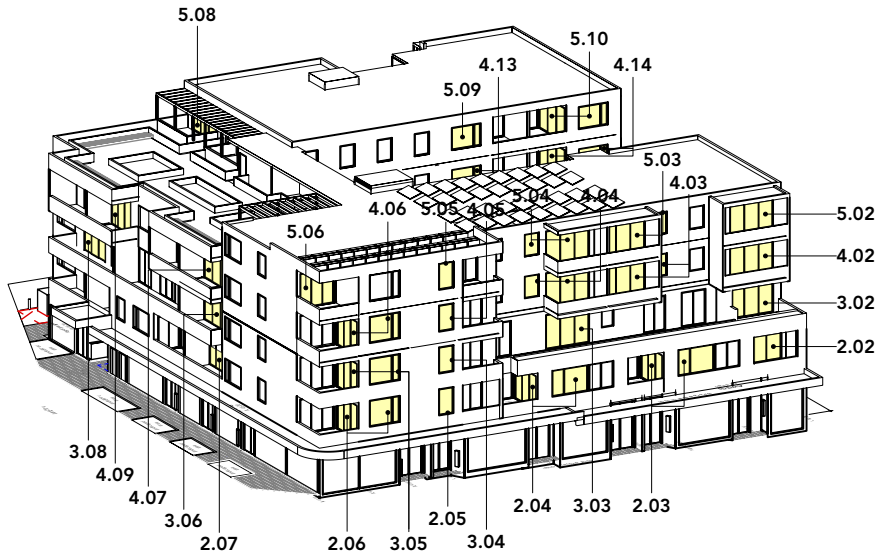
PROJECT NO. 2015
DATE 22/4/25
STAGE DA

DWG NO
REVISION

A-602

J

77-81 Auburn Road & 19 Neutral Avenue, Birrong
Solar Access - Living Areas (Winter Soltice)



View from Sun 21 June - 3pm

Level No.	Unit No.	9am	9.30am	10am	10.30am	11am	11.30am	12pm	12.30pm	1pm	1.30pm	2pm	2.30pm	3pm	Total hours	Result
2	2.01	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	2.02	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	1.5	0
	2.03	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1
	2.04	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1
	2.05	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1
	2.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	2.07	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	2.08	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	5.5	1
	2.09	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	5.5	1
	2.10	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	5.5	1
	2.11	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	2.12	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	2.13	✗	✗	✗	✗	✗	✓	✓	✓	✗	✗	✗	✗	✗	1	0
	2.14	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
3	3.01	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	3.02	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	1	0
	3.03	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	2.5	1
	3.04	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1
	3.05	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	3.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	3.07	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	5.5	1
	3.08	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	3.09	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	3.10	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	3.11	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	2.5	1
	3.12	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	2.5	1
4	4.01	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	4.02	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	2	1
	4.03	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	2	1
	4.04	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	2.5	1
	4.05	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1
	4.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	4.07	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	4.08	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	5.5	1
	4.09	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	4.10	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	5.5	1
	4.11	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	4.12	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	0.5	0
5	4.13	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	3.5	1
	4.14	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	3.5	1
	5.01	✓	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	1	0
	5.02	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	2	1
	5.03	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	2	1
	5.04	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1
	5.05	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1
	5.06	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	3.5	1
	5.07	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	5.5	1
	5.08	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	5.09	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	3.5	1
	5.10	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	3.5	1

36 units
2 hours 72%

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J	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

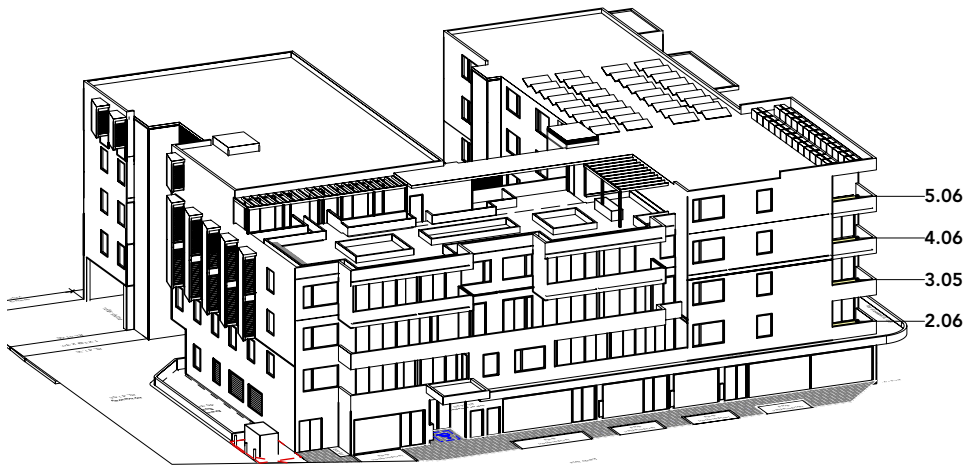
CLIENT
SDT Constructions Pty Ltd

TITLE
Solar Access - Living 3

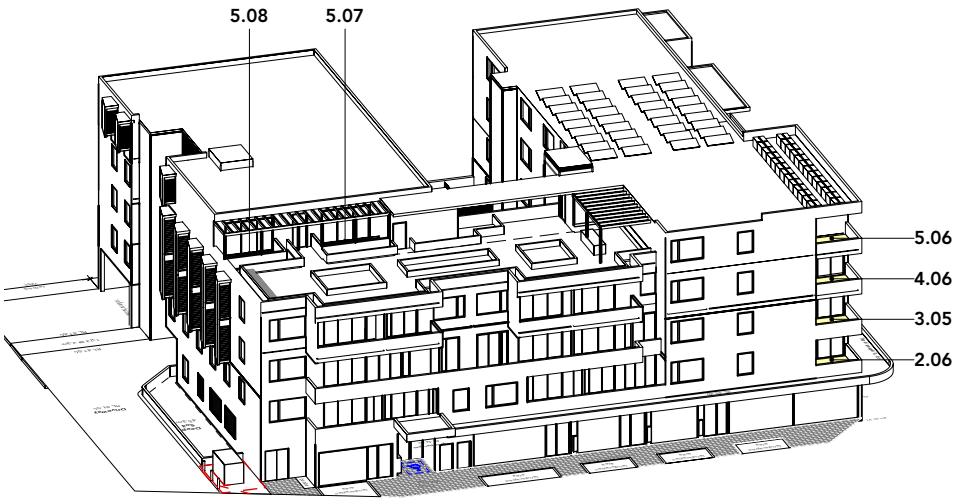
SCALE
NTS @ A3
DRAWN
LT/MA
CHECKED BY
RO

PROJECT NO.
2015
DATE
22/4/25
STAGE
DA

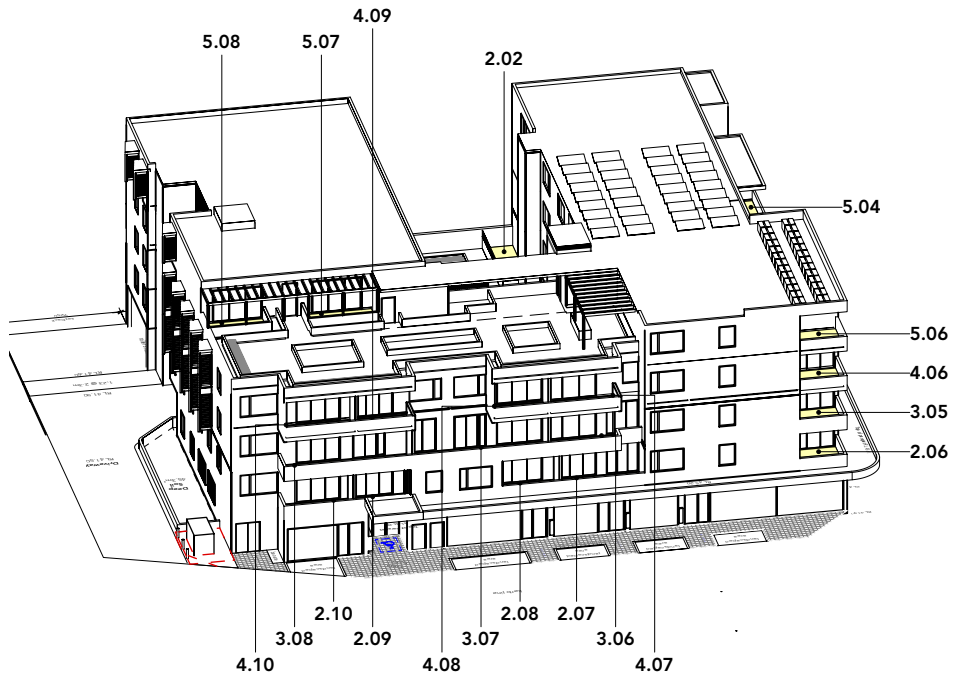
DWG NO
A-603
REVISION
J



View from Sun 21 June - 9am



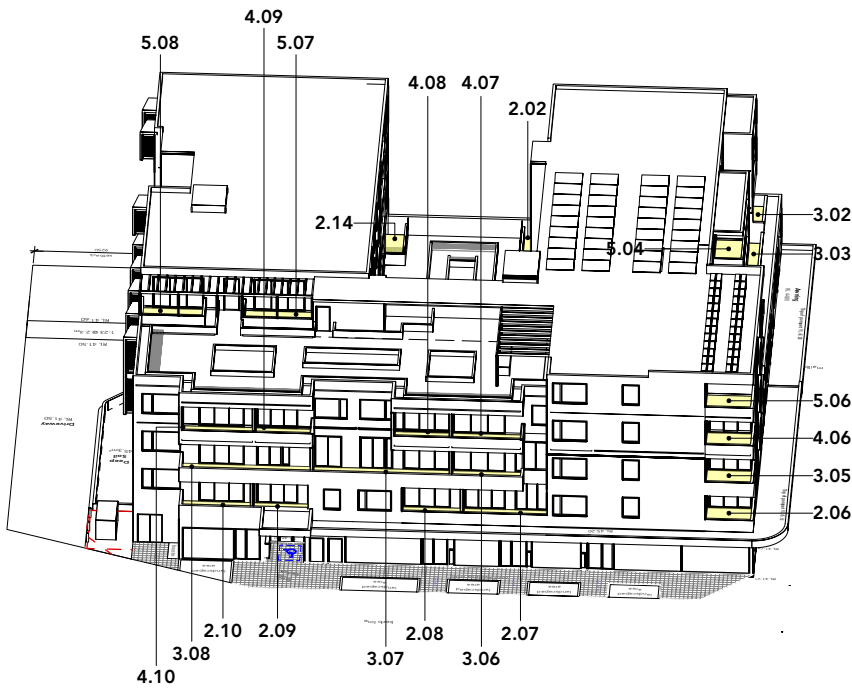
View from Sun 21 June - 9.30am



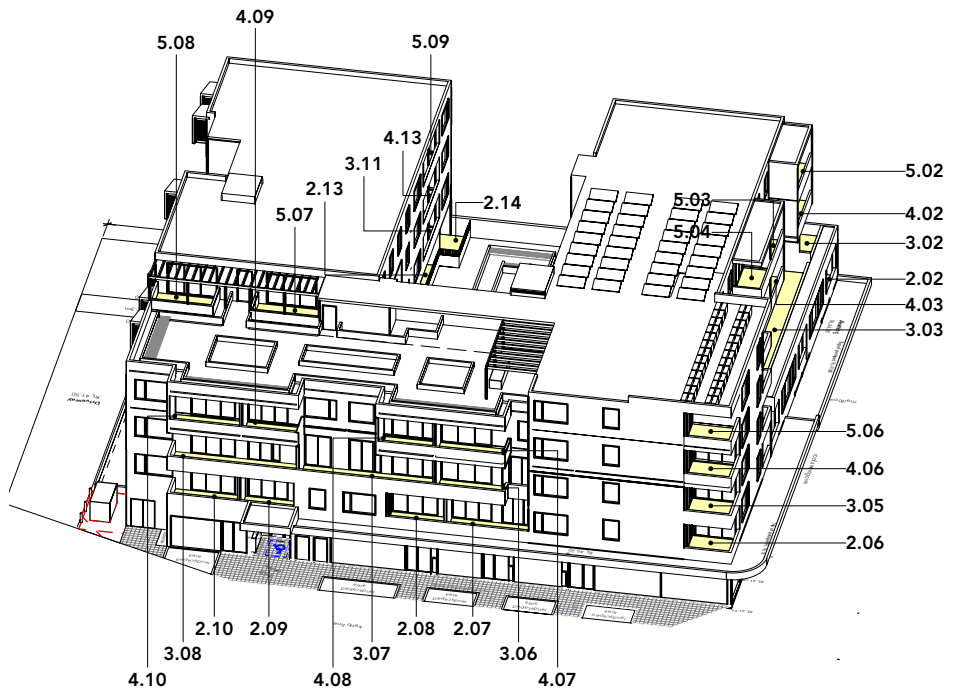
View from Sun 21 June - 10am



View from Sun 21 June - 10.30am



View from Sun 21 June - 11am



View from Sun 21 June - 11.30am

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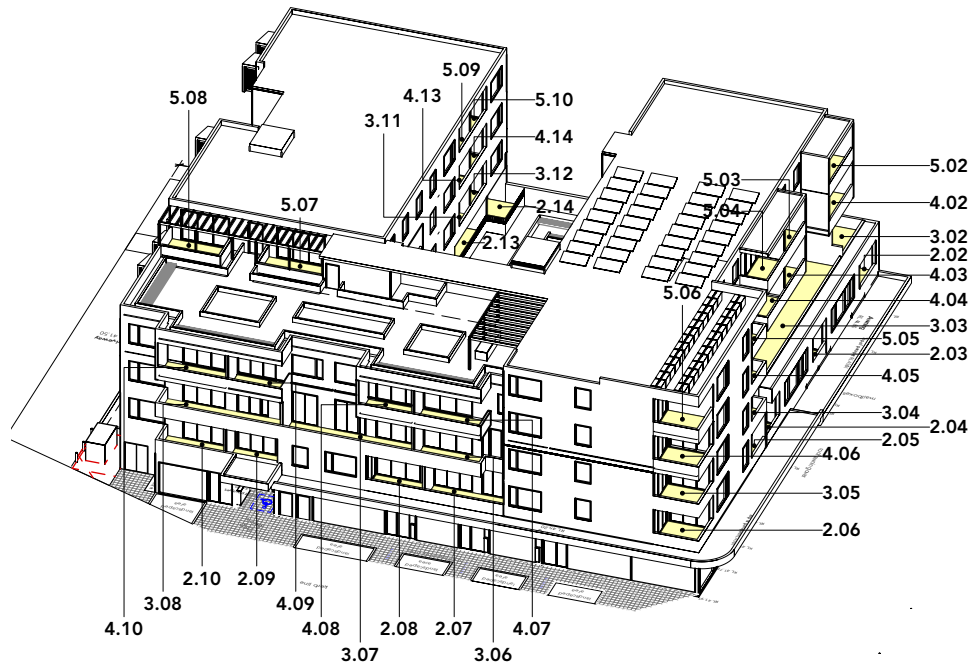
PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

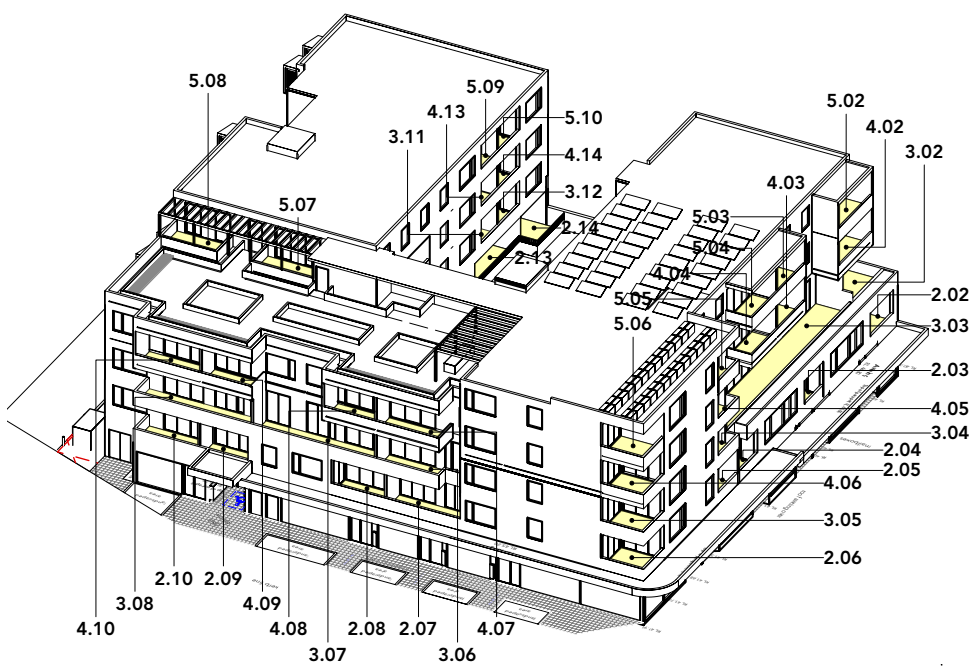
PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

TITLE
Solar Access - P.O.S 1

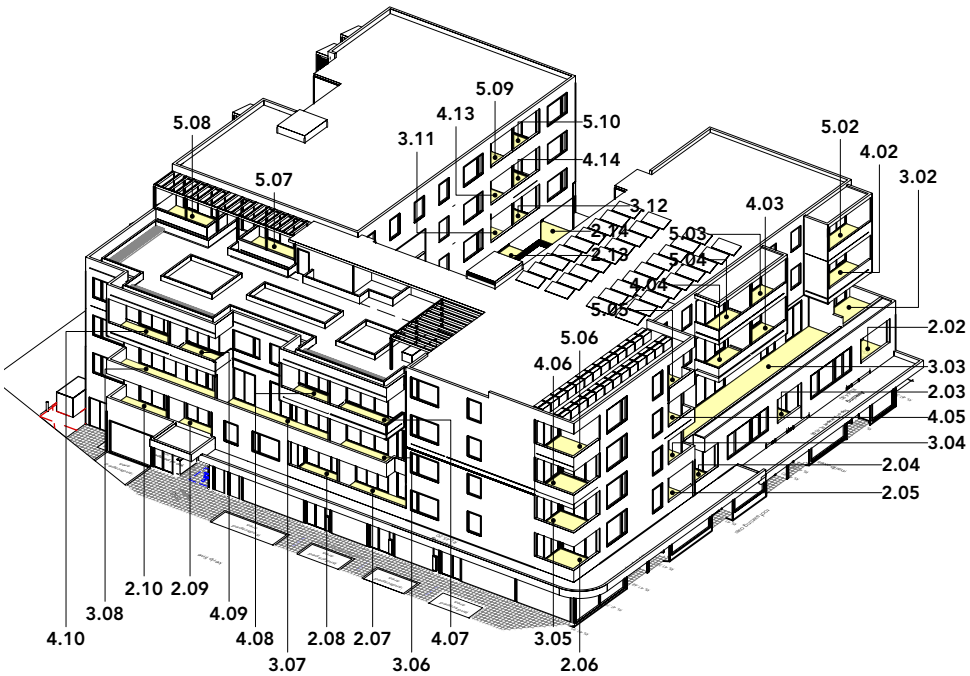
SCALE	NTS @ A3	DRAWN	LT/MA	CHECKED BY	RO
PROJECT NO.	2015	DATE	22/4/25	STAGE	DA
DWG NO	A-604	REVISION	J		



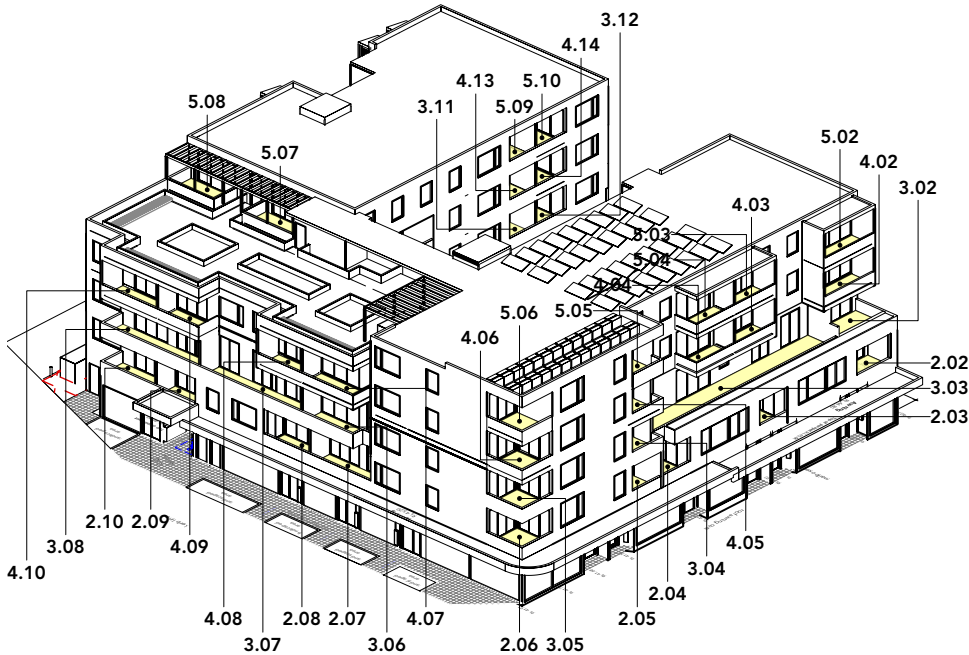
View from Sun 21 June - 12pm



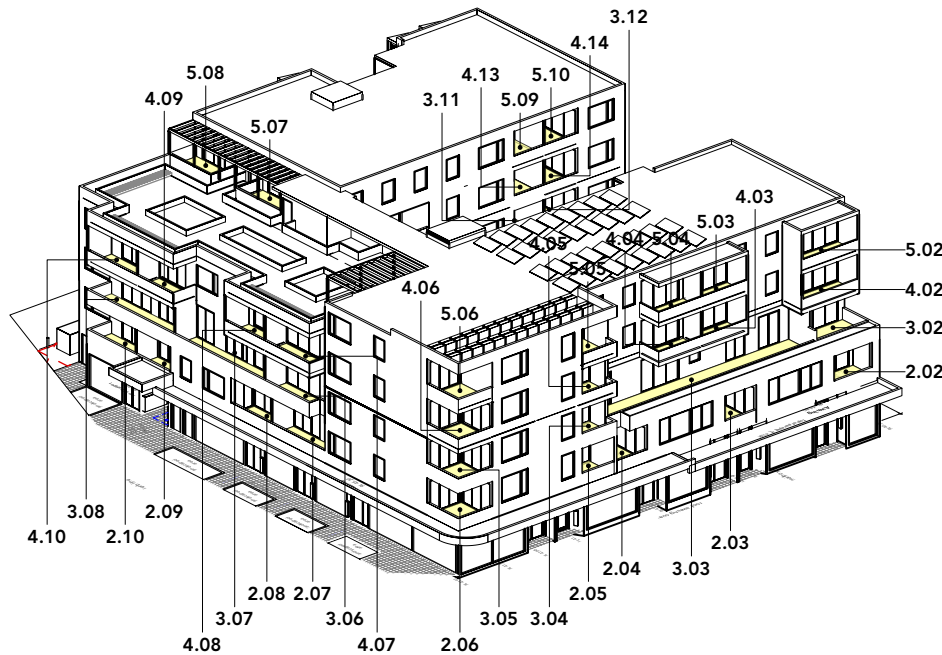
View from Sun 21 June - 12.30pm



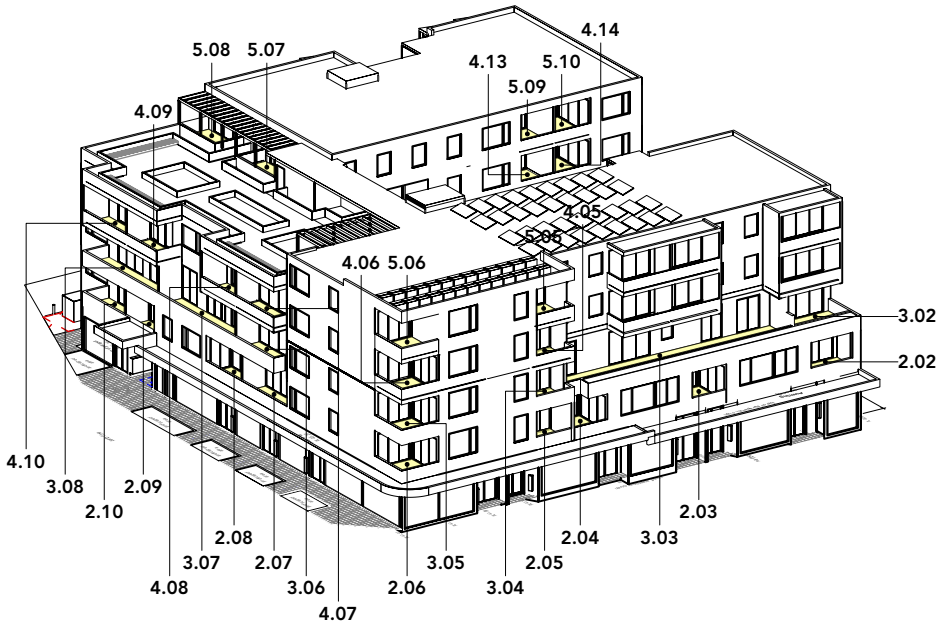
View from Sun 21 June - 1pm



View from Sun 21 June - 1.30pm



View from Sun 21 June - 2pm



View from Sun 21 June - 2.30pm

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PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

TITLE
Solar Access - P.O.S 2

SCALE	DRAWN	CHECKED BY
NTS @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	22/4/25	DA

DWG NO. REVISION

A-605 **J**

77-81 Auburn Road & 19 Neutral Avenue, Birrong
Solar Access - Private Open Space (Winter Soltice)

Level No.	Unit No.	9am	9.30am	10am	10.30am	11am	11.30am	12pm	12.30pm	1pm	1.30pm	2pm	2.30pm	3pm	Total hours	Result
2	2.01	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	11 units 2.02	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	4.5	1
	2.03	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1
	2.04	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1
	2.05	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	2.5	1
	2.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	2.07	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	2.08	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	2.09	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	2.10	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	2.11	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	2.12	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	2.13	✗	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✗	✗	2	1
	2.14	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✗	✗	✗	2	1
3	3.01	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	10 units 3.02	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✗	3.5	1
	3.03	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✗	3.5	1
	3.04	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	2.5	1
	3.05	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	3.06	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	3.07	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	3.08	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	3.09	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	3.10	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	3.11	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	2.5	1
	3.12	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✗	2	1
4	4.01	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	11 units 4.02	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	2.5	1
	4.03	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	2.5	1
	4.04	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✗	2	1
	4.05	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	2.5	1
	4.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	4.07	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	4.08	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	4.09	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	4.10	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5	1
	4.11	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	4.12	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	4.13	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	3	1
	4.14	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	2.5	1
5	5.01	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	0	0
	9 units 5.02	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	2.5	1
	5.03	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	2.5	1
	5.04	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	4	1
	5.05	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1
	5.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	5.07	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5.5	1
	5.08	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5.5	1
	5.09	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	3.5	1
	5.10	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	3	1

40 units

2 hours

80%

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J	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

CLIENT
SDT Constructions Pty Ltd

TITLE
Solar Access - P.O.S 3

SCALE
NTS @ A3

DRAWN
LT/MA

CHECKED BY
RO

PROJECT NO.
2015

DATE
22/4/25

STAGE
DA

DWG NO

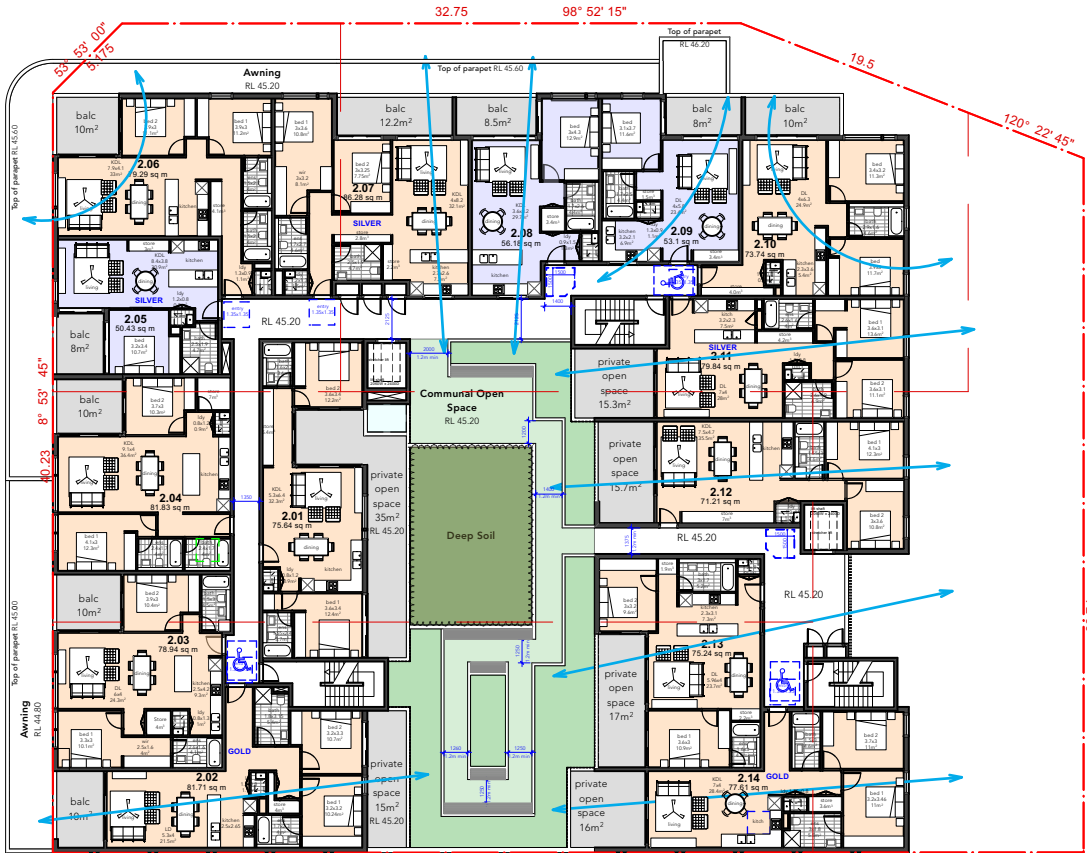
REVISION

A-606

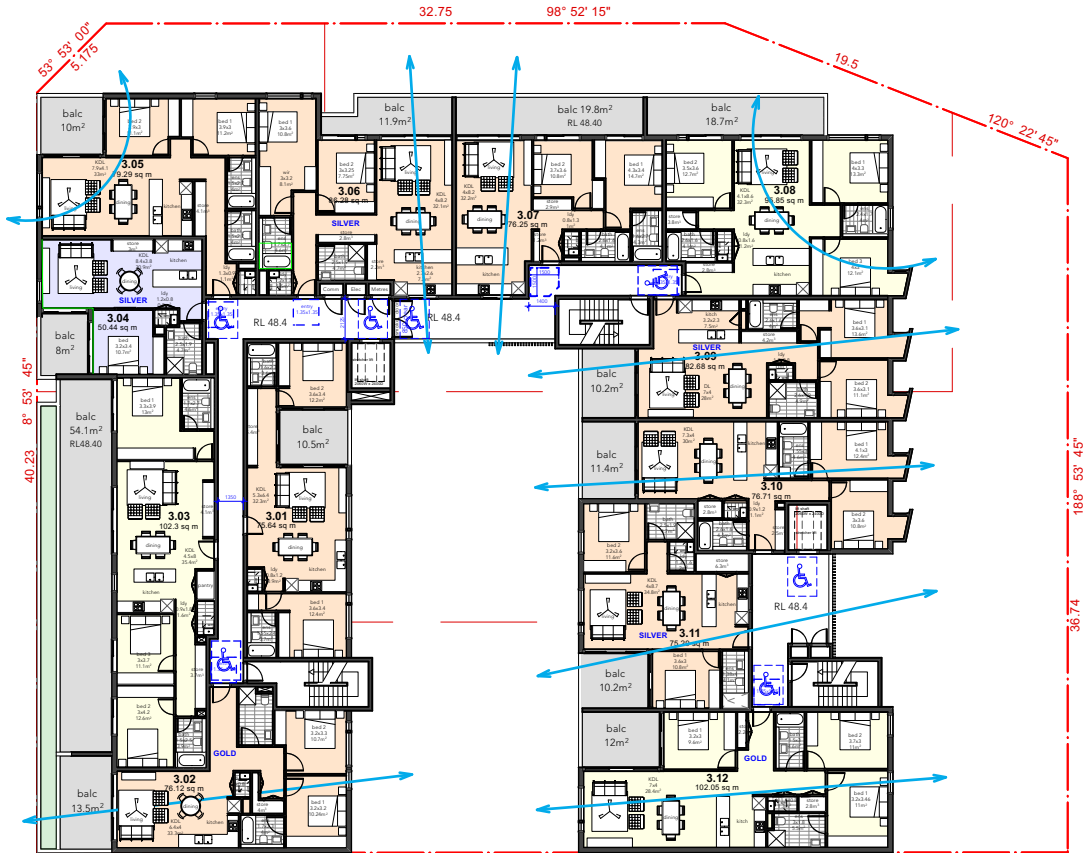
J

77-81 Auburn Road & 19 Neutral Avenue, Birrong
Cross Ventilation

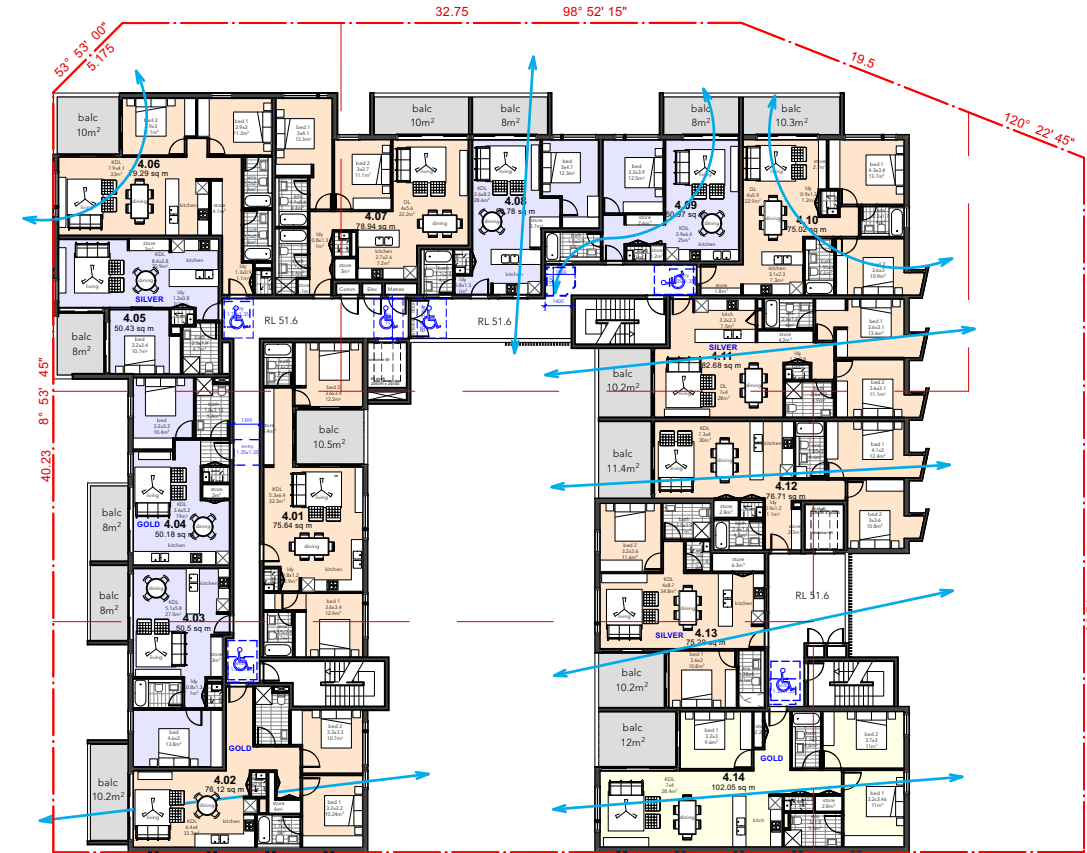
Level No.	Unit No.	Cross Ventilation	Total
2	2.01	✗	0
	2.02	✓	1
	2.03	✗	0
	2.04	✗	0
	2.05	✗	0
	2.06	✓	1
	2.07	✓	1
	2.08	✓	1
	2.09	✓	1
	2.10	✓	1
3	3.01	✗	0
	3.02	✓	1
	3.03	✗	0
	3.04	✗	0
	3.05	✓	1
	3.06	✓	1
	3.07	✓	1
	3.08	✓	1
	3.09	✓	1
	3.10	✓	1
4	4.01	✗	0
	4.02	✓	1
	4.03	✗	0
	4.04	✗	0
	4.05	✗	0
	4.06	✓	1
	4.07	✗	0
	4.08	✓	1
	4.09	✓	1
	4.10	✓	1
5	5.01	✗	0
	5.02	✓	1
	5.03	✗	0
	5.04	✗	0
	5.05	✗	0
	5.06	✓	1
	5.07	✓	1
	5.08	✓	1
	5.09	✓	1
	5.10	✓	1
			34
			68%



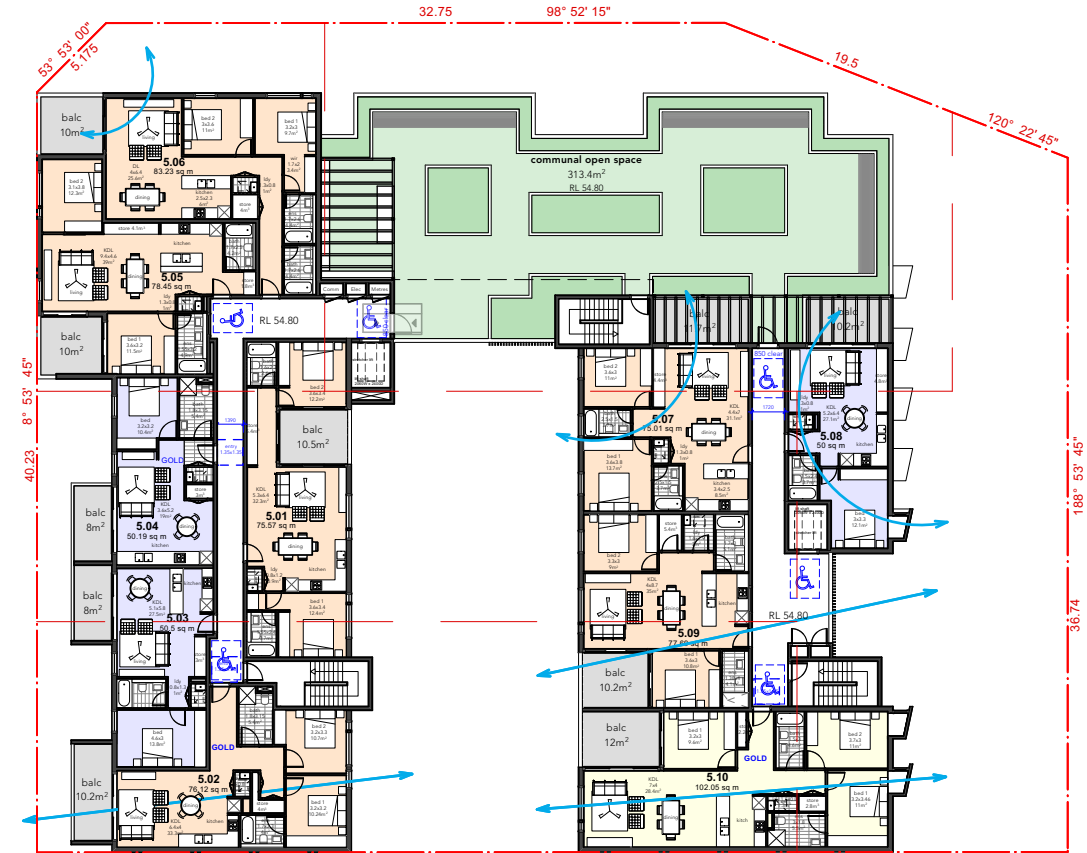
LEVEL 2 PLAN



LEVEL 3 PLAN



LEVEL 4 PLAN



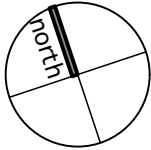
LEVEL 5 PLAN

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PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

CLIENT
SDT Constructions Pty Ltd

TITLE
Cross Ventilation

SCALE NTS @ A3 DRAWN LT/MA CHECKED BY RO

PROJECT NO. 2015 DATE 22/4/25 STAGE DA

DWG NO. A-607 REVISION D

Schedule of BASIX Commitments
Certificate Numbert : TBA

Buidings

Materials	Floor	Suspended floor above open subfloor, frame: suspended concrete slab - foil-foam composite board
	External wall type 1	Brick veneer, frame:light steel frame Fibreglass batts or roll
	External wall type 2	Framed (fibre cement sheet or boards):light steel frame Fibreglass batts or roll
	External wall type 3	AAC veneer, frame : light steel frame Fibreglass batts or roll

Dwellings

Water	b) Indigenous /low water use species planted - Refer to landscape drawings e) & g) no swimming pools or spas to be installed in development h)-all shower heads to be 4 star(>4.5 but <= 6L/min) - all toilet flushing sysrtems to be 4 star - all kitchen taps to be 3 star - all bathroom taps to be 3 star
Energy	b) hot water installation to each dwelling to be electric instantaneous f) No natural lighting requirements for bathrooms/toilets and kitchens (all habitable areas to be naturally lit)
Thermal	d) All Thermal Comfort Protocol requirements to be shown on plans g) no in slab heating or cooling in this project h) Floor & Walls to be constructed in accordance with the NatHERS Specs Summary i) Ceiling fans to be installed in each Living Room area as indicated on plans

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Car park areas	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Residential waste	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	no
Bulky waste	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	no
Commercial waste	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	no
Grease arrestor room	ventilation (supply + exhaust)	-	light-emitting diode	manual on / manual off	no
Plant room	ventilation (supply + exhaust)	interlocked to light	light-emitting diode	manual on / manual off	no
Electrical room	ventilation (supply + exhaust)	interlocked to light	light-emitting diode	manual on / manual off	no
Pump room	ventilation (supply + exhaust)	interlocked to light	light-emitting diode	manual on / manual off	no
Ground floor Resi lobby	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	no
Ground floor Retail lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	no
Upper floor lobbies	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 7 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 7 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

Common areas and central systems/faciilities

Water	b) common area toilets to have 4 star rating & taps to have 3 star rating c) no pool or spa is to be installed in the development
Energy	c) Systems to be installed as described in table below

Commitments for common areas and central systems/faciilities (non building specific)

Water	b) common area toilets to have 4 star rating & taps to have 3 star rating c) no pool or spa is to be installed in the development
Energy	c) A photovoltaic system with a rated electrical output of a minimum 45 peak kW to be located on roof

NatHERS Specs Summary:

- Floor slabs:	- Concrete. - R2.5 floor insulation to unit areas over basement ramp or outside air.
- Exterior walls:	- Brick veneer walls with foil + R2.7 batts in cavity to plasterboard lining. - FC veneer walls with foil + R2.7 batts in cavity to plasterboard lining. - Open corridor walls: AAC (Hebel) veneer walls with foil + R2.0 batts in cavity to plasterboard lining. - Modelled with colour finishes as per stamped plans. - “Exterior walls” = All unit walls that are not party walls to other units.
- Glazing:	Single clear glass, with aluminium framing - Modelled to all louvred windows: – Type A (U-Value: 6.7, SHGC: 0.57). – Type B (U-Value: 6.7, SHGC: 0.70).

PVC framed - Double glazed – High solar gain Low-E glass:
- To unit **5.01**.
– Type A (U-Value: 2.3, SHGC: 0.26).
– Type B (U-Value: 2.3, SHGC: 0.32).

Thermally broken Al. double glazed – High solar gain Low-E glass:
- To units **2.01, 2.02, 2.13, 2.14, 3.01, 3.12, 4.01, 4.12, 5.02, 5.09**.
– Type A (U-Value: 3.1, SHGC: 0.39).
– Type B (U-Value: 3.1, SHGC: 0.49).

Thermally broken Al. double glazed – low solar gain Low-E glass:
- To units **5.03, 5.04**.
– Type A (U-Value: 3.1, SHGC: 0.27).
– Type B (U-Value: 3.1, SHGC: 0.27).

Al. Double glazed - High solar gain Low-E:
- To units **3.11, 4.02, 4.13, 4.14, 5.05, 5.10**.
– Type A (U-Value: 4.3, SHGC: 0.47).
– Type B (U-Value: 4.3, SHGC: 0.53).

Al. Double glazed – Low solar gain Low-E glass:
- To units **2.04, 3.03, 5.06**.
– Type A (U-Value: 4.90, SHGC: 0.33).
– Type B (U-Value: 4.90, SHGC: 0.33).

Al. Double glazed:
- Modelled to remaining unit glazing.
– Type A (U-Value: 4.80, SHGC: 0.51).
– Type B (U-Value: 4.80, SHGC: 0.59).

U-Value & SHGC are combined glass and frame figures.
*** Frame and glass types are a guide only.**
*** U-Values specified are a minimum (lower is better).**
*** SHGC to be within +/- 5%.**

- Ceilings/Roof:	- R3.0 ceiling insulation to all ceilings to concrete roof (or balcony over). - Modelled with sealed: LED downlights & wet area exhaust fans. - 1 x 1500mm ceiling fan to be installed in living areas of units: 2.04, 2.06, 2.12, 3.01, 3.02, 3.03, 3.05, 3.10, 3.12, 4.12, 4.13, 4.14, 5.01 5.02, 5.03, 5.04, 5.05, 5.06. - Concrete roof modelled as unventilated with default medium colour finishes.
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Please refer to NatHERS individual certificates for further details.



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NOTES

REV A
DATE 22/4/25
DESCRIPTION Development Applicationation

PROJECT
Mixed-Use Development

PROJECT ADRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

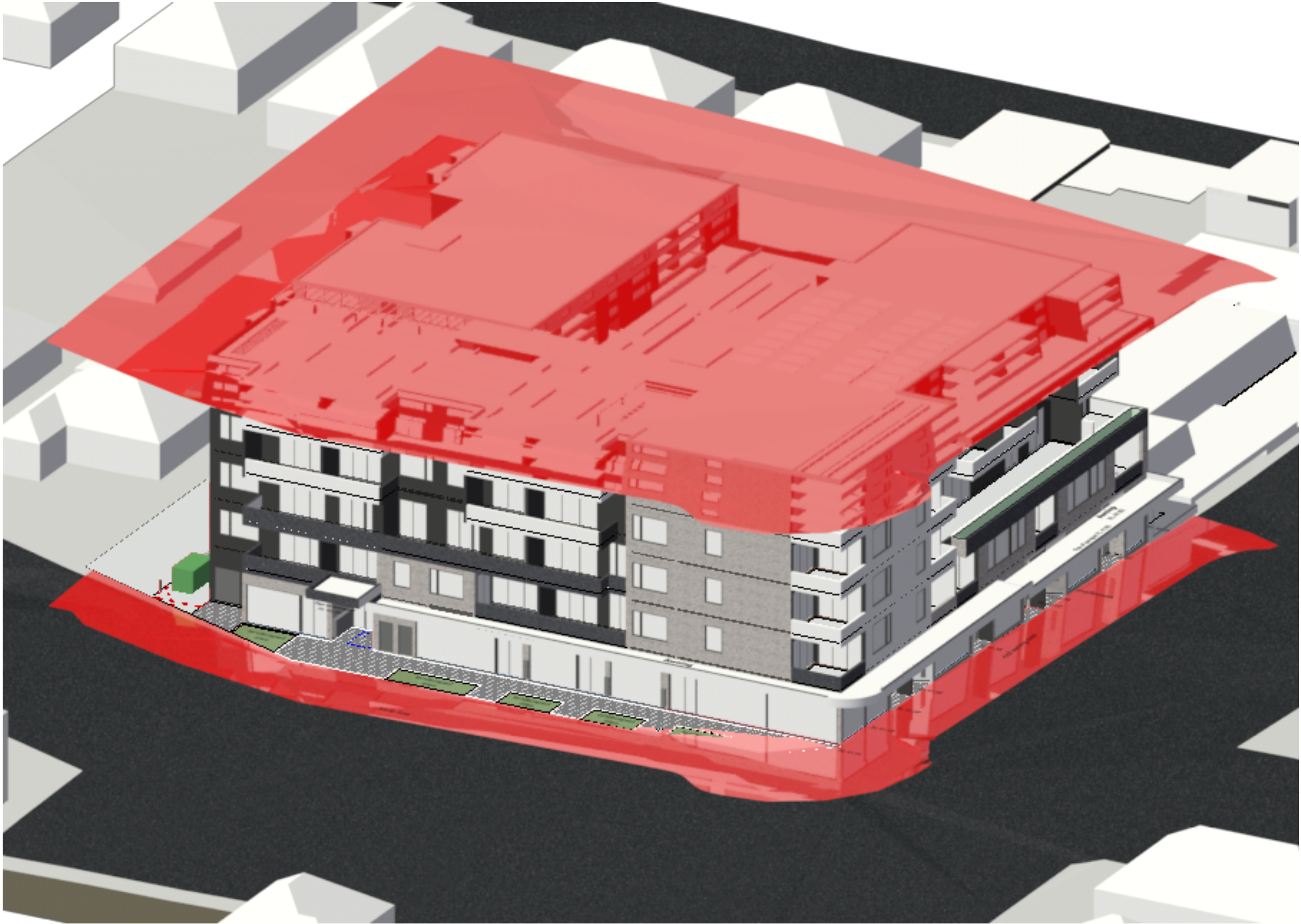
TITLE
Basix & NaTHERS

CLIENT
SDT Constructions Pty Ltd

SCALE NTS @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 22/4/25	STAGE DA
DWG NO	REVISION	

A-608

A



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E	13/6/24	For Co-ordination
F	22/7/24	For Pre-DA
G	10/9/24	For consultant co-ordination
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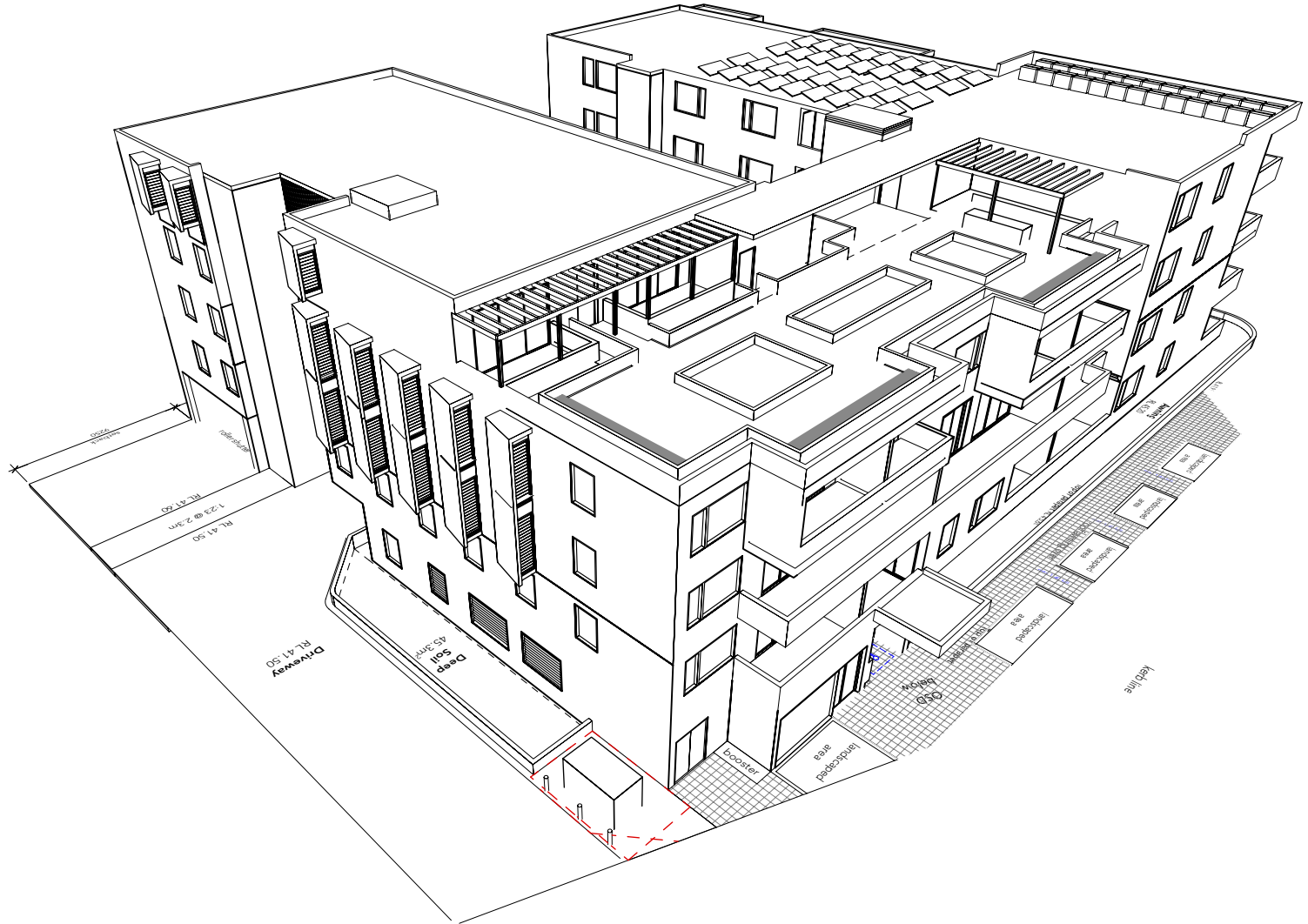
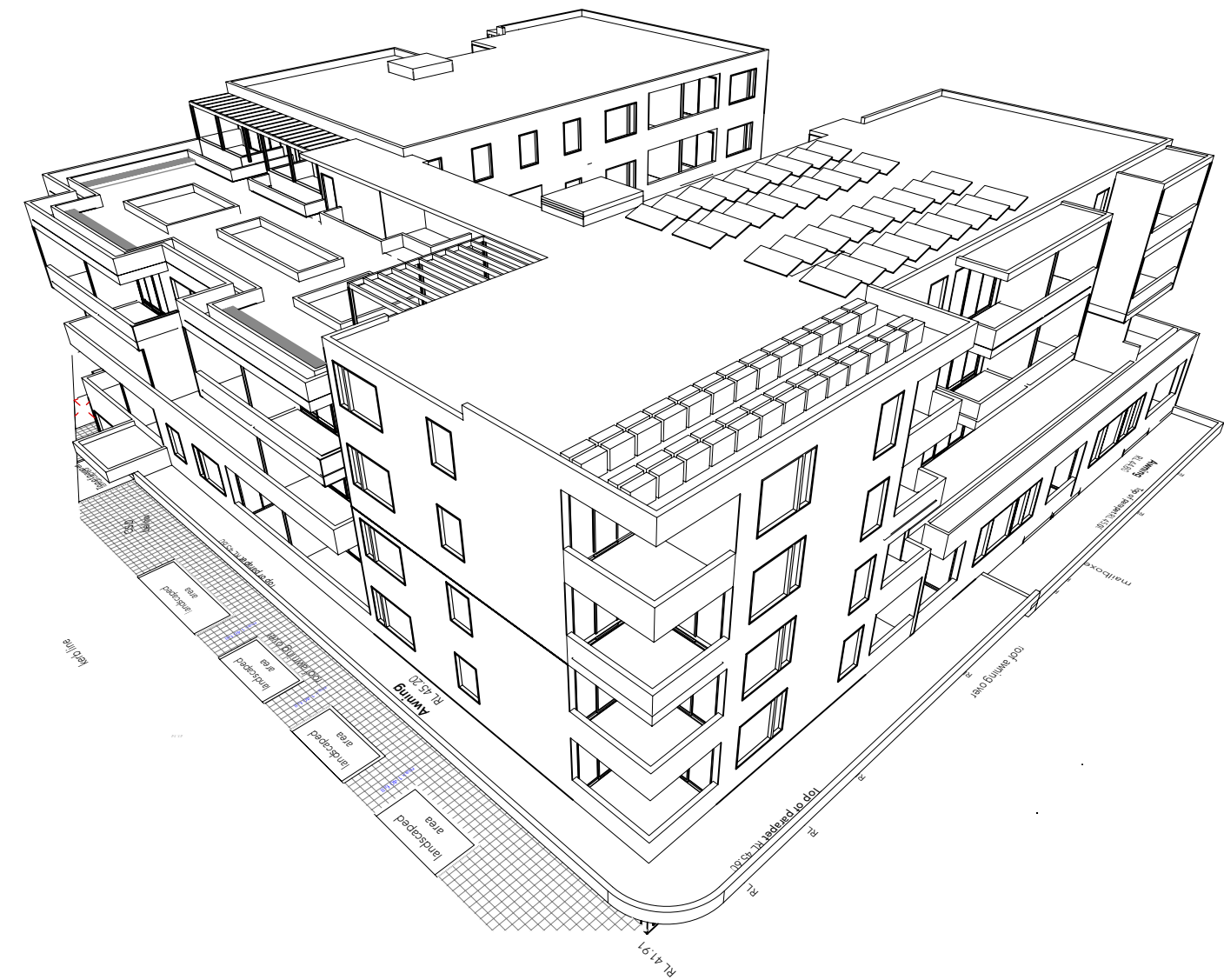
PROJECT
Mixed-Use Development

PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

CLIENT
SDT Constructions Pty Ltd

TITLE
Height Plane

SCALE NTS @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 22/4/25	STAGE DA
DWG NO A-610	REVISION I	



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D	16/12/24	For Client
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F	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

CLIENT
SDT Constructions Pty Ltd

TITLE
3D Perspective 1

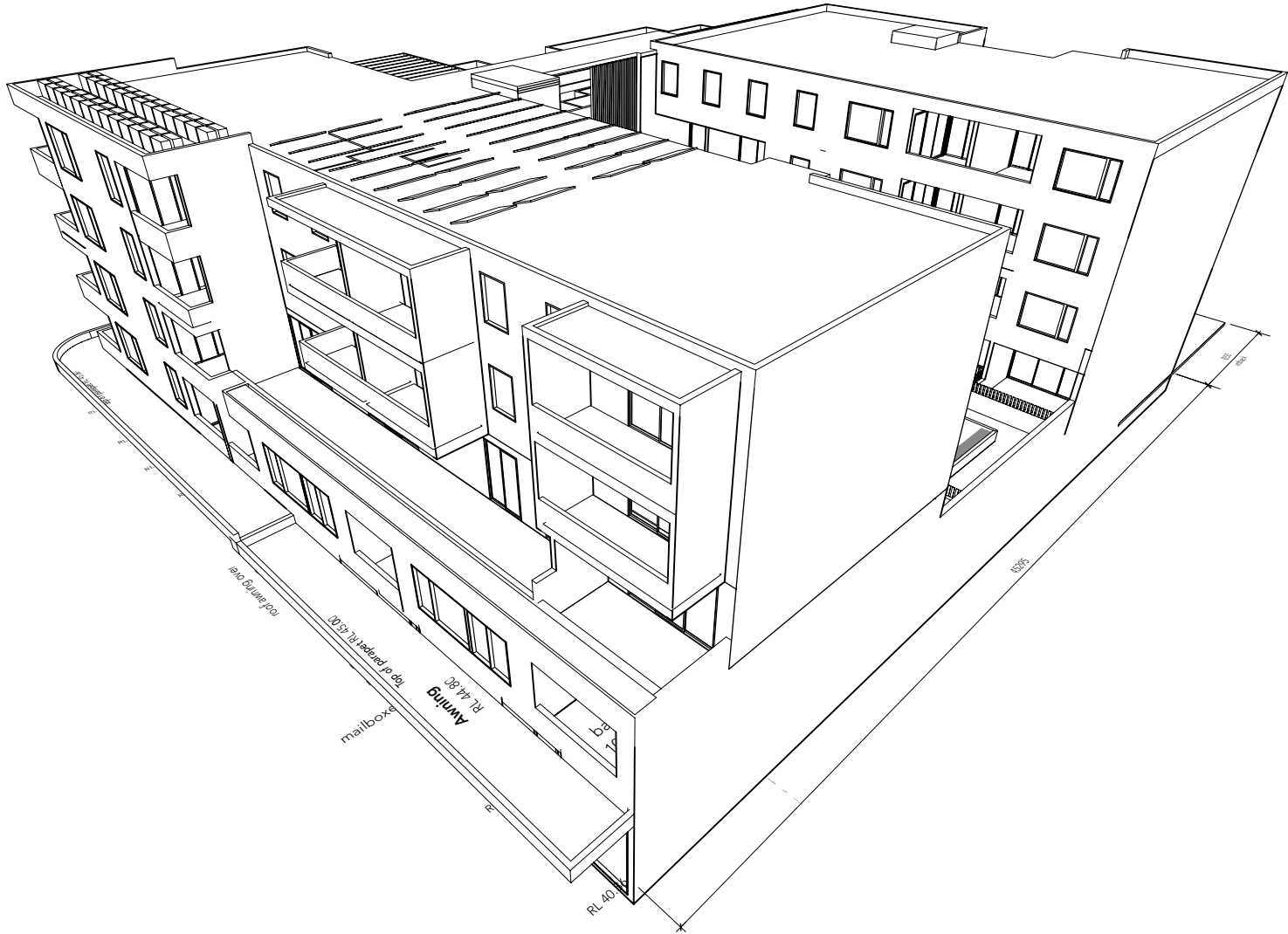
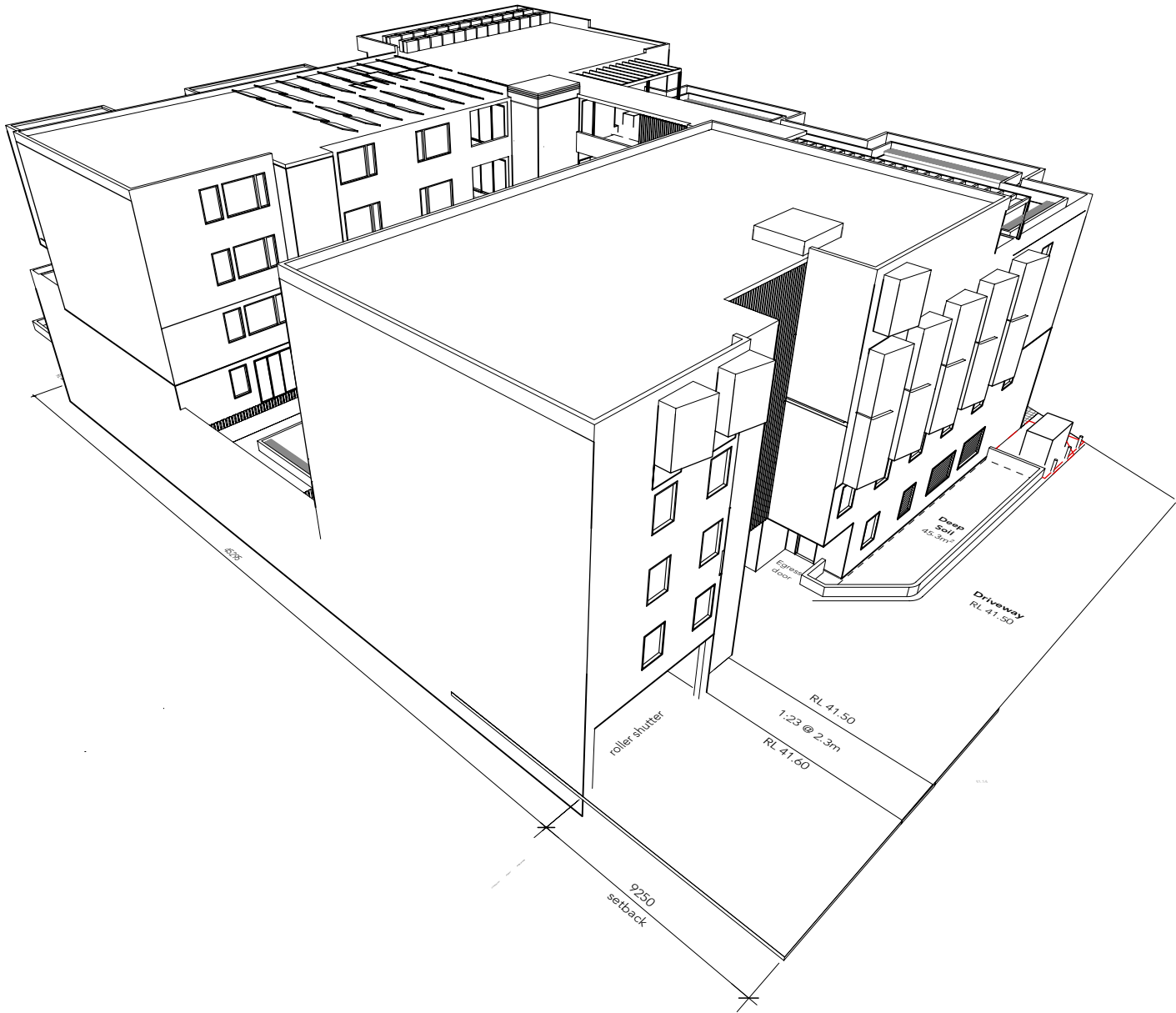
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PROJECT NO. 2015	DATE 22/4/25	STAGE DA
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DWG NO	REVISION
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A-611

F



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PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

CLIENT
SDT Constructions Pty Ltd

TITLE
3D Perspective 2

SCALE NTS @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 22/4/25	STAGE DA

DWG NO
A-612

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PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

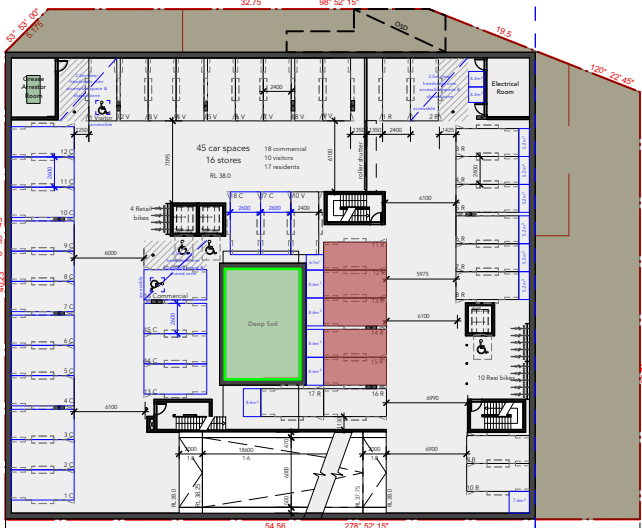
CLIENT
SDT Constructions Pty Ltd

TITLE
3D Perspective 3

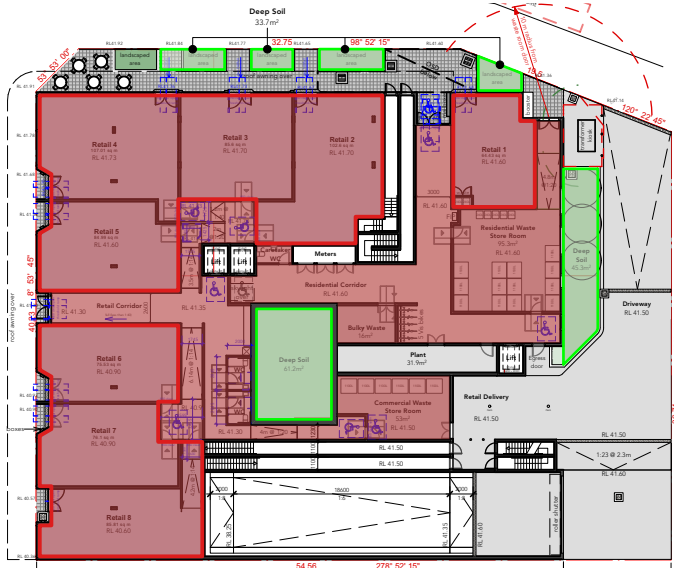
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PROJECT NO. 2015 DATE 22/4/25 STAGE DA

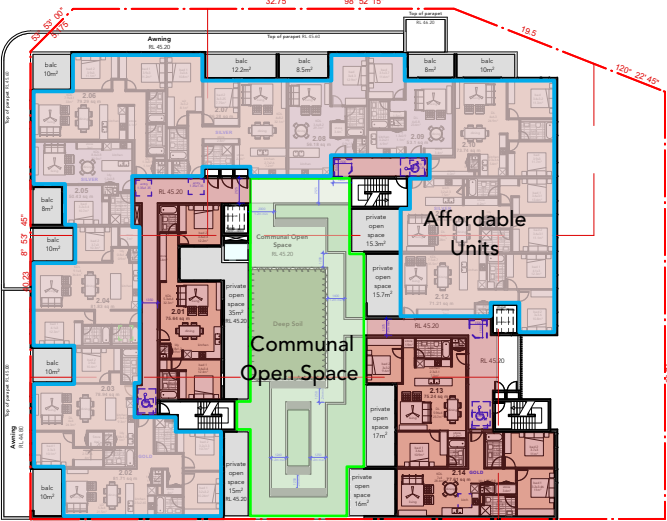
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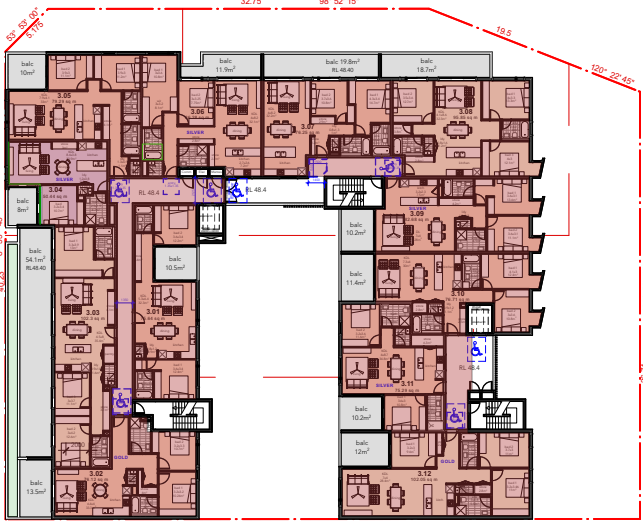
Basement 1 - 64.8m²
Residential Parking (5 spaces) 64.8m²



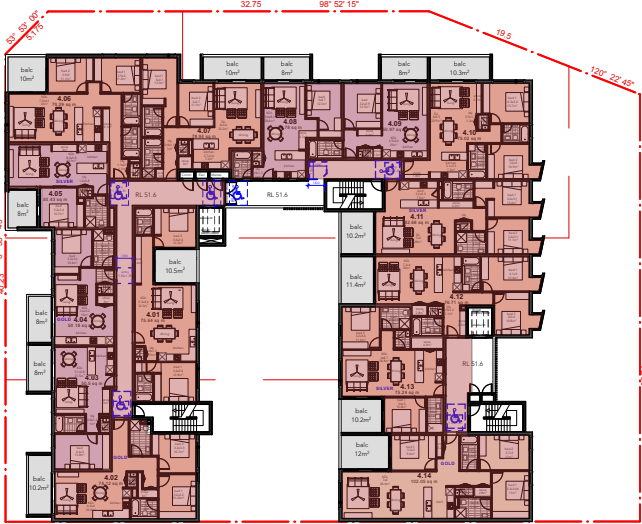
Ground Level 1 - 1170.8m²
Retail Area 681.25m²
Deep Soil 140.2m²



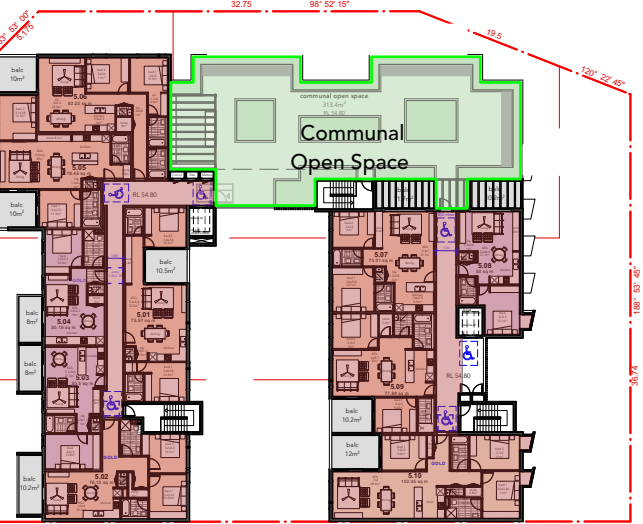
Level 2 - 1156.9m²
14 units + Communal Open Space 271.73m²
11 affordable units = 814.7m²



Level 3 - 1093.1m²
12 units



Level 4 - 1092.7m²
14 units



Level 5 - 831.7m²
10 units + Communal Open Space 313.4m²

AREA CALCULATIONS

Site Area	2323 sqm
Permissible FSR	2:1
Permissible GFA	4646 sqm
Permissible Height	14 m

Permissible FSR + 30%	2.6:1
Permissible GFA + 30%	6039.8 sqm
Permissible Height + 30%	18.2 m

Affordable Housing Bonus Requirement	
Additional Height Required	3.85 m (17.85 m total height)
Additional Height Percentage	27.5%
Permissible FSR + 27.5%	2.55:1
Permissible GFA + 27.5%	5923.65 sqm
Minimum Affordable Housing GFA	
5923.65 sqm x (22.5%/2)	814.5 sqm
Affordable Housing provided =	814.7 sqm

Levels	GFA	Retail	1 Bed	2 Bed	3 Bed	Solar (Living)	Solar (P.O.S)	Cross Ventilation	Total Units	Affordable Housing GFA
Basement 1	64.8 sqm									
Ground Level 1	1170.8 sqm	681.25 sqm								
Level 2	1156.9 sqm		3	11	0	8	11	10	14	814.7 sqm
Level 3	1093.1 sqm		1	8	3	8	10	9	12	
Level 4	1092.7 sqm		5	8	1	11	11	9	14	
Level 5	831.7 sqm		3	6	1	9	9	6	10	
Proposed GFA	5410 sqm		12	33	5	36	41	34	50	814.7 sqm
Proposed FSR	2.3:1		24%	66%	10%	72%	82%	68%		

Deep Soil	7%	162.6 sqm required
	6.0%	140.2 sqm provided

Communal Open Space	25%	580.8 sqm required	Level 2	271.7 sqm
	25.2%	585.1 sqm provided	Level 5	313.4 sqm
				585.1 sqm

Car Spaces	Units	DCP Rates
	1 Bed	1
	2 Bed	1.2
	3 Bed	1.5
		59.1 required
		60 provided
Visitors	1 per 5 units	10.0 required
		10 provided
Commercial	1 per 40 sqm	17.0 required
		18 provided
		86.1 total required
		88 total provided

Bicycle Spaces	Residential Residents	Rates	
		1 space per 5 dwellings	10
	Visitors	1 space per 10 dwellings	5
			15 required
			15 provided
	Retail Staff	Rates	
		1 space per 300 sqm of GFA	2.3
	Patrons	1 space per 500 sqm of GFA	1.4
			3.7 required
			4 provided
			18.7 total required
			19 total provided

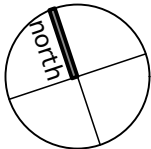
Waste	Residential General Waste	Rates			
		140 L per unit	7000	1100 L bins	6.4
	Recycling	120 L per unit	6000	1100 L bins	5.5
	Green	120 L per unit	6000	1100 L bins	5.5
					17.4 bins required
					19 bins provided
	Commercial General Waste	Rates			
		300 L per 100 sqm	2043.75	1100 L bins	1.9
	Recycling	490 L per 100 sqm	3338.1	1100 L bins	3.0
					5.0 bins required
					6 bins provided

OLSSON

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NOTES



REV	DATE	DESCRIPTION
D	12/12/24	For consultant co-ordination
E	16/12/24	For Client
F	19/12/24	For consultant co-ordination
G	20/3/25	Development Application
H	22/4/25	Development Application Submission

PROJECT
Mixed-Use Development

PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

CLIENT
SDT Constructions Pty Ltd

TITLE
Area Calculations

SCALE	DRAWN	CHECKED BY
NTS @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	22/4/25	DA
DWG NO	REVISION	

A-620

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