



PHOTOMONTAGE - CORNER OF AUBURN ROAD AND NEUTRAL AVENUE STREET VIEW

DRAWING LIST

- A-000

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- A-001

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NOTES

REV	DATE	DESCRIPTION
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
O	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

CLIENT
SDT Constructions Pty Ltd

TITLE
Cover + Photomontage

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NTS @ A3	LT/MA	RO
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2015	9/10/25	DA
DWG NO	REVISION	

A-000

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PHOTOMONTAGE - AUBURN ROAD STREET VIEW

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PROJECT NO. 2015	DATE 9/10/25	STAGE DA
DWG NO A-001	REVISION C	

AREA CALCULATIONS

Site Area	2323 sqm	Affordable Housing Bonus Requirement	
Permissible FSR	2:1	Additional Height Required	4 m (18.0m total height)
Permissible GFA	4646 sqm	Additional Height Percentage	28.57%
Permissible Height	14 m	Permissible FSR + 28.57%	2.571:1
		Permissible GFA + 28.57%	5973.43 sqm
Permissible FSR + 30%	2.6:1	Minimum Affordable Housing GFA	
Permissible GFA + 30%	6039.8 sqm	5973.43 sqm x (28.57%/2)	853.3 sqm
Permissible Height + 30%	18.2 m	Affordable Housing provided =	860.69 sqm

Levels	GFA	Retail	1 Bed	2 Bed	3 Bed	Solar (Living)	Solar (P.O.S)	Cross Ventilation	Total Units	No Solar (Mid Winter)	Affordable Housing GFA
Basement 1	64.8 sqm										
Ground Level 1	1195.8 sqm	622.7 sqm									
Level 2	1156.9 sqm		3	11	0	8	11	6	14	3	124.2 sqm
Level 3	1093.1 sqm		1	8	3	8	9	7	12	2	357.3 sqm
Level 4	1092.7 sqm		5	8	1	11	11	7	14	1	201.59
Level 5	831.7 sqm		3	6	1	10	9	10	10	1	177.62
Proposed GFA	5435 sqm		12	33	5	37	40	30	50	7	860.69 sqm
Proposed FSR	2.3:1		24%	66%	10%	74%	80%	60%		14%	

Deep Soil	7%	162.6 sqm required	Landscaped Area (soft planting)		Apartments which do not receive solar access between 9am & 3pm mid winter. 2.01, 2.11, 2.12, 3.01, 3.09, 4.11 & 5.01	
	7.2%	166.7 sqm provided	Ground	120.15		
Communal	25%	580.8 sqm required	Level 2	271.7 sqm	Level 2	147.2
Open Space	25.2%	585.1 sqm provided	Level 5	313.4 sqm	Level 5	94.3
				585.1 sqm		267.35 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	15.6 required
		18 provided
		84.7 total required
		88 total provided

Bicycle Spaces	Residential	Rates
	Residents	1 space per 5 dwellings
	Visitors	1 space per 10 dwellings
		10
		5
		15 required
		15 provided
	Retail	Rates
	Staff	1 space per 300 sqm of GFA
	Patrons	1 space per 500 sqm of GFA
		2.1
		1.2
		3.7 required
		4 provided
		18.7 total required
		19 total provided

Waste	Residential
	General Waste 7 x 1100L Bins Provided
	Recycling 11 x 1100L Bins Provided
	Fo-Go 5 x 240L Bins Provided
	Commercial
	General Waste 3 x 1100L Bins Provided
	Recycling 3 x 1100L 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	5.4 m3	4.3 m3	9.7 m3	✗	✗	✗
	2.02	2 bed	GOLD 81.71 m2	25.0 m2	4.0 m3	4.3 m3	8.3 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	SILVER 50.43 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	SILVER 86.28 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	✓	✓	✓
3	2.11	2 bed	SILVER 79.84 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	GOLD 77.61 m2	16.0 m2	4.1 m3	5.9 m3	10.0 m3	✗	✓	✓
	3.01	2 bed	75.64 m2	10.5 m2	5.4 m3	5.9 m3	11.3 m3	✗	✗	✗
	3.02	2 bed	GOLD 76.12 m2	15.2 m2	4.0 m3	5.9 m3	9.9 m3	✗	✓	✓
	3.03	3 bed	102.30 m2	48.6 m2	7.8 m3	8.6 m3	16.4 m3	✓	✓	✗
	3.04	1 bed	SILVER 50.44 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	SILVER 86.28 m2	11.9 m2	5.0 m3	5.9 m3	10.9 m3	✓	✓	✗
4	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	SILVER 82.68 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	7.6 m3	12.9 m3	✗	✗	✓
	3.11	2 bed	SILVER 75.29 m2	10.2 m2	6.3 m3	7.5 m3	13.8 m3	✓	✓	✓
	3.12	3 bed	GOLD 102.05 m2	12.0 m2	5.0 m3	10.8 m3	15.8 m3	✓	✓	✓
	4.01	2 bed	75.64 m2	10.5 m2	5.4 m3	7.5 m3	12.9 m3	✗	✗	✗
	4.02	2 bed	GOLD 76.12 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	GOLD 50.18 m2	8.0 m2	3.0 m3	5.2 m3	8.2 m3	✓	✓	✗
5	4.05	1 bed	SILVER 50.43 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	3.6 m3	5.2 m3	8.8 m3	✓	✓	✗
	4.10	2 bed	75.02 m2	10.3 m2	4.5 m3	7.9 m3	12.4 m3	✓	✓	✓
	4.11	2 bed	SILVER 82.68 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	SILVER 75.29 m2	10.2 m2	6.3 m3	8.6 m3	14.9 m3	✓	✓	✓
	4.14	3 bed	GOLD 102.05 m2	12.0 m2	5.0 m3	10.8 m3	15.8 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	GOLD 76.12 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	GOLD 50.19 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	GOLD 102.05 m2	12.0 m2	5.0 m3	20.3 m3	25.3 m3	✓	✓	✓
50 apartments								37 units	40 units	30 units
								74%	80%	60%

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NOTES

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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
H	09/10/25	Revised DA Submission - Council RFI

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

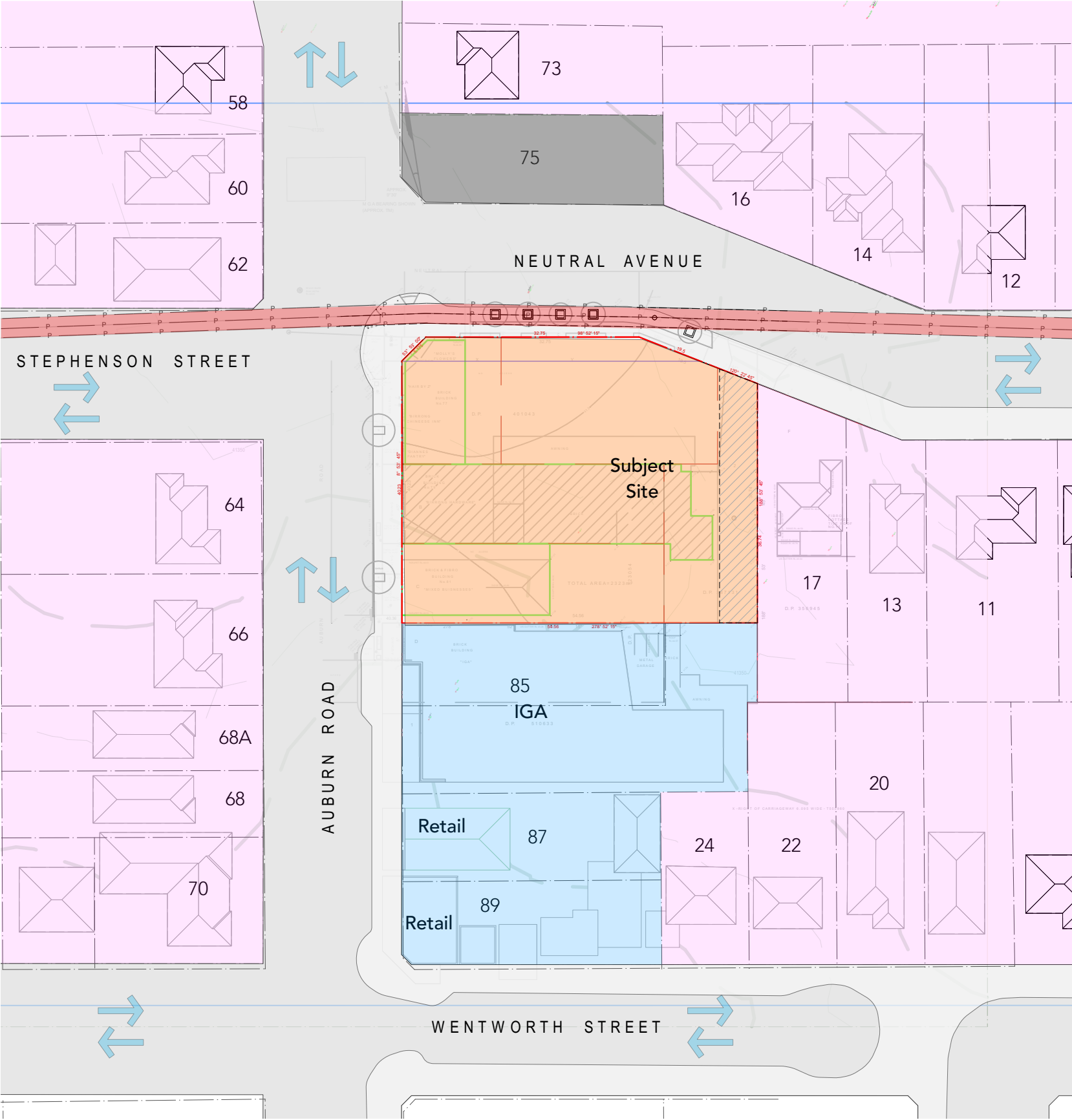
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SCALE	DRAWN	CHECKED BY	
NTS @ A3	MA/LT	RO	
PROJECT NO.	DATE	STAGE	
2015	9/10/25	DA	
DWG NO	REVISION		

A-002

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LEGEND:

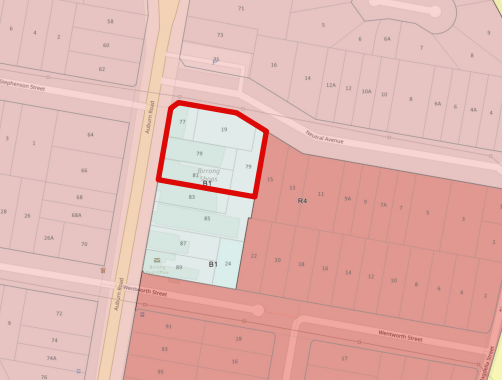
- Subject site
- Easement on subject site
- Shops
- Detached houses
- Council Parking Lot
- Road
- High voltage overhead powerlines
- Traffic flow
- Contour line



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)



Land Zoning
CBC-B1: B1 Neighbourhood Centre



Floor Space Ratio
FSR-T 2:1

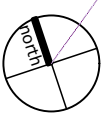


Height of Building
HOB-N3 14m (max height)

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

TITLE
Contextual Analysis

SCALE
1:500 @ A3

PROJECT NO.
2015

DWG NO
A-003

DRAWN
MA

DATE
9/10/25

REVISION
F

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STAGE
DA

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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)

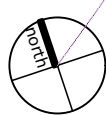
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**77-81 Auburn Rd &
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TITLE
Site Analysis

SCALE
1:250 @ A3

PROJECT NO.
2015

DWG NO
A-004

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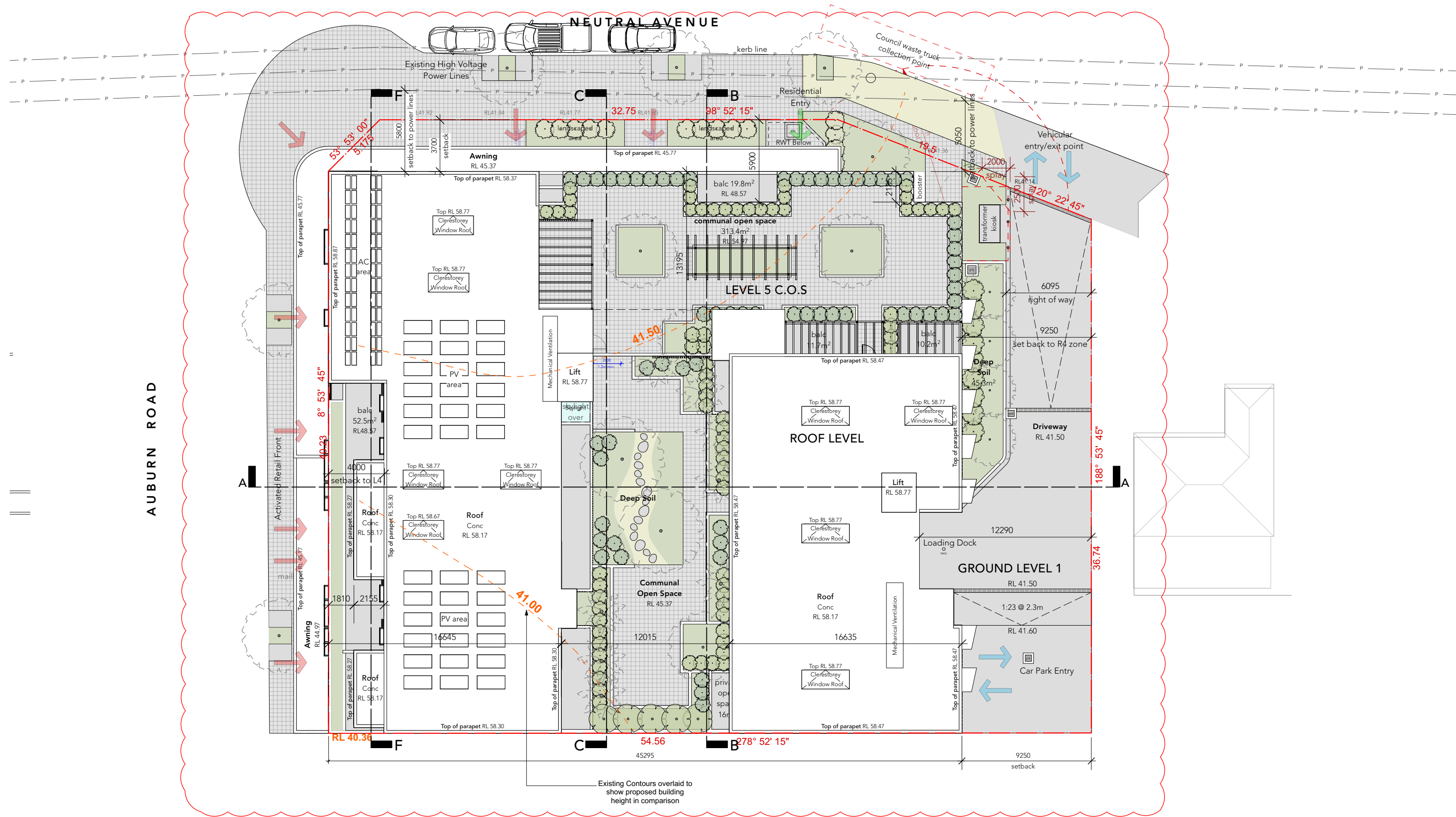
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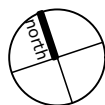


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NOTES

1. Waste Collection Point Parking Restrictions: Where collect & return waste service is proposed, appropriate signage must be installed stating "No parking on waste collection days" or similar.

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**77-81 Auburn Rd &
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TITLE
Site Plan

SCALE	DRAWN	CHECKED BY
1:250 @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	9/10/25	DA

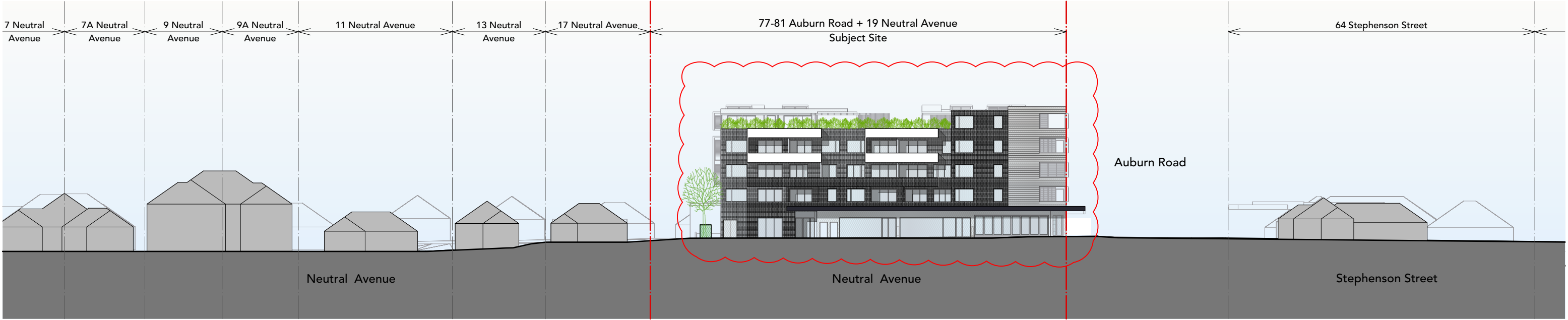
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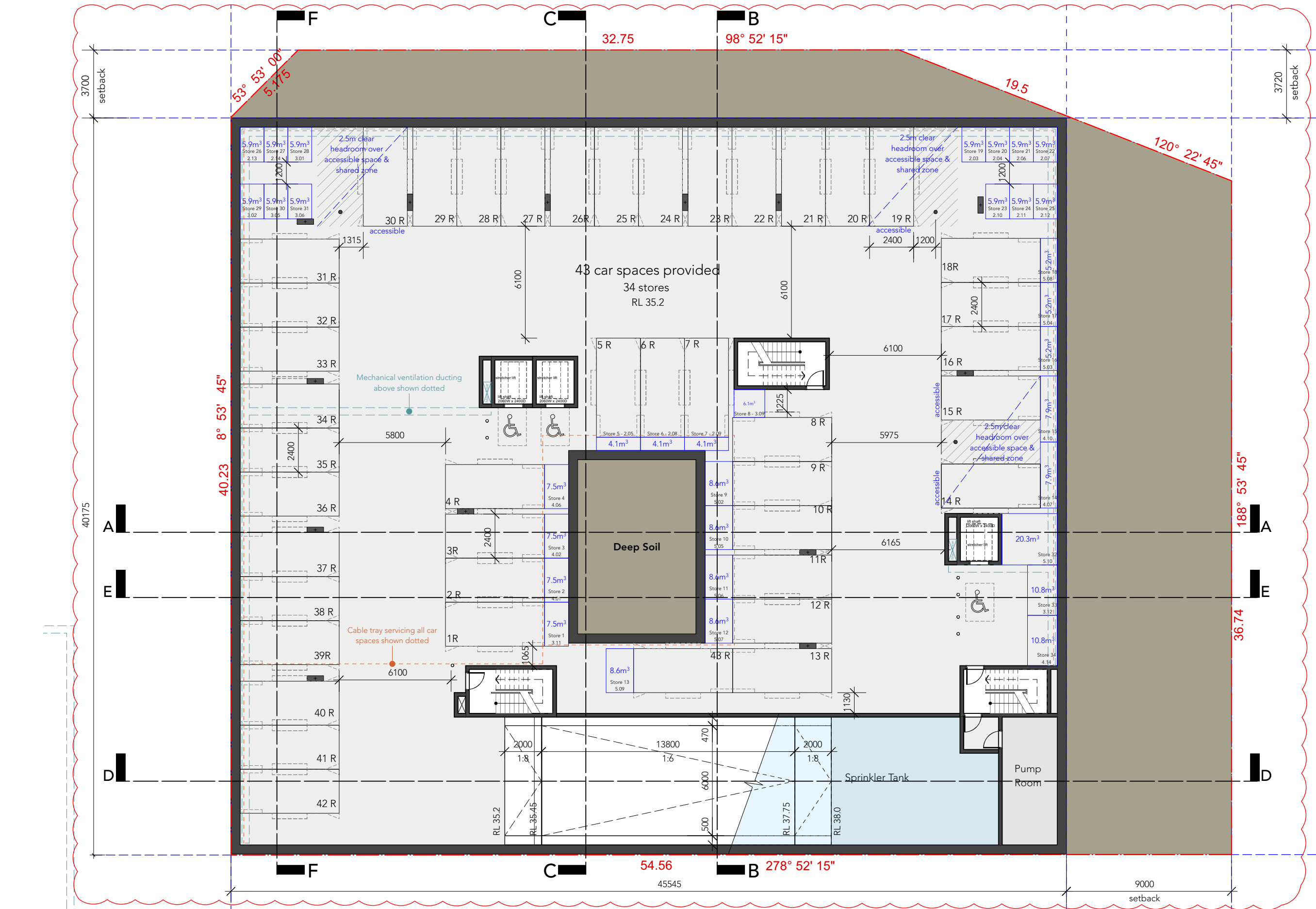
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AUBURN ROAD STREETSCAPE



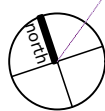
NEUTRAL AVENUE STREETSCAPE



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- NOTES
- Basement levels to be waterproofed & tanked - Refer to Geotechnical report.
 - All parking spaces are to be serviced by a cable tray to enable EV charging as per Cl. 3.48 under Chapter 3.2 - Parking of Canterbury-Bankstown DCP 2023.
 - Indicative layout for basement mechanical ventilation system shown.

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Q	24/2/25	Access Co-ordination
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PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

TITLE
Basement 2 Plan

SCALE
1:200 @ A3

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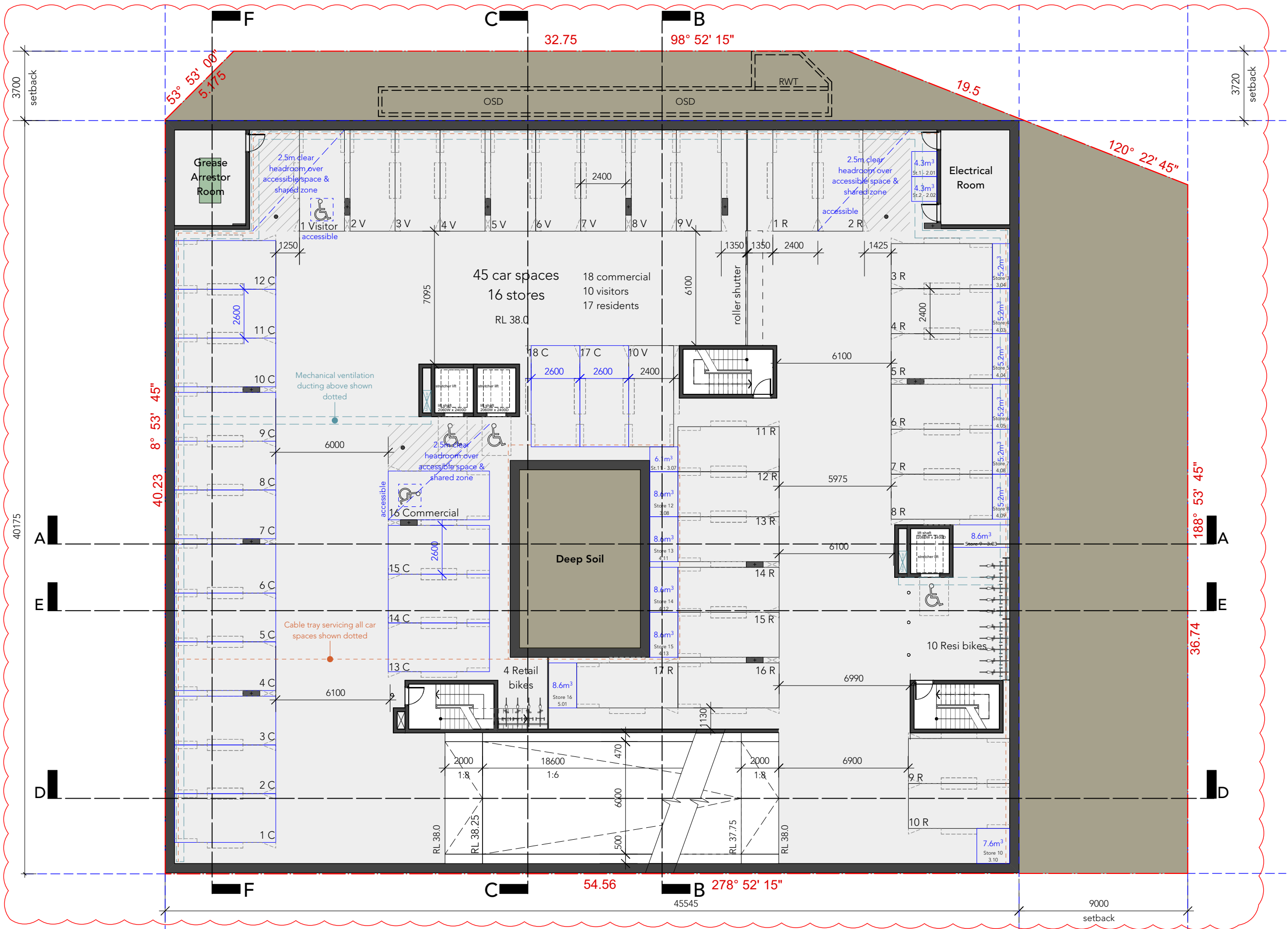
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DATE
9/10/25

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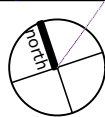


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1:200 @ A3

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9/10/25

REVISION

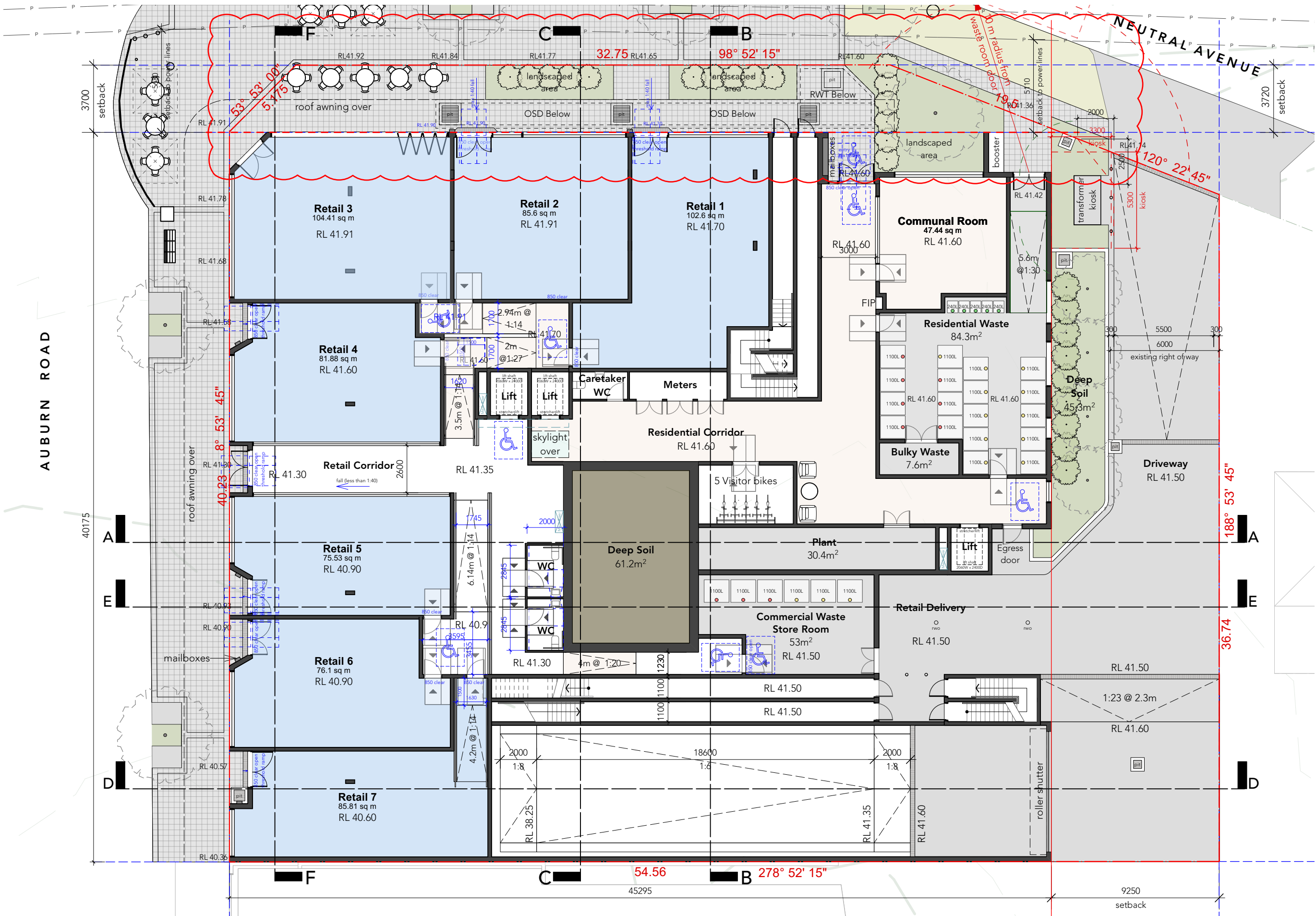
CHECKED BY
RO

STAGE
DA

REVISION

A-101

T



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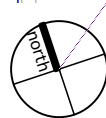
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NOTES

1. Waste Collection Point Parking Restrictions: Where collect & return waste service is proposed, appropriate signage must be installed stating "No parking on waste collection days" or similar.
2. Basement levels to be waterproofed & tanked - Refer to Geotechnical report.

REV	DATE	DESCRIPTION
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
W	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

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

TITLE
Ground Level 1 Plan

SCALE 1:200 @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 9/10/25	STAGE DA
DWG NO	REVISION	

A-102

W

AUBURN ROAD



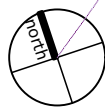
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REV	DATE	DESCRIPTION
P	24/2/25	Access Co-ordination
Q	20/3/25	Development Application
R	10/4/25	Development Application
S	22/4/25	Development Application Submission
T	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

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

TITLE
Level 2 Plan

SCALE	DRAWN	CHECKED BY
1:200 @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	9/10/25	DA
DWG NO	REVISION	
		T



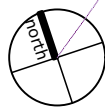
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REV	DATE	DESCRIPTION
N	12/2/25	Consultant Co-ordination
O	24/2/25	Access Co-ordination
P	20/3/25	Development Application
Q	22/4/25	Development Application Submission
R	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

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

TITLE
Level 3 Plan

SCALE 1:200 @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 9/10/25	STAGE DA
DWG NO	REVISION	

A-104

R



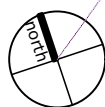
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REV	DATE	DESCRIPTION
M	19/12/24	For consultant co-ordination
N	12/2/25	Consultant Co-ordination
O	20/3/25	Development Application
P	22/4/25	Development Application Submission
Q	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

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

TITLE
Level 4 Plan

SCALE 1:200 @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 9/10/25	STAGE DA
DWG NO	REVISION	

A-105

Q



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REV

DATE

DESCRIPTION

H 12/2/25 Consultant Co-ordination

I 24/2/25 Access Co-ordination

J 20/3/25 Development Application

K 22/4/25 Development Application Submission

L 09/10/25 Revised DA Submission - Council RFI

PROJECT

Mixed-Use Development

CLIENT

SDT Constructions Pty Ltd

PROJECT ADDRESS

77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

TITLE

Level 5 Plan

SCALE

1:200 @ A3

DRAWN

LT/MA

CHECKED BY

RO

PROJECT NO.

2015

DATE

9/10/25

STAGE

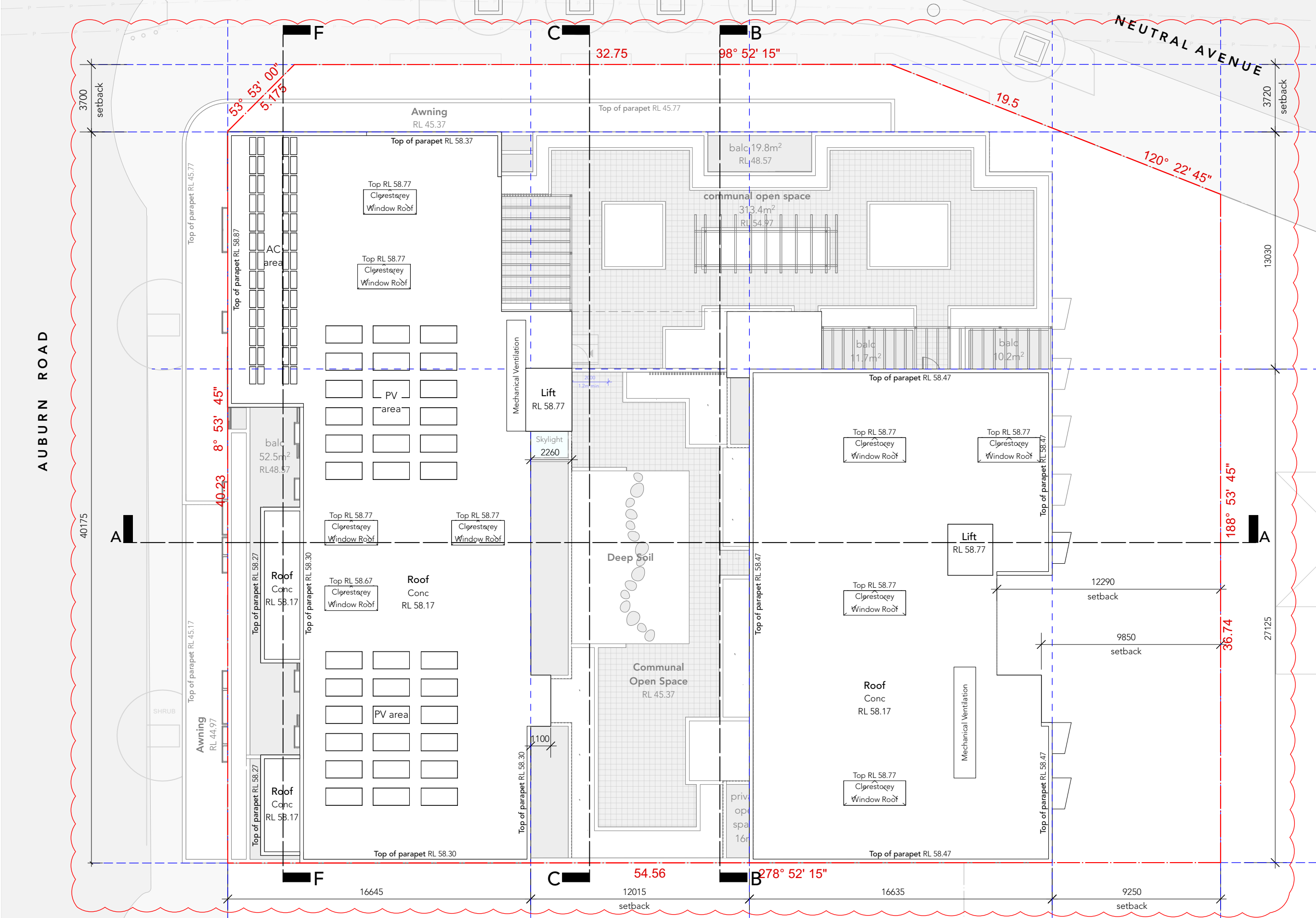
DA

DWG NO

A-106

REVISION

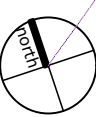
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REV	DATE	DESCRIPTION
C	19/12/24	For consultant co-ordination
D	20/3/25	Development Application
E	15/4/25	Development Application
F	22/4/25	Development Application Submission
G	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

CLIENT
SDT Constructions Pty Ltd

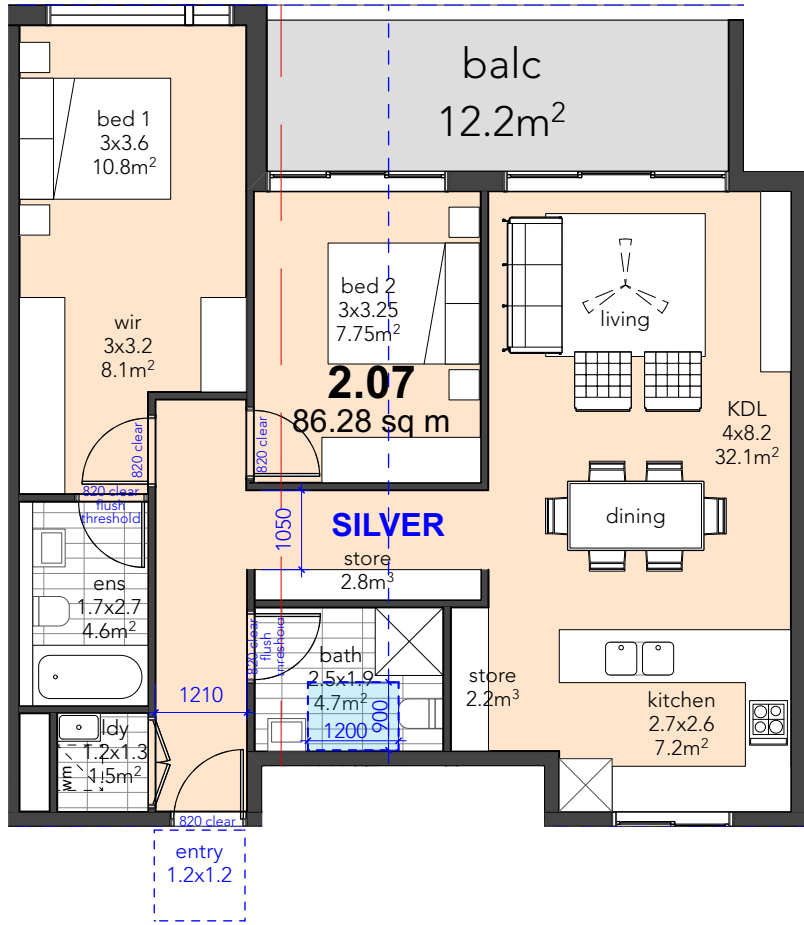
PROJECT ADDRESS
77-81 Auburn Rd &
19 Neutral Ave - BIRRONG

TITLE
Roof Plan

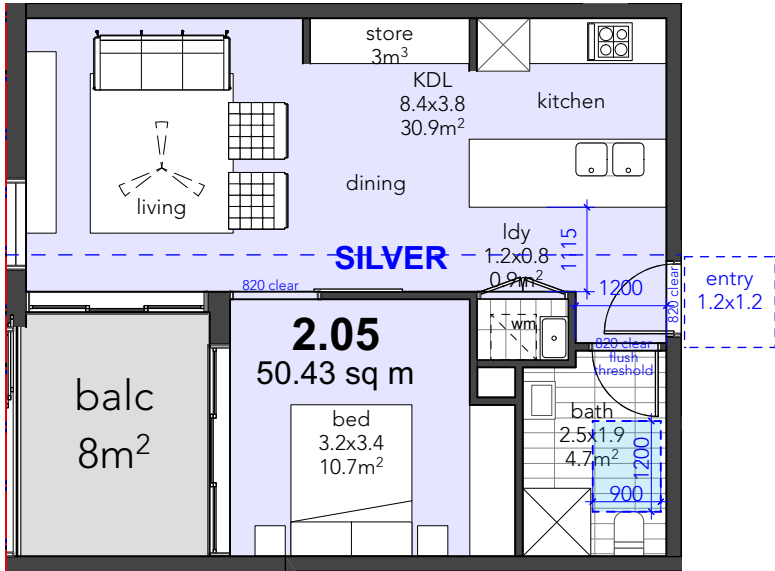
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PROJECT NO. 2015	DATE 9/10/25	STAGE DA
DWG NO	REVISION	

A-107

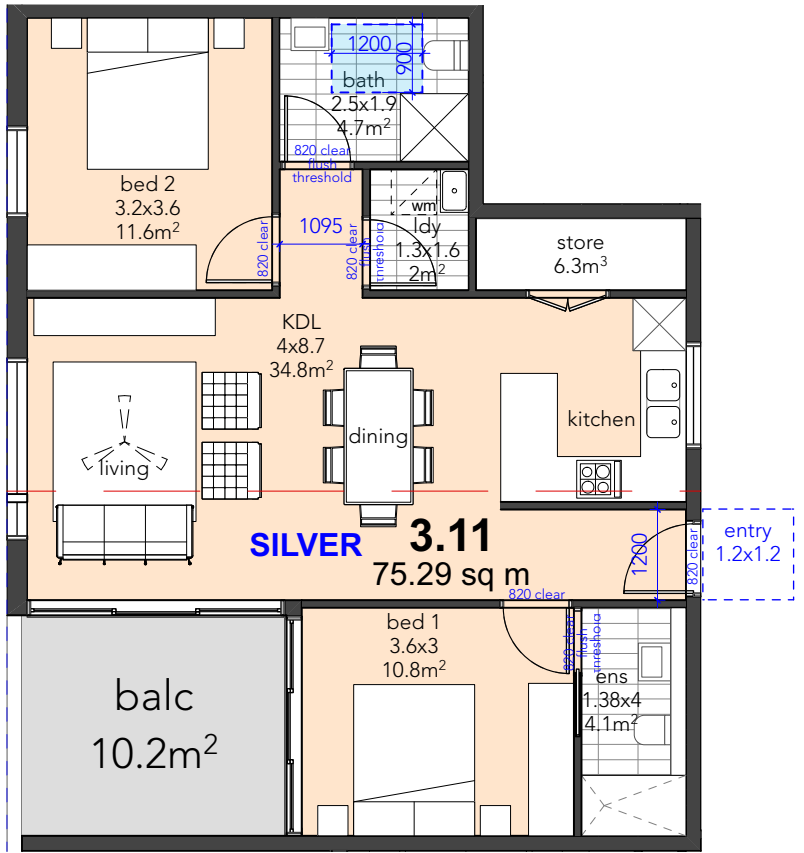
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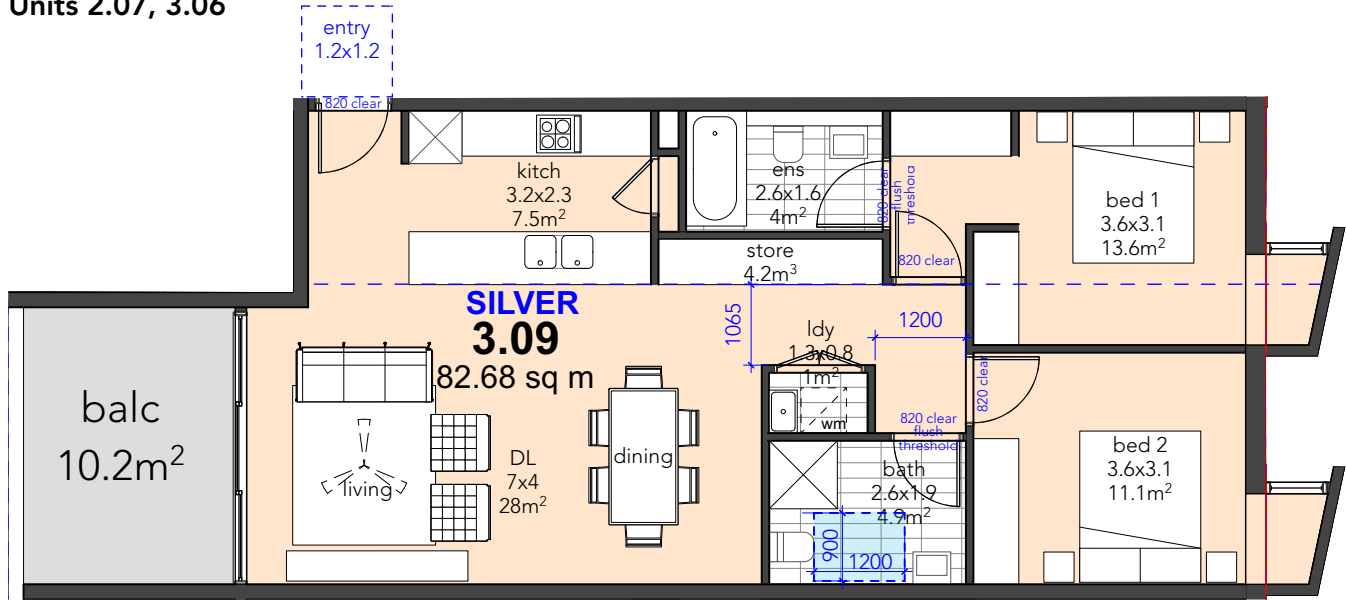
Units 2.07, 3.06



Units 2.05, 3.04, 4.05



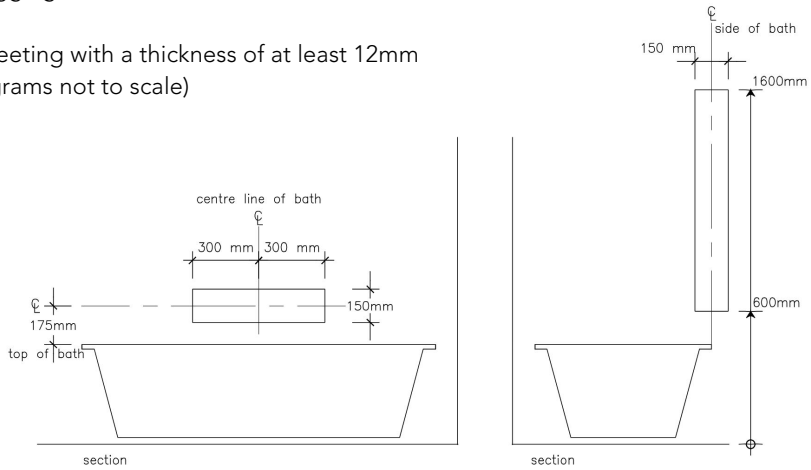
Units 3.11, 4.13



Units 2.11, 3.09, 4.11

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

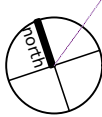
The walls around the bath are to be reinforced by installing:
i. noggings with a thickness of at least 25mm
OR
ii. sheeting with a thickness of at least 12mm
(diagrams not to scale)



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NOTES

REV	DATE	DESCRIPTION
A	12/2/25	Consultant Co-ordination
B	24/2/25	Access Co-ordination
C	20/3/25	Development Application
D	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
Silver Livable Units

SCALE
1:100 @ A3

DRAWN
LT/MA

CHECKED BY
RO

PROJECT NO.
2015

DATE
9/10/25

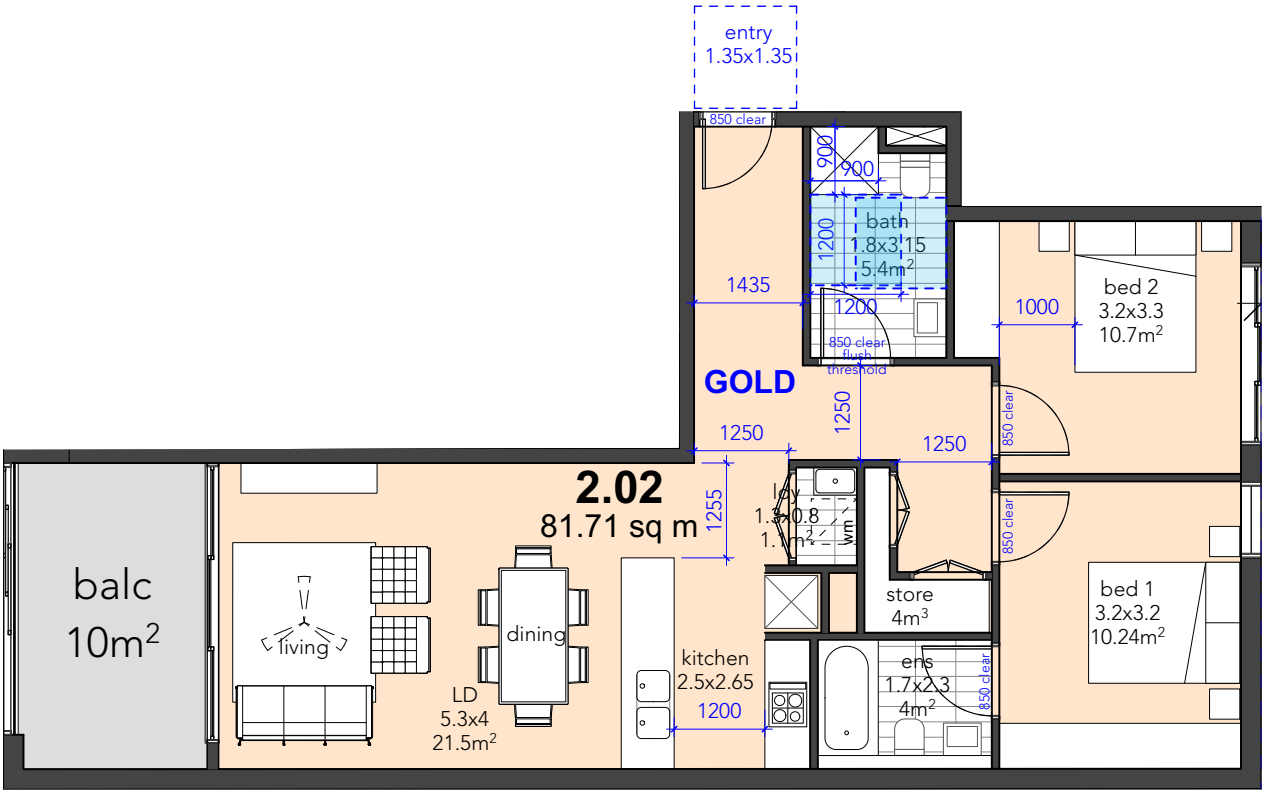
STAGE
DA

DWG NO

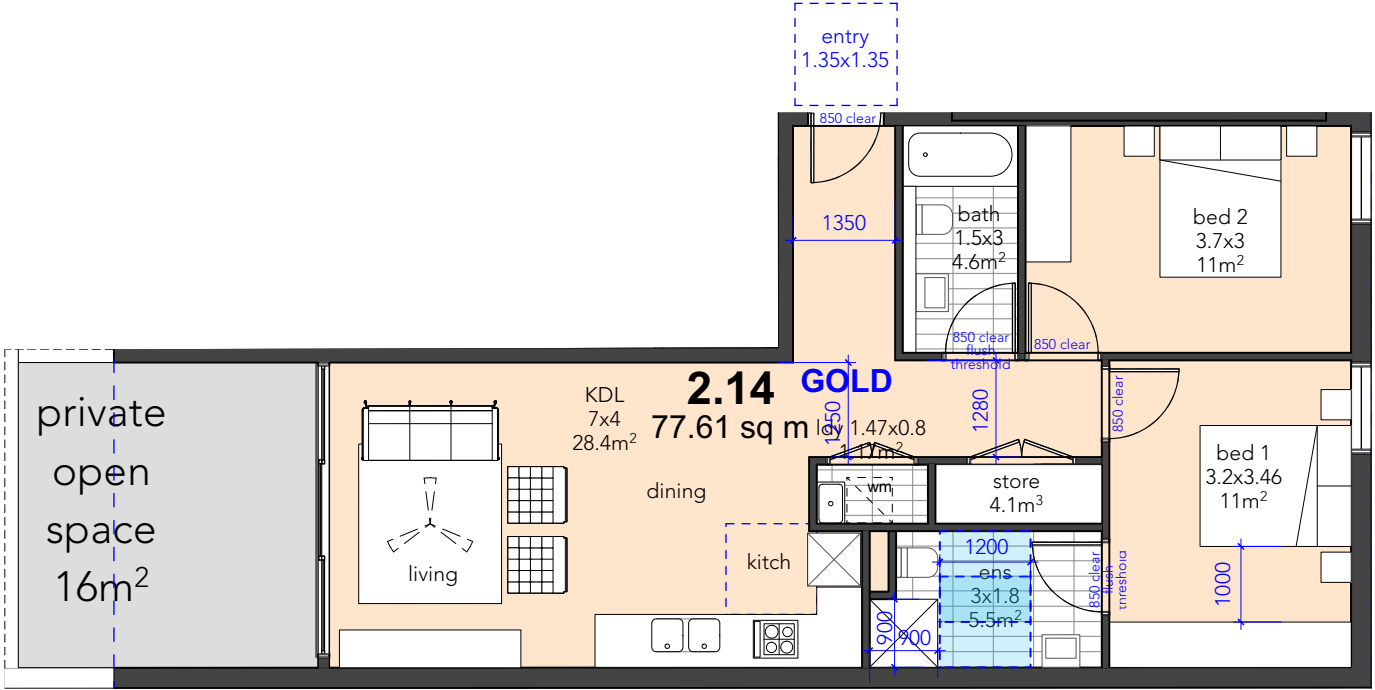
A-110

REVISION

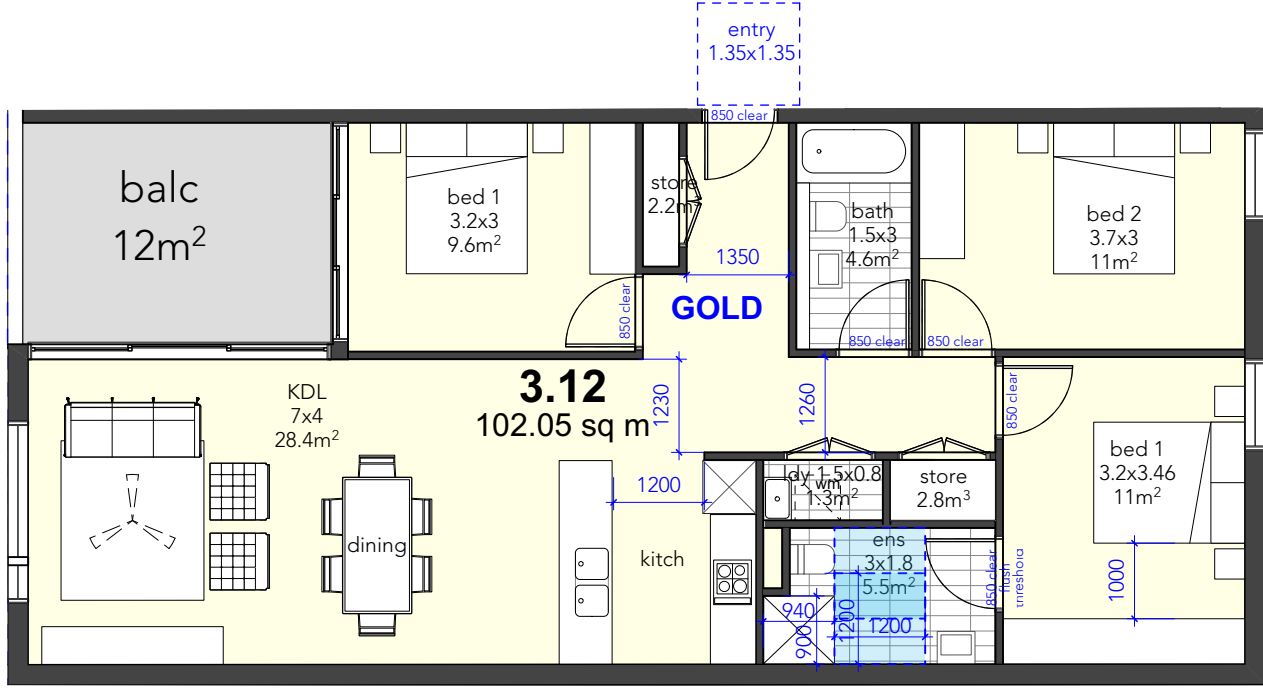
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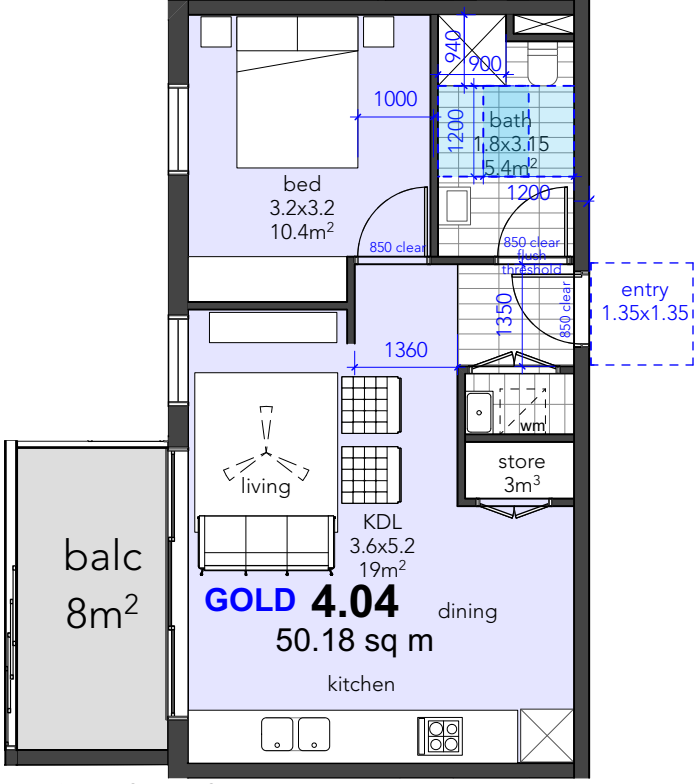
Units 2.02, 3.02, 4.02, 50.2



Unit 2.14



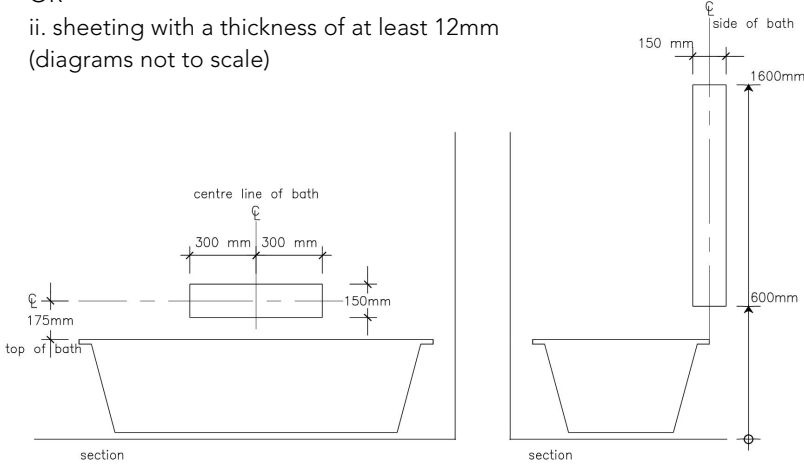
Units 3.12, 4.14, 5.10



Units 4.04, 5.04

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

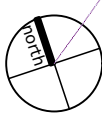
The walls around the bath are to be reinforced by installing:
i. noggings with a thickness of at least 25mm
OR
ii. sheeting with a thickness of at least 12mm
(diagrams not to scale)



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REV	DATE	DESCRIPTION
A	12/2/25	Consultant Co-ordination
B	24/2/25	Access Co-ordination
C	20/3/25	Development Application
D	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
Gold Livable Units

SCALE
1:100 @ A3

DRAWN
LT/MA

CHECKED BY
RO

PROJECT NO.
2015

DATE
9/10/25

STAGE
DA

DWG NO

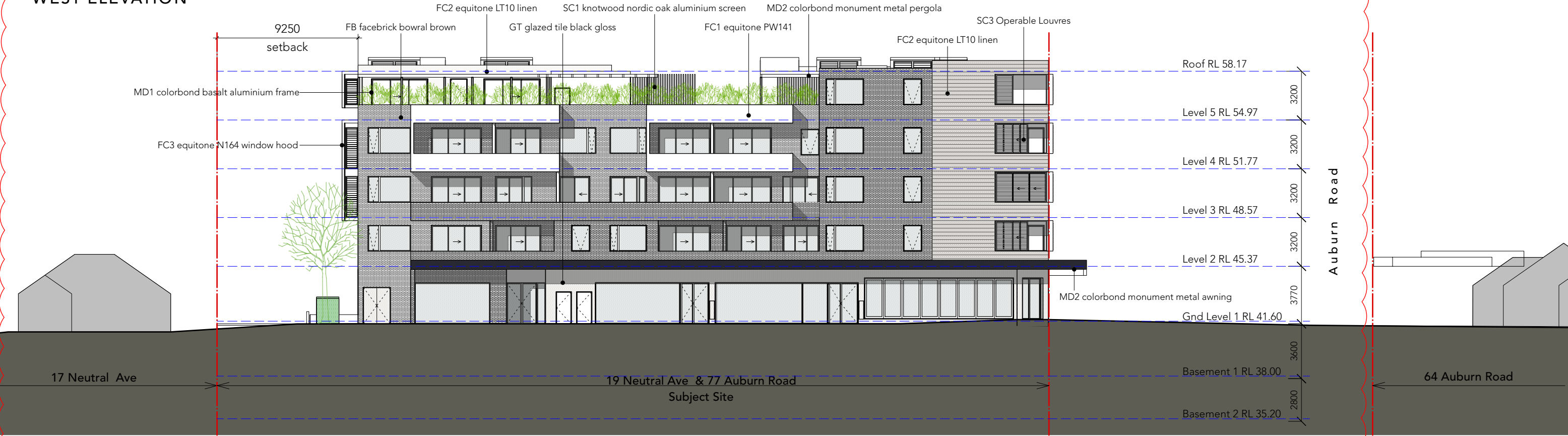
A-111

REVISION

D



WEST ELEVATION



NORTH ELEVATION

Note: Refer Materials and Finishes Schedule for details

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REV	DATE	DESCRIPTION
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
O	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

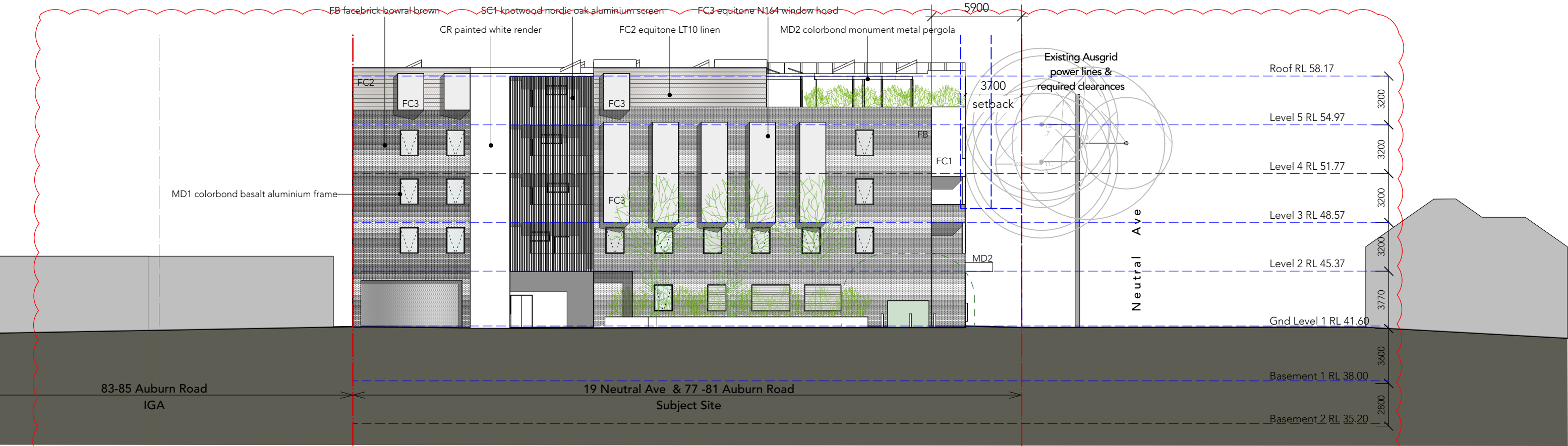
CLIENT
SDT Constructions Pty Ltd

TITLE
Elevations 1

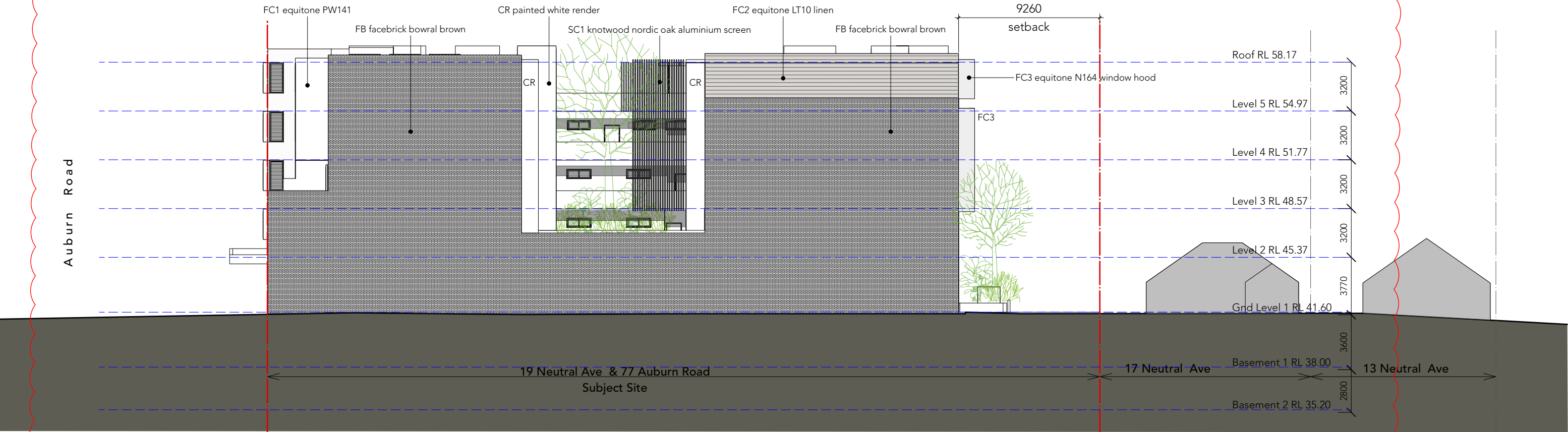
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1:250 @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	9/10/25	DA
DWG NO	REVISION	

A-200

O



EAST ELEVATION



SOUTH ELEVATION

Note: Refer Materials and Finishes Schedule for details

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NOTES

REV	DATE	DESCRIPTION
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
N	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

CLIENT
SDT Constructions Pty Ltd

TITLE
Elevations 2

SCALE	DRAWN	CHECKED BY
1:250 @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	9/10/25	DA
DWG NO	REVISION	

A-201

N



Note: Refer Materials and Finishes Schedule for details

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REV	DATE	DESCRIPTION
H	16/12/24	For consultant co-ordination
I	19/12/24	For consultant co-ordination
J	20/3/25	Development Application
K	22/4/25	Development Application Submission
L	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

CLIENT
SDT Constructions Pty Ltd

TITLE
Sections 1

SCALE
1:200 @ A3

DRAWN
LT/MA

CHECKED BY
RO

PROJECT NO.
2015

DATE
02/10/25

STAGE
DA

DWG NO

A-300

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L



Section B-B

Note: Refer Materials and Finishes Schedule for details

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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
K	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

CLIENT
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TITLE
Sections 2

SCALE 1:200 @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 9/10/25	STAGE DA

DWG NO
A-301

REVISION
K



Section C-C

Note: Refer Materials and Finishes Schedule for details

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REV	DATE	DESCRIPTION
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
K	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

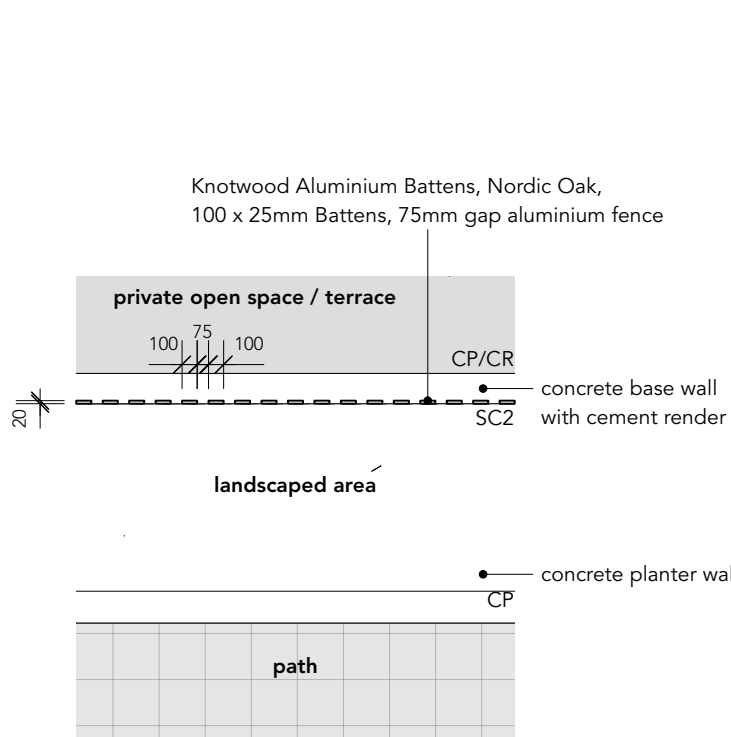
PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

CLIENT
SDT Constructions Pty Ltd

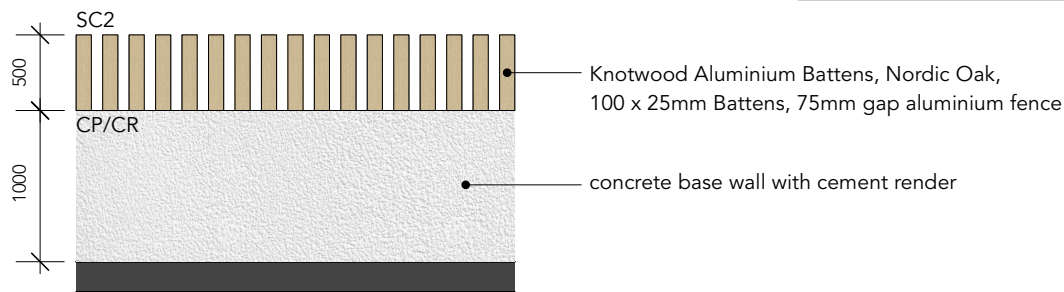
TITLE
Sections 3

SCALE	DRAWN	CHECKED BY
1:200 @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	9/10/25	DA
DWG NO	REVISION	

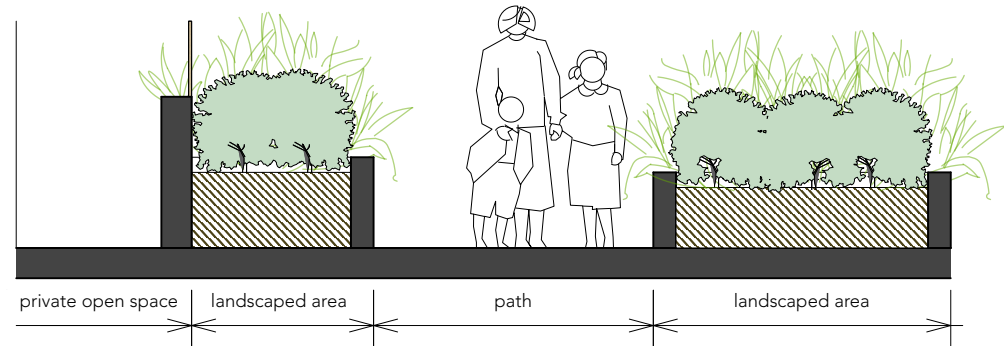
A-302 **K**



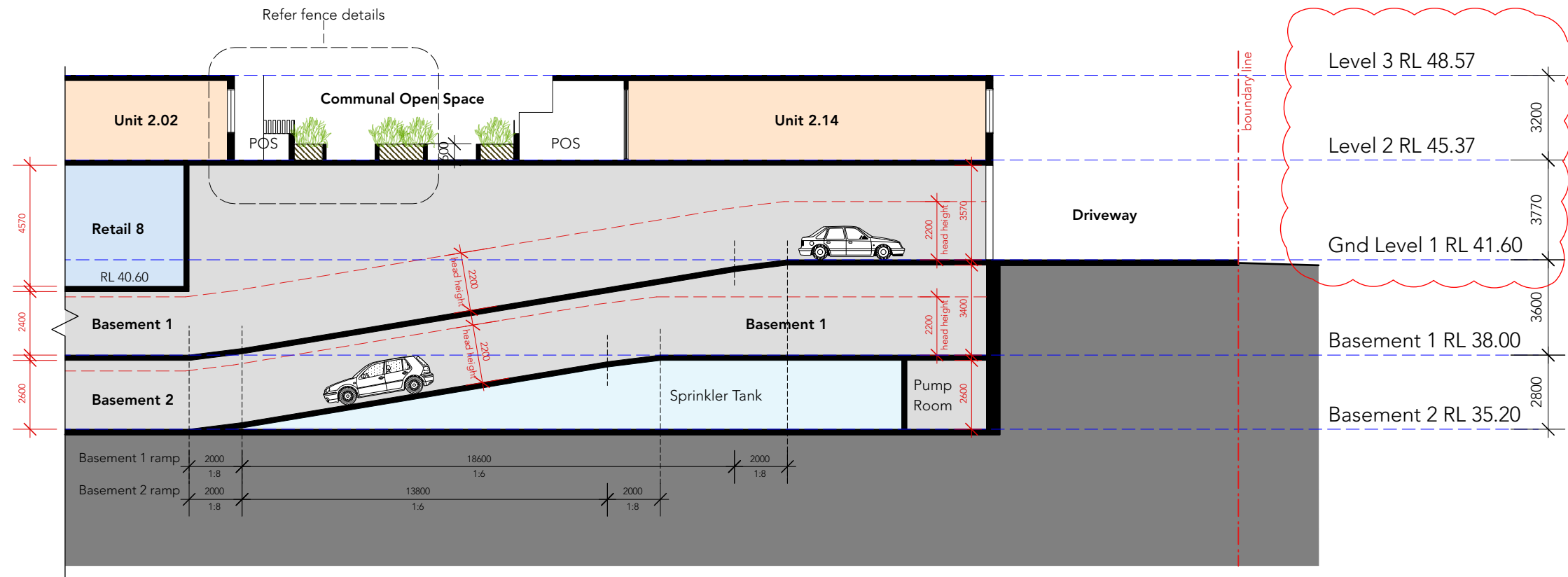
Level 2 P.O.S Typical Fence Plan
Scale 1:50



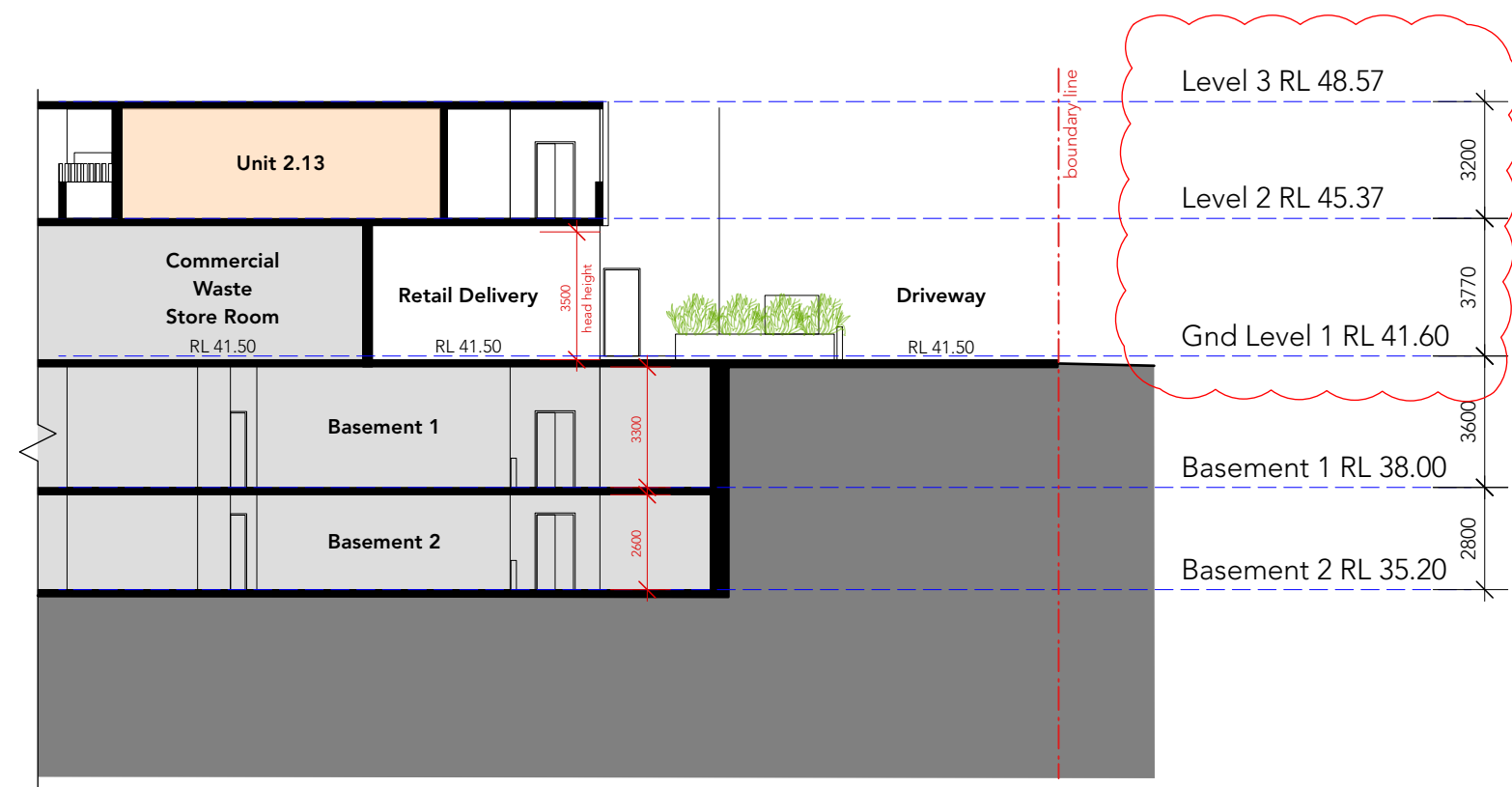
Level 2 P.O.S Typical Fence Elevation
Scale 1:50



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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I	20/3/25	Development Application
J	22/4/25	Development Application Submission
K	09/10/25	Revised DA Submission - Council RFI

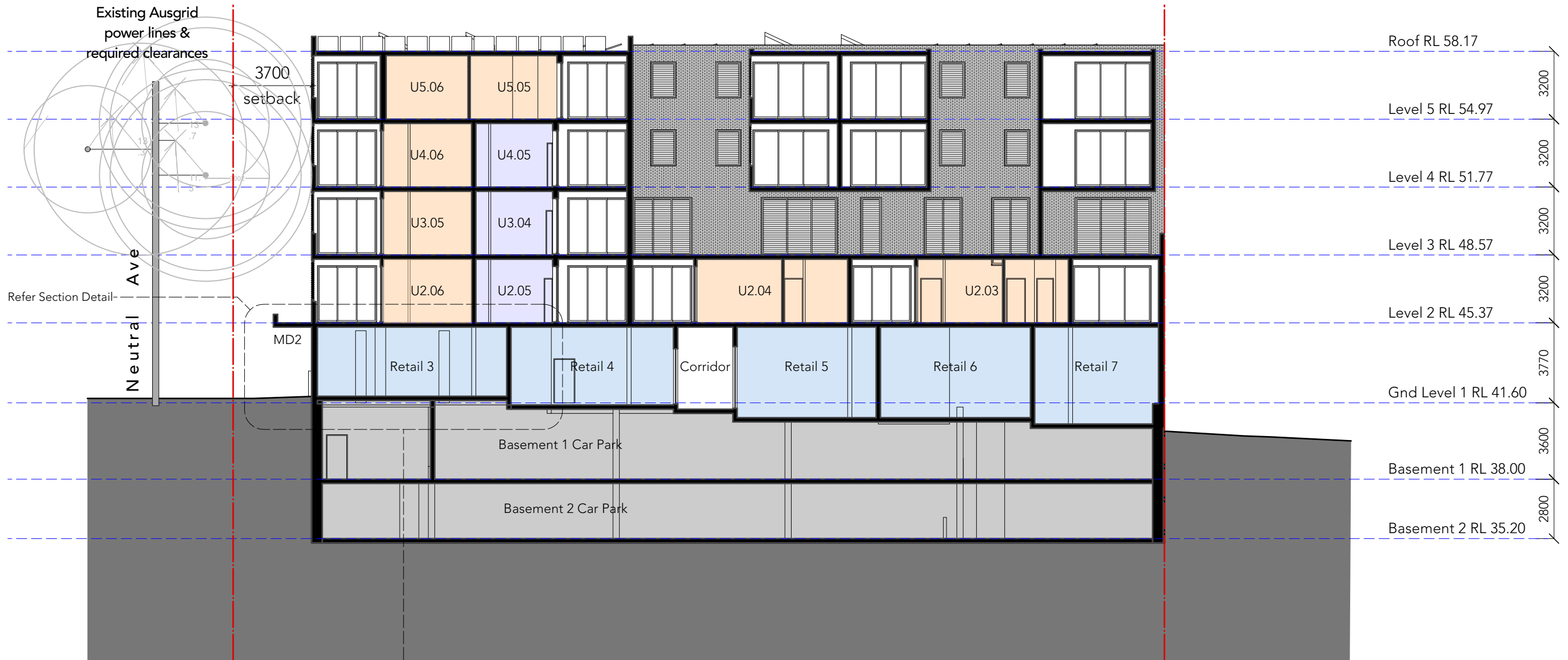
PROJECT
Mixed-Use Development

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

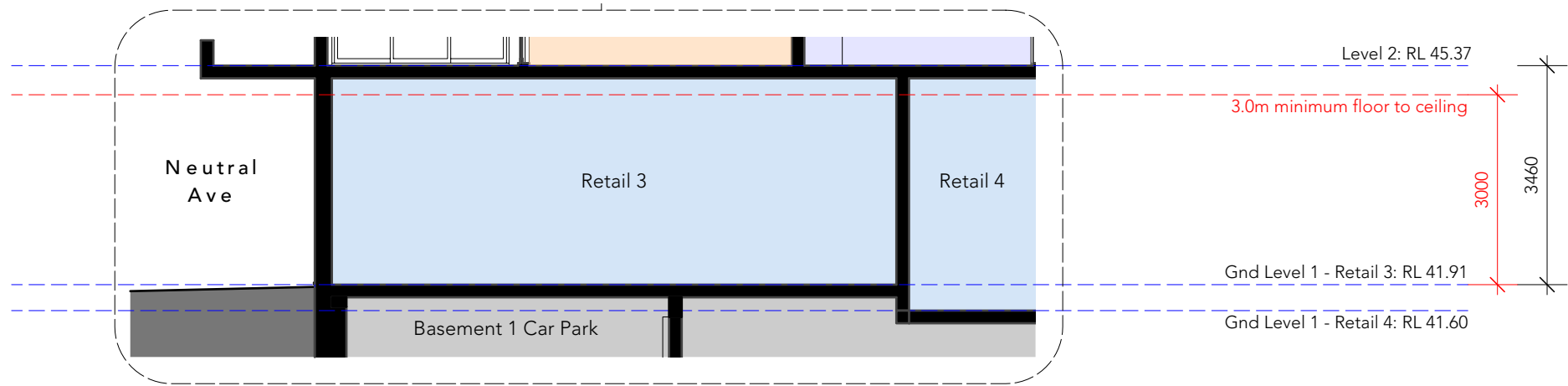
CLIENT
SDT Constructions Pty Ltd

TITLE
Sections 4

SCALE 1:200 @ A3	DRAWN MA	CHECKED BY RO
PROJECT NO. 2015	DATE 9/10/25	STAGE DA
DWG NO A-303	REVISION K	



Section F-F - 1:200



Section Detail - 1:100

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REV	DATE	DESCRIPTION
A	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

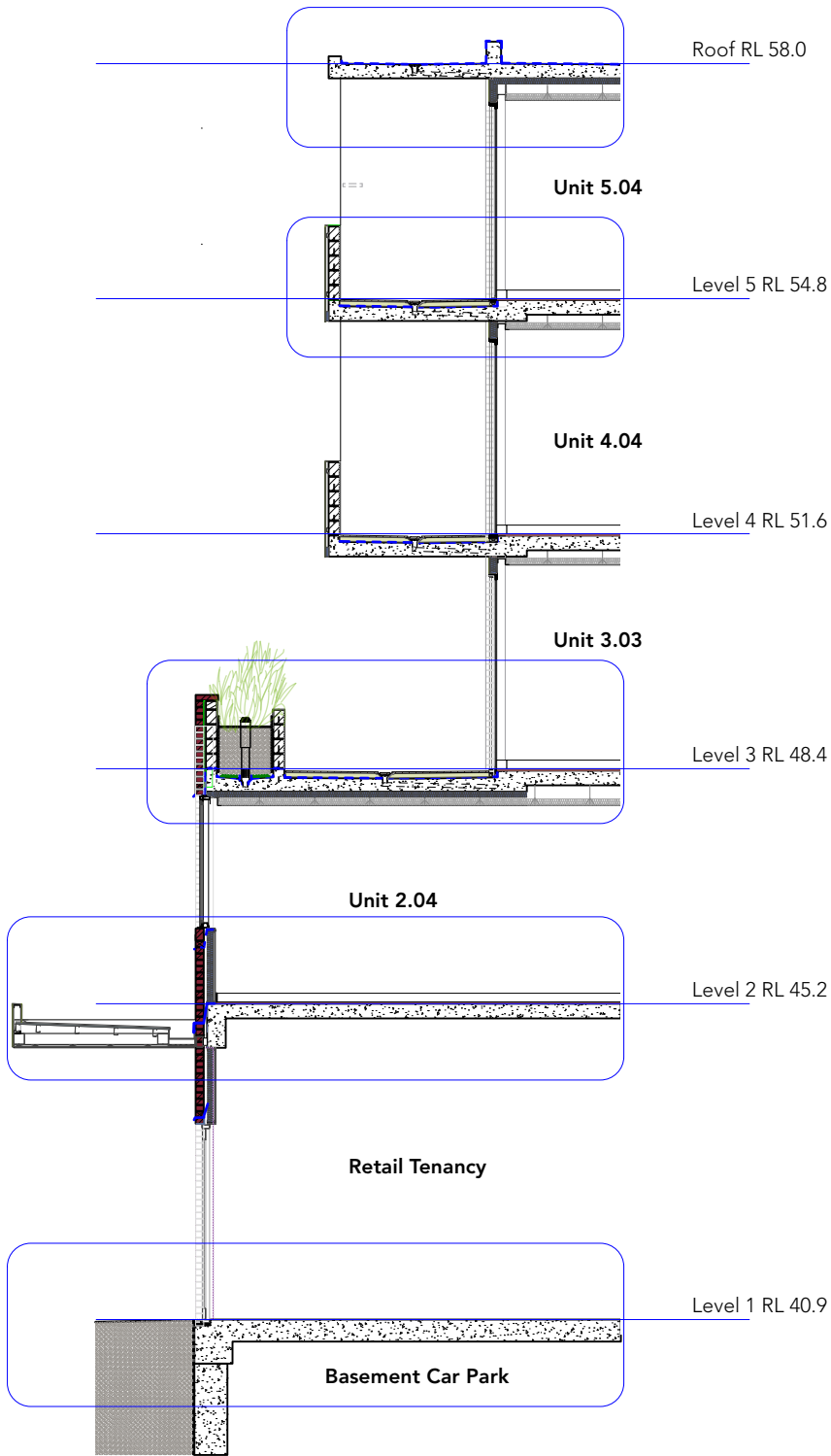
CLIENT
SDT Constructions Pty Ltd

TITLE
Sections 5

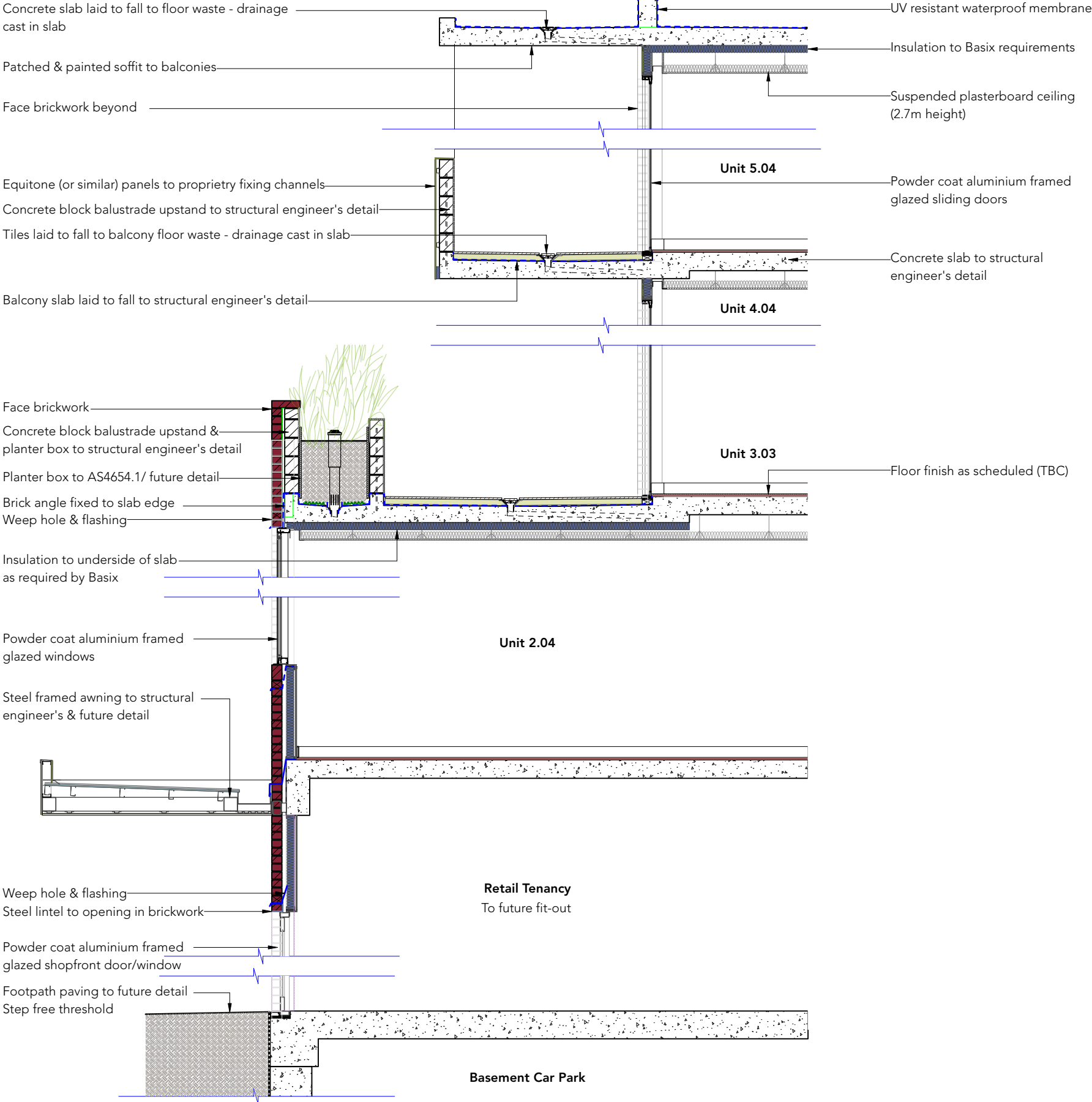
SCALE 1:200 @ A3	DRAWN MA	CHECKED BY RO
PROJECT NO. 2015	DATE 9/10/25	STAGE DA

DWG NO
A-304

REVISION
A



Detail Section 1 scale 1:100



Detail Section 1 scale 1:50

Note: Refer Materials and Finishes Schedule for details

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REV	DATE	DESCRIPTION
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

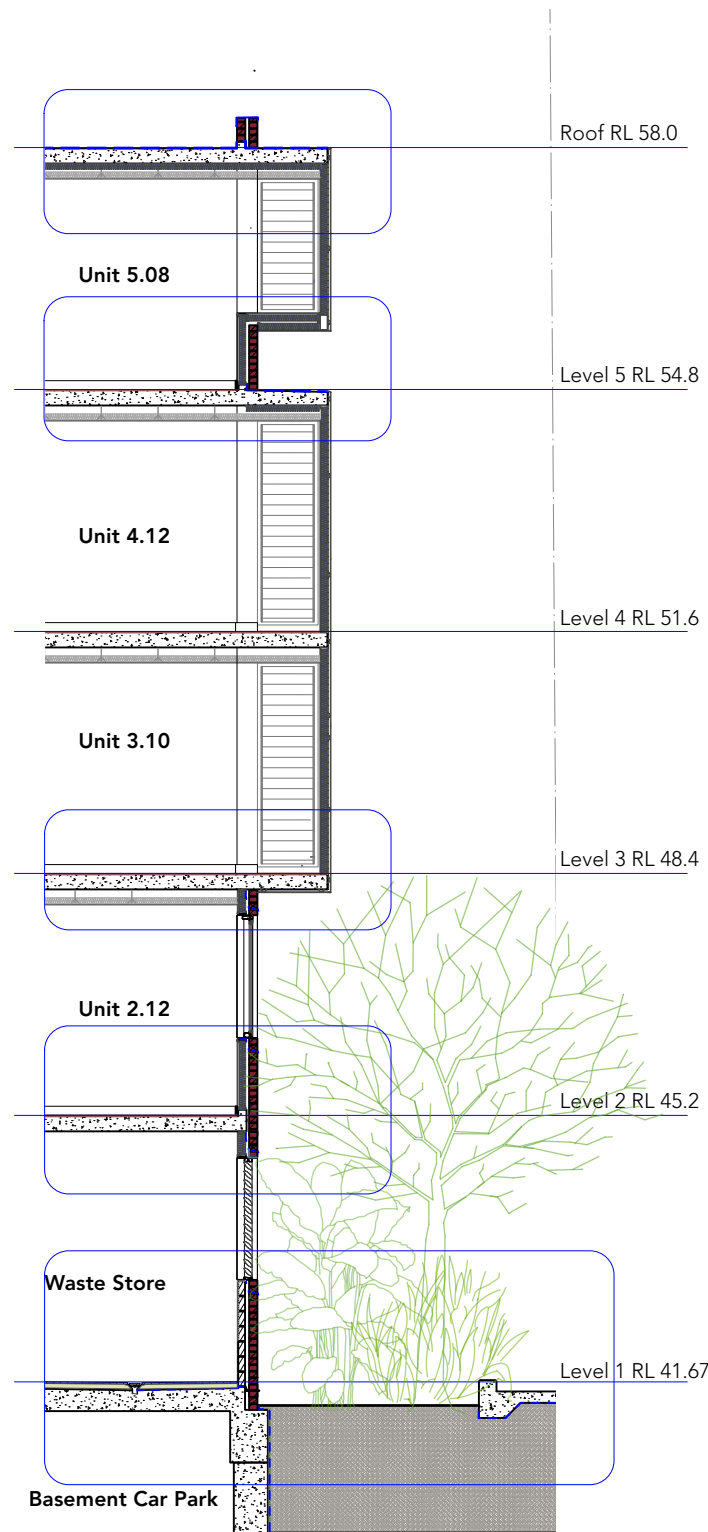
CLIENT
SDT Constructions Pty Ltd

TITLE
Detail Facade Section 1

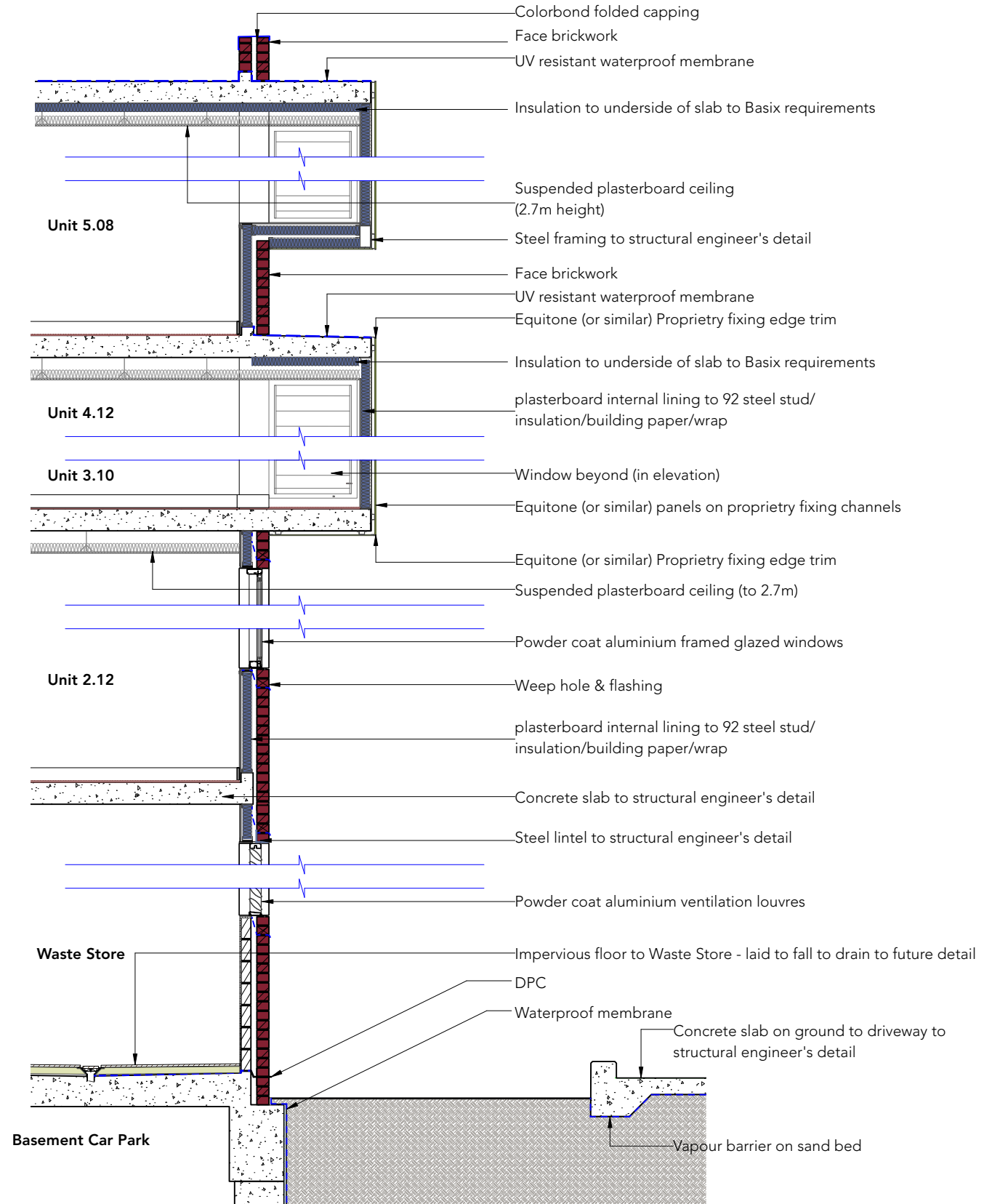
SCALE
1:100/50 @ A3
DRAWN
LT
CHECKED BY
RO

PROJECT NO.
2015
DATE
9/10/25
STAGE
DA

DWG NO
A-310
REVISION
B



Detail Section 2 scale 1:100



Detail Section 2 scale 1:50

Note: Refer Materials and Finishes Schedule for details

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Level 4
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NOTES

REV	DATE	DESCRIPTION
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
SDT Constructions Pty Ltd

TITLE
Detail Facade Section 2

SCALE
1:100/50 @ A3

DRAWN
LT

CHECKED BY
RO

PROJECT NO.
2015

DATE
9/10/25

STAGE
DA

DWG NO

REVISION

A-311

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

SC3

SLIDING LIGHTWEIGHT SCREENS CONTAINING OPERABLE LOUVRES

- Powdercoated Finish Dulux Duratec Eternity Nickel Pearl I Matt

FC2

CFC CLADDING

- Equitone [linea] LT10 Linen

- walls

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

SC1

ALUMINIUM SCREEN

- Knotwood Aluminium Battens, Nordic Oak, 150 x50mm Battens, 75mm gap

- screens to open corridors

FC3

CFC CLADDING

- Equitone [natura] N164

- window hoods

FB

FACEBRICK

- Bowral Bricks Bowral 76 Bowral Brown

- incl. anti graffiti coat for (porus materials) by Nanoman TM or similar

CR

CEMENT RENDER

- colour white

- for walls & balustrades

-incl. mesh & graffiti coat (non porpous) by Nanoman

SC2

ALUMINIUM FENCE

- Knotwood Aluminium Battens, Nordic Oak, 100 x 25mm Battens, 75mm gap

- level 2 podium fences to P.O.S

FC1

CFC CLADDING

- Equitone [pictura] PW141

- walls & balustrades

GT

GLAZED TILES

- shopfront walls

- Luxe Marble Coco Black Hat Glazed Non Rectified Porcelain Tile 150 x 50

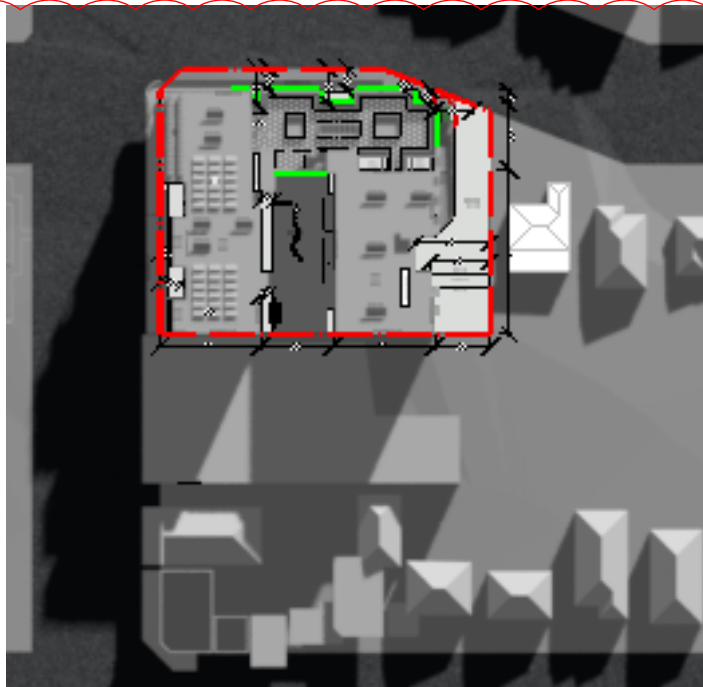
- Gloss finish

- incl. anti graffiti coat for (porus materials) by Nanoman TM or similar

CP

CONCRETE PLANTER

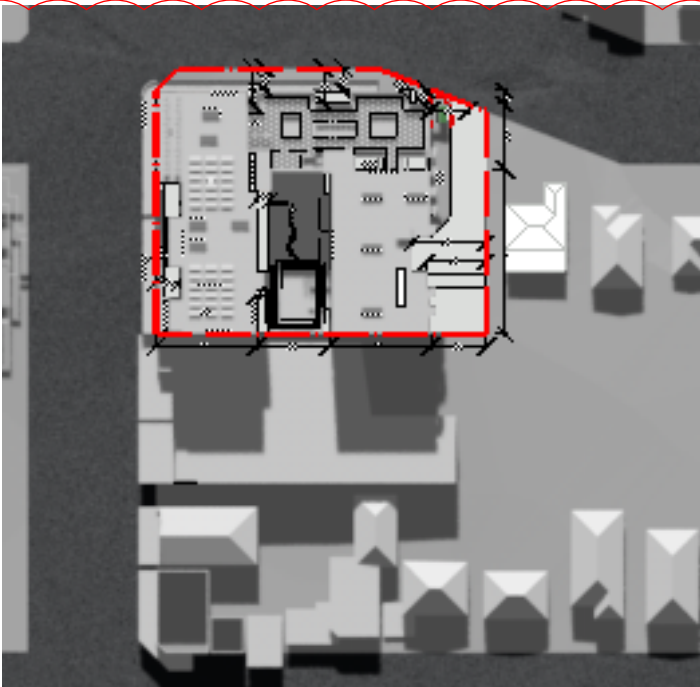
- rendered , painted white



Overshadowing 21 June - 9am



Overshadowing 21 June - 10am



Overshadowing 21 June - 11am



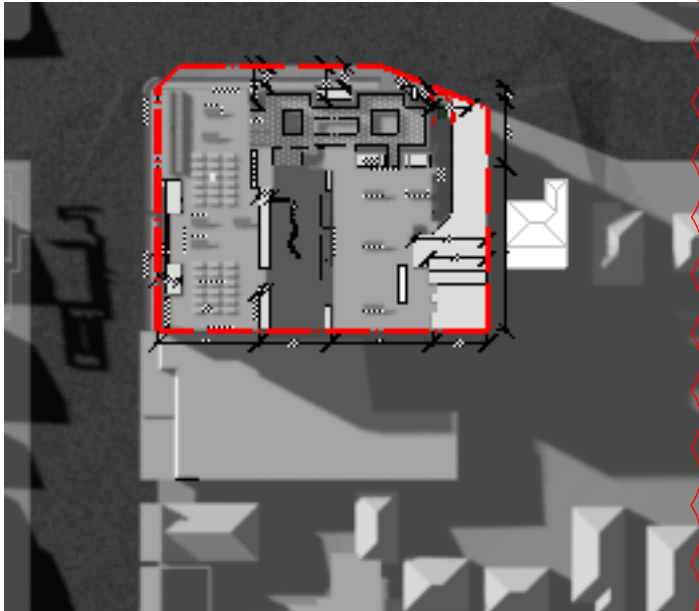
Overshadowing 21 June - 12pm



Overshadowing 21 June - 1pm



Overshadowing 21 June - 2pm

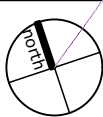


Overshadowing 21 June - 3pm

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J	22/4/25	Development Application Submission
K	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

CLIENT
SDT Constructions Pty Ltd

TITLE
Shadow Diagrams

SCALE
NTS @ A3

DRAWN
LT/MA

CHECKED BY
RO

PROJECT NO.
2015

DATE
9/10/25

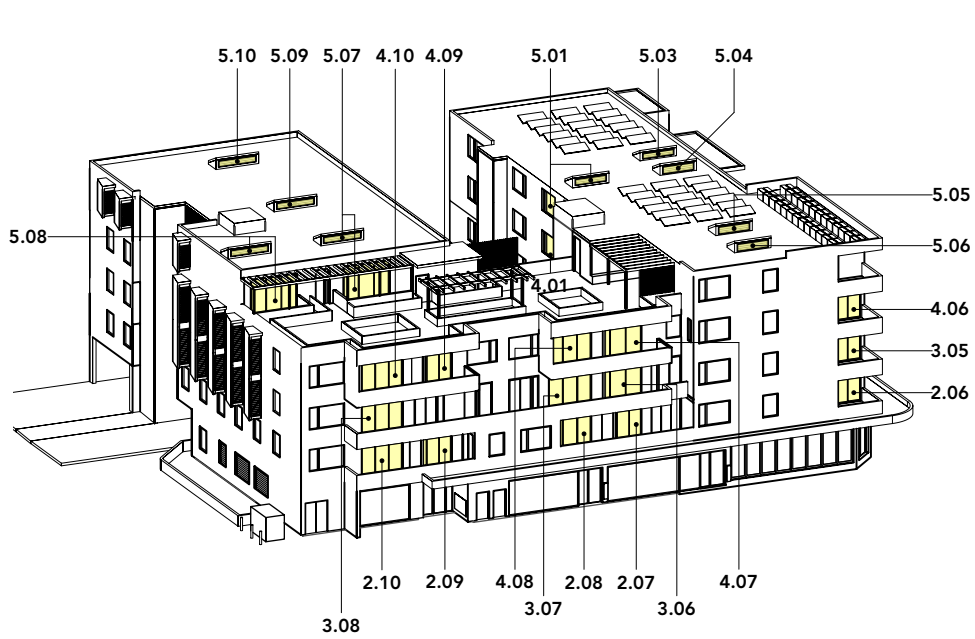
STAGE
DA

DWG NO

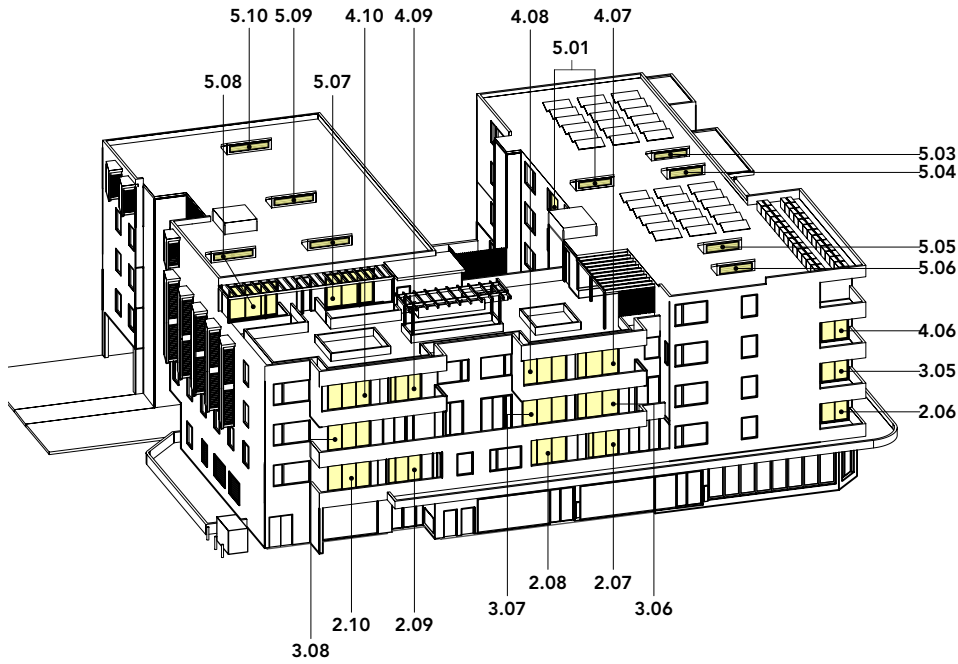
REVISION

A-600

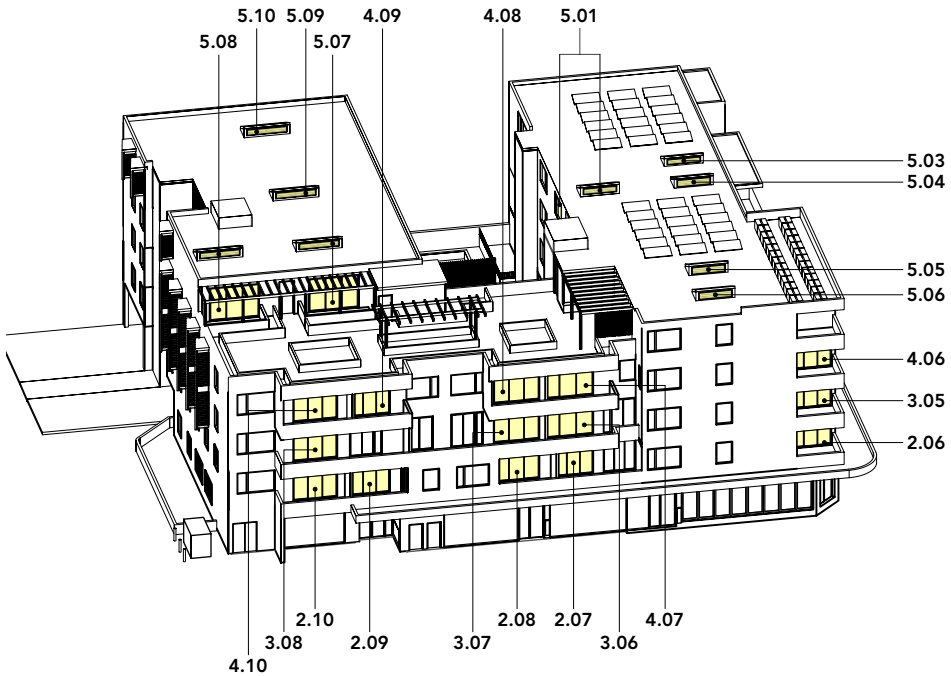
K



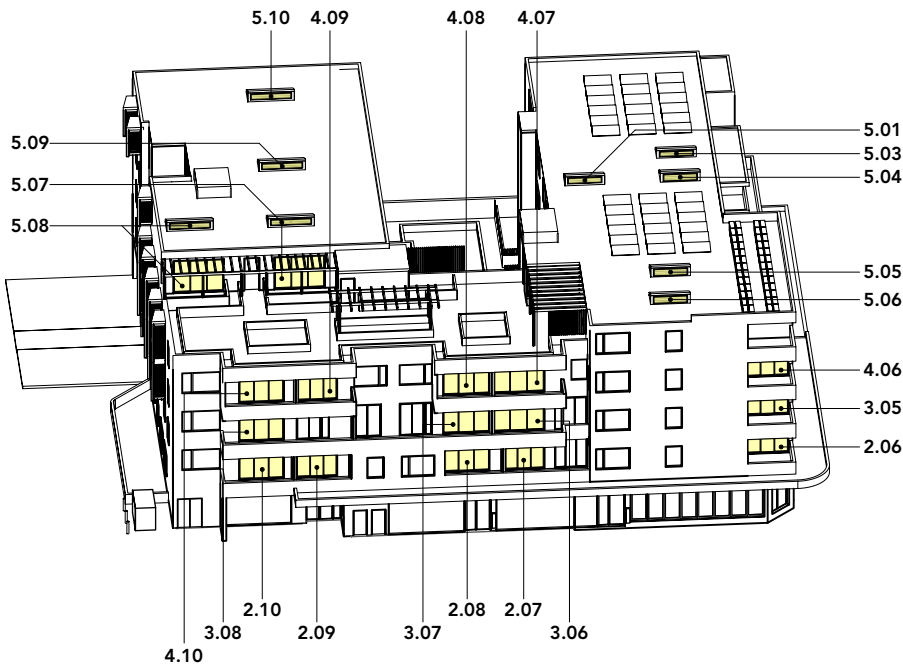
View from Sun 21 June - 9am



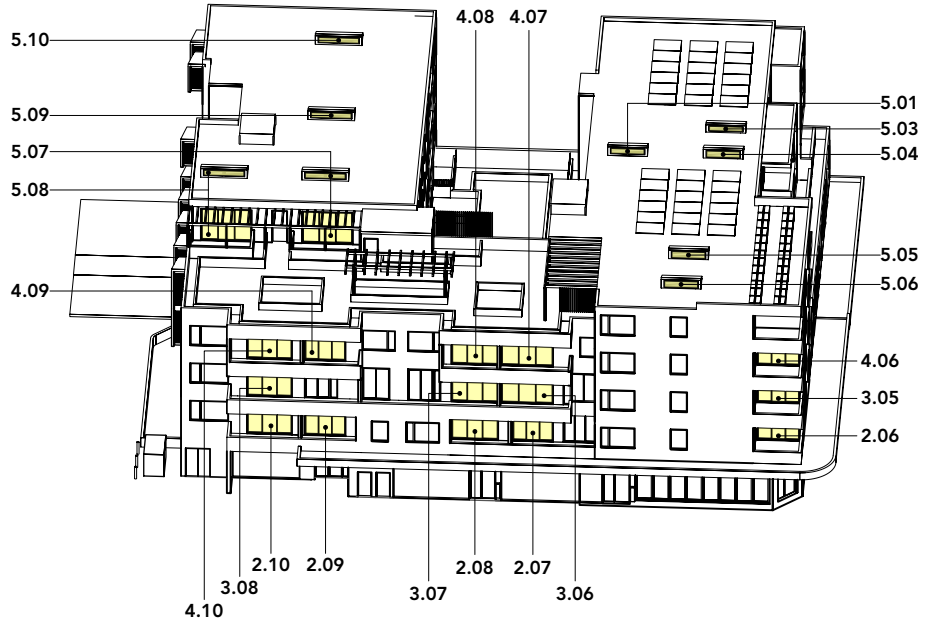
View from Sun 21 June - 9.30am



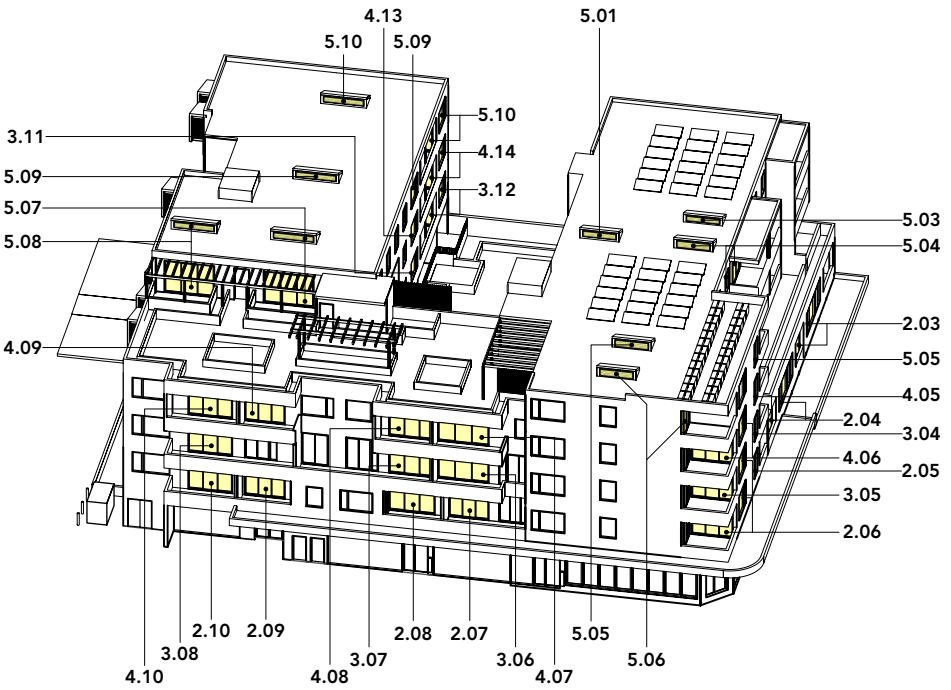
View from Sun 21 June - 10am



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

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

CLIENT
SDT Constructions Pty Ltd

TITLE
Solar Access - Living 1

SCALE	DRAWN	CHECKED BY
NTS @ A3	LT/MA	RO
PROJECT NO.	DATE	STAGE
2015	9/10/25	DA
DWG NO	REVISION	

A-601

K

77-81 Auburn Road & 19 Neutral Avenue, Birrong
Solar Access - Living Areas (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
	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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	5.02	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	2	1
	5.03	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	5.04	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	5.05	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	5.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	5.07	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	5.08	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
10 units	5.09	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1
	5.10	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	6	1

37 units

2 hours 74%

View from Sun 21 June - 3pm

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NOTES

REV	DATE	DESCRIPTION
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
K	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

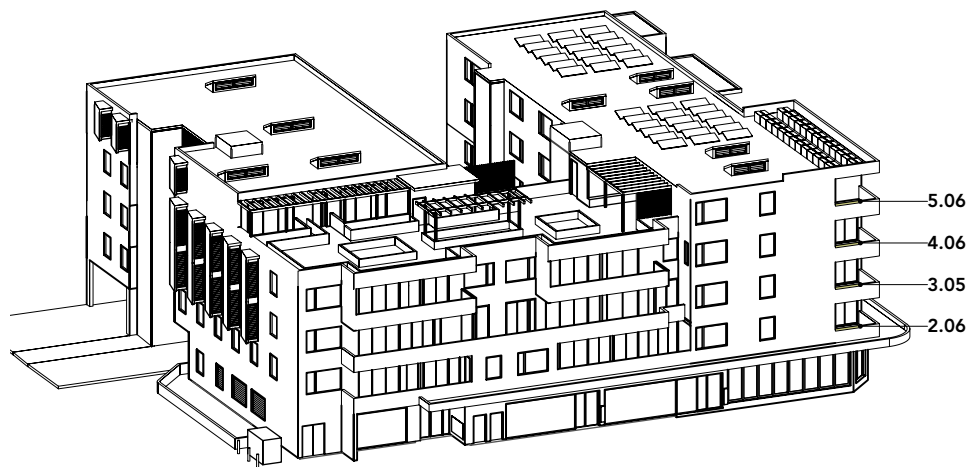
CLIENT
SDT Constructions Pty Ltd

TITLE
Solar Access - Living 3

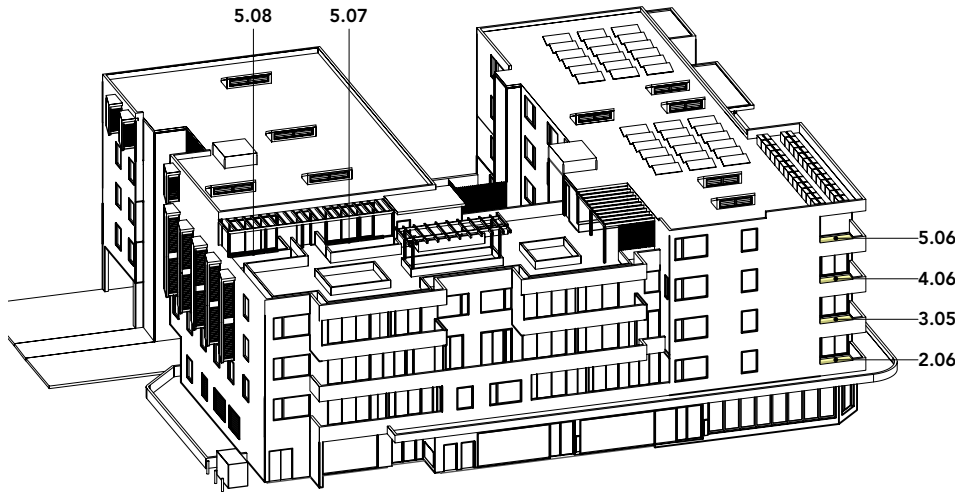
SCALE
NTS @ A3
DRAWN
LT/MA
CHECKED BY
RO

PROJECT NO.
2015
DATE
9/10/25
STAGE
DA

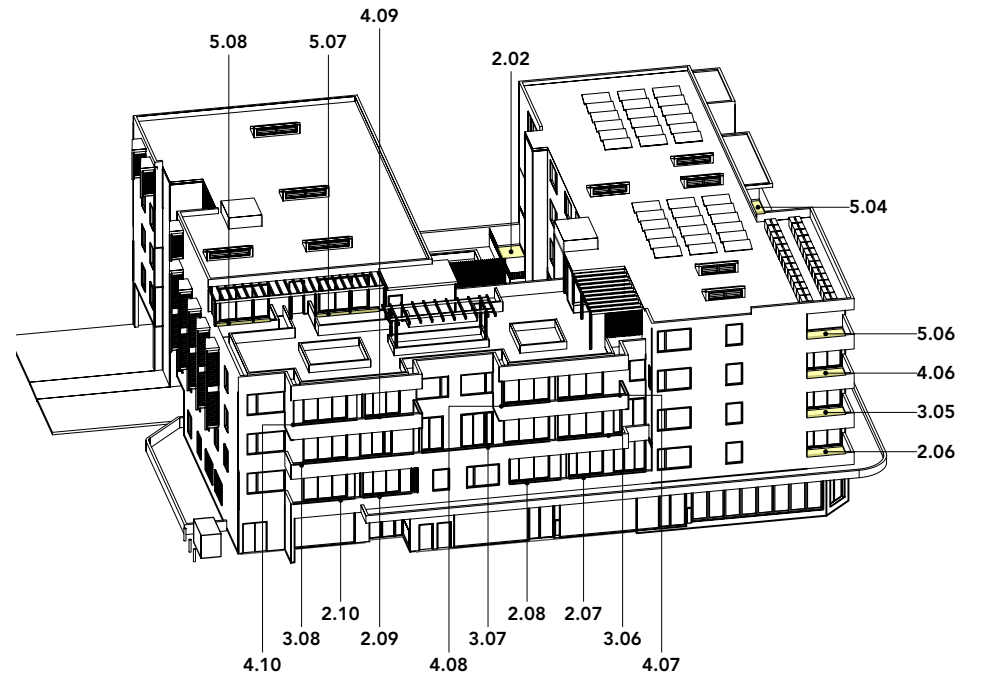
DWG NO
A-603
REVISION
K



View from Sun 21 June - 9am



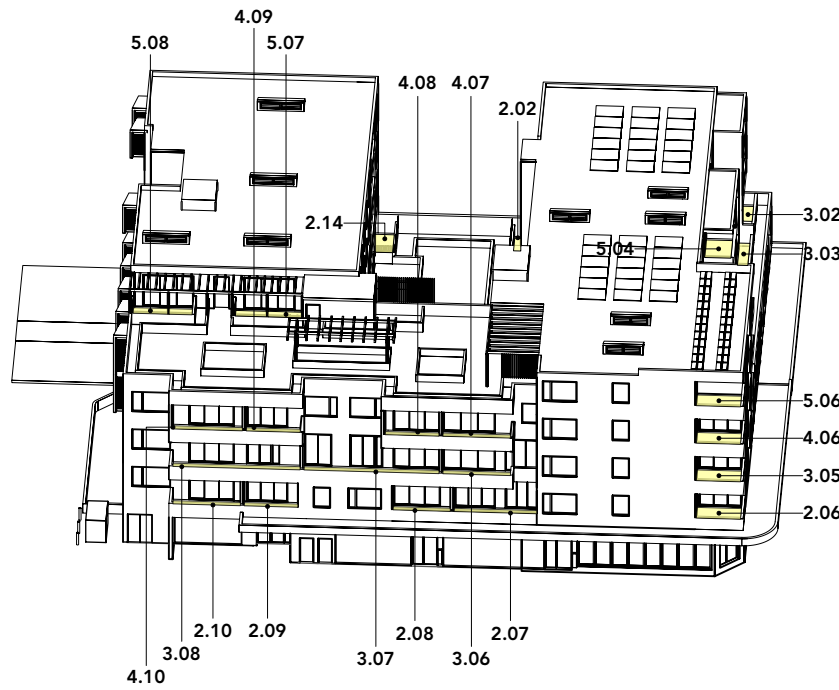
View from Sun 21 June - 9.30am



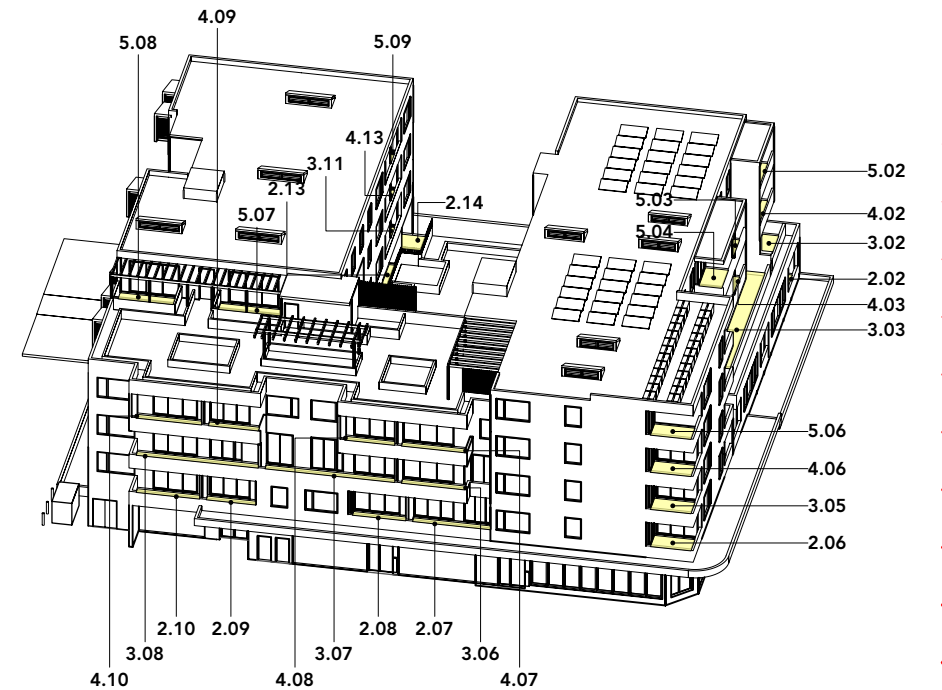
View from Sun 21 June - 10am



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

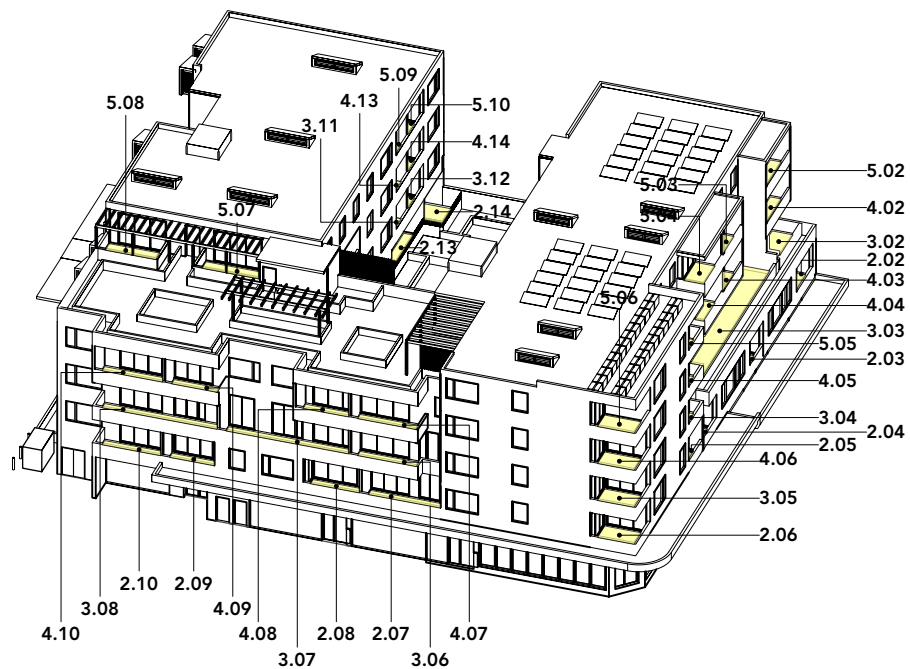
PROJECT ADDRESS
**77-81 Auburn Rd &
19 Neutral Ave - BIRRONG**

TITLE
Solar Access - P.O.S 1

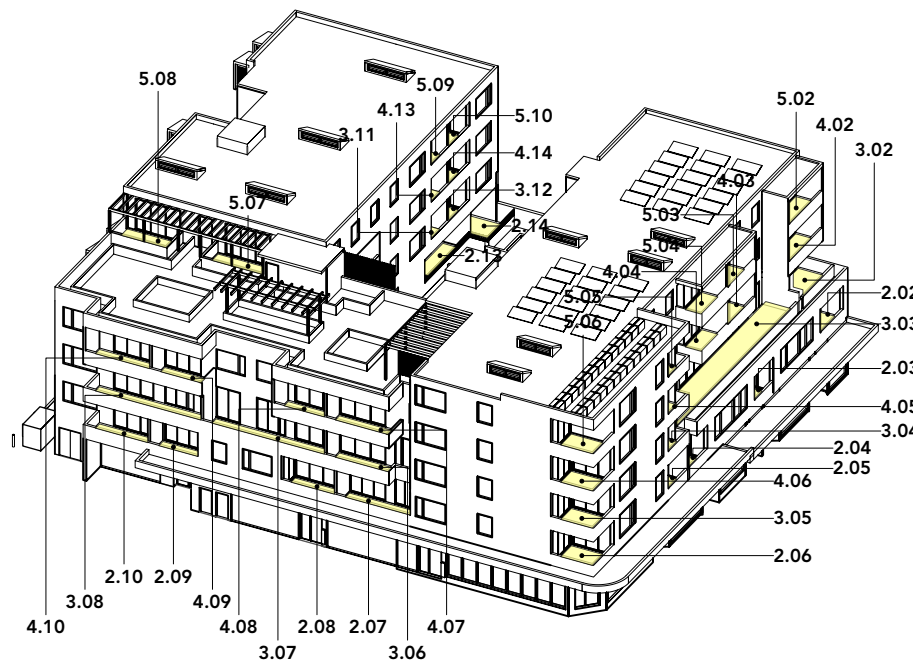
SCALE	NTS @ A3	DRAWN	LT/MA	CHECKED BY	RO
PROJECT NO.	2015	DATE	9/10/25	STAGE	DA

DWG NO
A-604

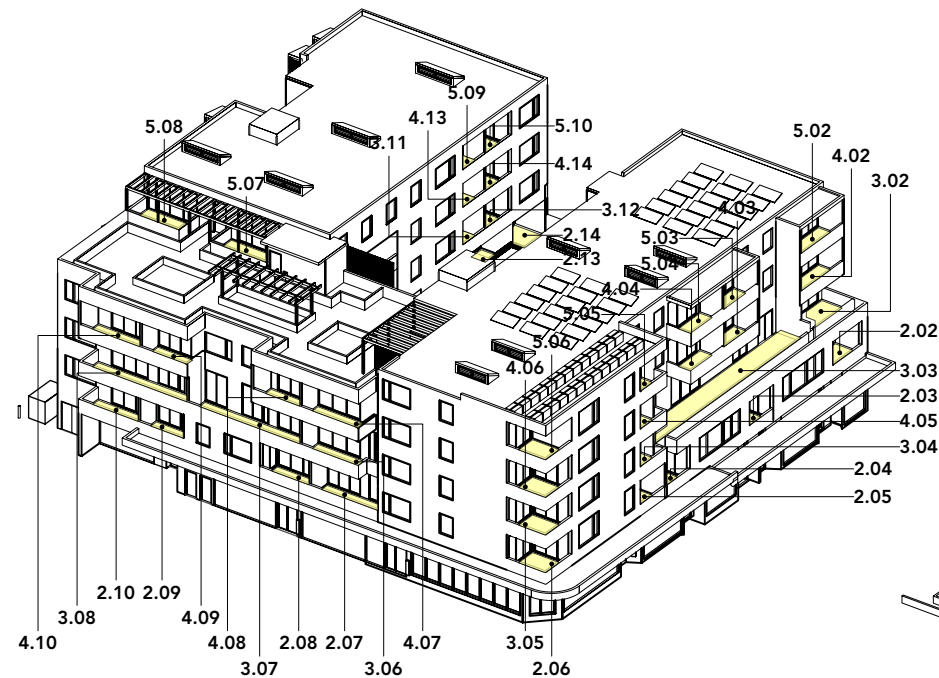
REVISION
K



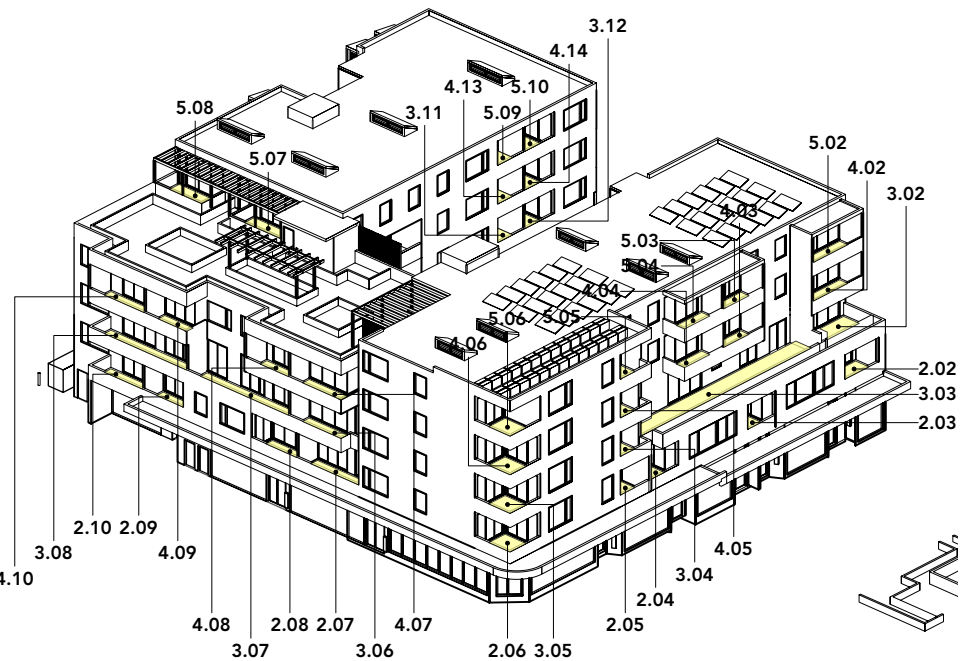
View from Sun 21 June - 12pm



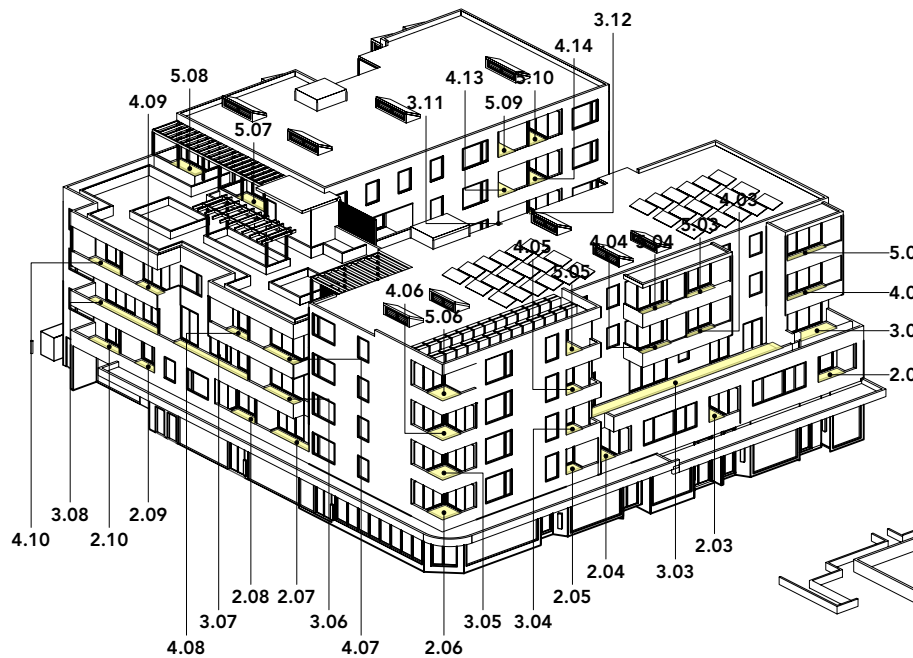
View from Sun 21 June - 12.30pm



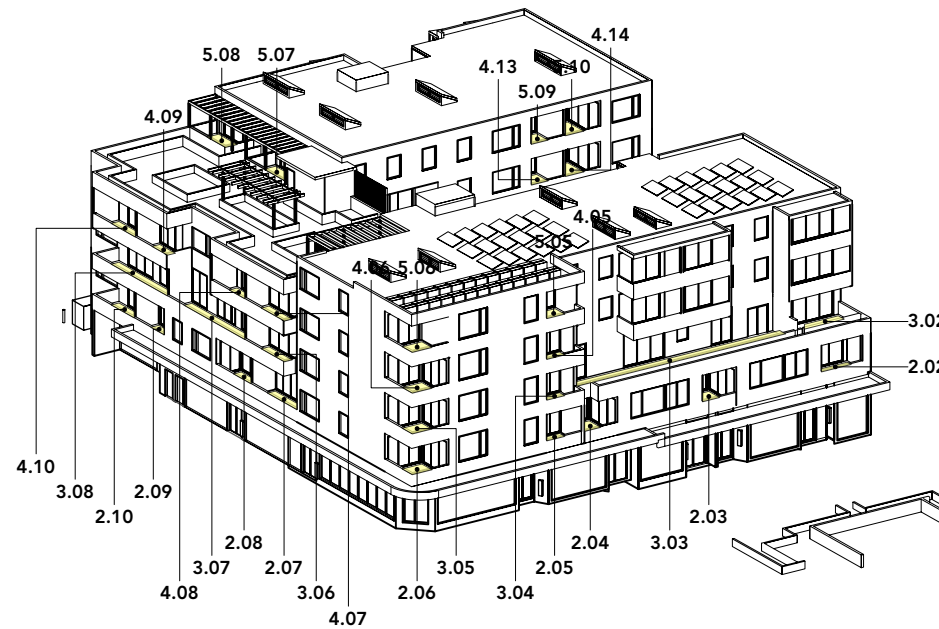
View from Sun 21 June - 1pm



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 NTS @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 9/10/25	STAGE DA

DWG NO. REVISION

A-605

K

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
	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
	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
	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
	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%

View from Sun 21 June - 3pm

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REV	DATE	DESCRIPTION
G	12/12/24	For consultant co-ordination
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J	22/4/25	Development Application Submission
K	09/10/25	Revised DA Submission - Council RFI

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

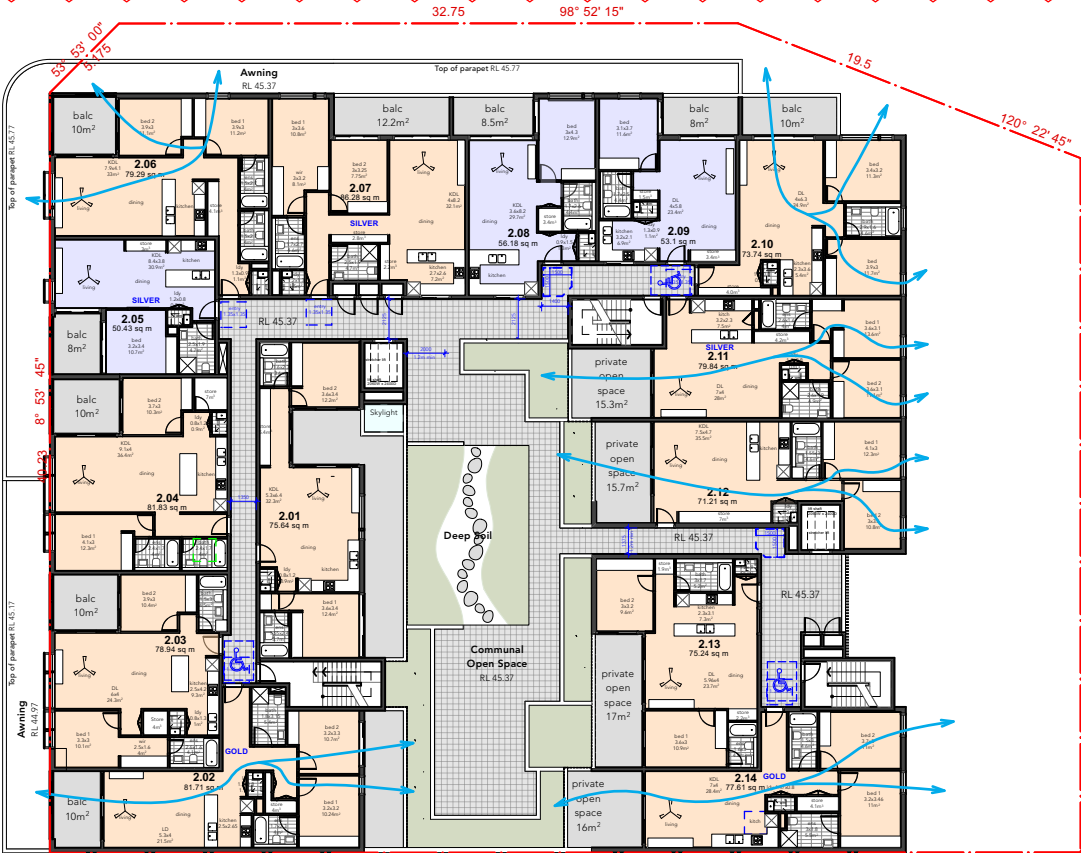
SCALE
NTS @ A3
DRAWN
LT/MA
CHECKED BY
RO

PROJECT NO.
2015
DATE
9/10/25
STAGE
DA

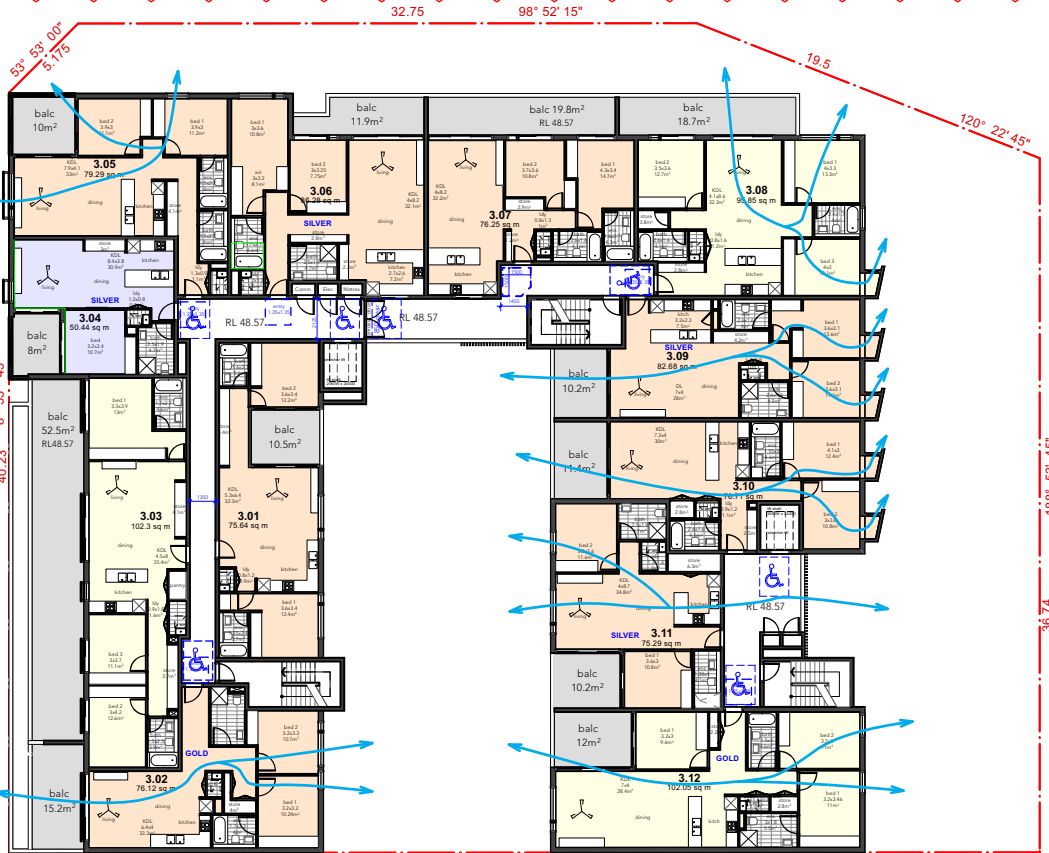
DWG NO
A-606
REVISION
K

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

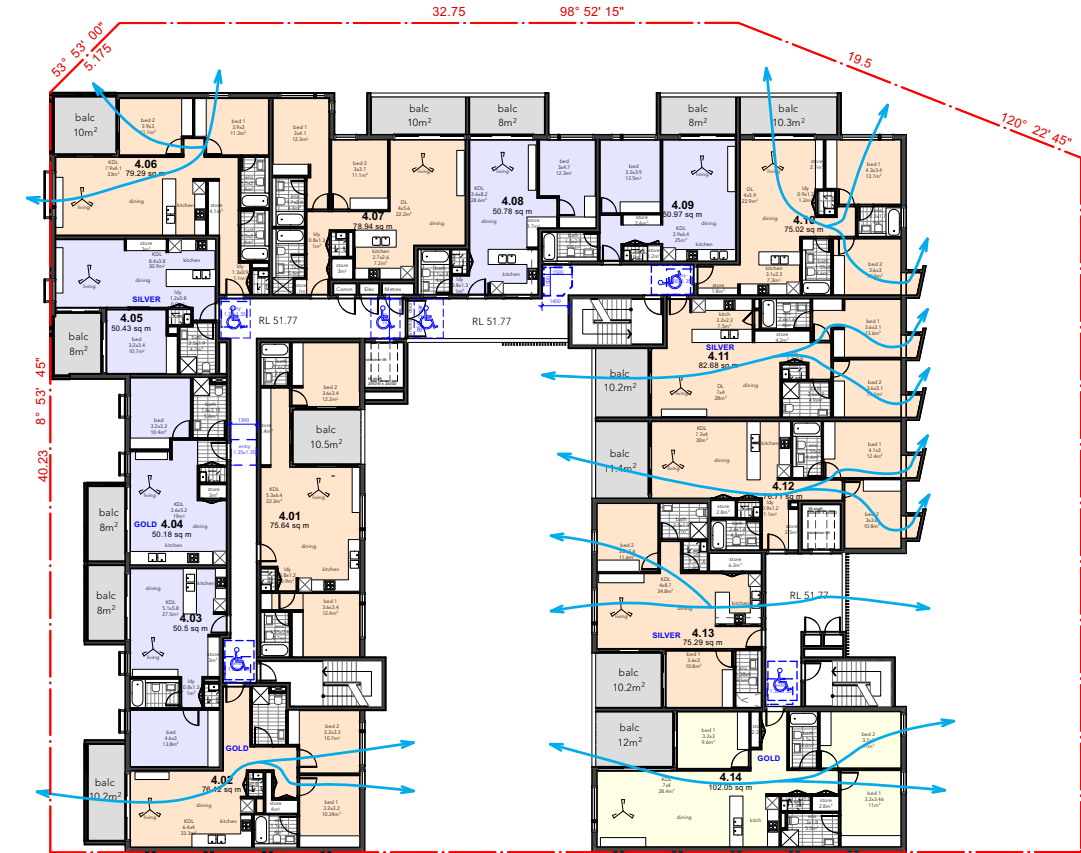
Level No.	Unit No.	Cross Ventilation	Total	
2	2.01	✗	0	
	6 units	2.02	✓	1
		2.03	✗	0
		2.04	✗	0
		2.05	✗	0
		2.06	✓	1
		2.07	✗	0
	2.08	✗	0	
	2.09	✗	0	
	2.10	✓	1	
	2.11	✓	1	
	2.12	✓	1	
	2.13	✗	0	
	2.14	✓	1	
3	3.01	✗	0	
	7 units	3.02	✓	1
		3.03	✗	0
		3.04	✗	0
		3.05	✓	1
		3.06	✗	0
		3.07	✗	0
		3.08	✓	1
		3.09	✓	1
		3.10	✓	1
		3.11	✓	1
		3.12	✓	1
4	4.01	✗	0	
	7 units	4.02	✓	1
		4.03	✗	0
		4.04	✗	0
		4.05	✗	0
		4.06	✓	1
		4.07	✗	0
		4.08	✗	0
		4.09	✗	0
		4.10	✓	1
		4.11	✓	1
		4.12	✓	1
		4.13	✓	1
		4.14	✓	1
5	5.01	✓	1	
	10 units	5.02	✓	1
		5.03	✓	1
		5.04	✓	1
		5.05	✓	1
		5.06	✓	1
		5.07	✓	1
		5.08	✓	1
		5.09	✓	1
		5.10	✓	1
			30	
			60%	



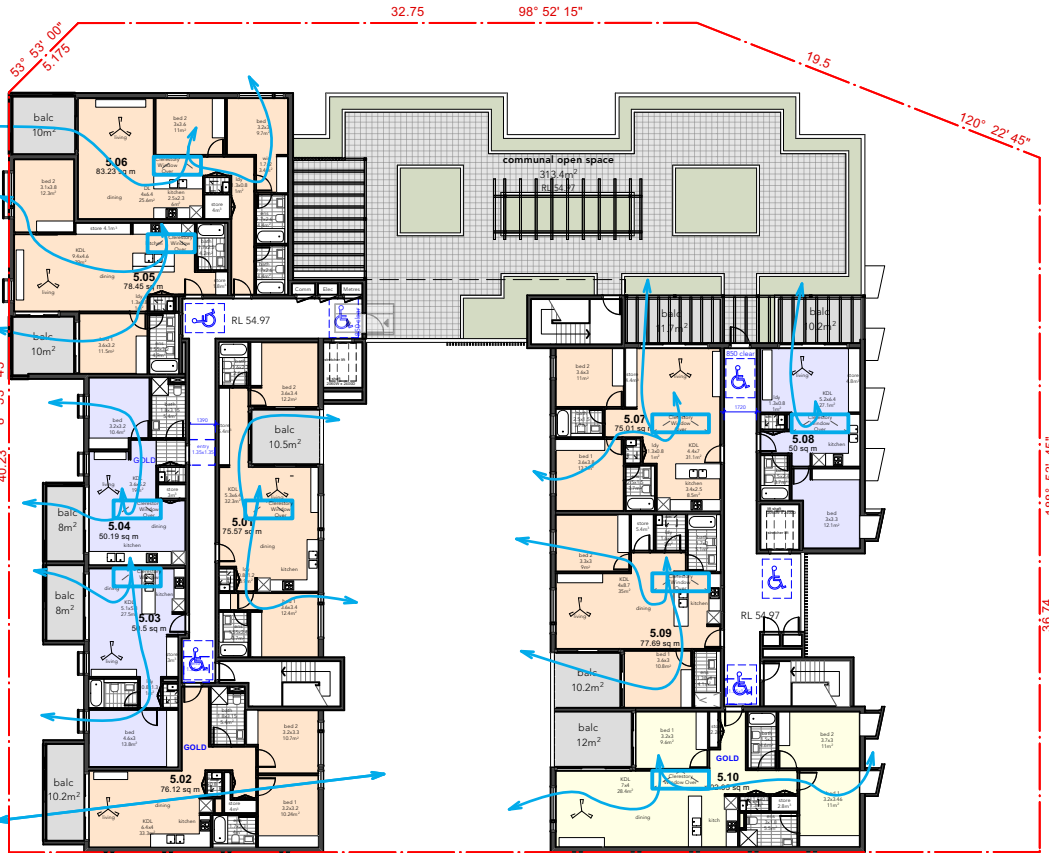
LEVEL 2 PLAN



LEVEL 3 PLAN



LEVEL 4 PLAN

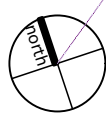


LEVEL 5 PLAN

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NOTES

REV	DATE	DESCRIPTION
A	12/12/24	For consultant co-ordination
B	16/12/24	For Client
C	20/3/25	Development Application
D	22/4/25	Development Application Submission
E	09/10/25	Revised DA Submission - Council RFI

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
9/10/25

STAGE
DA

DWG NO

A-607

REVISION

E

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

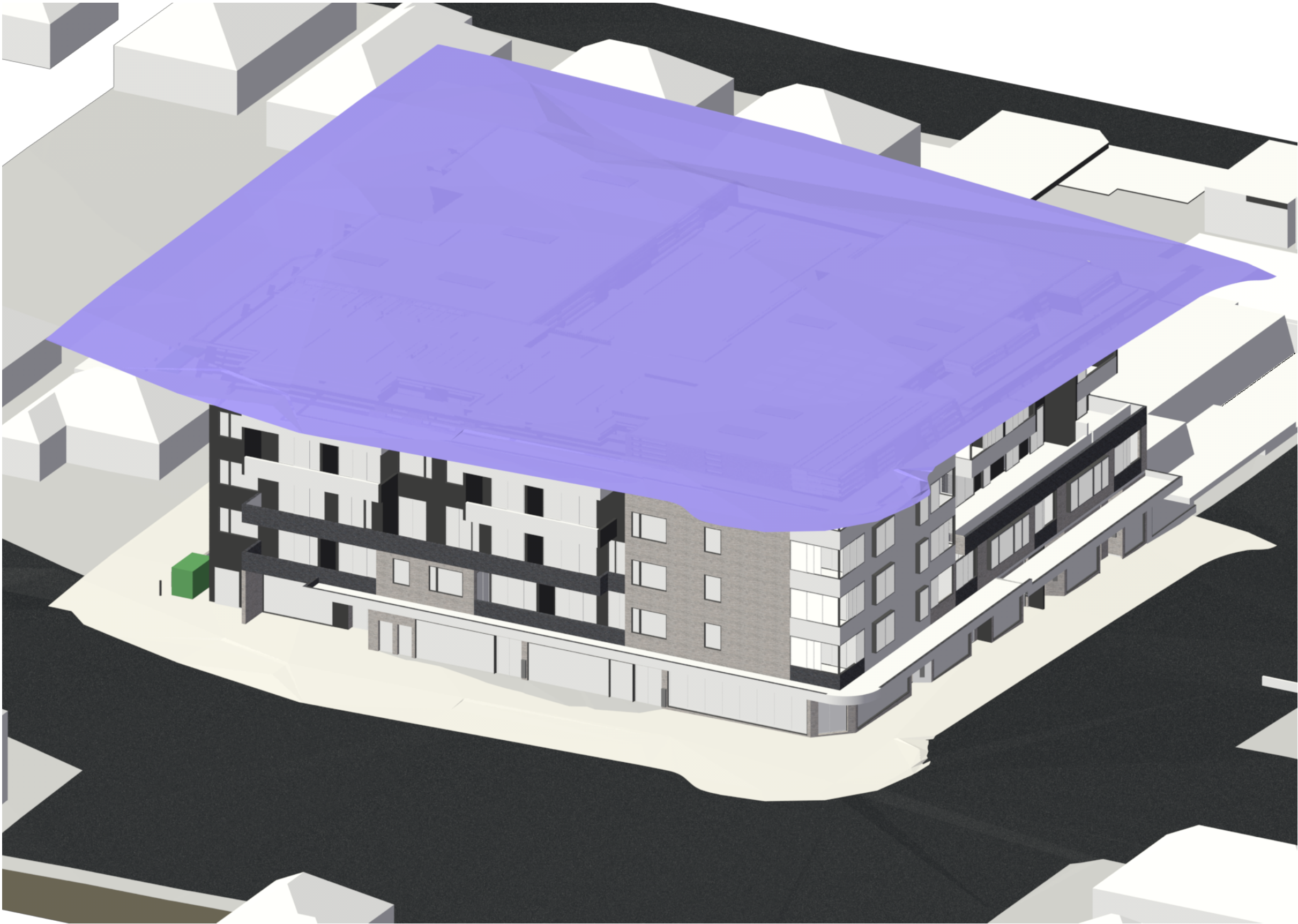
TITLE
Basix & NaTHERS

CLIENT
SDT Constructions Pty Ltd

SCALE NTS @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 9/10/25	STAGE DA
DWG NO	REVISION	

A-608

A



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NOTES

18m Height Plane

REV	DATE	DESCRIPTION
F	22/7/24	For Pre-DA
G	10/9/24	For consultant co-ordination
H	20/3/25	Development Application
I	22/4/25	Development Application Submission
J	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

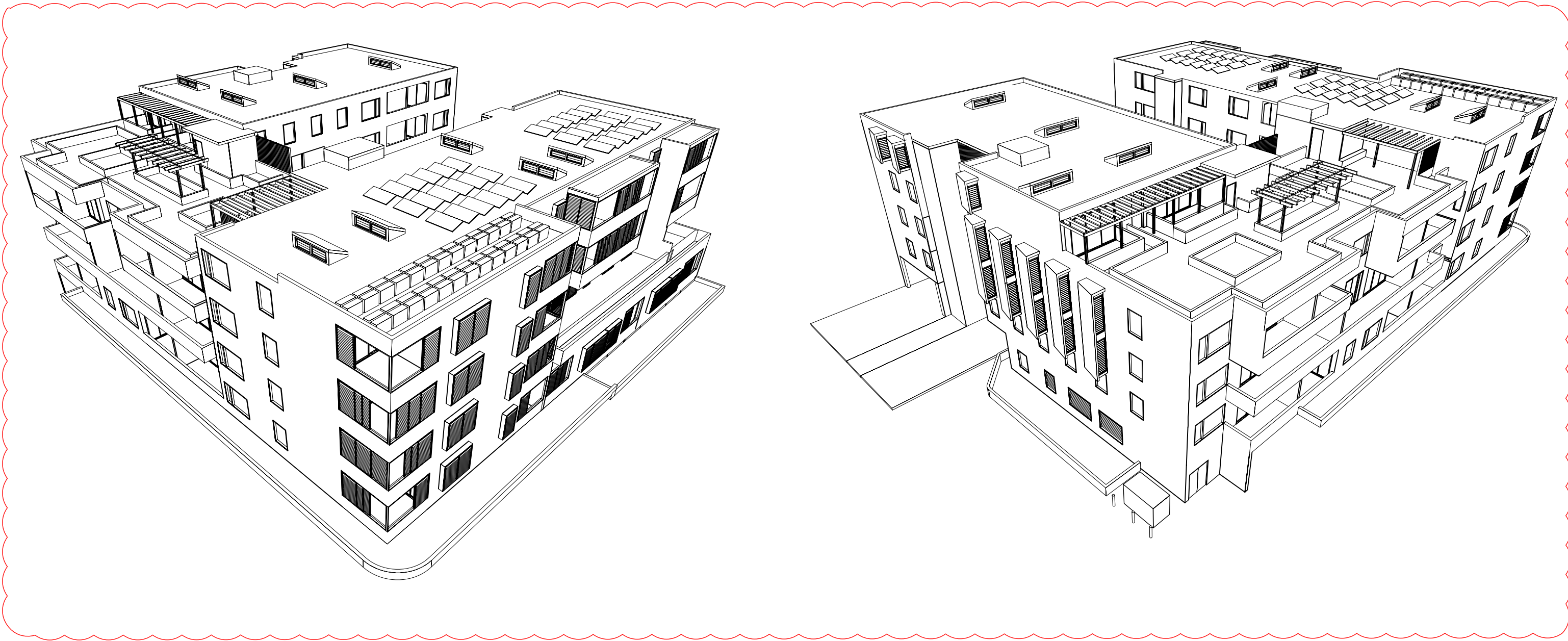
CLIENT
SDT Constructions Pty Ltd

TITLE
Height Plane

SCALE NTS @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 9/10/25	STAGE DA

DWG NO
A-610

REVISION
J



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D	16/12/24	For Client
E	20/3/25	Development Application
F	22/4/25	Development Application Submission
G	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

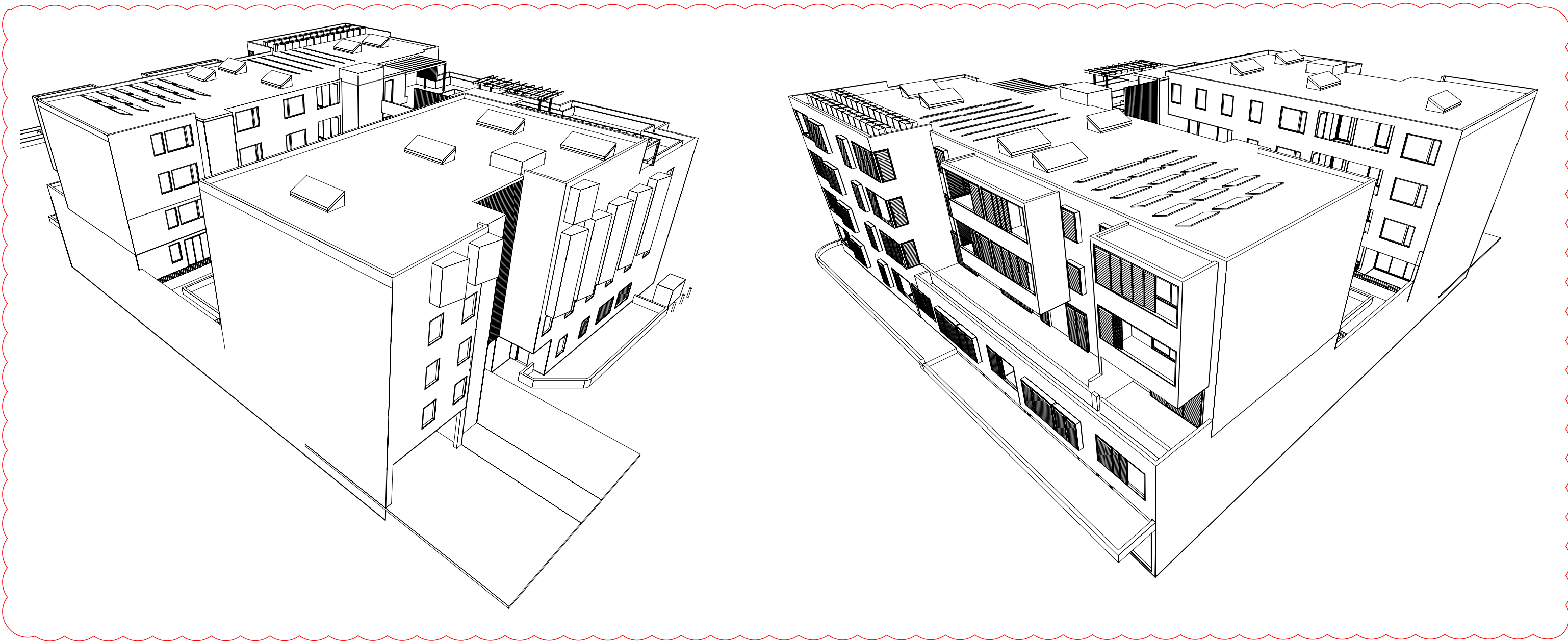
CLIENT
SDT Constructions Pty Ltd

TITLE
3D Perspective 1

SCALE NTS @ A3	DRAWN LT/MA	CHECKED BY RO
PROJECT NO. 2015	DATE 9/10/25	STAGE DA

DWG NO
A-611

REVISION
G



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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 9/10/25	STAGE DA
DWG NO	REVISION	

A-612 G



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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

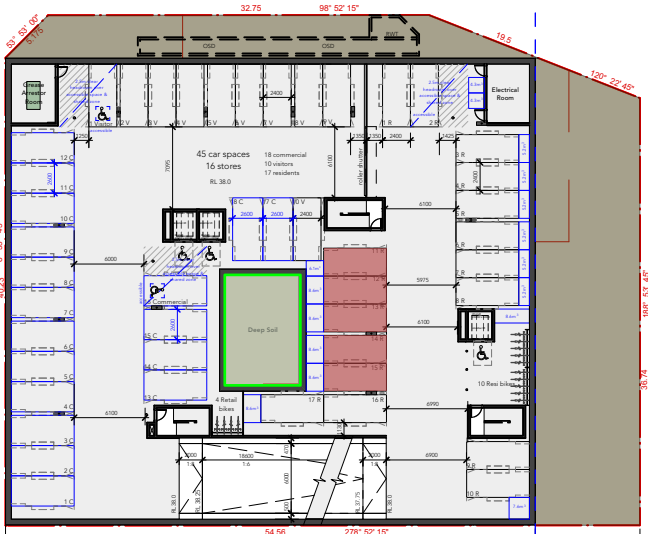
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PROJECT NO. 2015	DATE 9/10/25	STAGE DA
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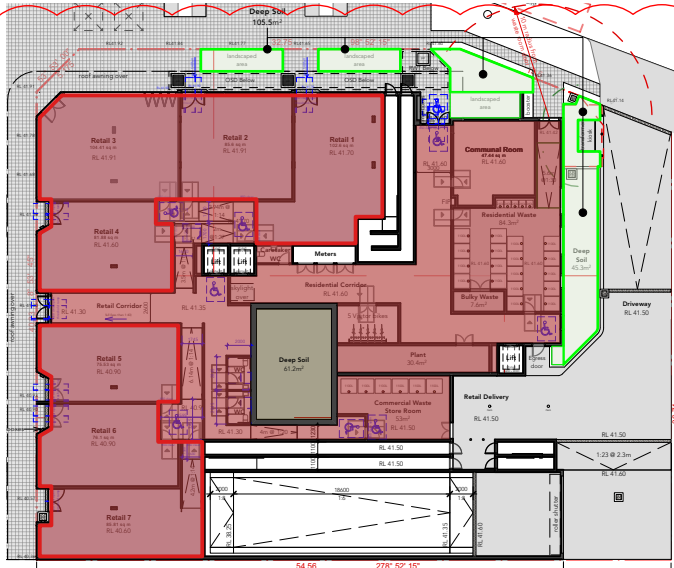
DWG NO	REVISION
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A-613

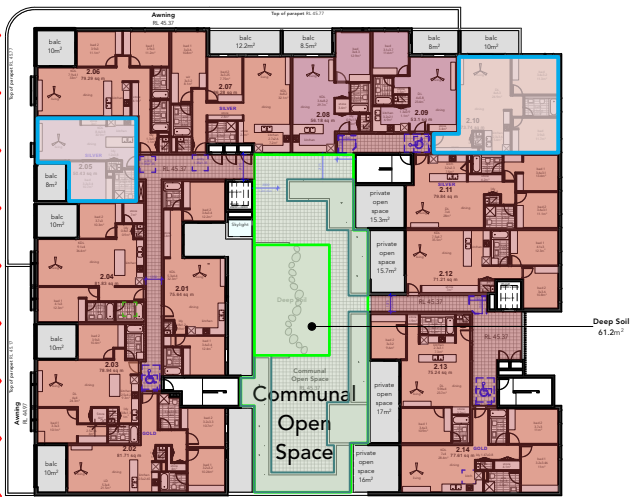
G



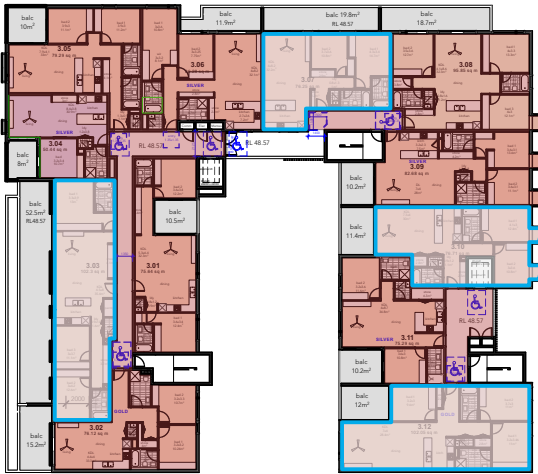
Basement 1 - 64.8m²
Residential Parking (5 spaces) 64.8m²



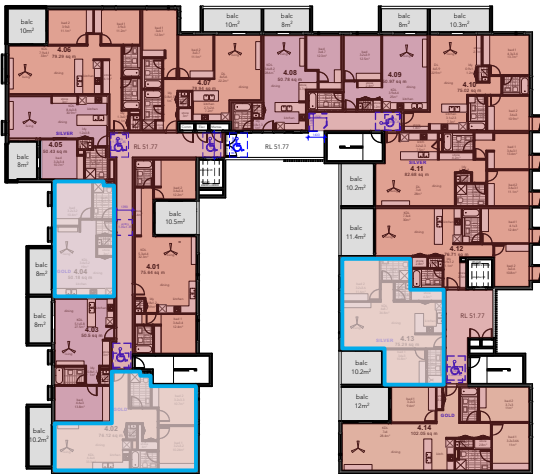
Ground Level 1 - 1195.8m²
Retail Area 622.7m²
Landscaped Area = 120.15m²
Deep Soil 105.5m²



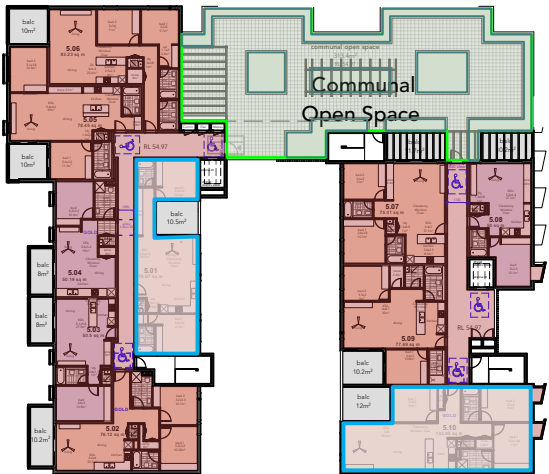
Level 2 - 1156.9m²
14 units + Communal Open Space 271.73m²
Landscaped Area = 147.2m² | Deep Soil = 61.2m²
2 affordable units = 124.17m²



Level 3 - 1093.1m²
12 units
4 affordable units = 357.31m²



Level 4 - 1092.7m²
14 units
3 affordable units = 201.59m²



Level 5 - 831.7m²
10 units + Communal Open Space 313.4m²
Landscaped Area = 94.3m²
2 affordable units = 177.62m²

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	4 m (18.0m total height)
Additional Height Percentage	28.57%
Permissible FSR + 28.57%	2.571:1
Permissible GFA + 28.57%	5973.43 sqm
Minimum Affordable Housing GFA	
5973.43 sqm x (28.57%/2)	853.3 sqm
Affordable Housing provided =	860.69 sqm

Levels	GFA	Retail	1 Bed	2 Bed	3 Bed	Solar (Living)	Solar (P.O.S)	Cross Ventilation	Total Units	No Solar (Mid Winter)	Affordable Housing GFA
Basement 1	64.8 sqm										
Ground Level 1	1195.8 sqm	622.7 sqm									
Level 2	1156.9 sqm		3	11	0	8	11	6	14	3	124.2 sqm
Level 3	1093.1 sqm		1	8	3	8	9	7	12	2	357.3 sqm
Level 4	1092.7 sqm		5	8	1	11	11	7	14	1	201.59
Level 5	831.7 sqm		3	6	1	10	9	10	10	1	177.62
Proposed GFA	5435 sqm		12	33	5	37	40	30	50	7	860.69 sqm
Proposed FSR	2.3:1		24%	66%	10%	74%	80%	60%		14%	

Deep Soil	7%	162.6 sqm required	Landscaped Area (soft planting)	
	7.2%	166.7 sqm provided	Ground	120.15
Communal	25%	580.8 sqm required	Level 2	147.2
Open Space	25.2%	585.1 sqm provided	Level 5	94.3
			585.1 sqm	267.35 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		15.6 required
			18 provided
			84.7 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	2.1
	Patrons	1 space per 500 sqm of GFA	1.2
			3.7 required
			4 provided
			18.7 total required
			19 total provided

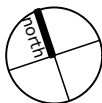
Waste	Residential	
	General Waste	7 x 1100L Bins Provided
	Recycling	11 x 1100L Bins Provided
	Fo-Go	5 x 240L Bins Provided
	Commercial	
	General Waste	3 x 1100L Bins Provided
	Recycling	3 x 1100L Bins Provided

OLSSON

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Russell Olsson Registered Architect 7079

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NOTES

REV	DATE	DESCRIPTION
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
I	09/10/25	Revised DA Submission - Council RFI

PROJECT
Mixed-Use Development

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

TITLE
Area Calculations

CLIENT
SDT Constructions Pty Ltd

SCALE
NTS @ A3

PROJECT NO.
2015

DWG NO

DRAWN
LT/MA

DATE
9/10/25

REVISION

CHECKED BY
RO

STAGE
DA

A-620

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