

ISSUE E AMENDMENTS
NOV 2021

- 1

BASEMENT MODIFICATIONS TO INCLUDE:
-LAYOUT REVISED TO ACCOMODATE ADDITIONAL PARKING SPACES TAKING THE TOTAL TO 22 SPACES.
- AN ADDITIONAL 2 MOTORBIKE PARKING SPACES TAKING THE TOTAL TO 14 SPACES
- BIOYLE PARKING TO BE RELOCATED TO GROUND LEVEL
- REVISED BIN STORE IN ACCORDACE WITH COUNCIL WASTE RATES
- 2

REVISED RAMP GRADES TO DELETE DRIVEWAY CREST.
- 3

LIFT SHIFTED APPROX 4800MM TO THE EAST
- 4

DELETION OF MAIN PEDESTRIAN ENTRY FROM ABBOTFORD LANE AND REPLACED WITH DEEPSOIL PLANTING. MAIN PEDESTRIAN ENTRY RELOCATED TO ABBOTFORD STREET
- 5

DELETION OF 1 UNIT ON GROUND LEVEL TO ALLOW A GENEROUS ENTRY WALKWAY WITH PLANTING. THE REMOVAL OF THIS UNIT ALLOWS A BETTER SEPARATION FROM THE HERITAGE BUILDING TO BE RETAINED AND PROVIDES A BUFFER TO THE MAIN ENTRY VIA THE INCORPORATION OF GENEROUS PRIVATE OPEN SPACE
- 6

MINOR MODIFICATIONS TO BUILT FORM TO PROVIDE COMPLIANCE WITH DEEPSOIL AND LANDSCAPE REQUIREMENTS
- 7

RETENTION OF BED 3 AND BATH TO THE EXISTING HERITAGE BUILDINGS AND CONVERSION INTO 2 NEW UNITS. THIS RESULTS IN THE REDUCTION OF THE BULK OF THE PROPOSED WESTERN BUILDING WING BY 2470MM IN LENGTH
- 8

INCREASE SIZE OF COMMUNAL INTERNAL SPACE TO 70SQM.
- 9

MODIFICATIONS TO INTERNAL COURTYARD LAYOUT TO SUIT CHANGES INCLUDING PEDESTRIAN ACCESS TO THE NEW PROPOSED LOCATION OF THE BIKE STORAGE.
- 10

EGRESS STAIRS ON ALL LEVELS SHIFTED TO THE NORTH FACADE TO INCREASE SOLAR ACCESS INTO THE INTERNAL COURTYARD.
- 11

EACH LEVEL FLOOR TO FLOOR REDUCED BY 70MM DOWN TO 2930MM RESULTING IN A REDUCTION OF BUILDING HEIGHT BY 280MM TO COMPLY WITH COUNCIL HEIGHT CONTROL DEFINITION.
- 12

AMENDMENTS TO UNIT 3.1 TO COMPLY WITH WALL HEIGHT CONTROL.
- 13

ADDITIONAL PLANTING HAS BEEN ADDED TO THE NORTH FACADE (MIN 900MM SOIL DEPTH) TO PROVIDE A VISUAL BUFFER TO THE RESIDENTS ACROSS THE LANEWAY TO THE NORTH. ALSO, THE BBQ AREA HAS BEEN DELETED AND REPLACED WITH PRIVATE OPEN SPACE WITH ADDITIONAL PLANTING
- 14

LEVEL 3 EXTERNAL BALCONY SCREENS BETWEEN TENANCIES HAVE BEEN AMENDED TO COMPLY WITH THE WALL HEIGHT CONTROL.
- 15

WALKWAY ROOF TO BE LOCALLY LOWERED BY 10MM TO COMPLY WITH HEIGHT OF BUILDING CONTROL
- 16

RECALOULATION OF GFA BASED ON NOT INCLUDING ANY PART OF THE EXTERNAL WALKWAYS AS GFA
- 17

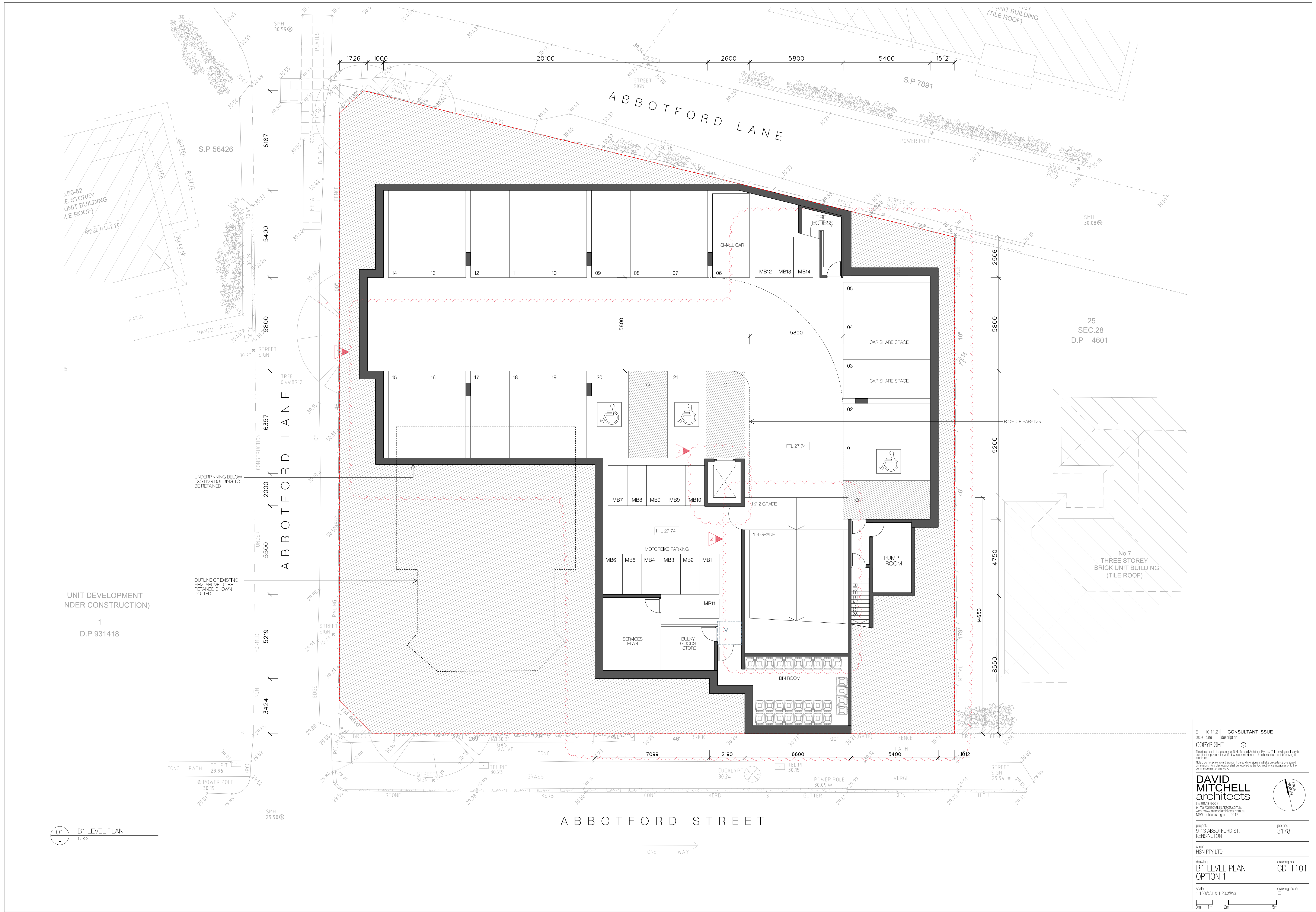
MATERIAL CHANGE FROM CONCRETE TO BRICKWORK FOR WALLS FACING THE HERITAGE BUILDING TO BE RETAINED

DA APPLICATION - COURT

ISSUE E

DRAWING NUMBER	DRAWING NAME
DA - 1001	COVER SHEET
DA - 1101 DA - 1102 DA - 1103 DA - 1104 DA - 1105 DA - 1106	B1 LEVEL PLAN GROUND LEVEL PLAN LEVELS 1 PLAN LEVEL 2 PLAN LEVEL 3 PLAN ROOF PLAN
DA - 1201 DA - 1202	SECTION A SECTION B
DA - 1301 DA - 1302	ELEVATIONS NORTH & SOUTH ELEVATION EAST & WEST
DA - 1701	TYPICAL UNIT DETAILS
DA - 1601 DA - 1602 DA - 1603 DA - 1604	SHADOW ANALYSIS - 9AM & 10AM SHADOW ANALYSIS - 11AM & 12PM SHADOW ANALYSIS - 1PM & 2M SHADOW ANALYSIS - 3PM
DA - 1711	EXISTING GROUND LEVEL PLAN (11 & 13 ABBOTFORD ST)
DA - 1751	WASTE MANAGEMENT PLAN
DA - 1801 DA - 1802	DEVELOPMENT CALCULATIONS DEVELOPMENT CALCULATIONS
DA - 1901	COURTYARD CONCEPTS

E	10.11.21	CONSULTANT ISSUE
Issue	Date	Description
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DAVID MITCHELL architects <small>tel: 8879 6980 e: info@dmitchellarchitects.com.au web: www.davidmitchellarchitects.com.au NSW architects reg no. - 9017</small>		
project: 9-13 ABBOTFORD ST, KENSINGTON	job no. 3178	
client HSN PTY LTD		
drawing: COVER SHEET & DRAWING SCHEDULE	drawing no. CD 1001	
scale: N.T.S	drawing issues E	



01 B1 LEVEL PLAN
1:100

Issue Date Description

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Project

9-13 ABBOTTFORD ST, KENSINGTON

Job No.

3178

Client

HSN PTY LTD

Drawing No.

B1 LEVEL PLAN - OPTION 1

CD 1101

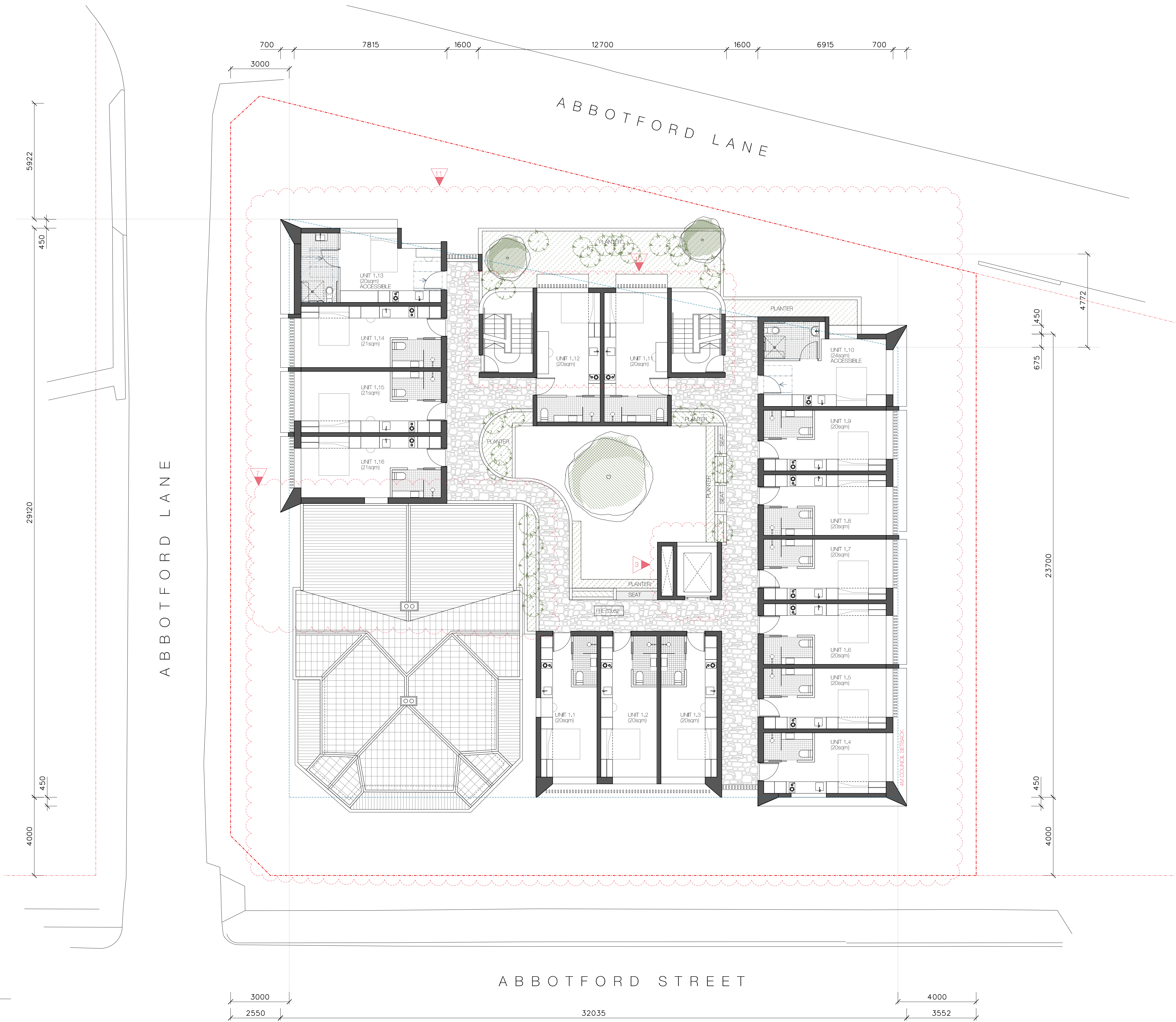
Scale

1:100 @ A1 & 1:200 @ A3

Drawing Issue

E

0m 1m 2m 5m



01 LEVEL 1 PLAN
1:100

Issue	Date	Description
E	10.11.21	CONSULTANT ISSUE

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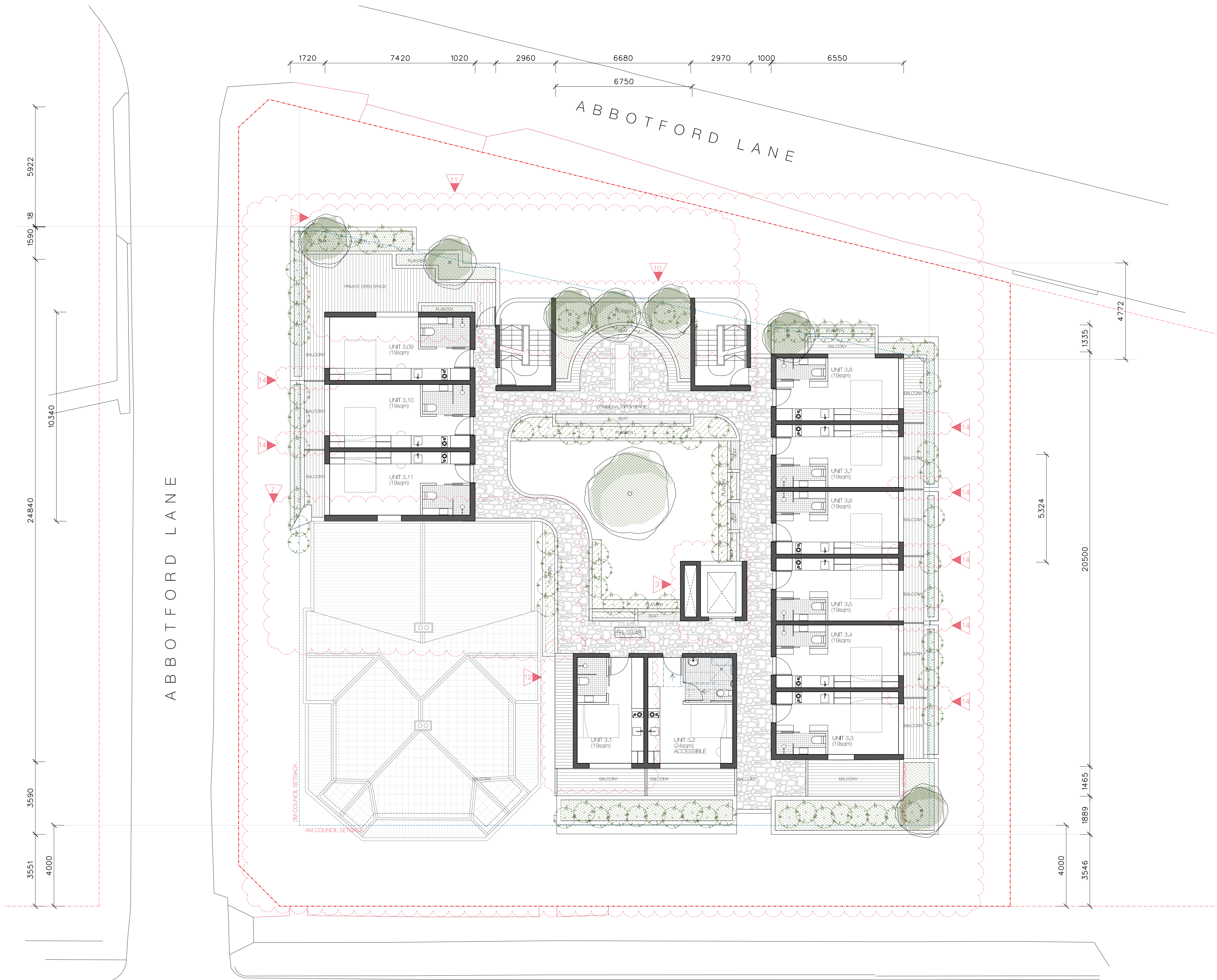
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e: info@dmarchitects.com.au
web: www.davidmitchellarchitects.com.au
NSW architects reg no. - 9017

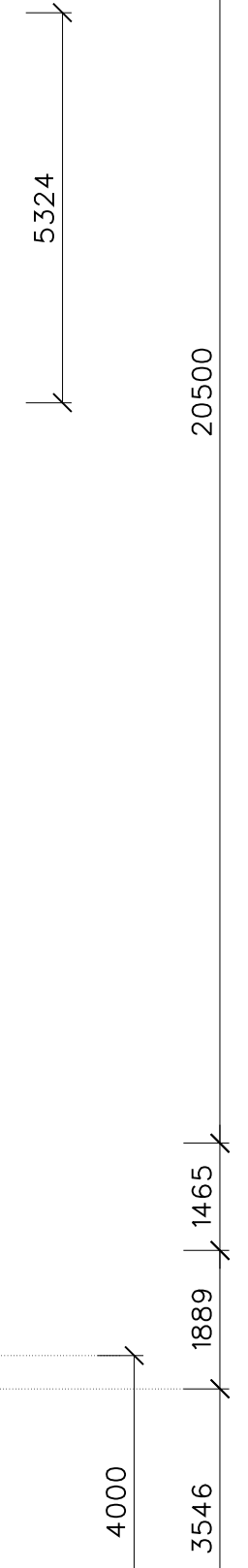
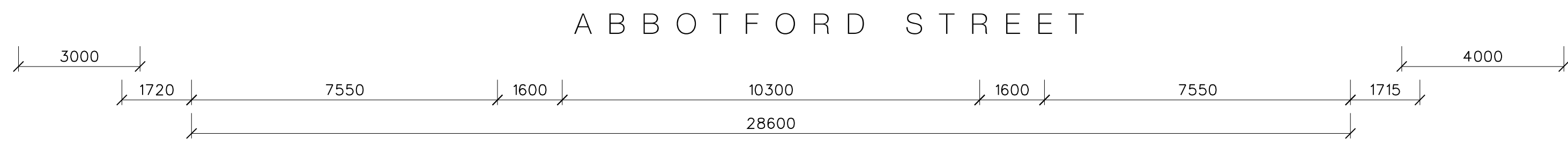
project: 9-13 ABBOTTFORD ST, KENSINGTON
client: HSN PTY LTD
drawing no: CD 1103
drawing issues: E

scale: 1:100@A1 & 1:200@A3
0m 1m 2m 5m





01 LEVEL 3 PLAN
1:100



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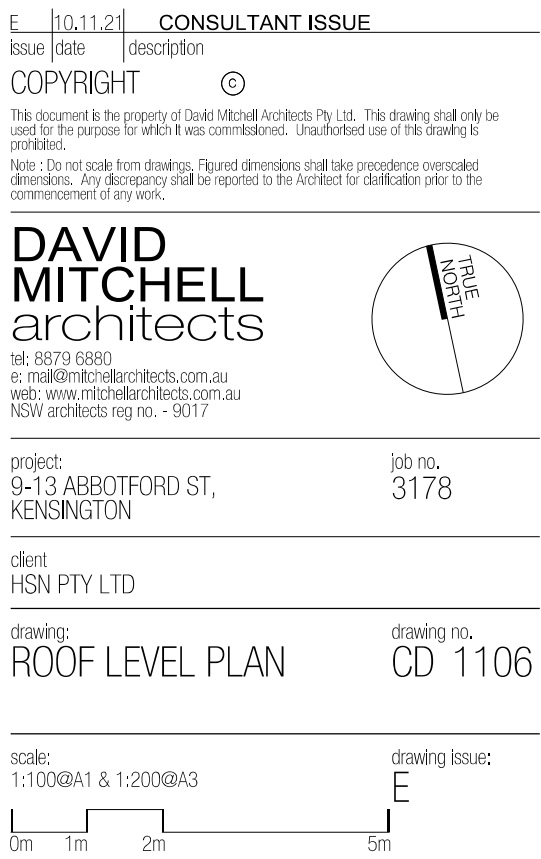
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DAVID MITCHELL architects
tel: 8879 6880
e: dm@dmitchellarchitects.com.au
web: www.davidmitchellarchitects.com.au
NSW architects reg no. - 9017

project: 9-13 ABBOTTFORD ST, KENSINGTON
client: HSN PTY LTD
drawing: LEVEL 3 PLAN
scale: 1:100@A1 & 1:200@A3
drawing issues: E

job no. 3178
drawing no. CD 1105

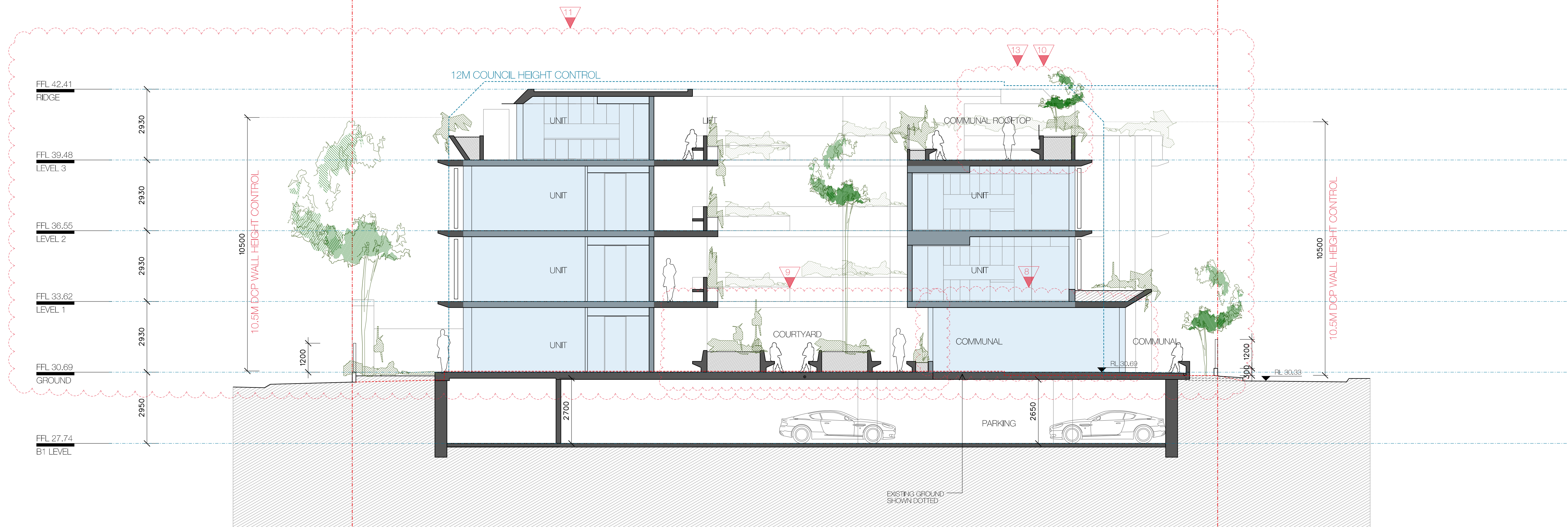
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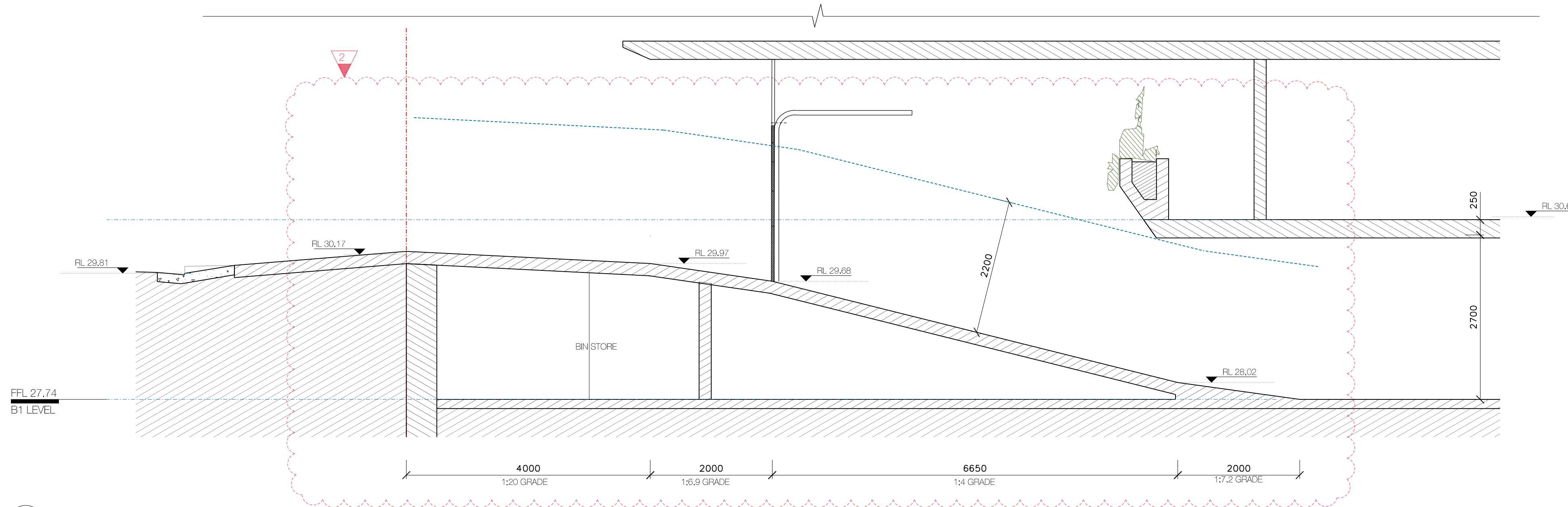
ABBOTTFORD RD

SUBJECT SITE

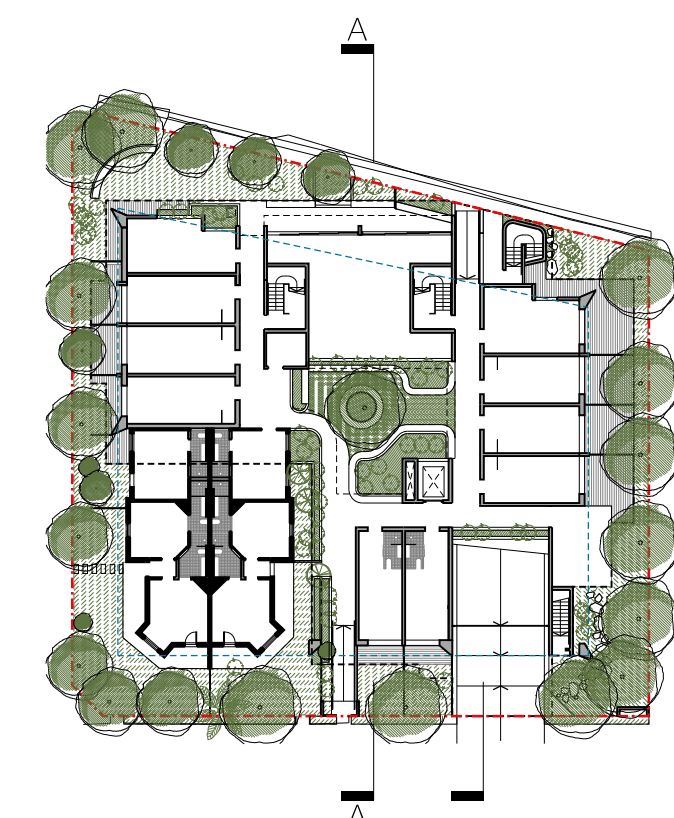
ABBOTTFORD LANE



01 SECTION A
1:100



02 DETAIL SECTION
1:10 DRIVEWAY RAMP



01 KEY PLAN
1:100

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DAVID MITCHELL architects		
tel: 8879 6880 e: david@dmarchitects.com.au web: www.davidmitchellarchitects.com.au NSW architects reg no. - 9017		
project:	9-13 ABBOTTFORD ST, KENSINGTON	job no. 3178
client:	HSN PTY LTD	
drawing no.	SECTIONS	drawing issued CD 1201
scale:	1:100@A1 & 1:200@A3	drawing issued E
0m 1m 2m 5m		

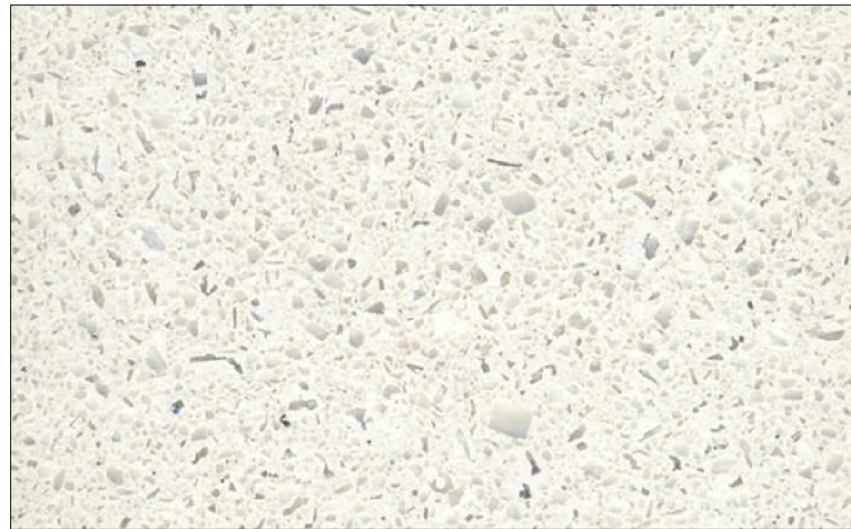
7 ABBOTFORD RD



issue	11/12/12	CONSULTANT ISSUE
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tel. 8377 0580 e. info@davidmitchellarchitects.com.au web. www.davidmitchellarchitects.com.au NSW architect reg no. - 3017		
project	job no.	
9-13 ABBOTSFORD ST, KENSINGTON	3178	
client		
HSN PTY LTD		
drawing	drawing no.	
SECTIONS	CD 1202	
scale:	drawing issue	
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1m	5m	



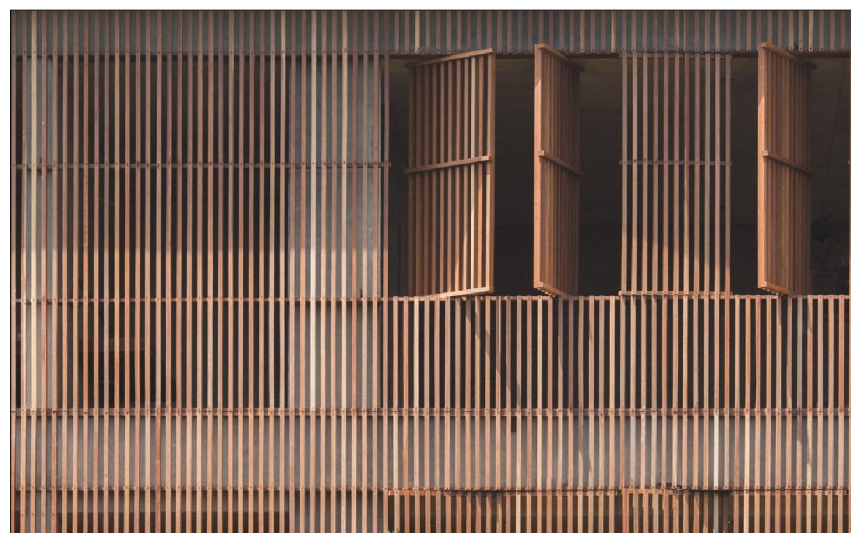
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B. PRE-CAST CONCRETE



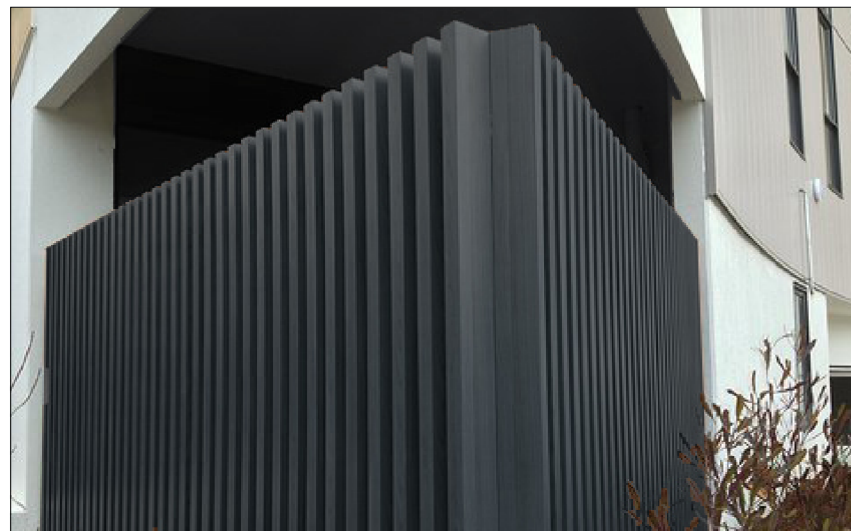
C. PRE-CAST CONCRETE



D. TIMBER SCREENS



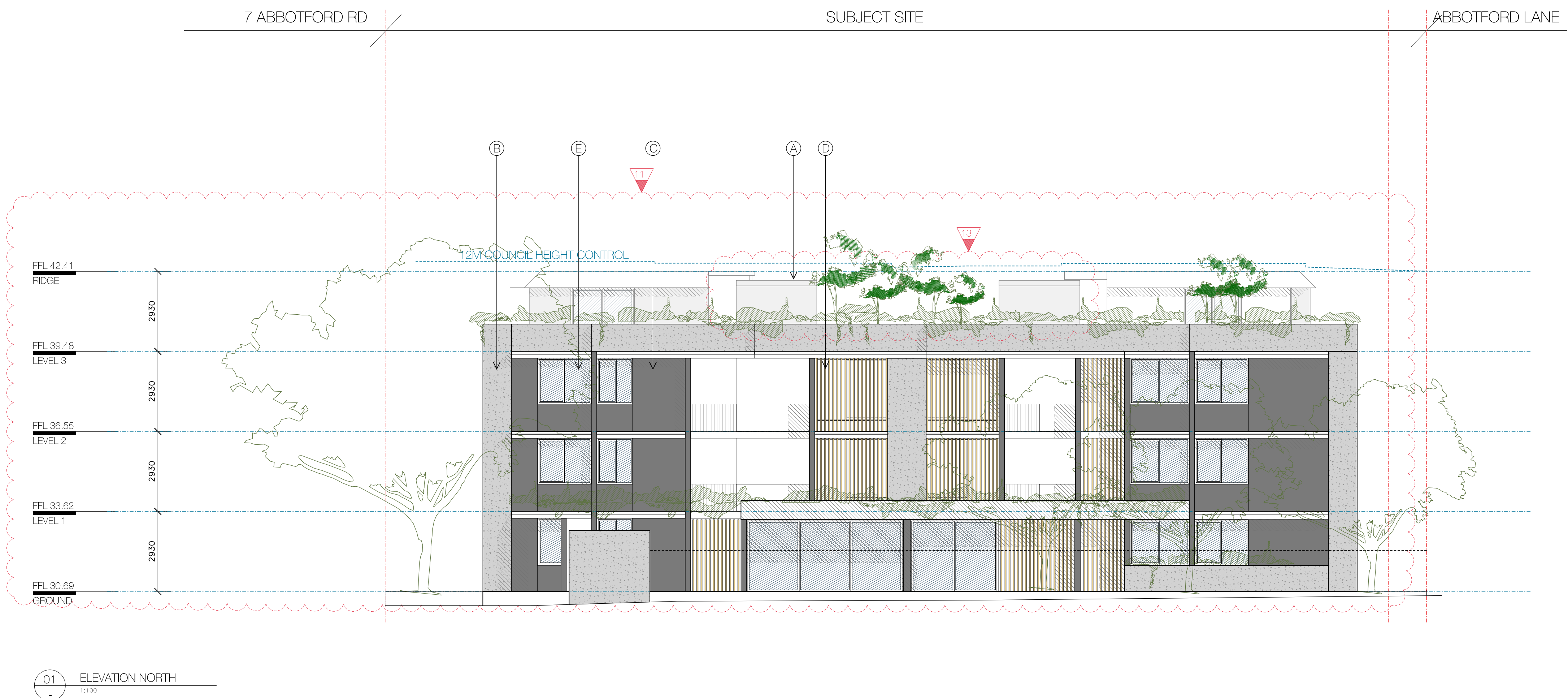
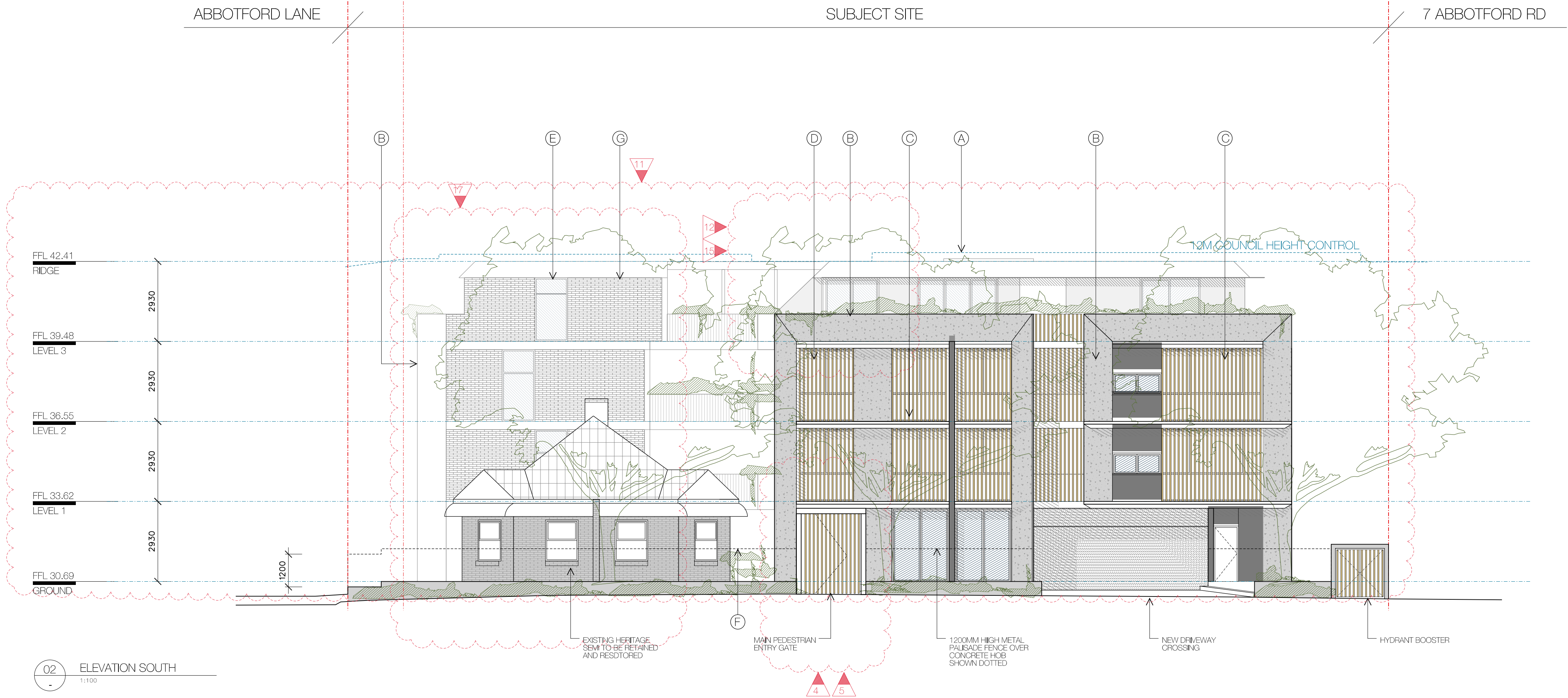
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F. BATTEN FENCING

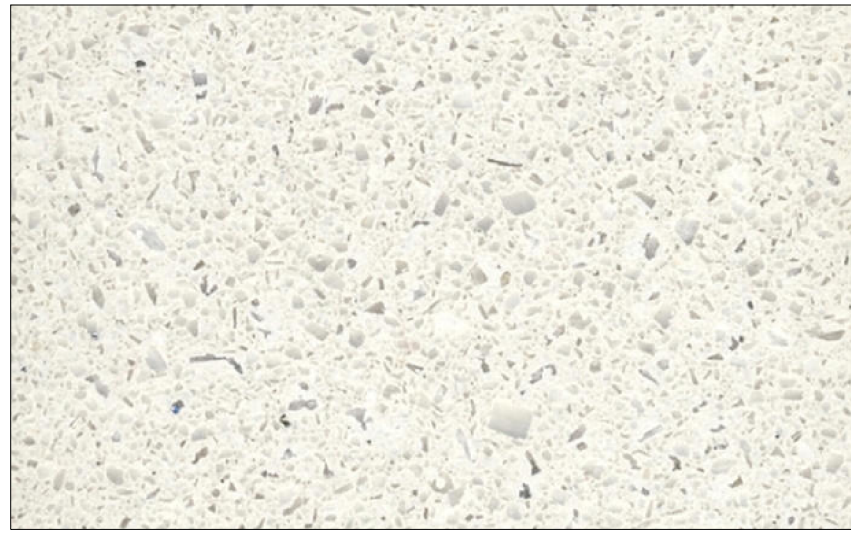


G. WHITE BRICK





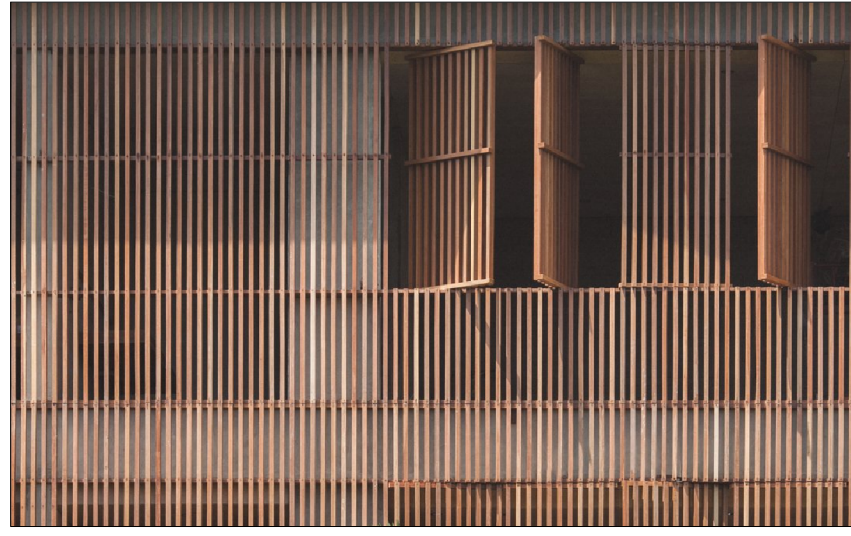
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B. PRE-CAST CONCRETE



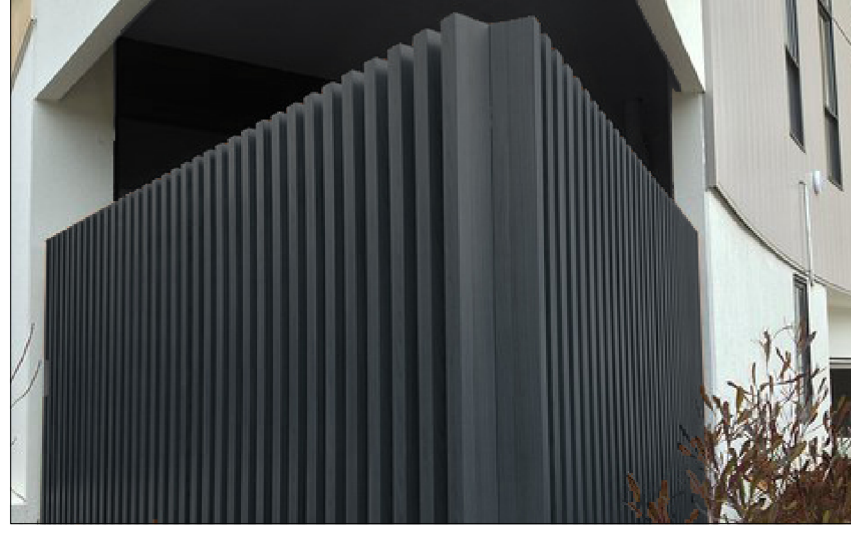
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D. TIMBER SCREENS



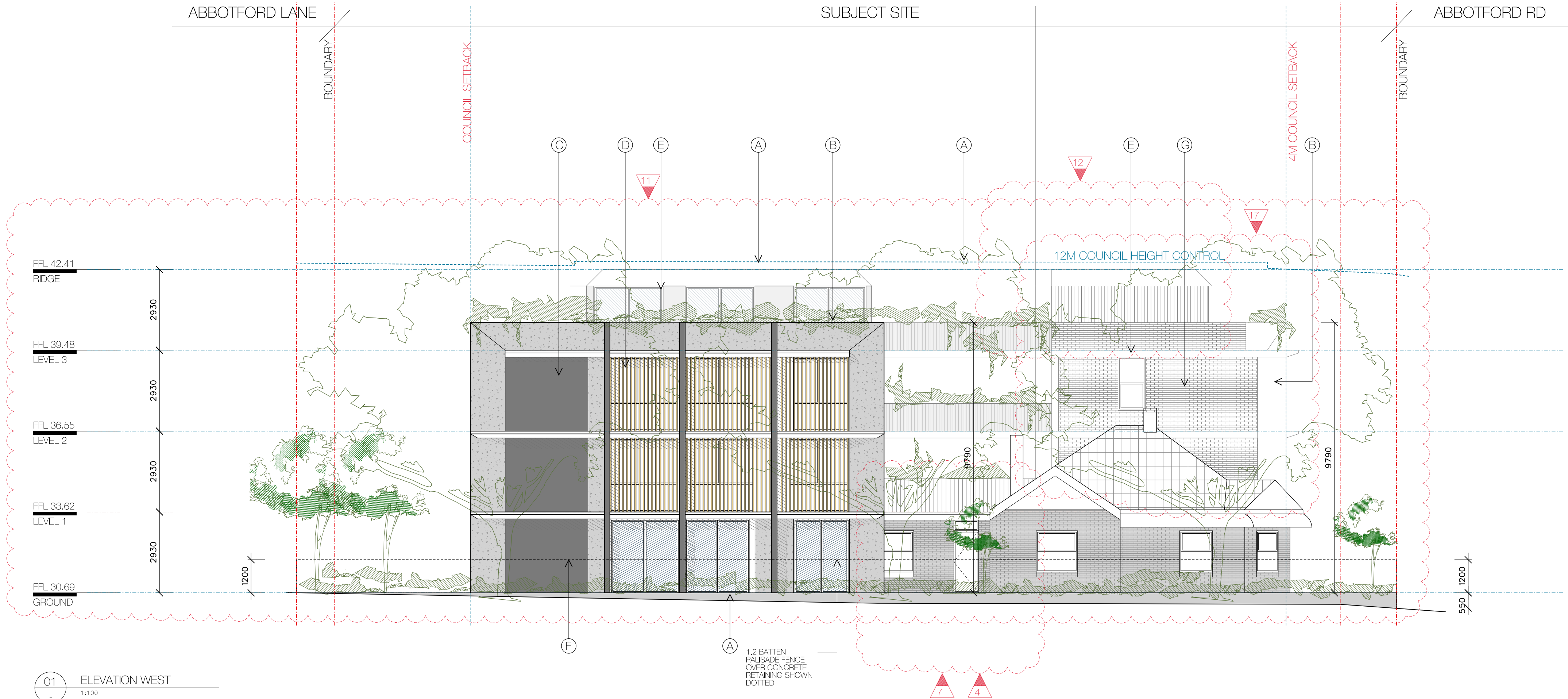
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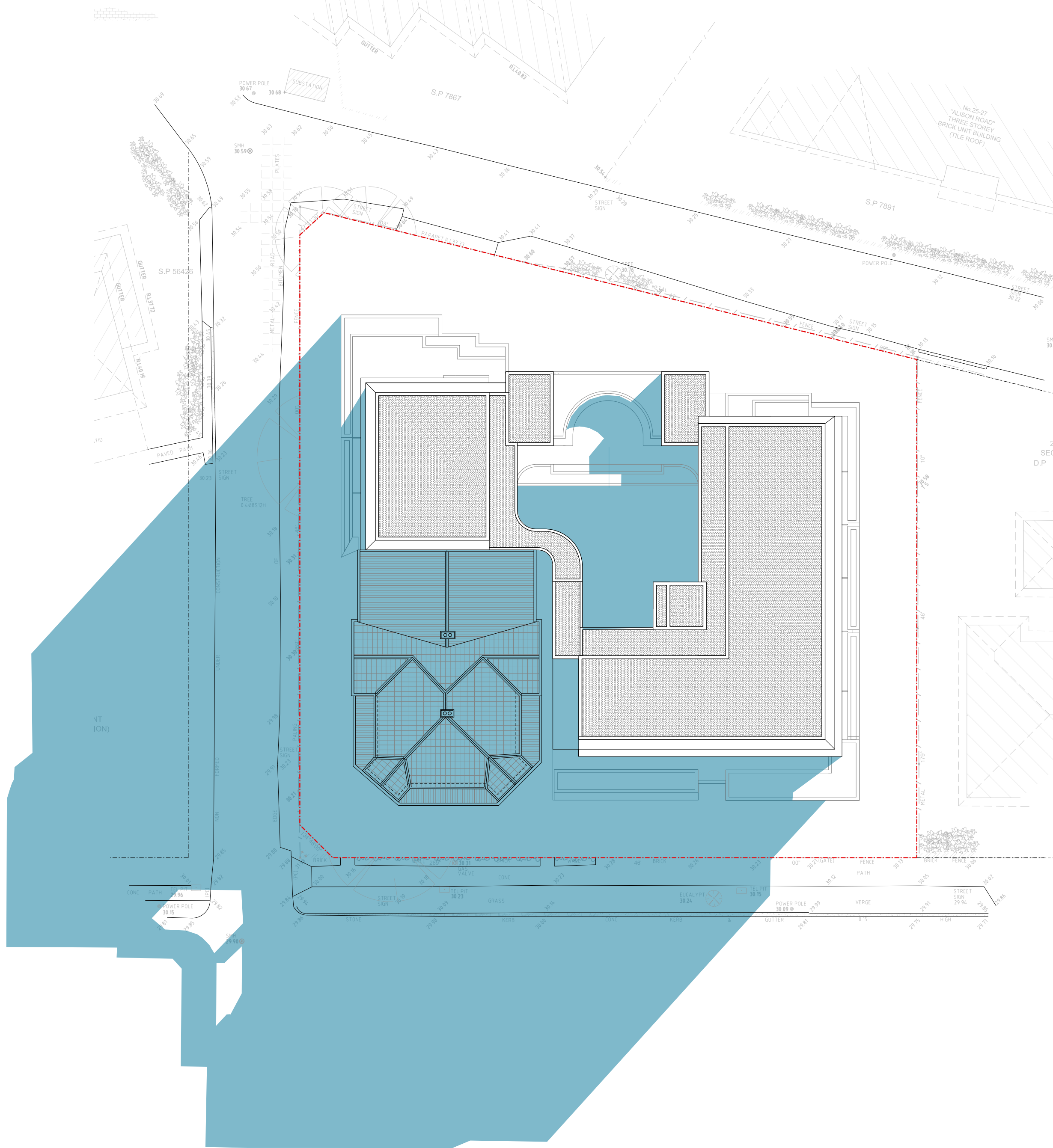
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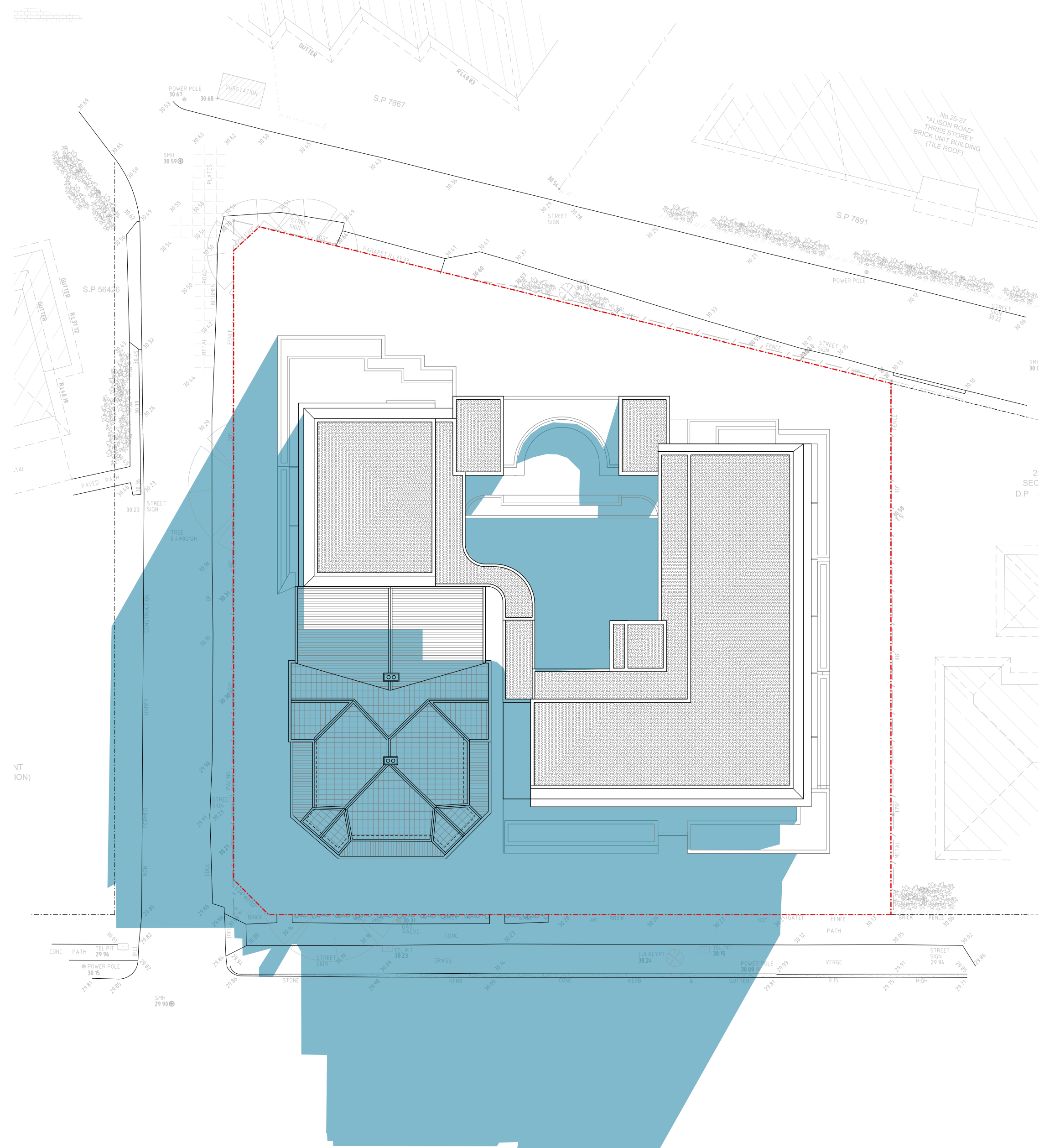
G. WHITE BRICK



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tel: 8879 6880 e: david@mitchellarchitects.com.au web: www.mitchellarchitects.com.au NSW architects reg no. - 9017	
project: 9-13 ABBOTTFORD ST, KENSINGTON	job no. 3178
client HSN PTY LTD	drawing no. CD 1302
drawing: ELEVATIONS - EAST & WEST	
scale: 1:100@A1 & 1:200@A3	drawing issue: E
0m 1m 2m 5m	

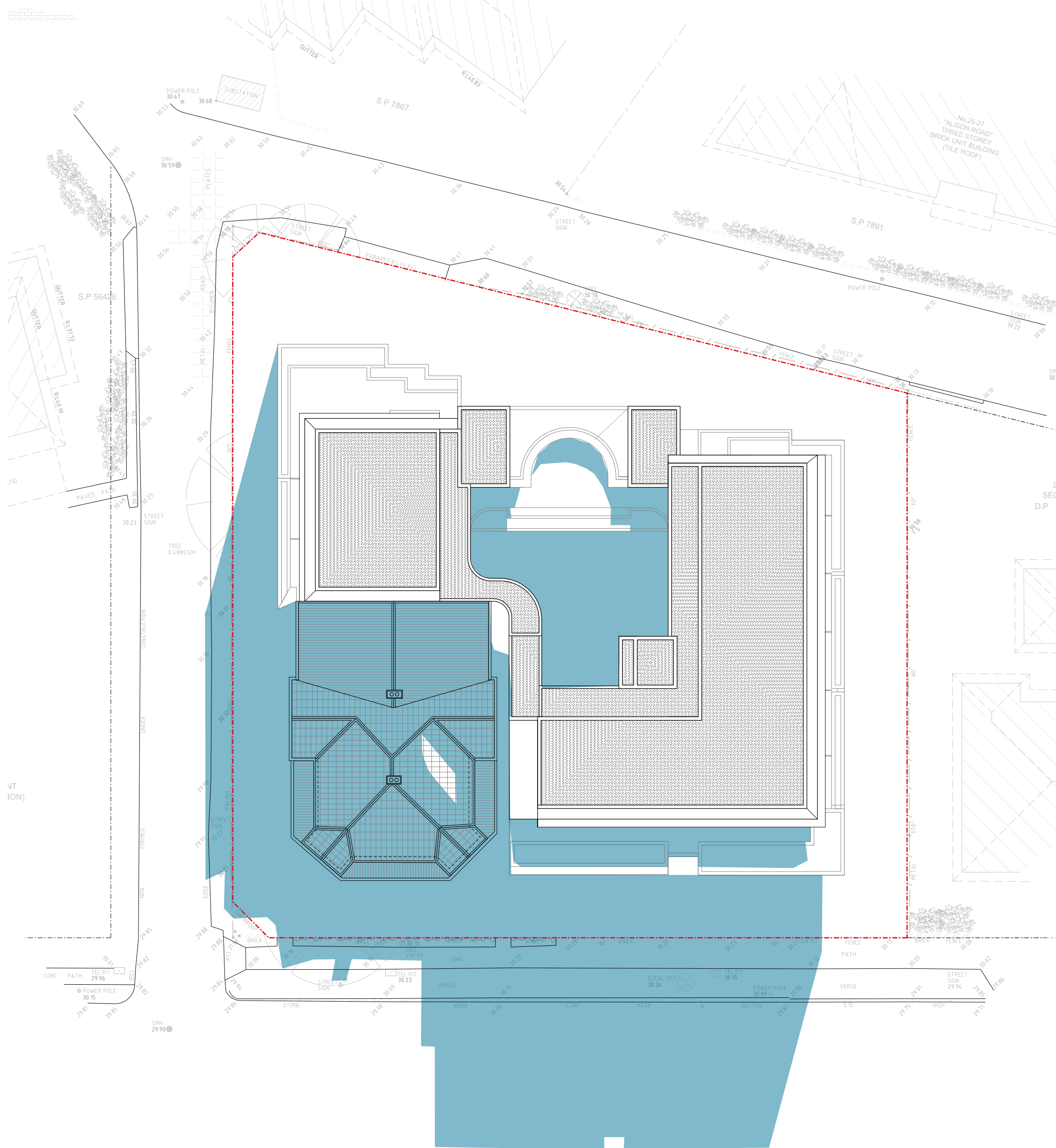


01 SHADOW ANALYSIS
1:200 9AM

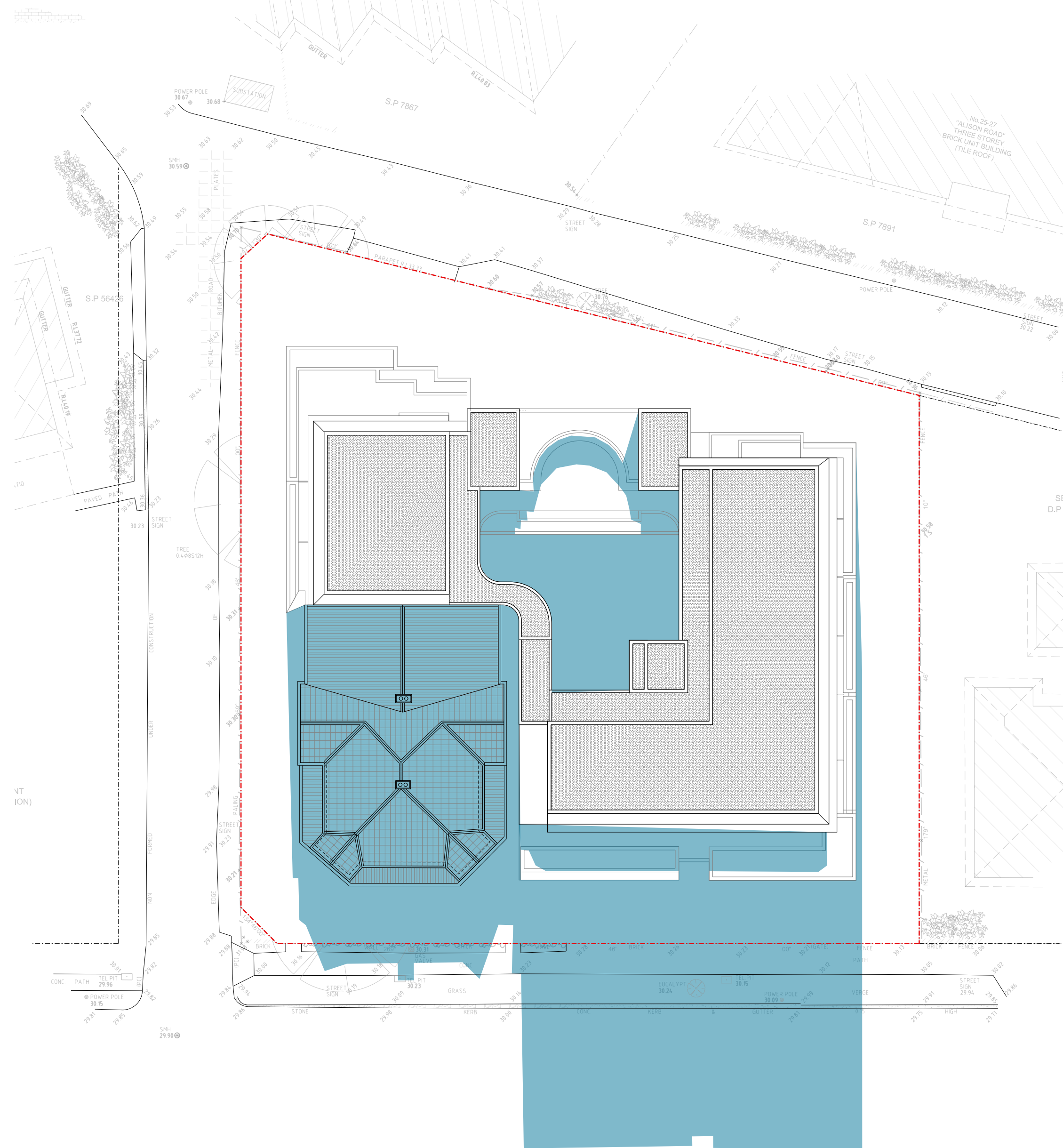


02 SHADOW ANALYSIS
1:200 10AM

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tel: 8879 6880 e: david@dmarchitects.com.au web: www.davidmitchellarchitects.com.au NSW architects reg no. - 9017	
project: 9-13 ABBOTTFORD ST, KENSINGTON	job no. 3178
client HSH PTY LTD	
drawing: SHADOW ANALYSIS - 9AM - 10AM	drawing no. CD 1601
scale: 1:200A1 & 1:400A3	drawing issued E
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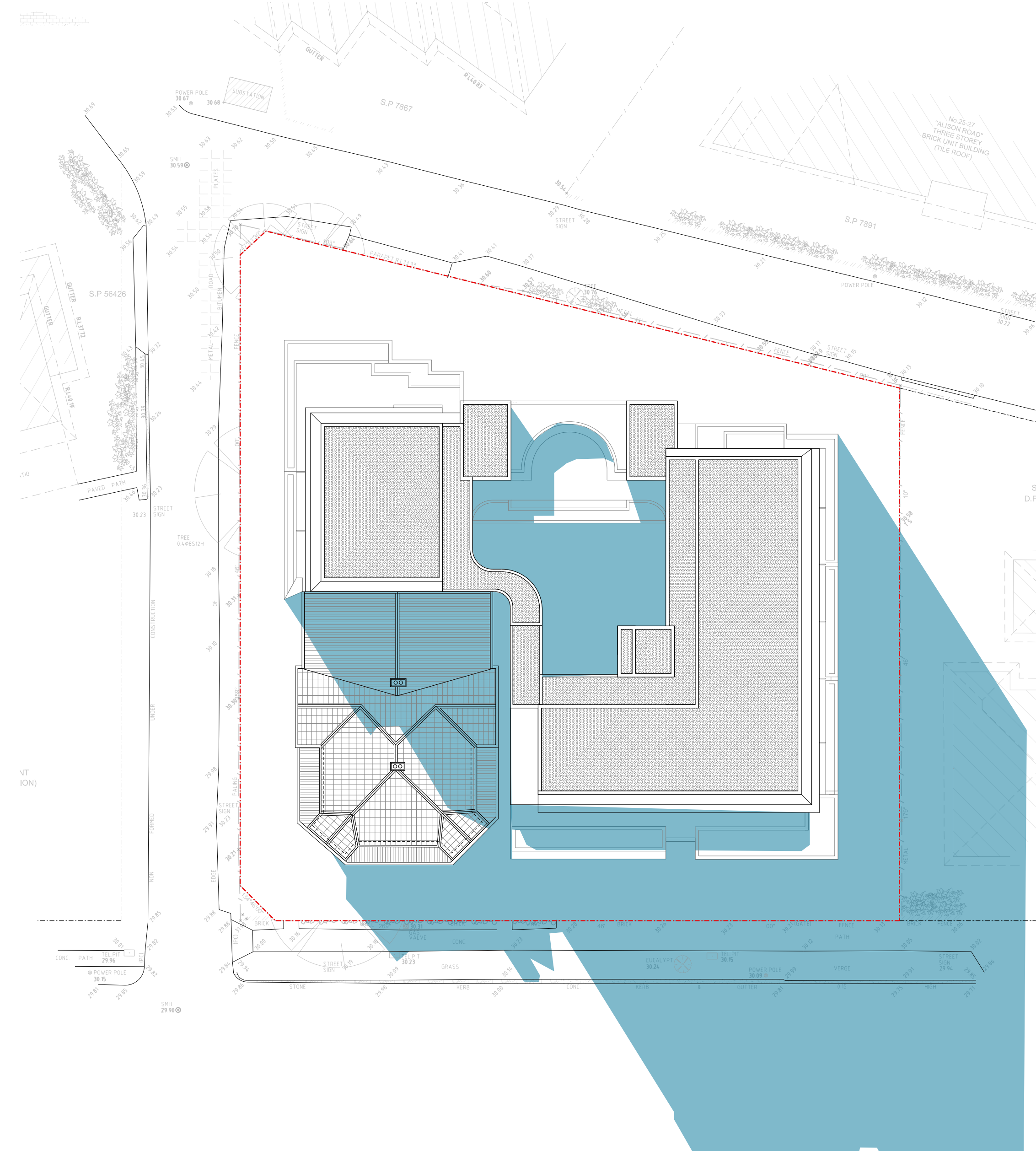
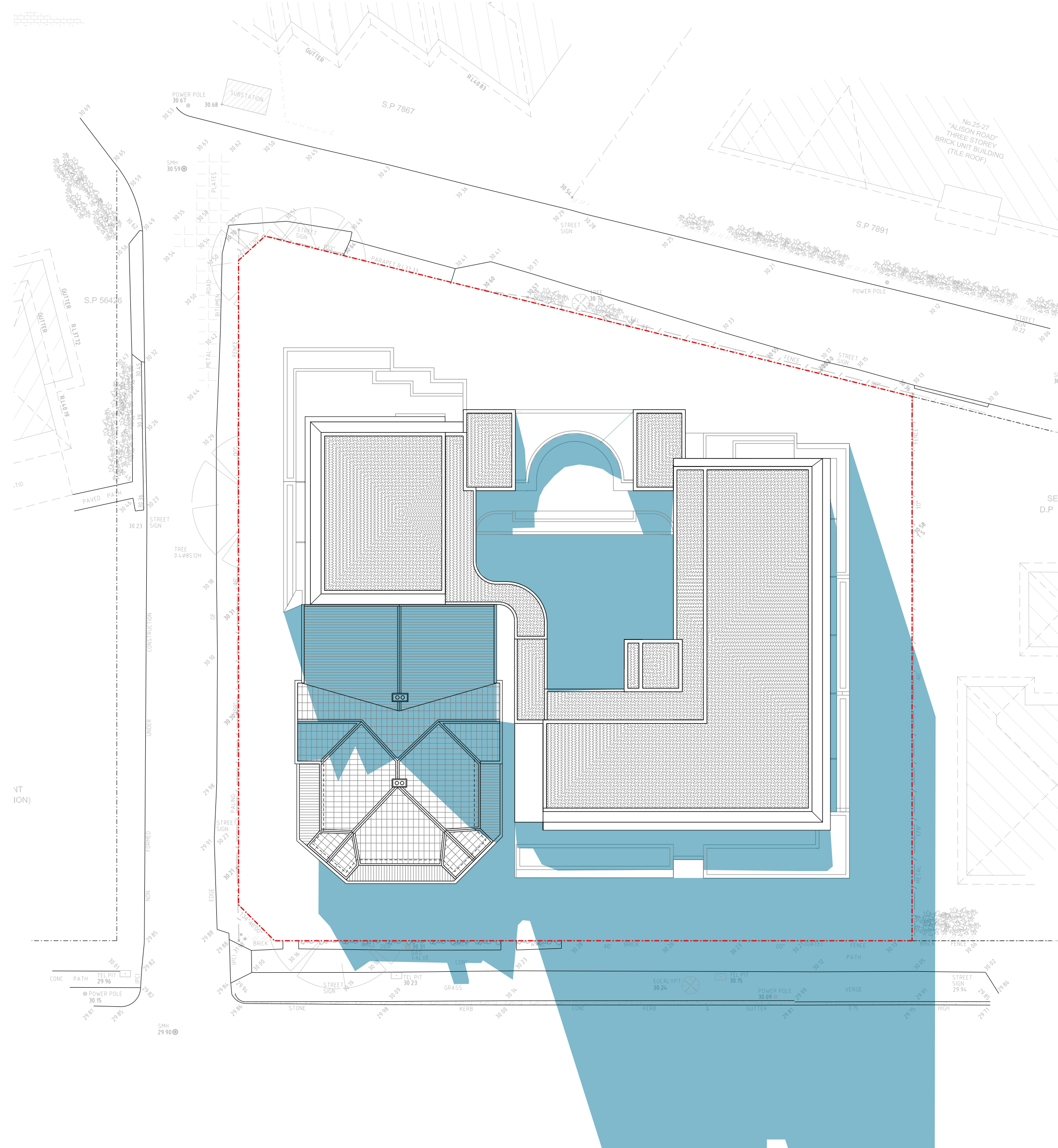


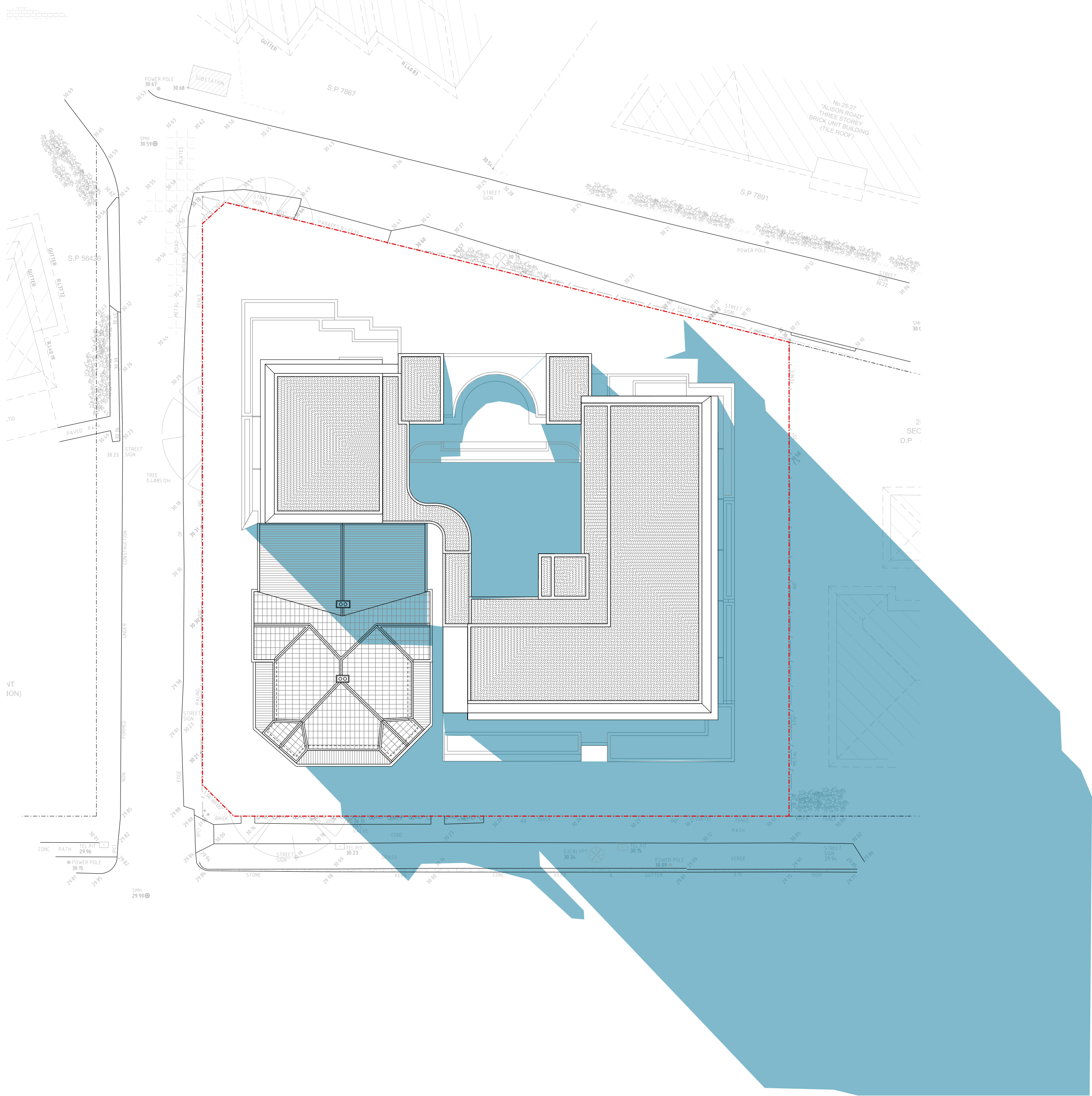
01 SHADOW ANALYSIS
1:200 11AM



02 SHADOW ANALYSIS
1:200 12PM

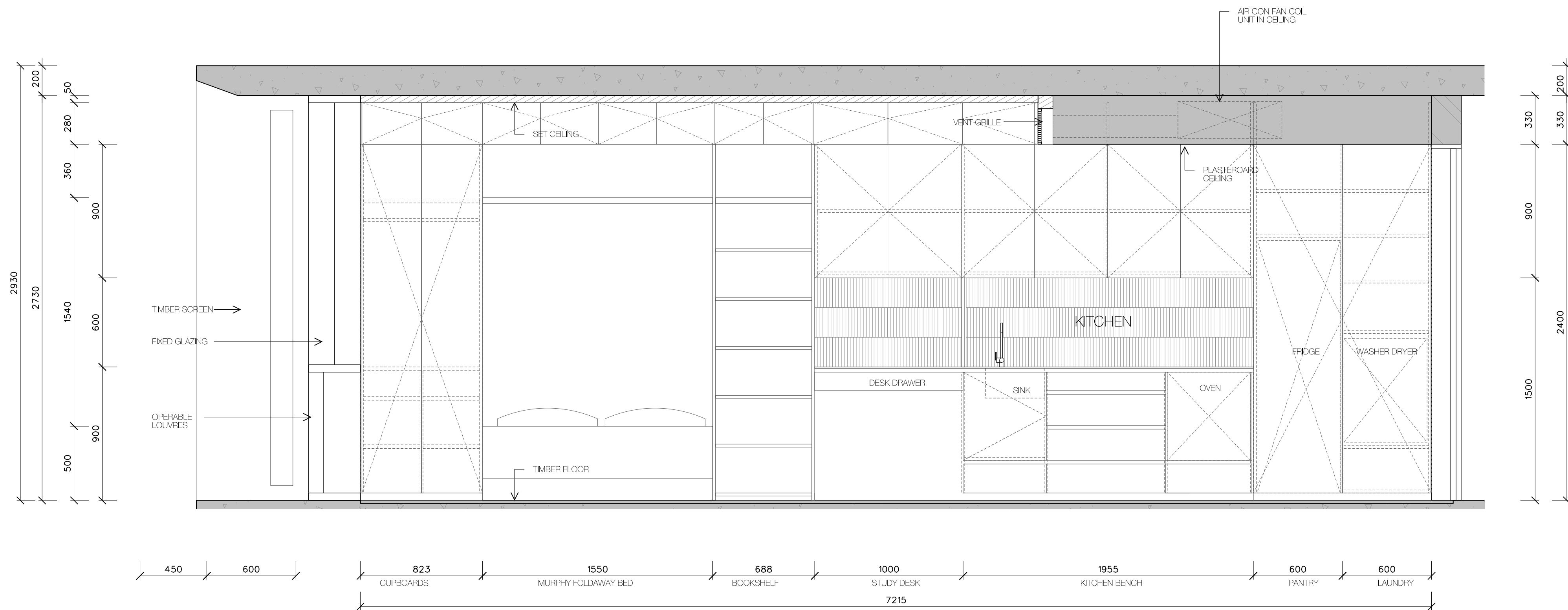
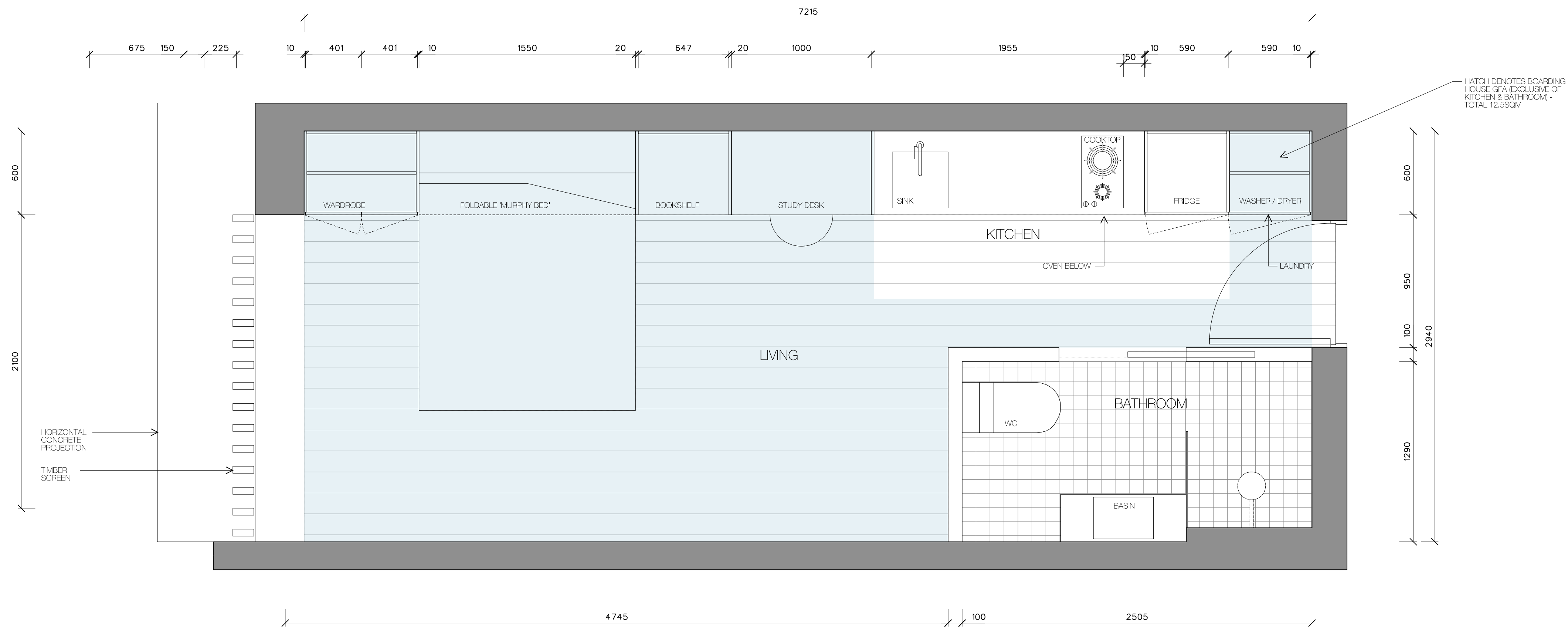
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tel: 8879 6880 e: david@dmarchitects.com.au web: www.davidmitchellarchitects.com.au NSW architects reg no. - 9017	
project: 9-13 ABBOTTFORD ST, KENSINGTON	job no. 3178
client HSN PTY LTD	
drawing: SHADOW ANALYSIS - 11AM - 12PM	drawing no. CD 1602
scale: 1:200A1 & 1:400A3	drawing issue: E
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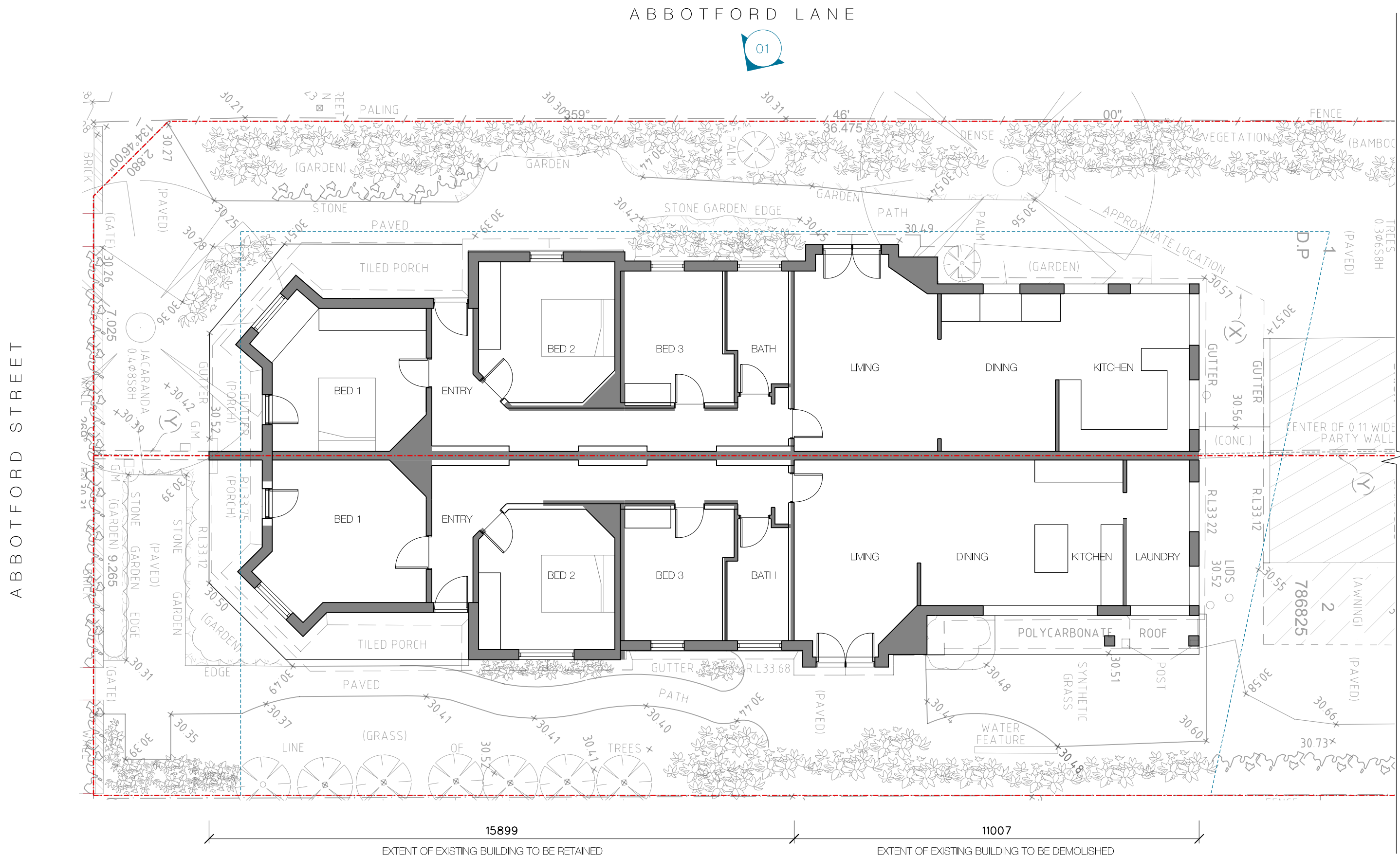
01 SHADOW ANALYSIS
1:200 3PM

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project: 9-13 ABBOTTFORD ST, KENSINGTON	job no. 3178
client HSN PTY LTD	
drawing: SHADOW ANALYSIS - 3PM	drawing no. CD 1604
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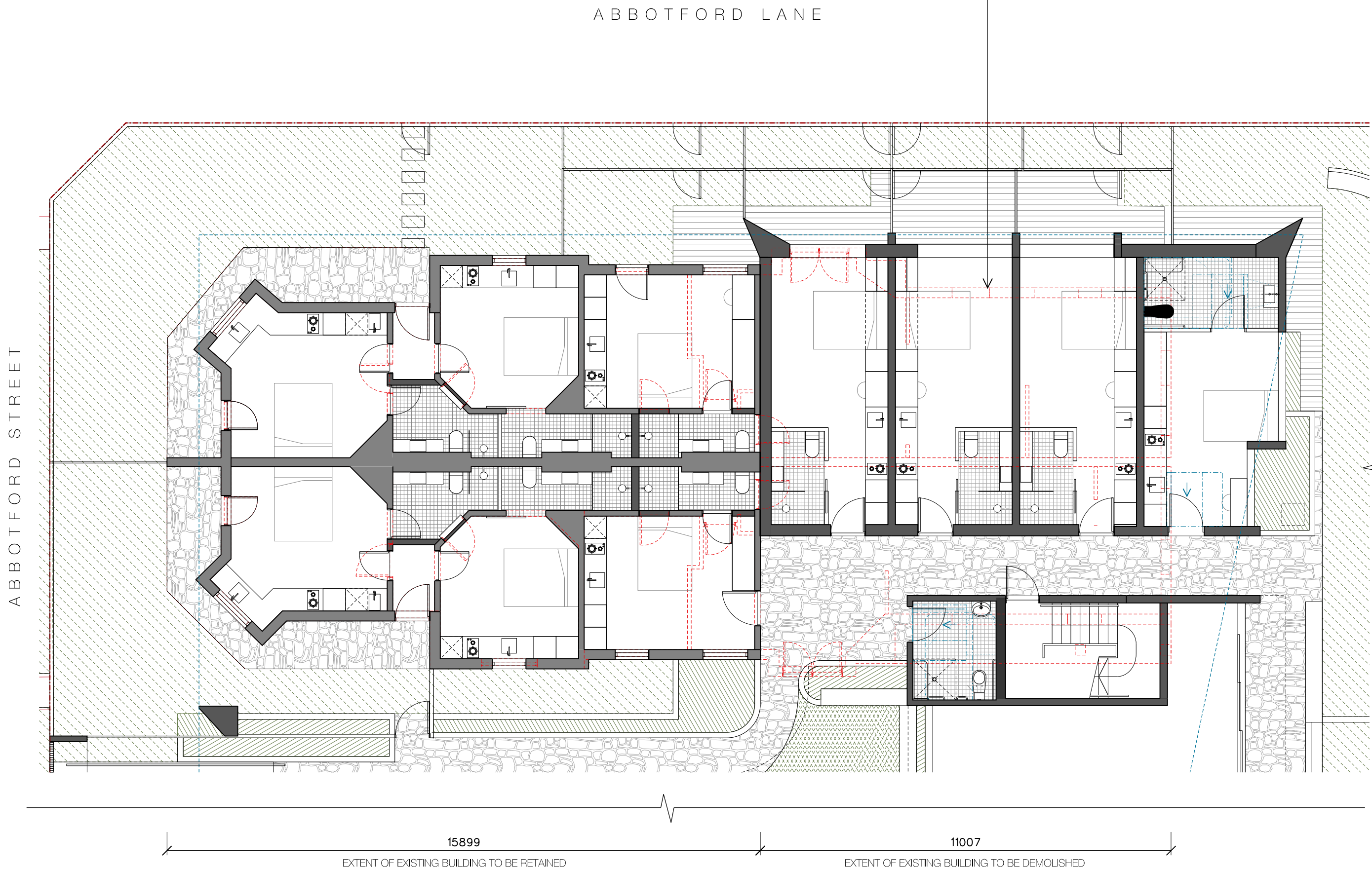




01. VIEW OF 13 ABBOTSFORD SHOWING ROOF GABLE END TO BE RETAINED



02. EXISTING GROUND LEVEL PLAN
1:20 11 & 13 ABBOTSFORD ST - EXISTING



02. PROPOSED GROUND LEVEL PLAN
1:20 11 & 13 ABBOTSFORD ST PORTION TO BE RETAINED

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DAVID MITCHELL architects

tel: 8879 6880

email: david@dmarchitects.com.au

web: www.davidmitchellarchitects.com.au

NSW architects reg no. - 9017

project: 9-13 ABBOTSFORD ST, KENSINGTON

client: HSN PTY LTD

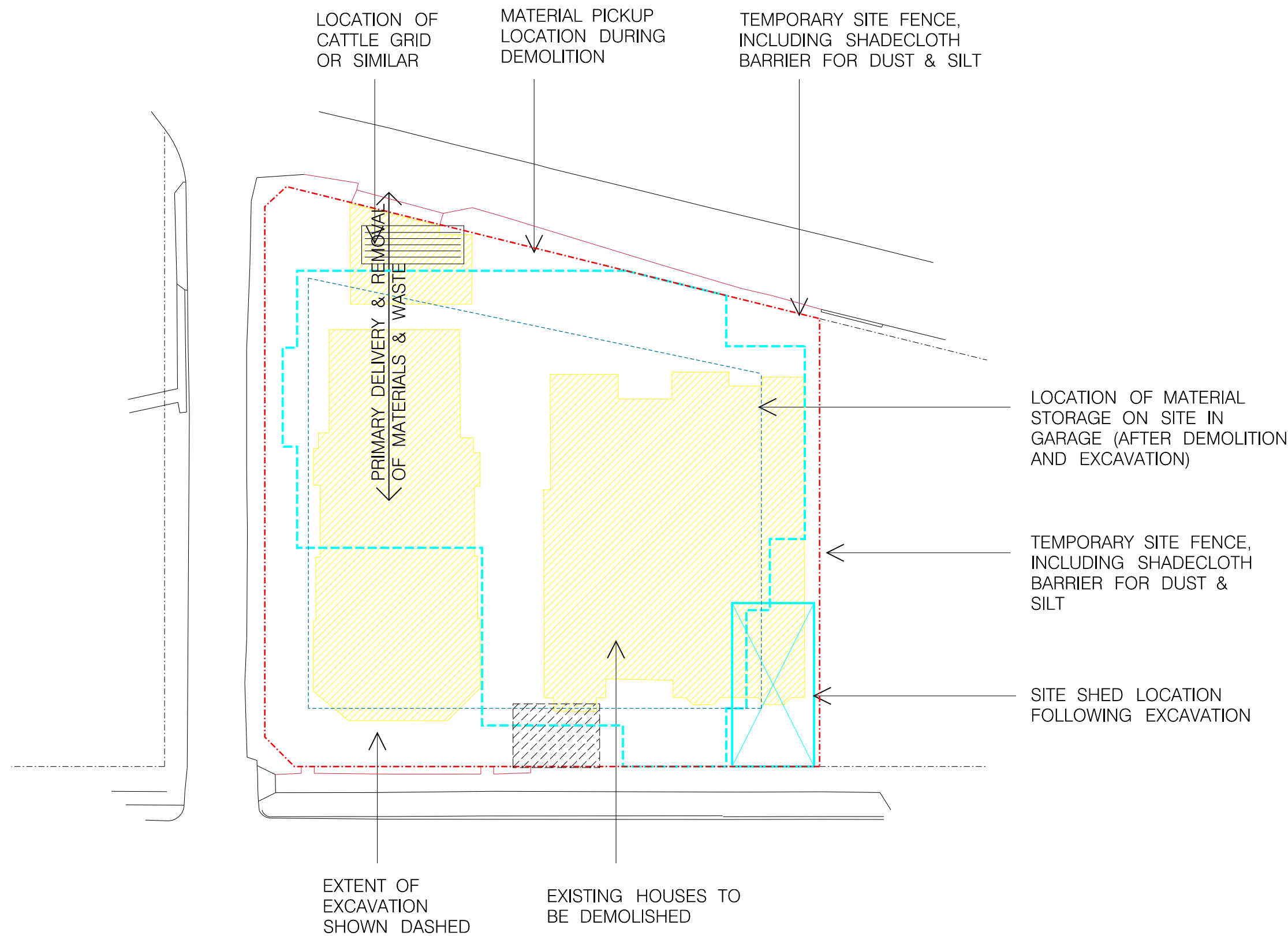
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11 & 13 ABBOTSFORD ST

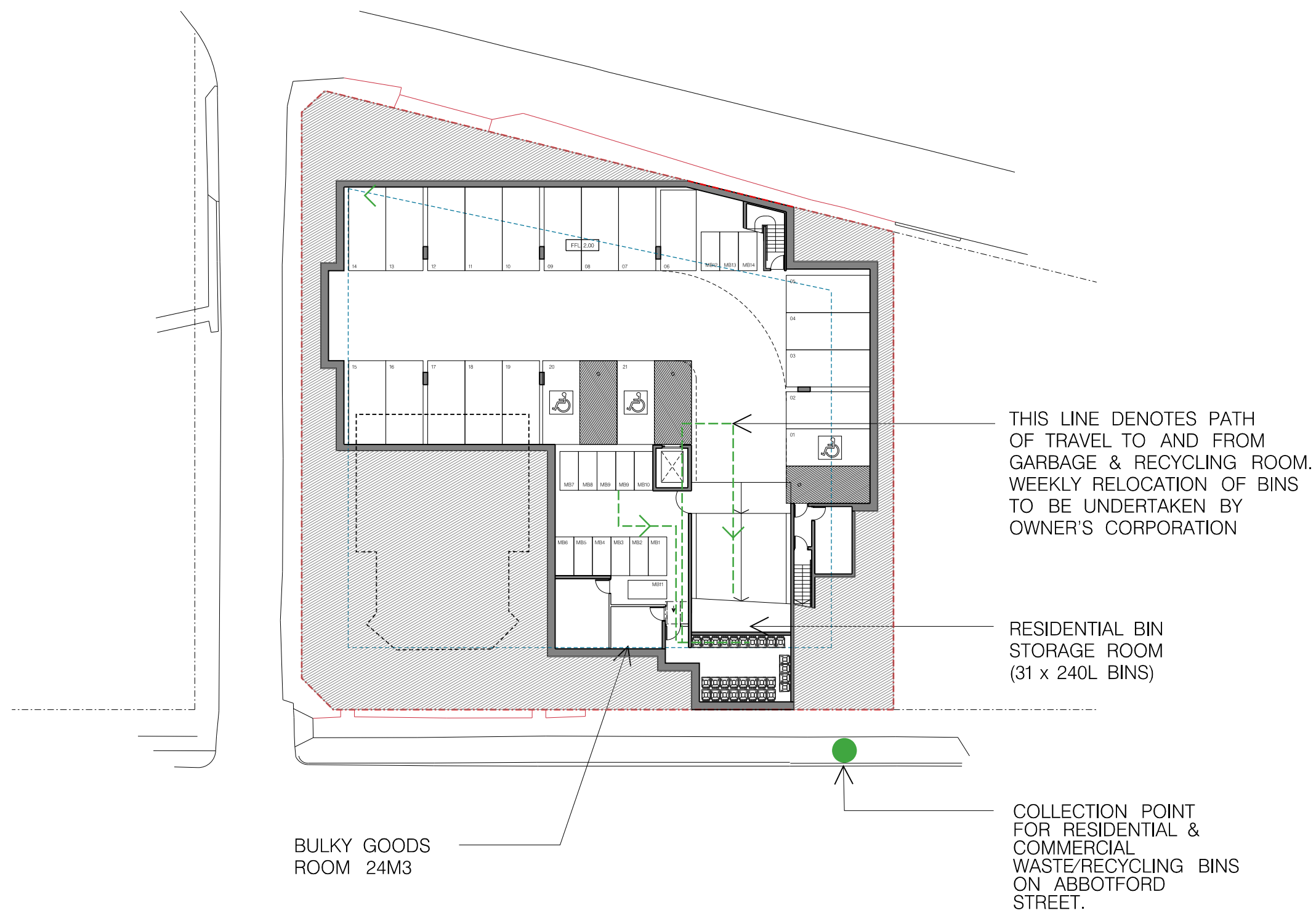
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drawing issues: E

0 200mm 400mm 1000mm



02 CONSTRUCTION MANAGEMENT PLAN
1:300 GROUND



01 WASTE MANAGEMENT PLAN
1:300 BASEMENT

WATER AND SEDIMENT CONTROL MEASURES

1. PRE-EXISTING SITE ACCESS POINTS ARE RETAINED DURING CONSTRUCTION. SITE ACCESS POINTS ARE STABILISED WITH GEO-TEXTILE FABRIC AND BLUE METAL. A VEHICLE GRID ENSURES MINIMAL SOIL PARTICLES ARE REMOVED FROM THE SITE.
2. GEO-TEXTILE SEDIMENT FENCES ARE LOCATED ALONG THE LOWER SITE BOUNDARIES TO PREVENT RUNOFF.
3. KERBSIDE DRAINS ARE PROTECTED WITH GRAVEL SAUSAGES.
4. MATERIAL STOCKPILES ARE COVERED AND LOCATED WITHIN SEDIMENT FENCES.
5. EXCAVATED MATERIAL IS PLACED UPSLOPE OF SERVICE TRENCHES. TRENCHES ARE FILLED AND COMPACTED IMMEDIATELY AFTER INSTALLATION OF SERVICES.
6. PAVED AREAS AND FOOTPATHS ARE SWEEPED DAILY AND SEDIMENT IS COLLECTED.
7. EROSION AND SEDIMENT CONTROLS ARE TO BE CHECKED DAILY AND REPAIRED WHEN NECESSARY.

WASTE GENERATION – CONSTRUCTION STAGE

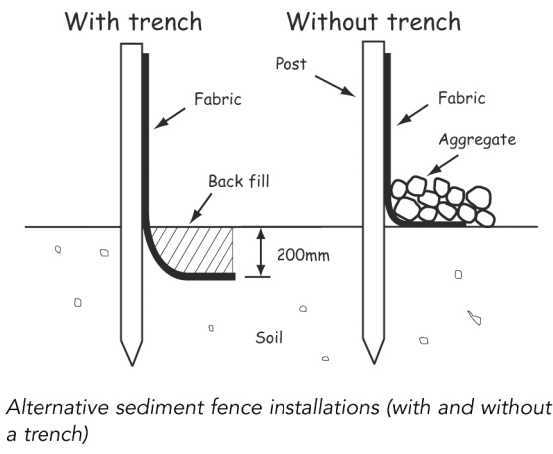
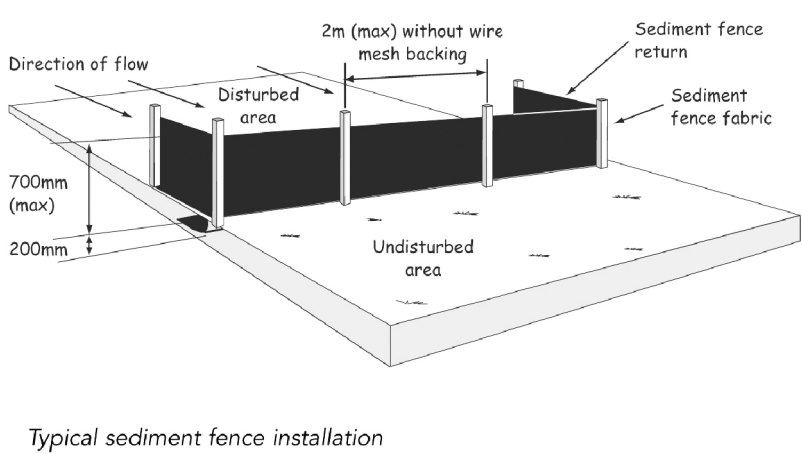
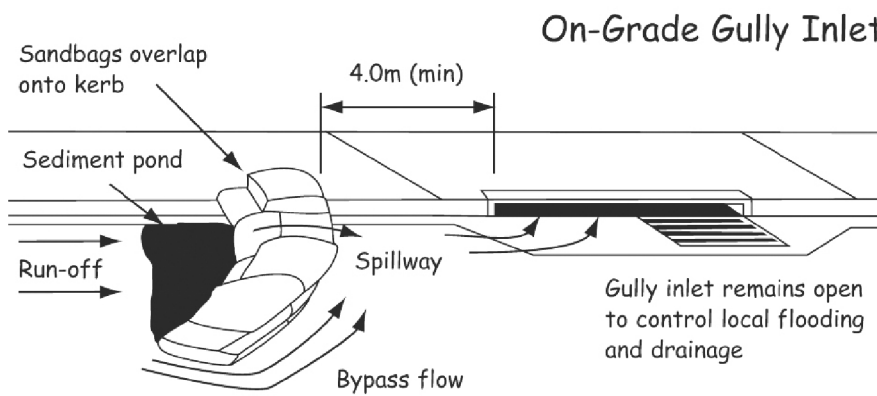
ALL CONSTRUCTION AND WASTE MATERIALS TO BE STORED IN BASEMENT CARPARK DURING CONSTRUCTION STAGE. SITE SHED AND AMMENITIES LOCATED IN BASEMENT CARPARK.

ALL DEMOLITION AND EXCAVATION MATERIALS TO BE COLLECTED DAILY FROM SITE DURING DEMOLITION/EXCAVATION STAGE.

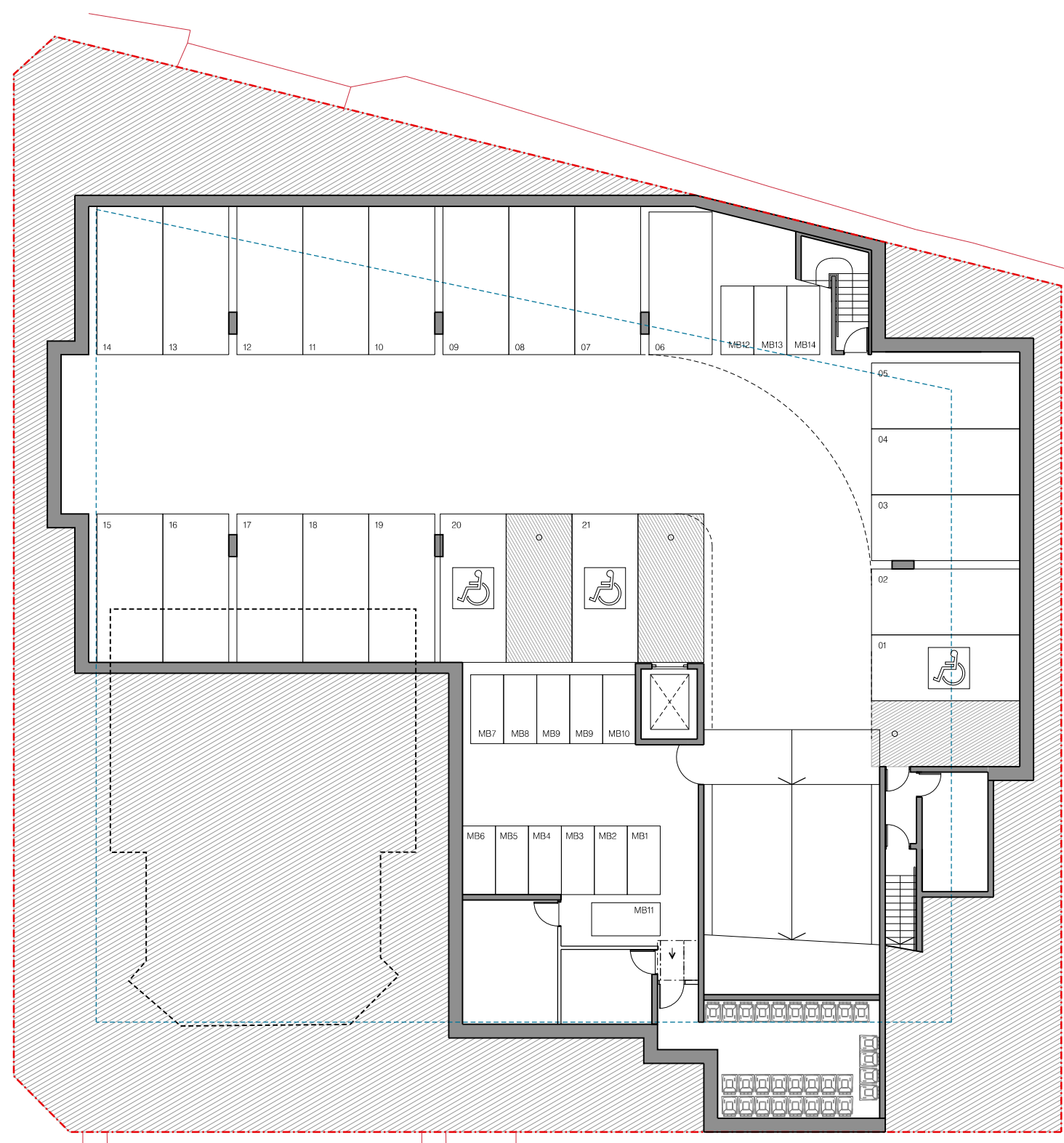
WASTE GENERATION CALCULATIONS

RESIDENTIAL GENERAL WASTE (9L /OCCUPANT /DAY)	59 ROOMS	15.5 x 240 LITRE BINS
RESIDENTIAL RECYCLING (3L /OCCUPANT /FORTNIGHT)	59 ROOMS	10.3 x 240 LITRE BINS
RESIDENTIAL FOGO WASTE	59 ROOMS	4 x 240 LITRE BINS
TOTAL		31 X 240 LITRE BINS

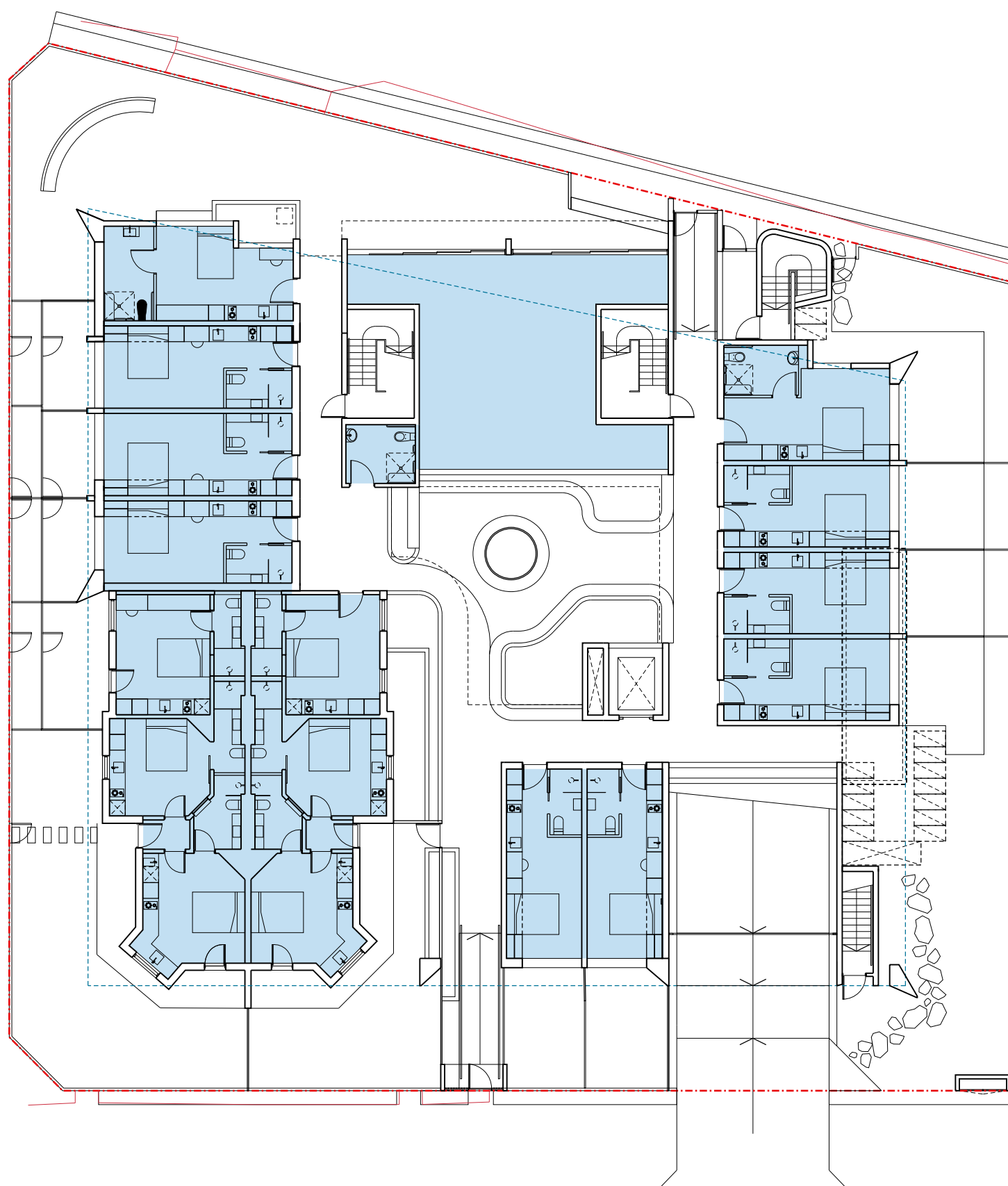
NOTE: RESIDENTIAL WASTE TO BE COLLECTED WEEKLY. RECYCLING TO BE COLLECTED FORTNIGHTLY



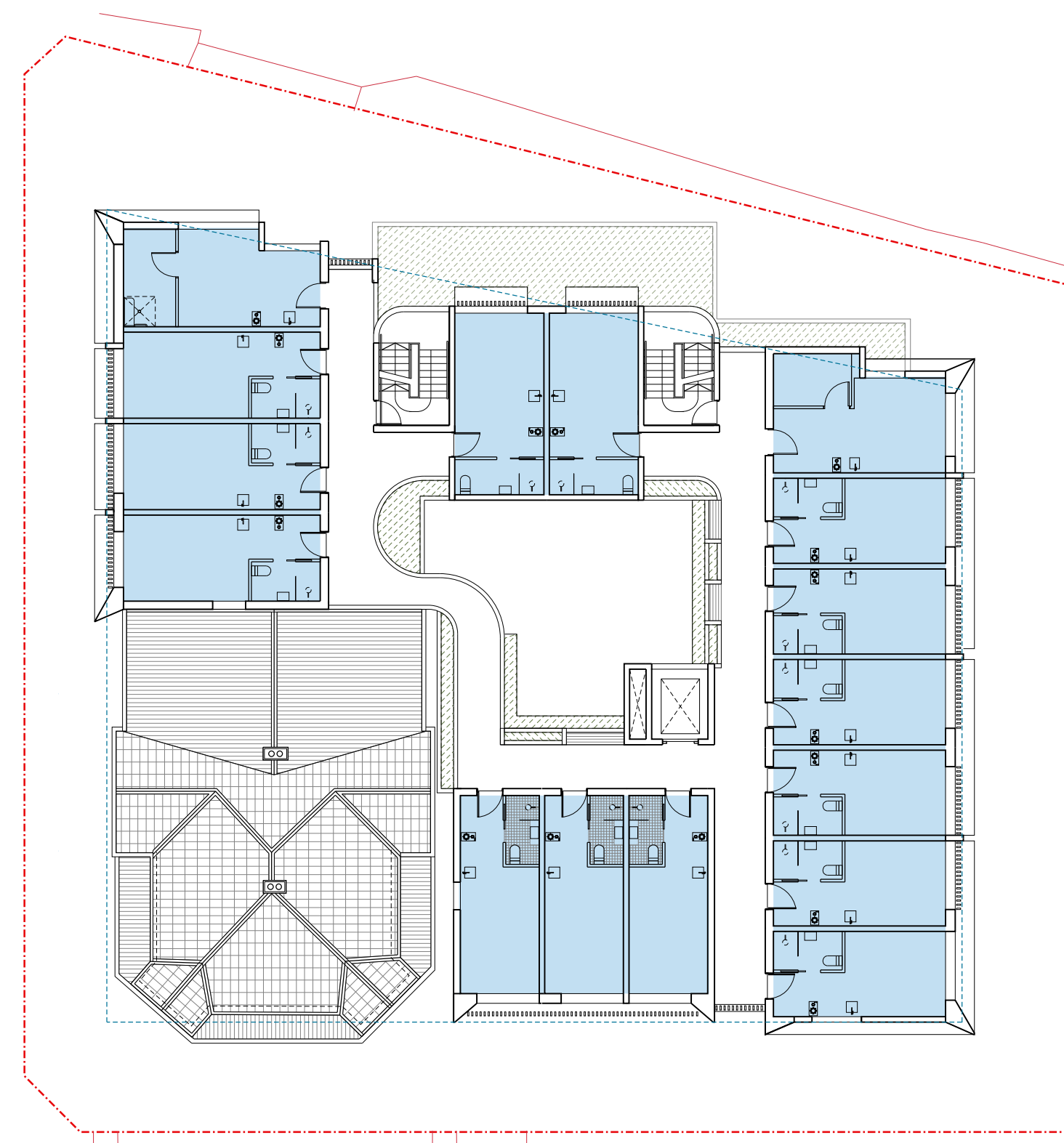
03 SEDIMENT CONTROL MEASURES
NTS



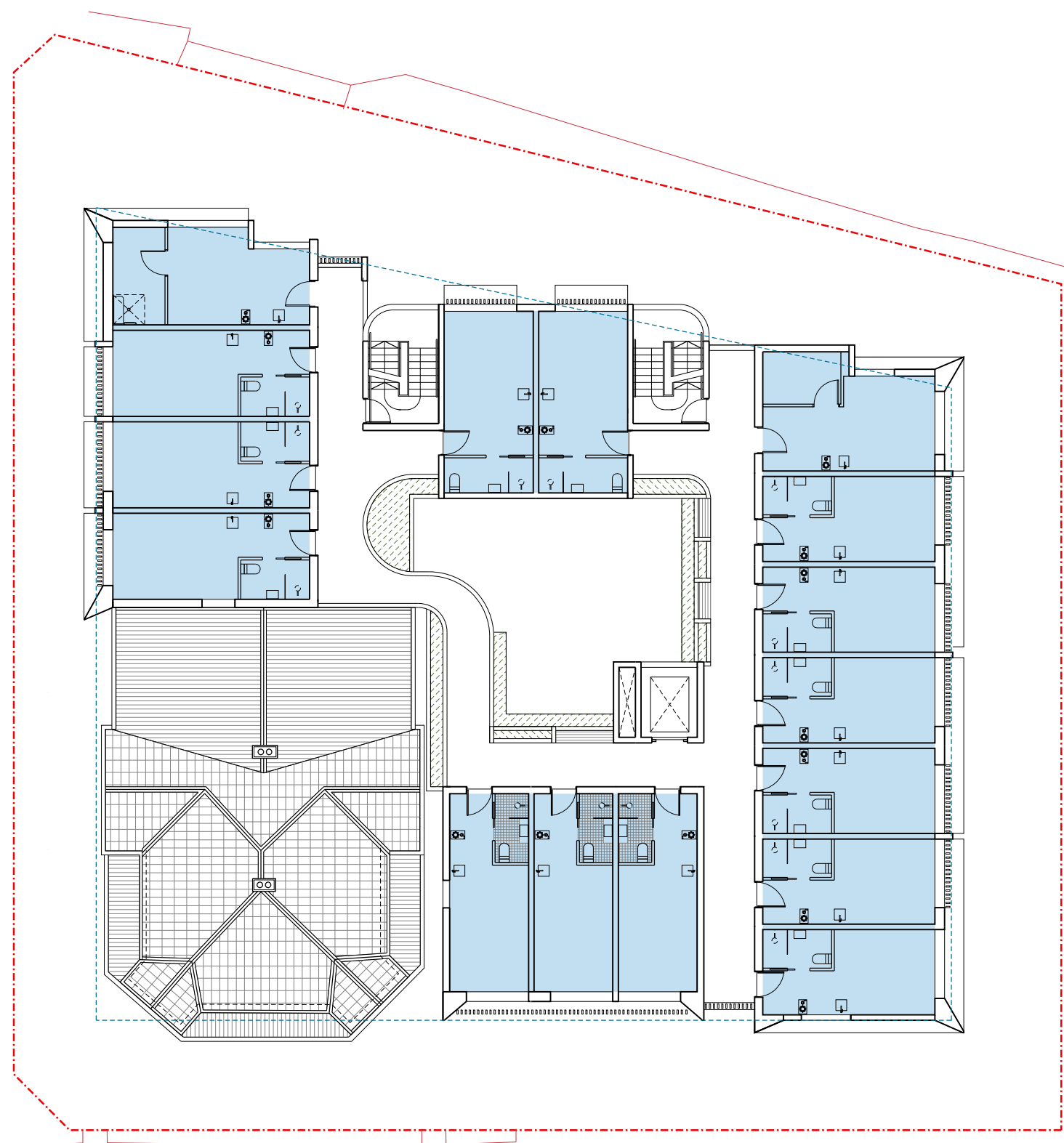
01 BASEMENT LEVEL PLAN
1:200



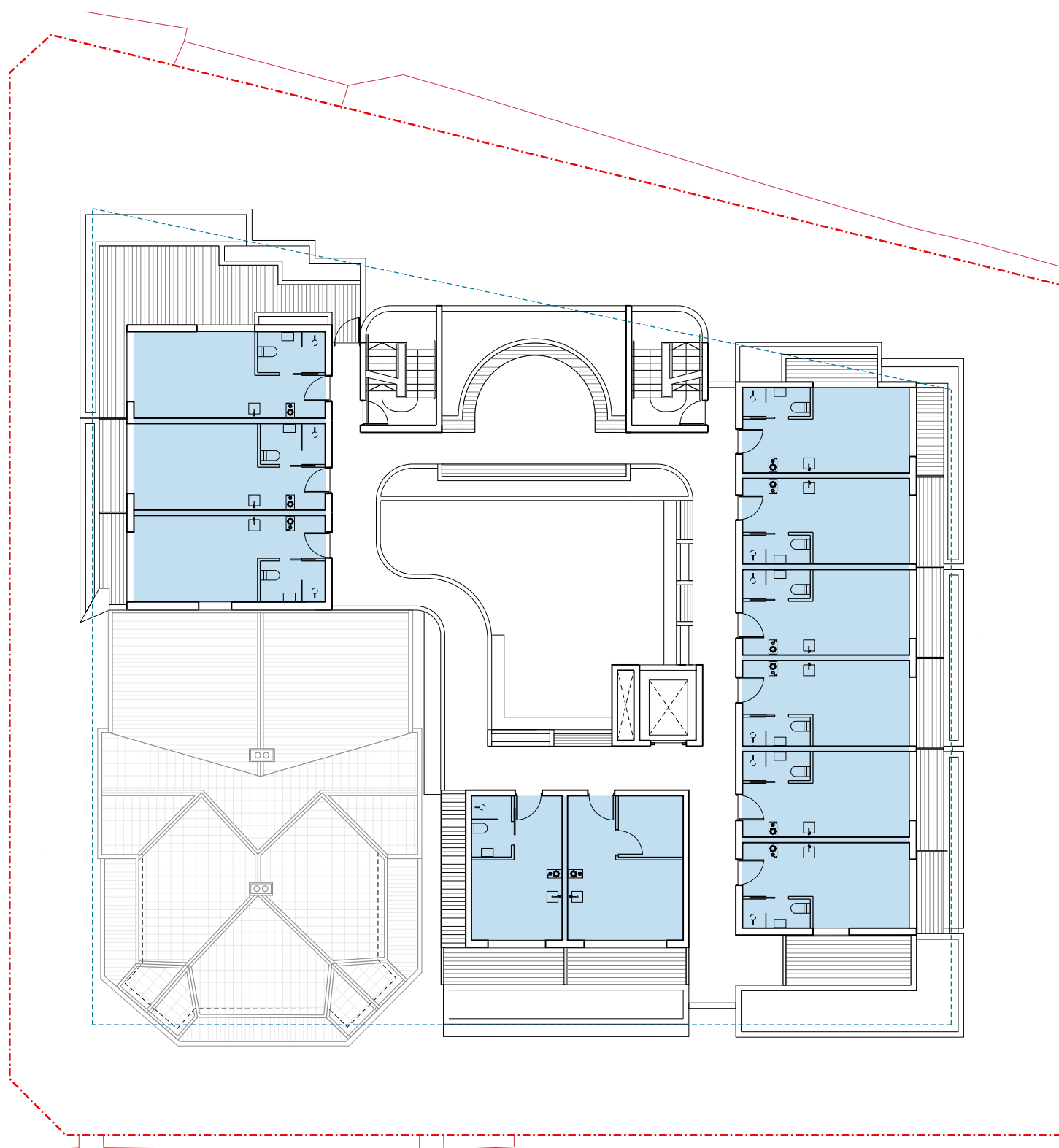
02 GROUND LEVEL PLAN
1:200



03 LEVEL 1 PLAN
1:200



04 LEVEL 2 PLAN
1:200



05 LEVEL 3 PLAN
1:200

KEY

■ GROSS FLOOR AREA (RANDWICK LEP 2012)

DEVELOPMENT CALCULATIONS

	COUNCIL REQ'S	PROPOSED AREAS
SITE AREA	–	1351 SQM
FSR	0.9 : 1	1.016 : 1
GFA	1215.9 SQM	1373.2 SQM

GROSS FLOOR AREA	NO. OF UNITS	PROPOSED GFA
BASEMENT	–	– SQM
GROUND LEVEL	16	438.3 SQM
LEVEL 1	16	354.0 SQM
LEVEL 2	16	354.0 SQM
LEVEL 3	11	226.8 SQM
TOTAL	59 UNITS	1373.2 SQM

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DAVID MITCHELL architects
tel: 8879 6880
e: dm@dmitchellarchitects.com.au
web: www.davidmitchellarchitects.com.au
NSW architects reg no. - 9017

project:
9-13 ABBOTTFORD ST,
KENSINGTON

client
HSN PTY LTD

drawing no.
CD 1801

scale:
1:200@A1 & 1:400@A3

drawing issued
E

job no.
3178

10m
0m 2m 4m



01 GROUND LEVEL PLAN
1:100 LANDSCAPE AREAS

KEY

- DEEP SOIL AREA (RANDWICK LEP 2012)
- LANDSCAPE AREA (NOT DEEP SOIL)

DEVELOPMENT CALCULATIONS

	COUNCIL REQ'S	PROPOSED AREAS
SITE AREA	-	1351 SQM
DEEP SOIL AREA (25%)	337.8 sqm 25%	337.8 sqm 25%
LANDSCAPE AREA (50%)	675.5 sqm 50%	682 sqm 50.5%
		+ 35sqm ROOF PLANTING
		717 sqm 53%

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DAVID MITCHELL architects

tel: 8879 6880
e: info@dmarchitects.com.au
web: www.davidmitchellarchitects.com.au
NSW architects reg no. - 9017

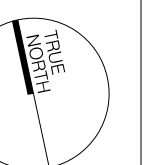
project:
9-13 ABBOTTFORD ST,
KENSINGTON

client:
HSN PTY LTD

drawing:
DEVELOPMENT
CALCULATIONS

scale:
1:100@A1 & 1:200@A3

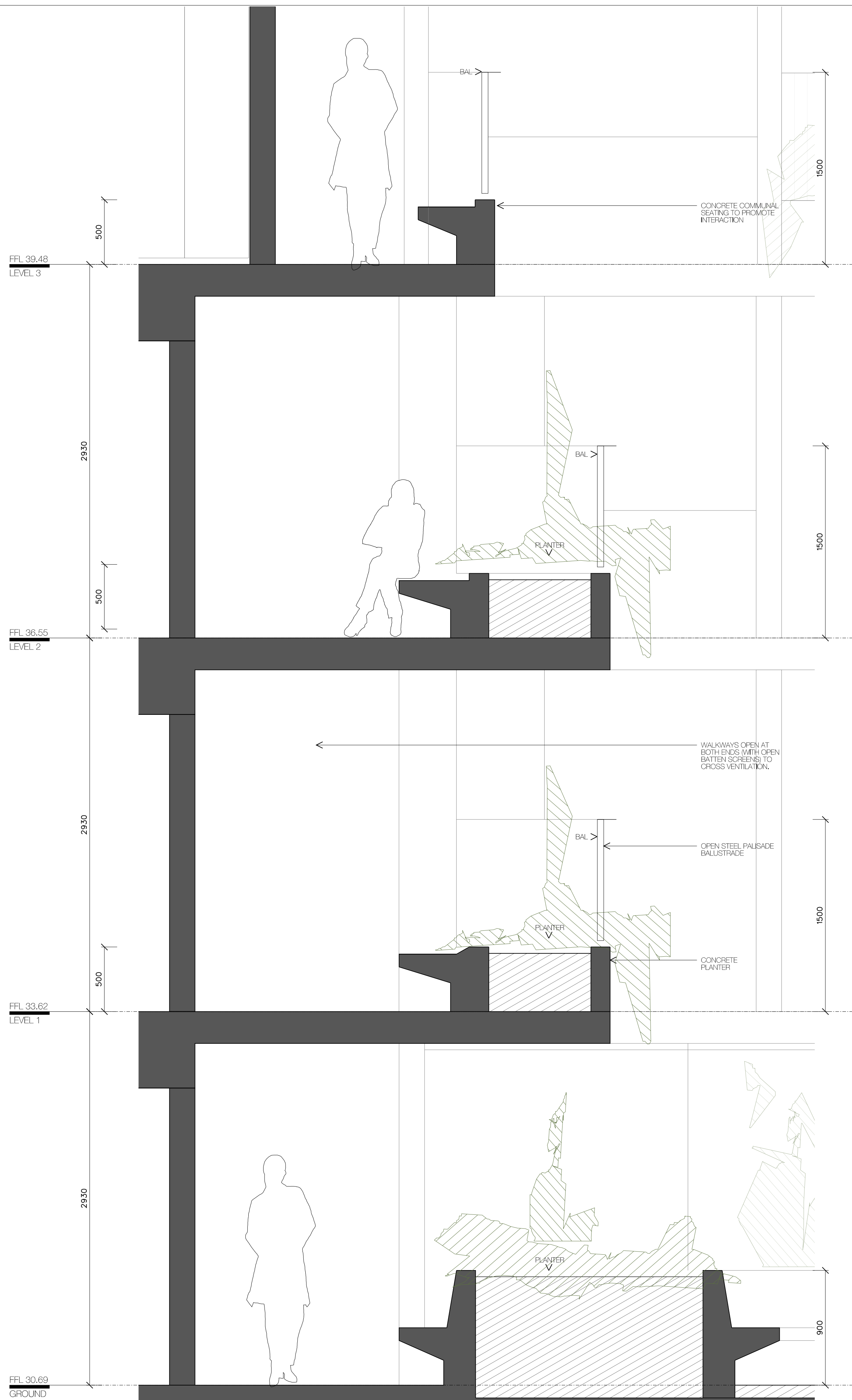
drawing issue:
E



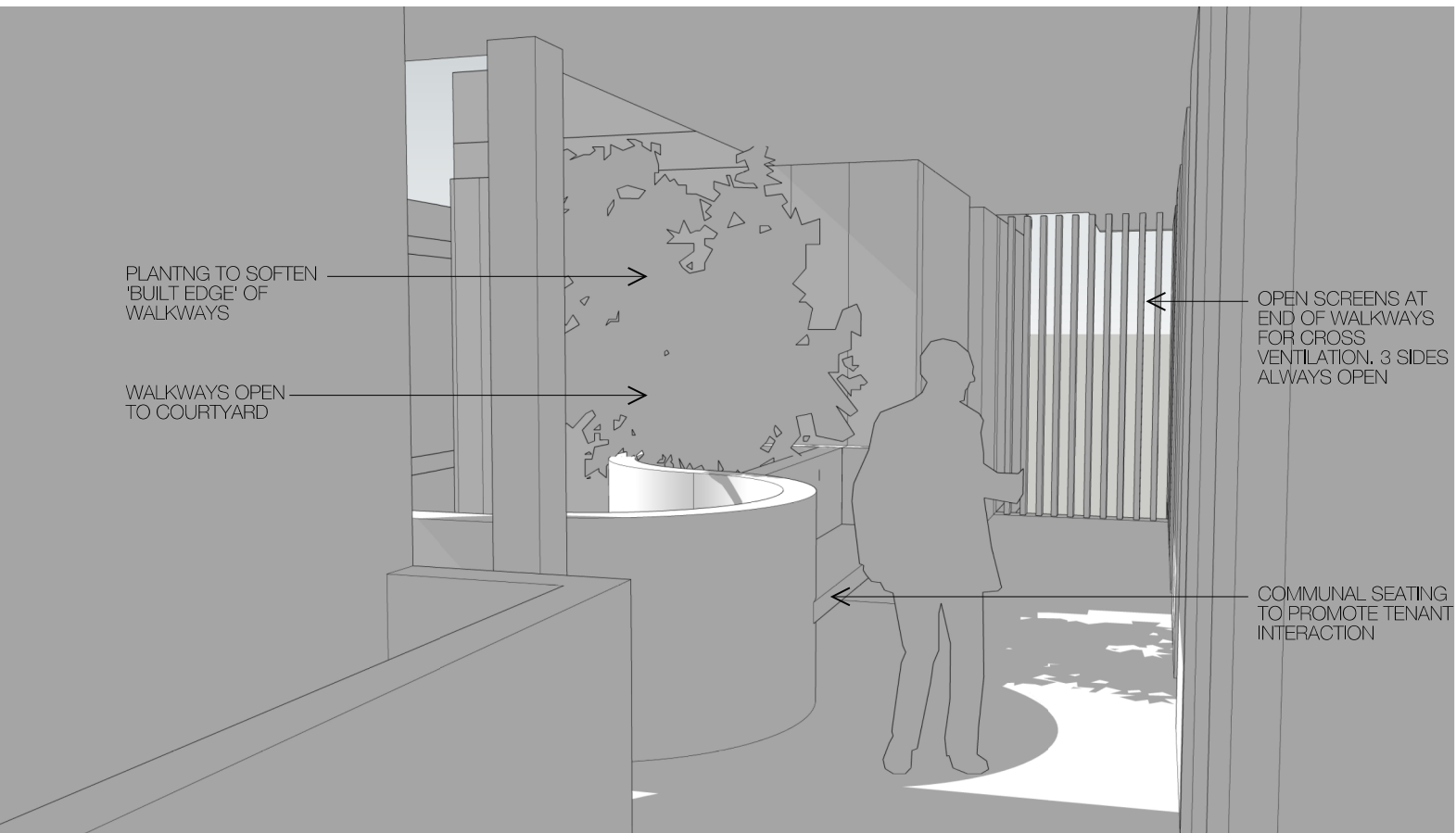
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drawing no.
CD 1802

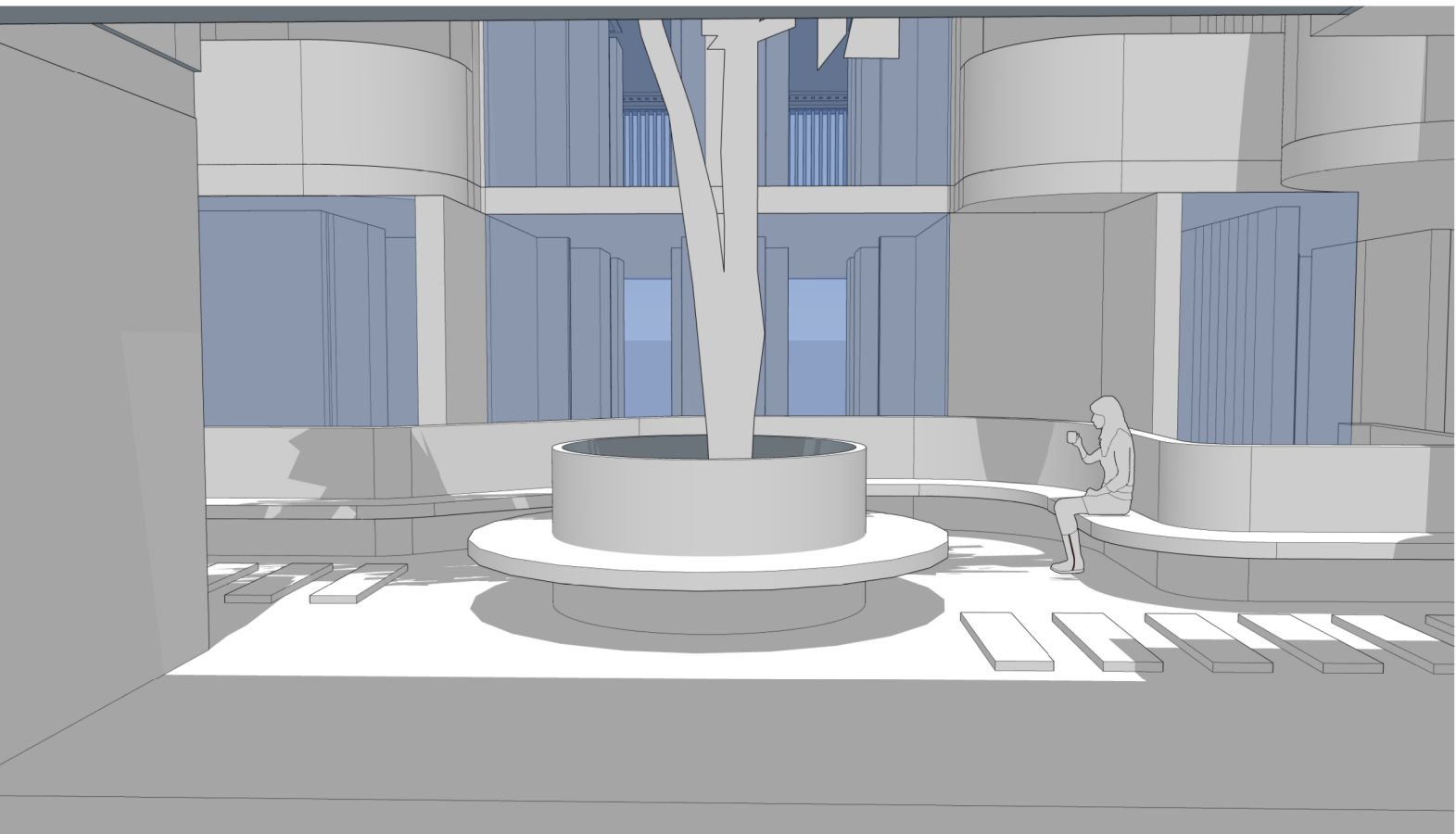
drawing issue:
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01 SECTION B - DETAIL
1:20 EXTERNAL WALKWAYS



01 - 3D CONCEPT VIEW - EASTERN WALKWAY ON LEVEL 2 VIEWING NORTH



02 - 3D CONCEPT VIEW - GROUND FLOOR COMMUNAL COURTYARD VIEWING SOUTH



03 - CONCEPT PRECEDENTS



04 - CONCEPT PRECEDENTS



05 - CONCEPT PRECEDENTS

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DAVID MITCHELL architects		
tel: 8879 6880 e: david@dmarchitects.com.au web: www.davidmitchellarchitects.com.au NSW architects reg no. - 9017		
project:	9-13 ABBOTTFORD ST, KENSINGTON	job no. 3178
client:	HSN PTY LTD	
drawing:	WALKWAY CONCEPTS	drawing no. CD -1901
scale:	1:100@A1 & 1:200@A3	drawing issued E
0m 1m 2m 5m		