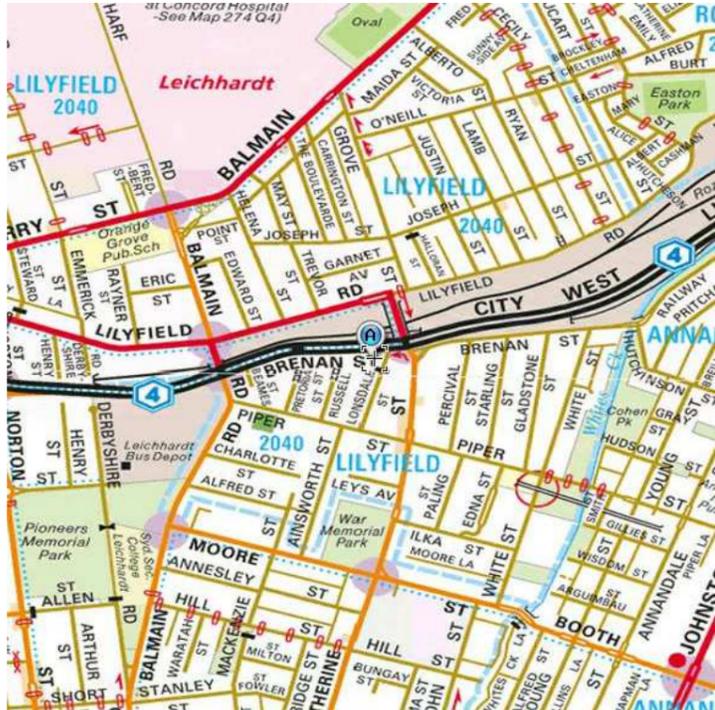
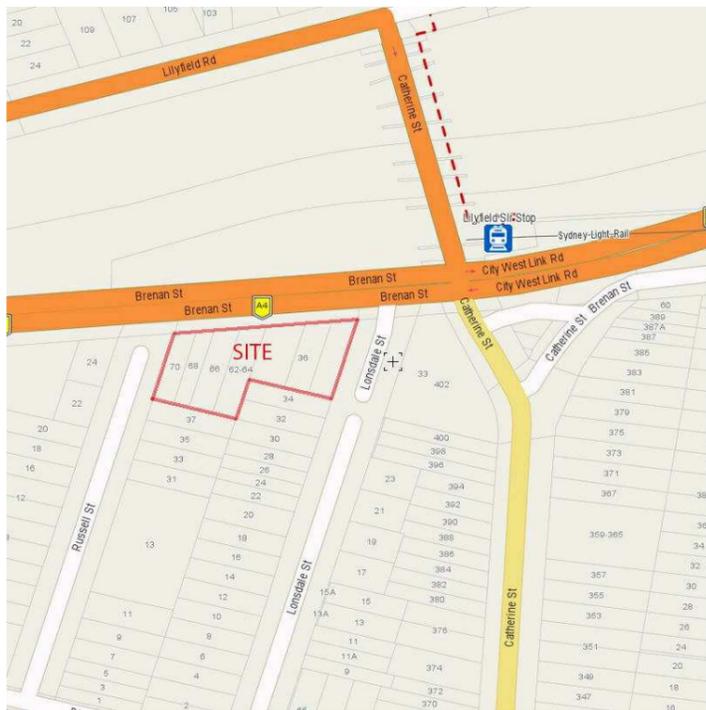




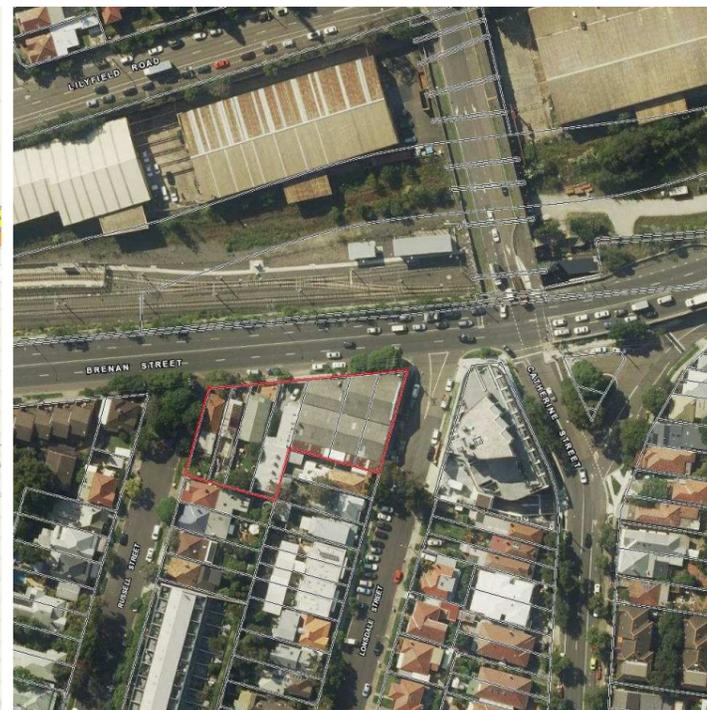
RESIDENTIAL DEVELOPMENT 36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD



STREET DIRECTORY (www.street-directory.com.au)



STREET DIRECTORY (www.street-directory.com.au)



AERIAL PHOTOGRAPH (maps.six.nsw.gov.au)



AERIAL PHOTOGRAPH - 1943 (maps.six.nsw.gov.au)

UNIX MIX SUMMARY

	1BED	2BED	3BED	TOTAL
GF	5	3	1	9
FF	9	2	1	12
SF	6	4	1	11
TF		1	1	2
TOTAL	20	10	4	34
%	58.8%	29.4%	11.8%	

ARCHITECTURAL DRAWINGS

Project#	DWG#	TITLE	SCALE	ISSUE	DATE
1919	00	COVER PAGE		3	10/20
	01	BASEMENT PLAN		2	10/20
	02	LOWER GROUND FLOOR PLAN		5	10/20
	03	GROUND FLOOR PLAN		4	10/20
	04	FIRST FLOOR PLAN		4	10/20
	05	SECOND FLOOR PLAN		4	10/20
	06	THIRD FLOOR PLAN		4	10/20
	07	ROOF PLAN		4	10/20
	08	ELEVATIONS		1	09/20
	09	SECTIONS		4	10/20
	10	DIAGRAM - GFA		4	10/20
	11	DIAGRAM - SOLAR ACCESS		2	10/20
	12	DIAGRAM- LANDSCAPE & COVERAGE		3	10/20
	13	DIAGRAM- SHADOW ANALYSIS 1 OF 7		2	10/20
	14	DIAGRAM- SHADOW ANALYSIS 2 OF 7		2	10/20
	15	DIAGRAM- SHADOW ANALYSIS 3 OF 7		2	10/20
	16	DIAGRAM- SHADOW ANALYSIS 4 OF 7		2	10/20
	17	DIAGRAM- SHADOW ANALYSIS 5 OF 7		2	10/20
	18	DIAGRAM- SHADOW ANALYSIS 6 OF 7		2	10/20
	19	DIAGRAM- SHADOW ANALYSIS 7 OF 7		2	10/20
	20	DIAGRAM- COMMUNAL OPEN SPACE		4	10/20
	21	DIAGRAM- CROSS VENTILATION		3	10/20
	22	FINISHES SCHEDULE			
	23	WINDOW AND DOOR SCHEDULE			
	24	ADAPTABLE HOUSING			
	25	PERSPECTIVES			
	26	EXISTING HOUSE SHADOW DIAGRAM			
	27	DIAGRAM- PRIVATE OPEN SPACE			
28	DIAGRAM- SOLAR ACCESS- C.O.S		1	10/20	



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT NOMINATED ARCHITECT
 DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

Rev.	Date	Description	By
2	10/20	FOR TRAFFIX	AL
1	10/20	FOR COUNCIL	AL

STRUCTURAL ENGINEER
 Consultant: RAFELETOS ZANUTTINI ENGINEERS
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: ACOR CONSULTANTS (CC)
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: RMJ ENGINEERS 7 RING
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

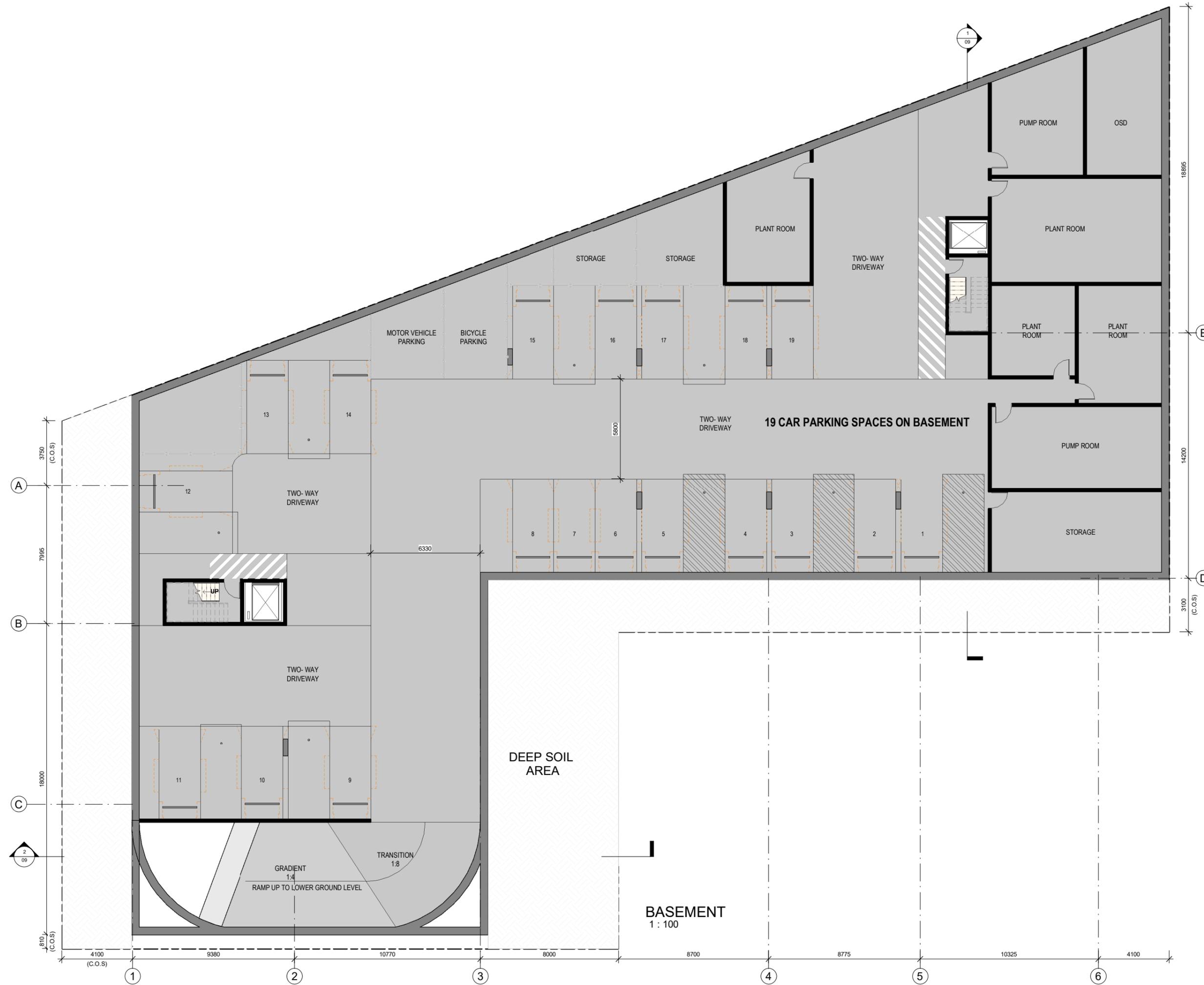
LANDSCAPE DESIGN
 Consultant: CONZEPT LANDSCAPE ARCHITECTS
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

BASIX/ SECTION J
 Consultant: PARTNERS ENERGY
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
BASEMENT PLAN

Date: _____ Drawing No. **01**
 Scale: 1:100@A1 1:0@A3
 Project No. **1919**
 Drawn/Checked _____
PLANNING PROPOSAL



A1 ORIGINAL SIZE

WEST LINK



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF
 WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY
 ARCHITECTURE

Rev.	Date	Description	By
5	10/20	FOR TRAFFIX	AL
4	10/20	FOR COUNCIL	AL
3	10/20	FOR COUNCIL	AL
2	09/20	FOR REVIEW	AL
1	09/20	FOR CLIENT	AL

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING**
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

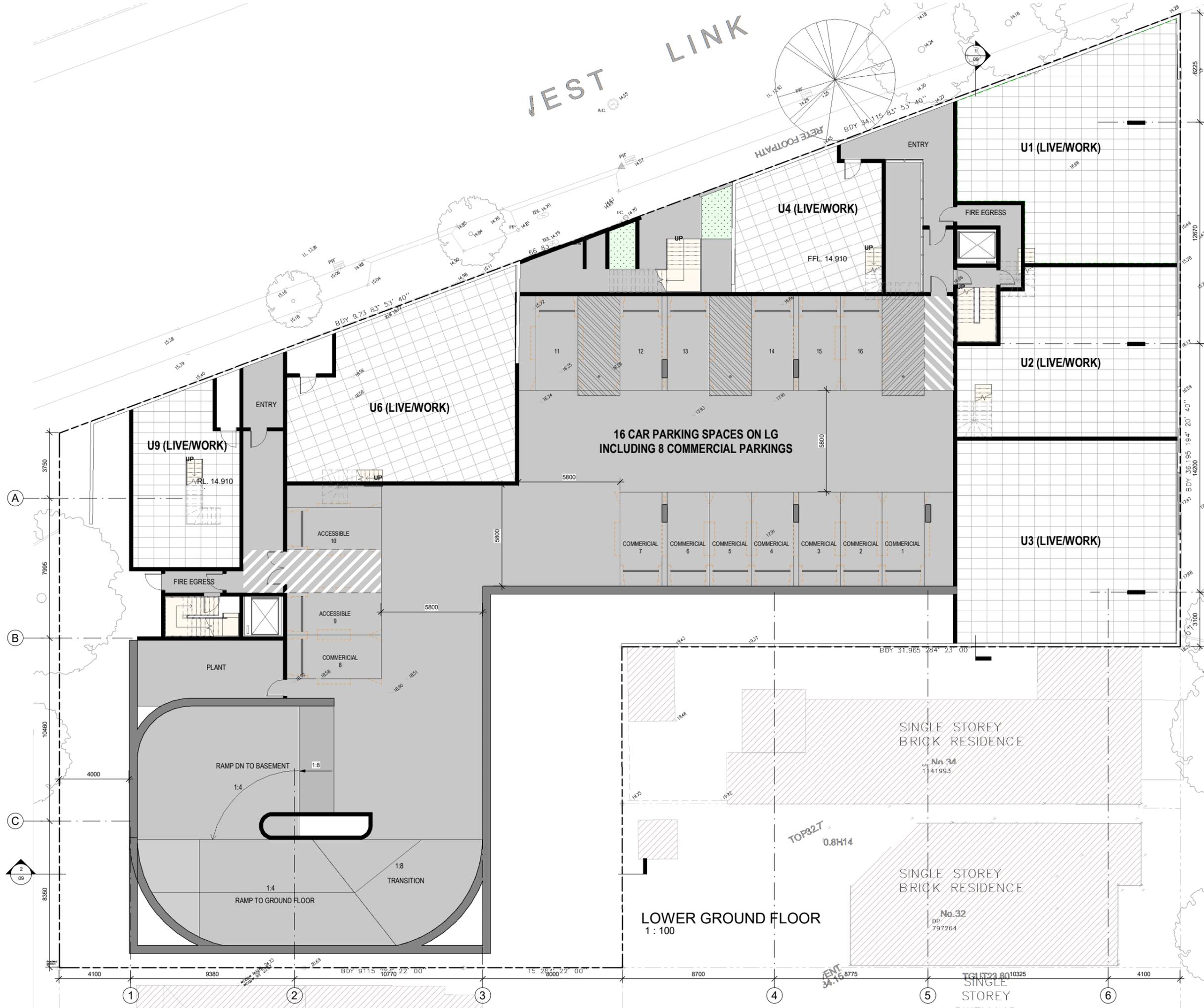
LANDSCAPE DESIGN
 Consultant: **CONZEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY
 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
LOWER GROUND FLOOR PLAN

Date: _____ Drawing No. **02**
 Scale: 1:100@A1 1:0@A3
 Project No. **1919**
 Drawn/Checked _____
PLANNING PROPOSAL



LOWER GROUND FLOOR
 1:100

SINGLE STOREY
 BRICK RESIDENCE
 No. 34
 DP 797264

SINGLE STOREY
 BRICK RESIDENCE
 No. 32
 DP 797264

SINGLE
 STOREY
 DWELLING

A1 ORIGINAL SIZE



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD

A1 ORIGINAL SIZE

UNIT MIX (GF)		
Name	Area	BEDROOMS
U1 (LIVE/WORK)	66 m ²	1
U2 (LIVE/WORK)	62 m ²	1
U3 (LIVE/WORK)	146 m ²	2
U4 (LIVE/WORK)	78 m ²	2
U5	97 m ²	3
U6 (LIVE/WORK)	79 m ²	2
U7	58 m ²	1
U8	57 m ²	1
U9 (LIVE/WORK)	59 m ²	1

GROUND LEVEL: 9



Rev.	Date	Description	By
4	10/20	FOR COUNCIL	AL
3	10/20	FOR COUNCIL	AL
2	09/20	FOR REVIEW	AL
1	09/20	FOR CLIENT	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: RAFELETOS ZANUTTINI ENGINEERS
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: ACOR CONSULTANTS (CC)
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: CONZEPT LANDSCAPE ARCHITECTS
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

BASIX/ SECTION J
 Consultant: PARTNERS ENERGY
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE: **GROUND FLOOR PLAN**

Date: _____ Drawing No. **03**

Scale: 1:100@A1 1:0@A3

Project No. **1919**

Drawn/Checked _____

PLANNING PROPOSAL

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

GROUND FLOOR
 1 : 100

UNIT MIX (SF)		
Name	Area	BEDROOMS
U22	38 m ²	3
U23	27 m ²	1
U24	25 m ²	1
U25	35 m ²	2
U26	35 m ²	1
U27	36 m ²	2
U28	63 m ²	1
U29	61 m ²	1
U30	70 m ²	2
U31	50 m ²	1
U32	73 m ²	2

LEVEL TWO: 11



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF
 WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
4	10/20	FOR COUNCIL	AL
3	10/20	FOR COUNCIL	AL
2	09/20	FOR REVIEW	AL
1	09/20	FOR CLIENT	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY
 ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING**
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: **CONZEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY
 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

PROJECT: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
SECOND FLOOR PLAN

Date: _____ Drawing No. **05**
 Scale: 1:100@A1 1:200@A3
 Project No. **1919**
 Drawn/Checked _____

PLANNING PROPOSAL



LEVEL TWO
 1 : 100

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

UNIT MIX (3F)		
Name	Area	BEDROOMS
U33	99 m ²	3
U34	83 m ²	2

2



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF
 WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
4	10/20	FOR COUNCIL	AL
3	10/20	FOR COUNCIL	AL
2	09/20	FOR REVIEW	AL
1	09/20	FOR CLIENT	AL

- Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE
- STRUCTURAL ENGINEER**
 Consultant: RAFELETOS ZANUTTINI ENGINEERS
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au
- HYDRAULIC ENGINEER**
 Consultant: ACOR CONSULTANTS (CC)
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au
- MECHANICAL ENGINEER**
 Consultant: RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au
- LANDSCAPE DESIGN**
 Consultant: CONZEPT LANDSCAPE ARCHITECTS
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au
- BASIX/ SECTION J**
 Consultant: PARTNERS ENERGY
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
THIRD FLOOR PLAN

Date: _____ Drawing No. **06**
 Scale: 1:100@A1 1:200@A3
 Project No. **1919**
 Drawn/Checked _____

PLANNING PROPOSAL



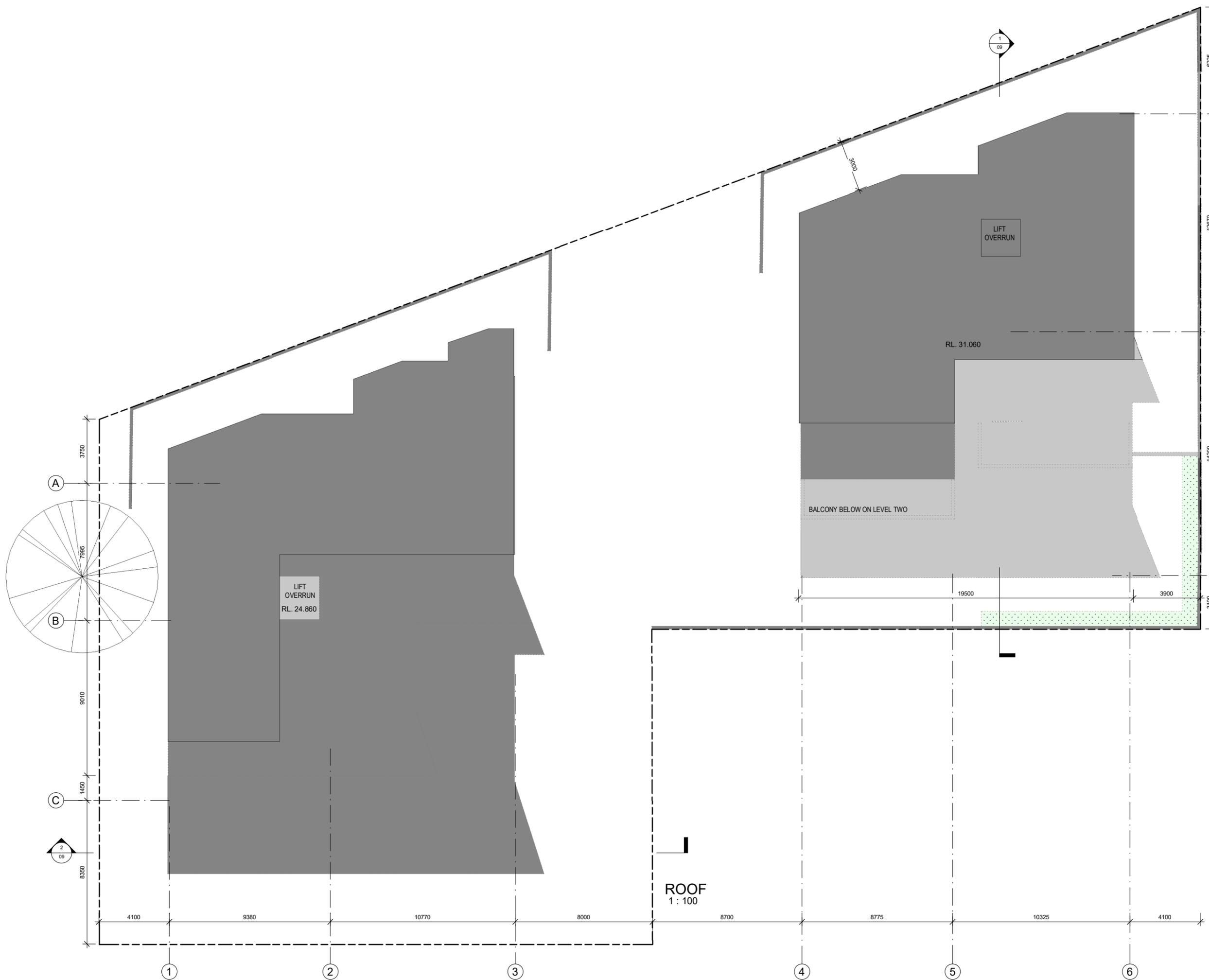


DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF
 WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE



Rev.	Date	Description	By
4	10/20	FOR COUNCIL	AL
3	10/20	FOR COUNCIL	AL
2	09/20	FOR REVIEW	AL
1	09/20	FOR CLIENT	

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY
 ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING**
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: **CONZEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY
 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE: **ROOF PLAN**

Date: _____ Drawing No. **07**
 Scale: 1:100@A1 1:200@A3
 Project No. **1919**
 Drawn/Checked _____

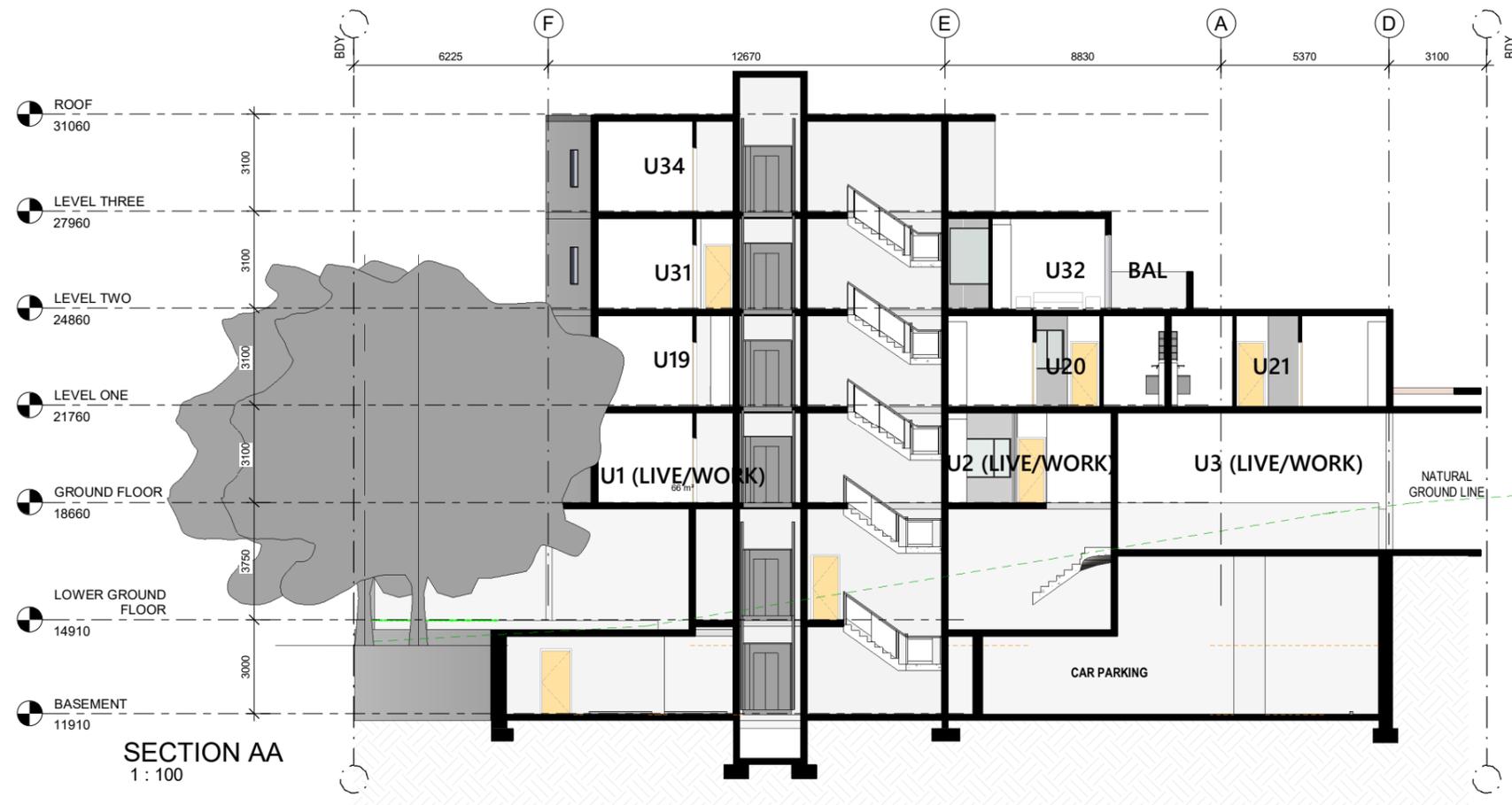
PLANNING PROPOSAL



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD

A1 ORIGINAL SIZE



Rev.	Date	Description	By
4	10/20	FOR COUNCIL	AL
3	10/20	FOR COUNCIL	AL
2	09/20	FOR REVIEW	AL
1	09/20	FOR CLIENT	AL

- Client: **JRNN PTY LTD**
C/O DEREK RAITHBY ARCHITECTURE
- STRUCTURAL ENGINEER**
 Consultant: RAFELETOS ZANUTTINI ENGINEERS
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au
- HYDRAULIC ENGINEER**
 Consultant: ACOR CONSULTANTS (CC)
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au
- MECHANICAL ENGINEER**
 Consultant: RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au
- LANDSCAPE DESIGN**
 Consultant: CONZEPT LANDSCAPE ARCHITECTS
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au
- BASIX/ SECTION J**
 Consultant: PARTNERS ENERGY
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET
& 64 - 70 BRENAN STREET, LILYFIELD

DRAWING TITLE: **SECTIONS**

Date:	1:100@A1	1:200@A3	Drawing No.
Scale:			09
Project No.	1919		
Drawn/Checked			

PLANNING PROPOSAL



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
4	10/20	FOR TRAFFIX	AL
3	10/20	FOR COUNCIL	AL
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY
 ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: RAFELETOS ZANUTTINI ENGINEERS
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: ACOR CONSULTANTS (CC)
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: RMJ ENGINEERS 7 RING
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: CONZEPT LANDSCAPE ARCHITECTS
 Address: 101/506 MILLERS STREET, CAMMERAY
 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

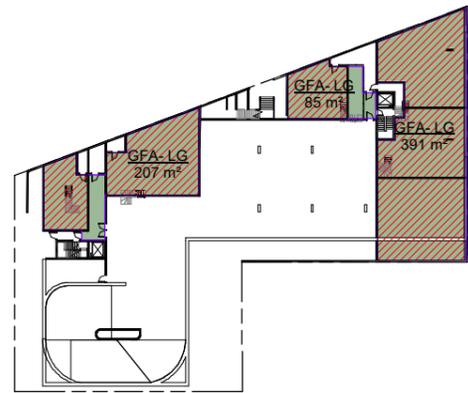
BASIX/ SECTION J
 Consultant: PARTNERS ENERGY
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET
& 64 - 70 BRENAN STREET, LILYFIELD

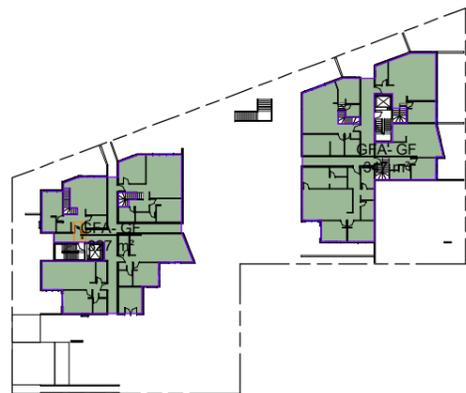
DRAWING TITLE
 DIAGRAM - GFA

Date: _____ Drawing No. _____
 Scale: As Indicated @ A11000@A3
 Project No. 1919
 Drawn/Checked _____

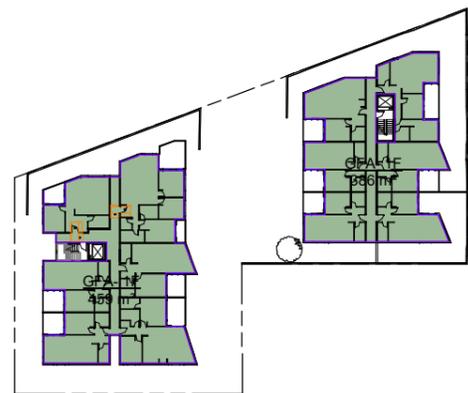
PLANNING PROPOSAL



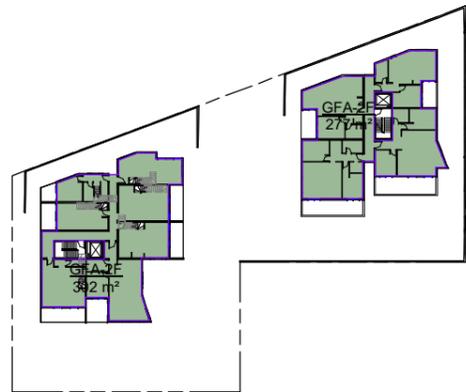
GFA Diagram - Lower Ground Floor Plan
 1 : 500



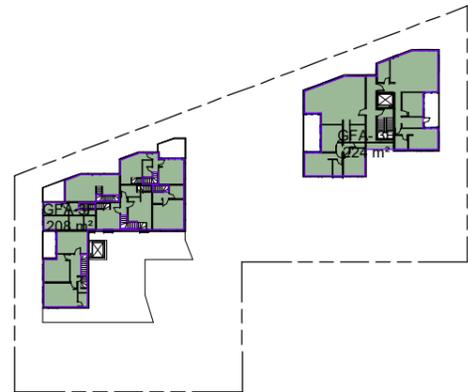
GFA Diagram - Ground Floor Plan
 1 : 500



GFA Diagram - First Floor Plan
 1 : 500



GFA Diagram - Second Floor Plan
 1 : 500



GFA Diagram - Third Floor Plan
 1 : 500

AREA CALCULATION - GROSS FLOOR AREA				
SITE AREA	TOTAL AREA	FSR	REQ FSR	
2145 m ²	3213 m ²	1.50	1.5	PASS

GROSS FLOOR AREA

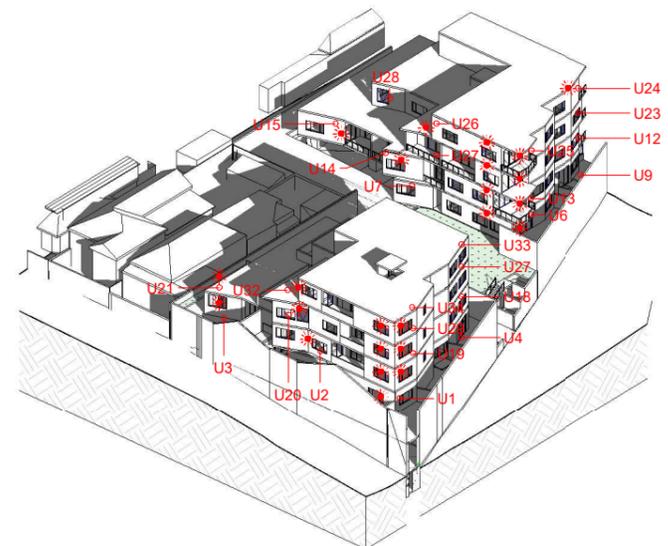
means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

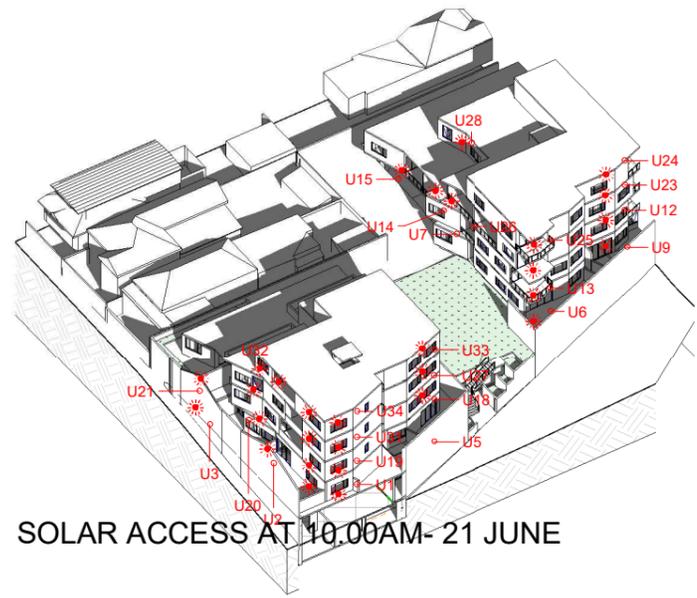
FLOOR AREA FOR WORK USE
 = 621.5 m²



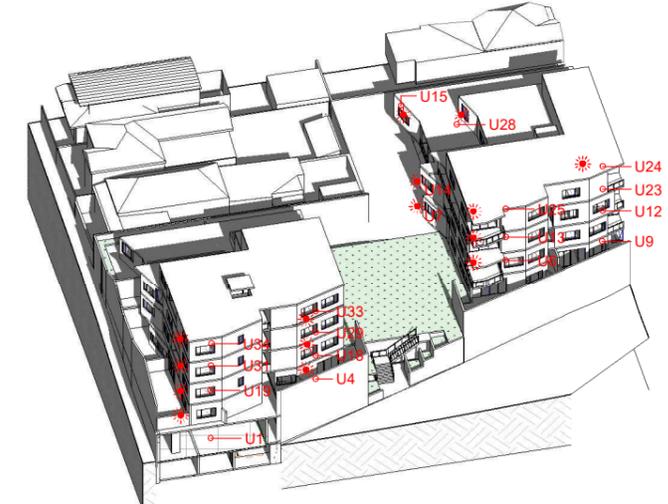
A1 ORIGINAL SIZE



SOLAR ACCESS AT 9.00AM- 21 JUNE



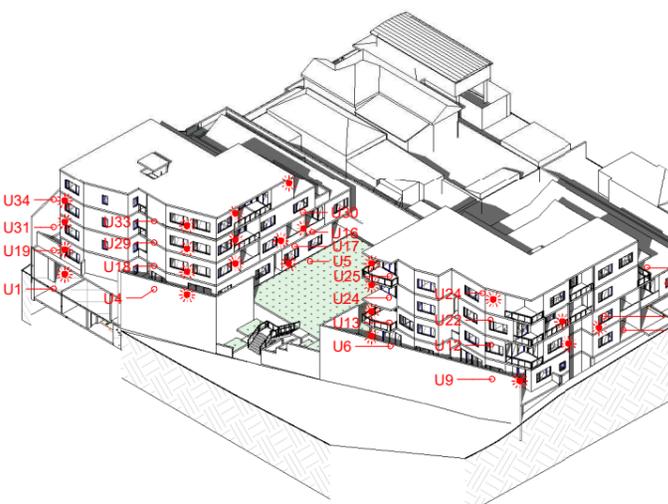
SOLAR ACCESS AT 10.00AM- 21 JUNE



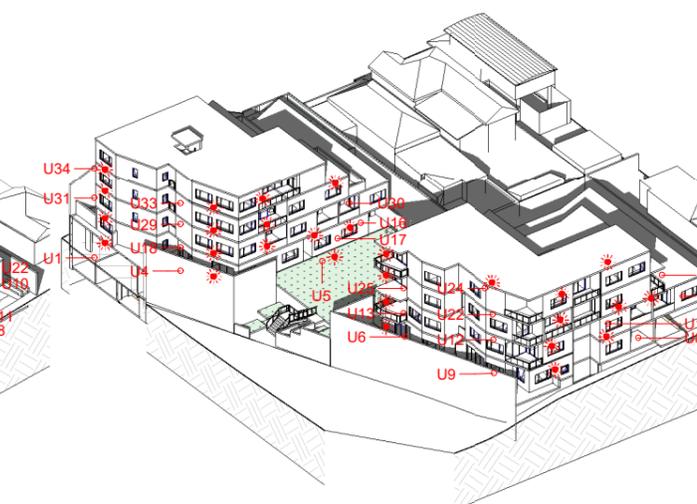
SOLAR ACCESS AT 11.00AM- 21 JUNE



SOLAR ACCESS AT 12.00PM- 21 JUNE



SOLAR ACCESS AT 1.00PM- 21 JUNE



SOLAR ACCESS AT 2.00PM- 21 JUNE

SEPP65 - SOLAR ACCESS COMPLIANCE SUMMARY TABLE					
UNITS	No. OF UNITS	Hour Start	Hour End	Total Hours	PASS / FAIL
U1 (LIVE/WORK)	35	9	15	6	PASS
U2 (LIVE/WORK)	35	9	12	3	PASS
U3 (LIVE/WORK)	35	9	11.5	2.5	PASS
U4(LIVE/WORK)	35	9	15	6	PASS
U5	35	12	15	3	PASS
U6 (LIVE/WORK)	35	9	15	6	PASS
U7	35	9	11.5	2.5	PASS
U8	35	12	15	3	PASS
U9(LIVE/WORK)	35	9	15	6	PASS
U10	35	12	15	3	PASS
U11	35	12	15	3	PASS
U12	35	10	15	5	PASS
U13	35	9	15	6	PASS
U14	35	9	11.5	2.5	PASS
U15	35	9	11.5	2.5	PASS
U16	35	12	15	3	PASS
U17	35	12	15	3	PASS
U18	35	9	15	6	PASS
U19	35	9	15	6	PASS

SEPP65 - SOLAR ACCESS COMPLIANCE SUMMARY TABLE					
UNITS	No. OF UNITS	Hour Start	Hour End	Total Hours	PASS / FAIL
U20	35	9	11.5	2.5	PASS
U21	35	9	11.5	2.5	PASS
U22	35	12.5	15	2.5	PASS
U23	35	12.5	15	2.5	PASS
U24	35	10	15	5	PASS
U25	35	9	15	6	PASS
U26	35	9	9.5	0.5	FAIL
U27	35	9	9.5	0.5	FAIL
U28	35	9	12	3	PASS
U29	35	9	15	6	PASS
U30	35	12	15	3	PASS
U31	35	9	15	6	PASS
U32	35	9	11.5	2.5	PASS
U33	35	12	15	3	PASS
U34	35	9	15	6	PASS

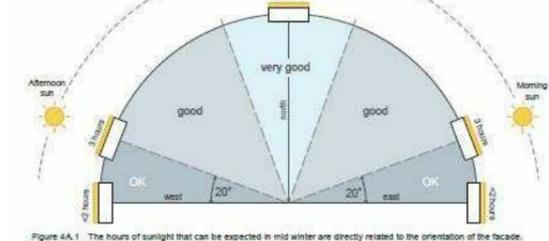


Figure 4A.1 The hours of sunlight that can be expected in mid winter are directly related to the orientation of the facade. This diagram shows the optimal orientation for habitable rooms and balconies. Note: An additional design and assessment tool is provided at Appendix 6 to assist in confirming the level of sunlight access to apartments.

APARTMENT DESIGN GUIDE

A minimum of 70% of dwellings within residential flat buildings in a development should receive a minimum of two (2) hours of direct sunlight to the main living room between 9am and 3pm during the winter solstice.

Private open space is to receive a minimum two hours of direct sunlight over 50% of the required private open space between 9am and 3pm at the winter solstice.

32/ 34 UNITS (94%) RECEIVE MORE THAN TWO HOURS DURING THE WINTER SOLSTICE

COMPLIES



Figure 4A.2 Shading devices on balconies should shade summer sun and allow winter sun access to living areas.

Objective 4A-1
 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design criteria

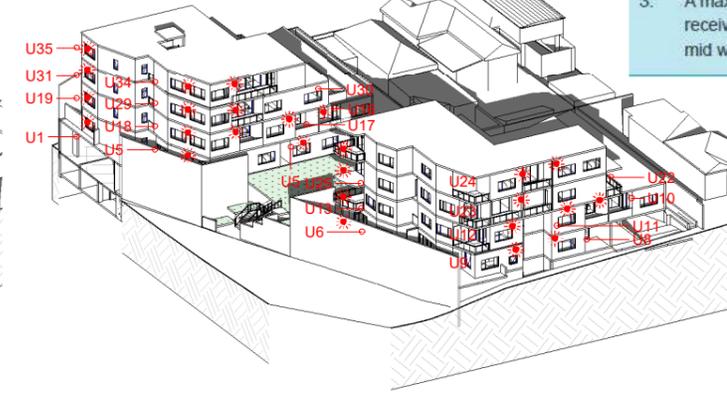
- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
- In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

Rev.	Date	Description	By
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

- Client: **JRNN PTY LTD**
 C/O DEREK RATHBY ARCHITECTURE
- STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au
- HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au
- MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192**
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au
- LANDSCAPE DESIGN
 Consultant: **CONZEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au
- BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
DIAGRAM - SOLAR ACCESS



SOLAR ACCESS AT 3.00PM- 21 JUNE

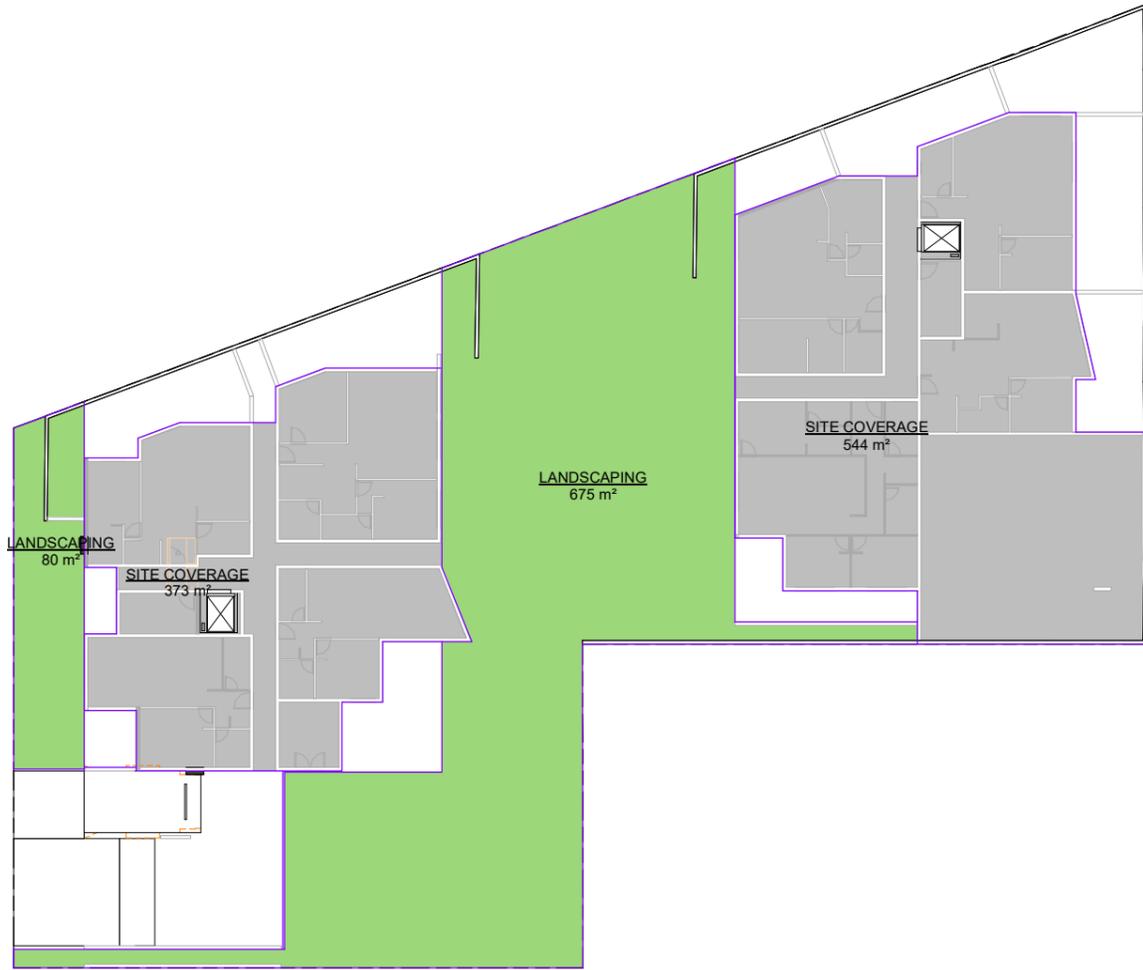


DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE



Landscaping & Site Coverage Calculation - Level 1
 1 : 200

LEICHHARDT DEVELOPMENT CONTROL PLAN 2013

4.3A LANDSCAPED AREAS FOR RESIDENTIAL ACCOMMODATION IN ZONE R1

- (1) The objectives of this clause are as follows—
- (a) to provide landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents,
 - (b) to maintain and encourage a landscaped corridor between adjoining properties,
 - (c) to ensure that development promotes the desired future character of the neighbourhood,
 - (d) to encourage ecologically sustainable development by maximising the retention and absorption of surface drainage water on site and by minimising obstruction to the underground flow of water,
 - (e) to control site density,
 - (f) to limit building footprints to ensure that adequate provision is made for landscaped areas and private open space.
- (2) This clause applies to development for the purpose of residential accommodation on land in Zone R1 General Residential.
- (3) Development consent must not be granted to development to which this clause applies unless—
- (a) the development includes landscaped area that comprises at least—
 - (i) where the lot size is equal to or less than 235 square metres—15% of the site area, or
 - (ii) where the lot size is greater than 235 square metres—20% of the site area, and
 - (b) the site coverage does not exceed 60% of the site area.
- (4) For the purposes of subclause (3)—
- (a) the site area is to be calculated under clause 4.5 (3), and
 - (b) any area that—
 - (i) has a length or a width of less than 1 metre, or
 - (ii) is greater than 500mm above ground level (existing),
 is not to be included in calculating the proportion of landscaped area, and
 - (c) any deck or balcony or the like (whether enclosed or unenclosed) is not to be included in calculating the site coverage if—
 - (i) it is 2.4 metres or more above ground level (existing), as measured from the underside of the structure and the area below the structure is able to be landscaped or used for recreational purposes, or
 - (ii) the finished floor level is 500mm or less above ground level (existing).

Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage—

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

AREA CALCULATION - LANDSCAPE					
Name	SITE AREA	LANDSCAPE AREA	Total %	DCP REQ.	
LANDSCAPING	2145 m ²	755 m ²	35%	20%	PASS

AREA CALCULATION - SITE COVERAGE					
SITE AREA	SITE COVERAGE AREA	Area	%	DCP REQ.	
2145 m ²	916 m ²	373 m ²	43%	60%	PASS
2145 m ²	916 m ²	544 m ²	43%	60%	PASS

Rev.	Date	Description	By
3	10/20	FOR COUNCIL	AL
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: RAFELETOS ZANUTTINI ENGINEERS
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: ACOR CONSULTANTS (CC)
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: CONZEPT LANDSCAPE ARCHITECTS
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

BASIX/ SECTION J
 Consultant: PARTNERS ENERGY
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
DIAGRAM- LANDSCAPE & COVERAGE

Date: _____ Drawing No. **12**
 Scale: As indicated @A1 1:0@A3
 Project No. **1919**
 Drawn/Checked _____

PLANNING PROPOSAL



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF
 WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING**
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: **CONCEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY
 2062
 Phone: (02) 9922 5312
 e-mail: rob@concept.net.au

BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
DIAGRAM- SHADOW ANALYSIS 1 OF 7

Date: _____ Drawing No. _____
 Scale: As indicated@A1 1:0@A3
 Project No. **1919**
 Drawn/Checked _____
13
PLANNING PROPOSAL



EXISTING - 21ST JUNE SHADOW 9AM
 1 : 200



PROPOSED - 21ST JUNE SHADOW 9AM
 1 : 200

LEGEND:
 ■ EXISTING SHADOW CAST
 ■ ADDITIONAL SHADOW CAST



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT NOMINATED ARCHITECT
 DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192**
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

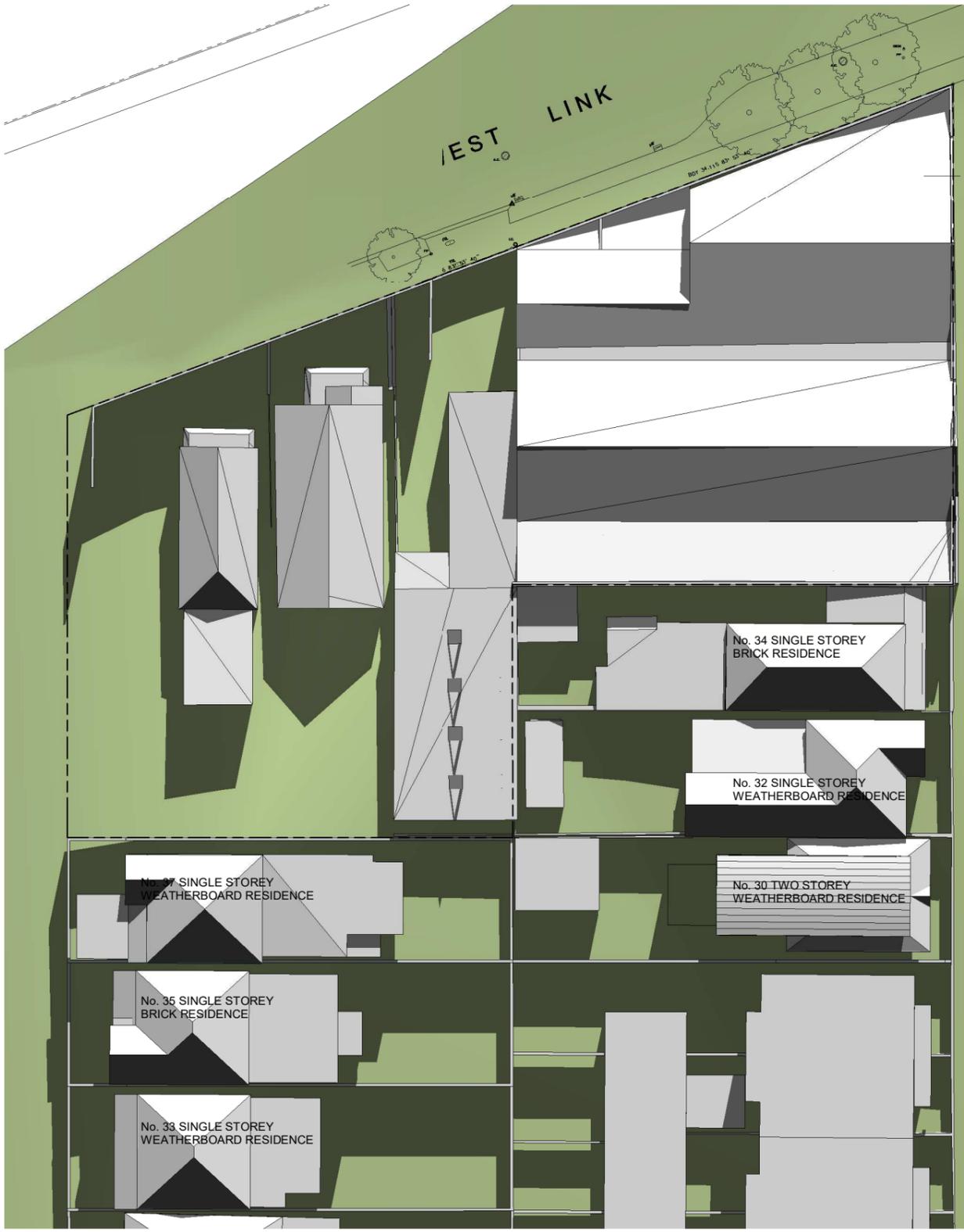
LANDSCAPE DESIGN
 Consultant: **CONZEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD

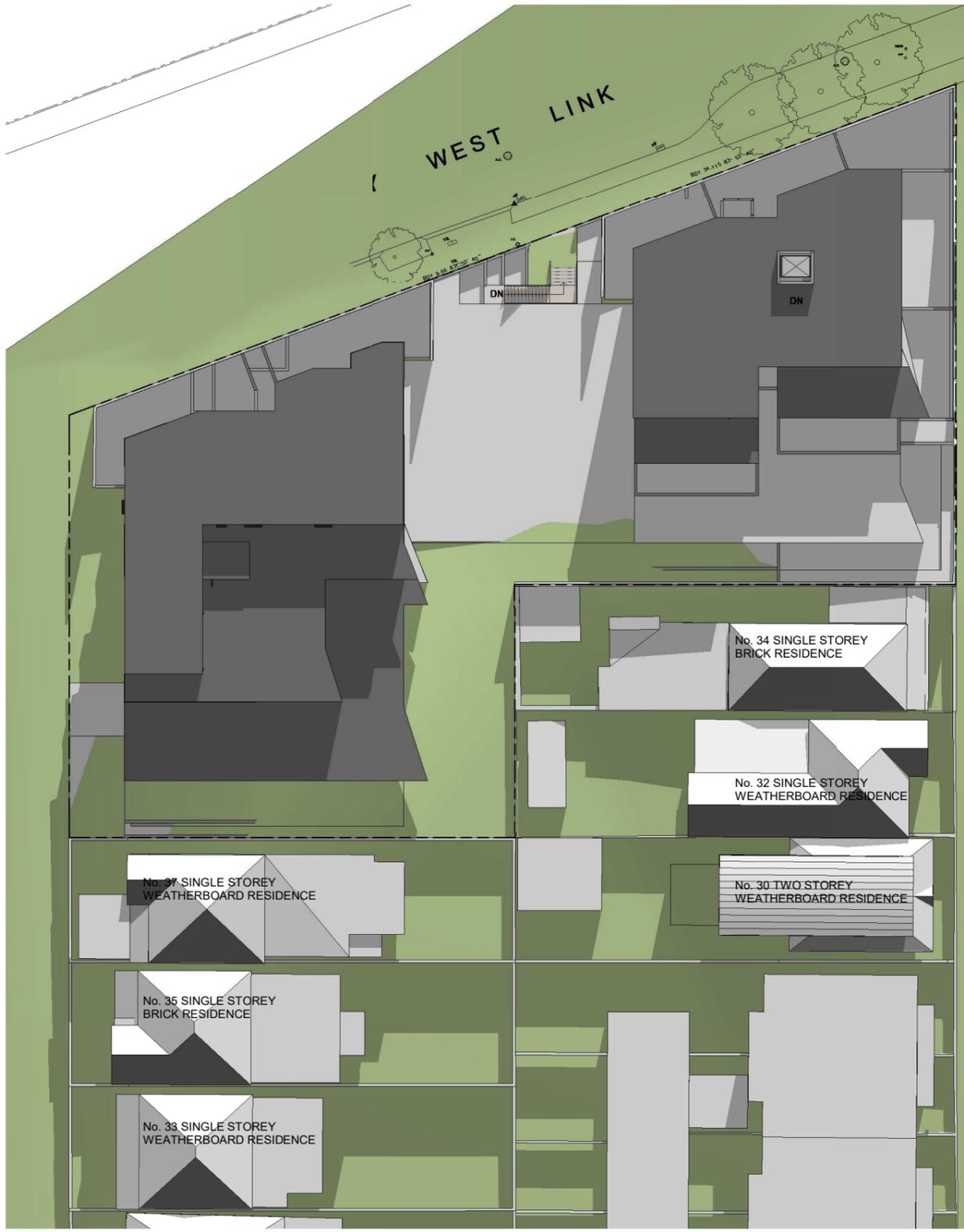
DRAWING TITLE
DIAGRAM- SHADOW ANALYSIS 2 OF 7

Date: _____ Drawing No. **14**
 Scale: As indicated@A1 1:0@A3
 Project No. **1919**
 Drawn/Checked _____
PLANNING PROPOSAL



EXISTING - 21ST JUNE SHADOW 10AM
 1 : 200

LEGEND:
 [Dark Grey Box] EXISTING SHADOW CAST
 [Light Grey Box] ADDITIONAL SHADOW CAST



PROPOSED - 21ST JUNE SHADOW 10AM
 1 : 200



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING**
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: **CONCEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@concept.net.au

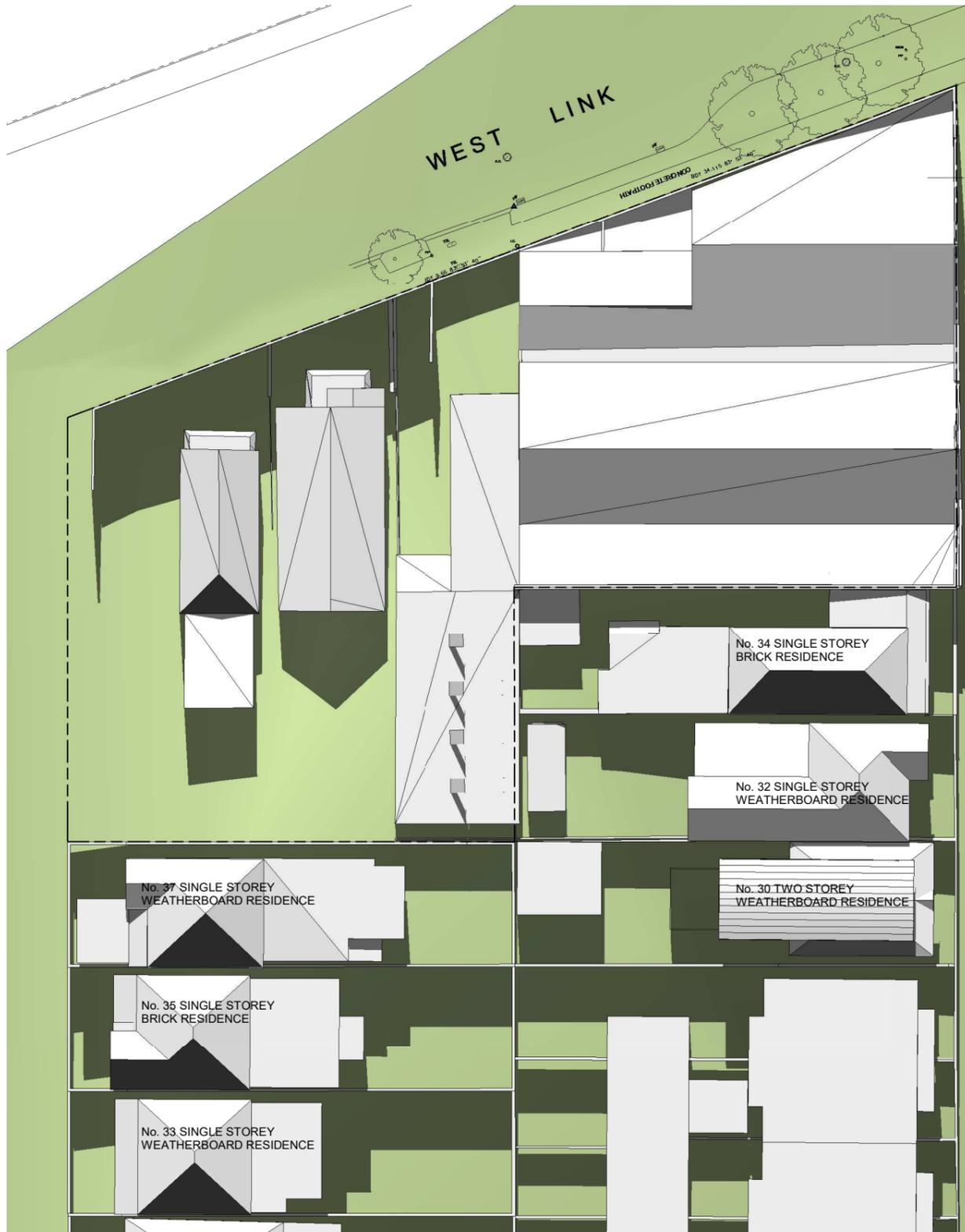
BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
 DIAGRAM- SHADOW ANALYSIS 3 OF 7

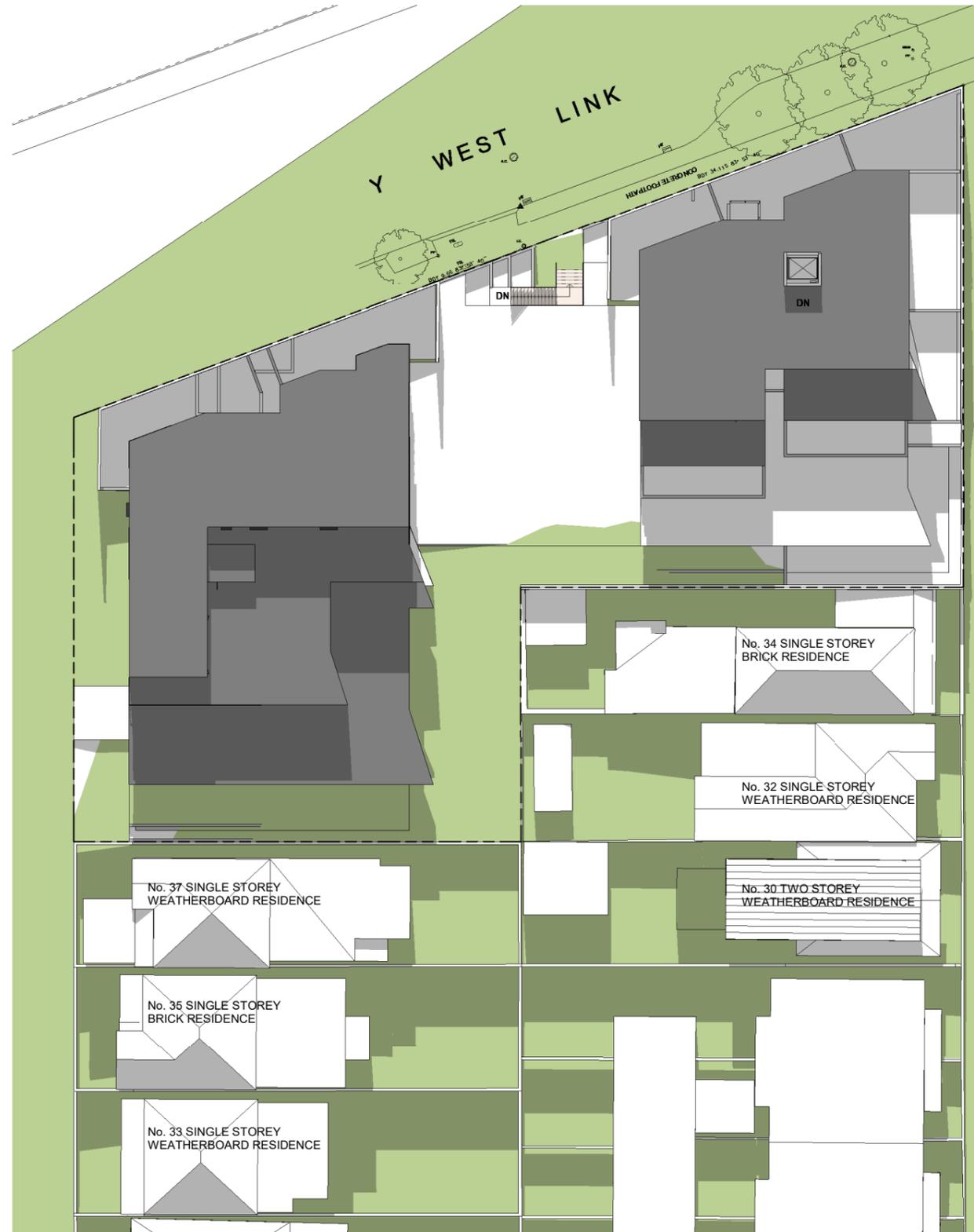
Date: _____ Drawing No. **15**
 Scale: As indicated @A1 1:0@A3
 Project No. **1919**
 Drawn/Checked _____

PLANNING PROPOSAL



EXISTING - 21ST JUNE SHADOW 11AM
 1 : 200

LEGEND:
 [Dark Grey Box] EXISTING SHADOW CAST
 [Light Grey Box] ADDITIONAL SHADOW CAST



PROPOSED - 21ST JUNE SHADOW 11AM
 1 : 200



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING**
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: **CONCEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@concept.net.au

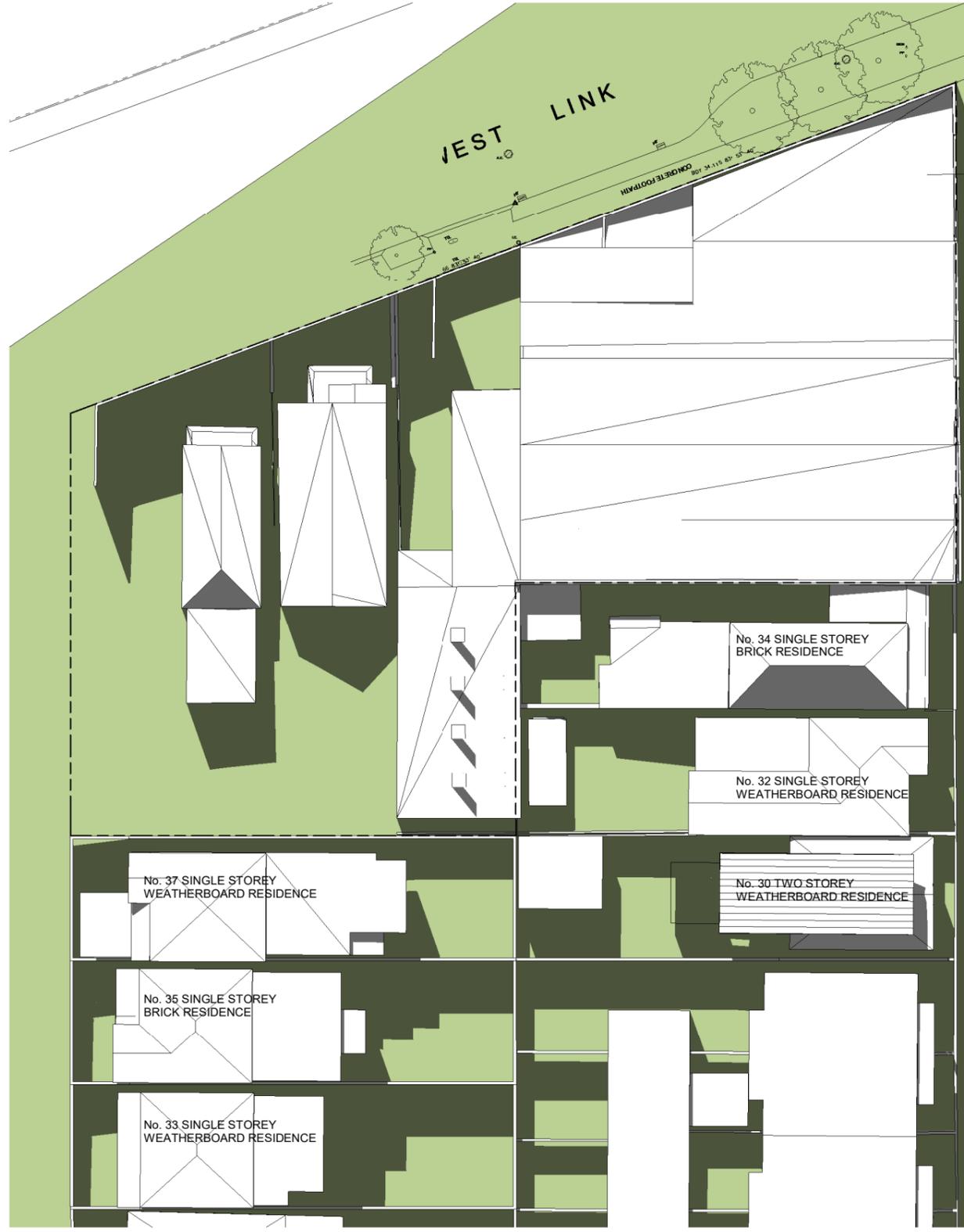
BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
DIAGRAM- SHADOW ANALYSIS 4 OF 7

Date: _____ Drawing No. **16**
 Scale: As indicated @A1:400@A3
 Project No. **1919**
 Drawn/Checked _____

PLANNING PROPOSAL



EXISTING - 21ST JUNE SHADOW 12PM
 1 : 200

LEGEND:
 ■ EXISTING SHADOW CAST
 ■ ADDITIONAL SHADOW CAST



PROPOSED - 21ST JUNE SHADOW 12PM
 1 : 200



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF
 WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192**
 Address: 7 RING STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

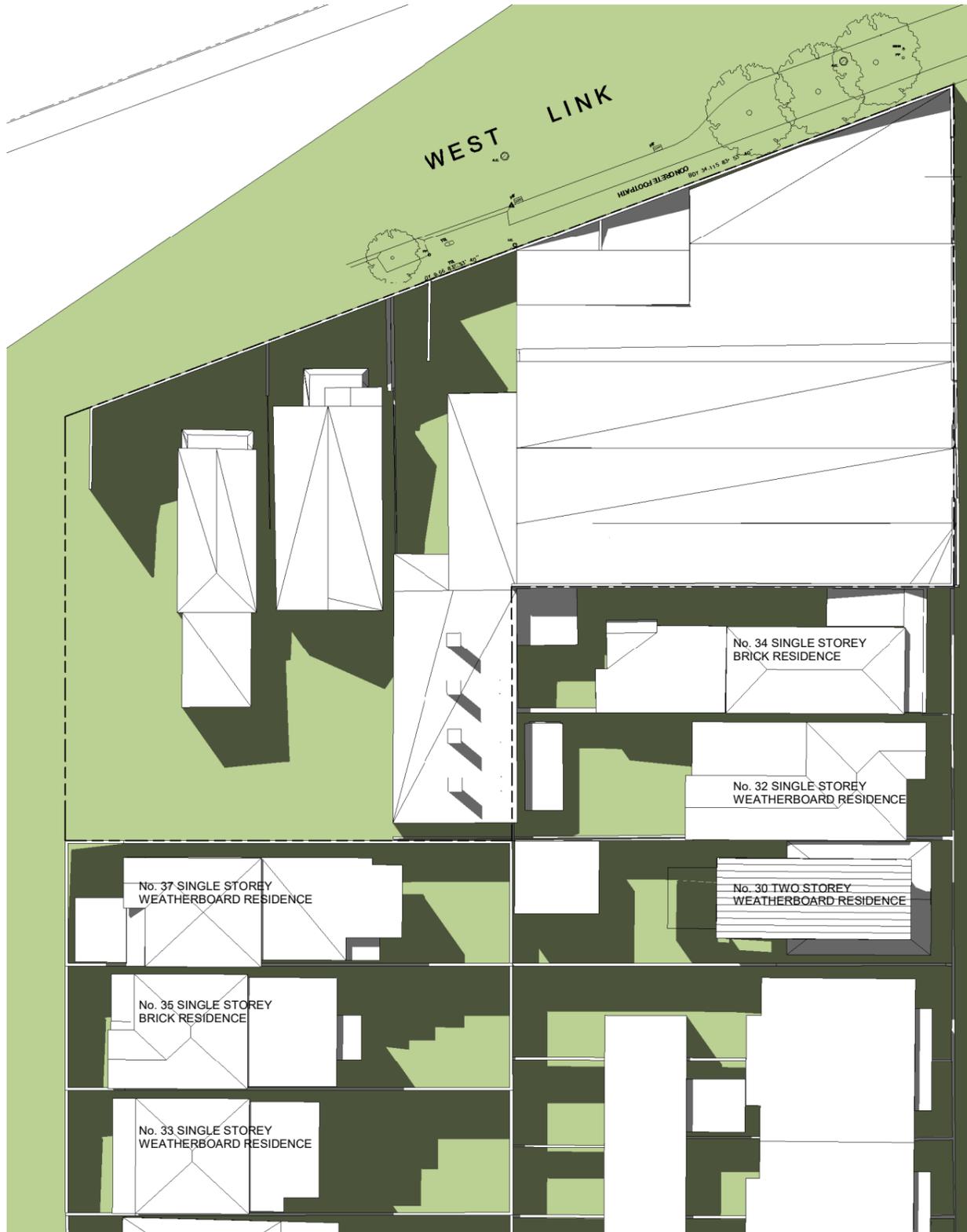
LANDSCAPE DESIGN
 Consultant: **CONCEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@concept.net.au

BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
DIAGRAM- SHADOW ANALYSIS 5 OF 7

Date: _____ Drawing No. **17**
 Scale: As indicated @ A1:400@A3
 Project No. **1919**
 Drawn/Checked _____
PLANNING PROPOSAL



EXISTING - 21ST JUNE SHADOW 1PM
 1 : 200

PROPOSED - 21ST JUNE SHADOW 1PM
 1 : 200

LEGEND:
 ■ EXISTING SHADOW CAST
 ■ ADDITIONAL SHADOW CAST



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: RAFELETOS ZANUTTINI ENGINEERS
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: ACOR CONSULTANTS (CC)
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: CONZEPT LANDSCAPE ARCHITECTS
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

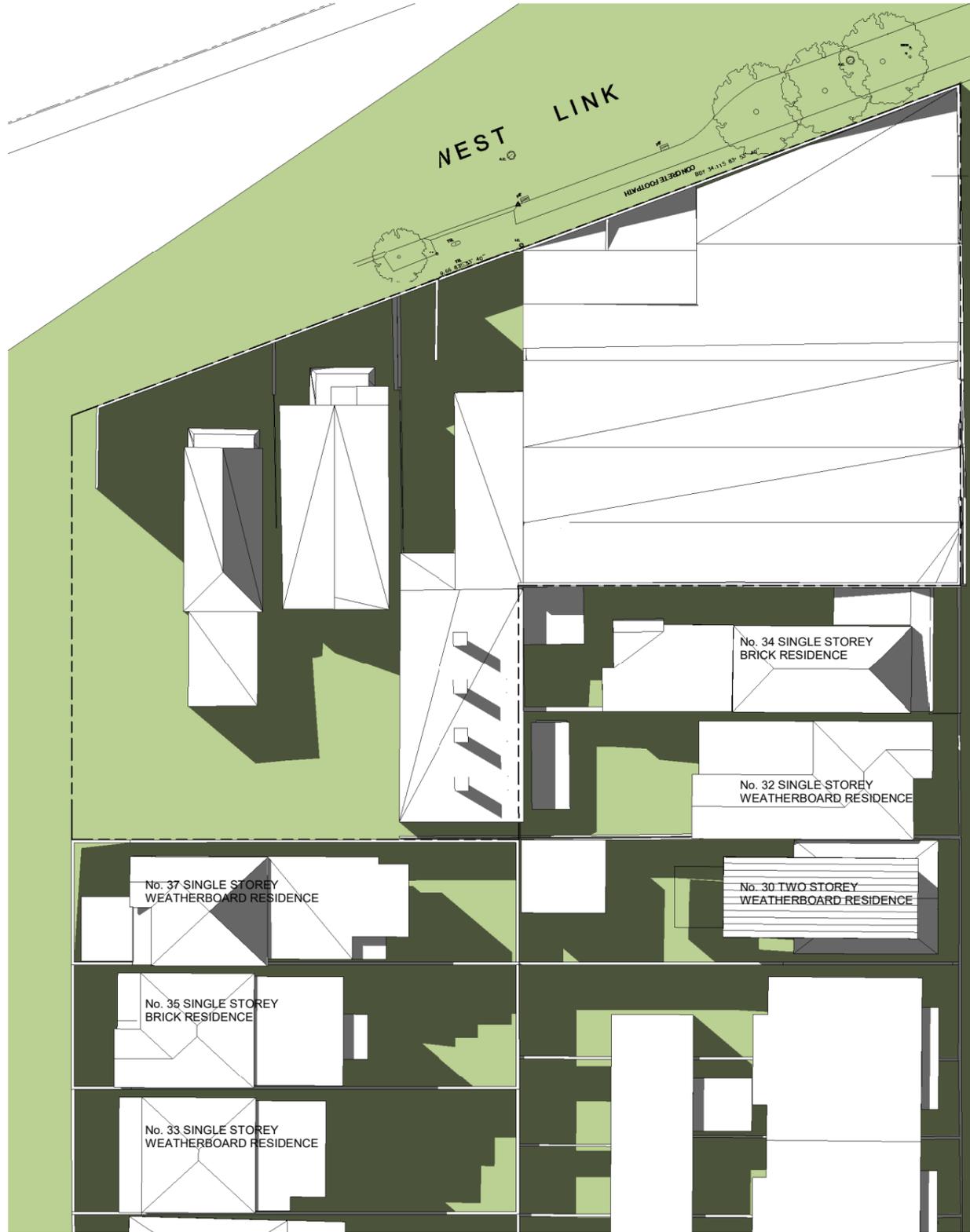
BASIX/ SECTION J
 Consultant: PARTNERS ENERGY
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
DIAGRAM- SHADOW ANALYSIS 6 OF 7

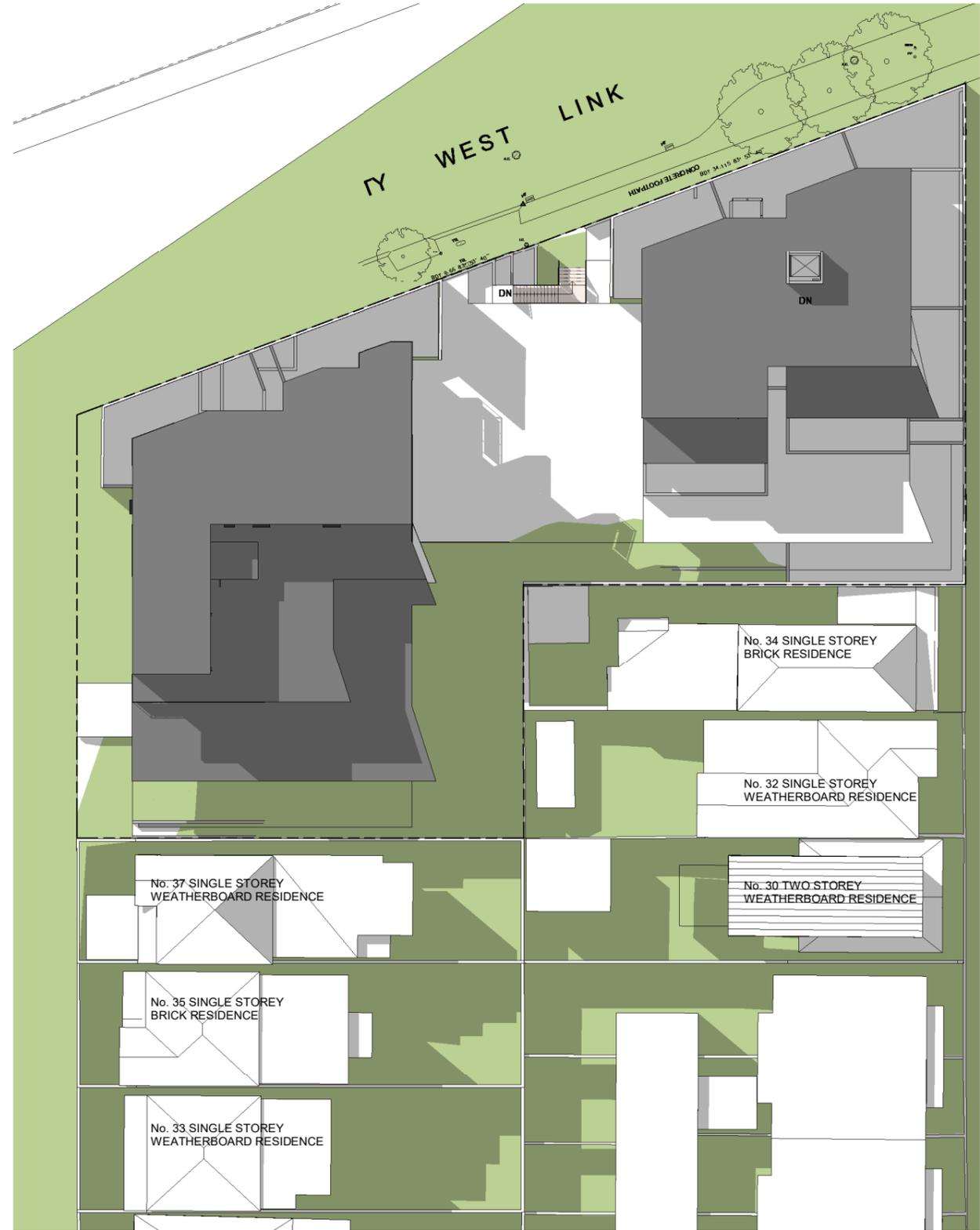
Date: _____ Drawing No. **18**
 Scale: As indicated @ A1:400 @ A3
 Project No. **1919**
 Drawn/Checked _____

PLANNING PROPOSAL

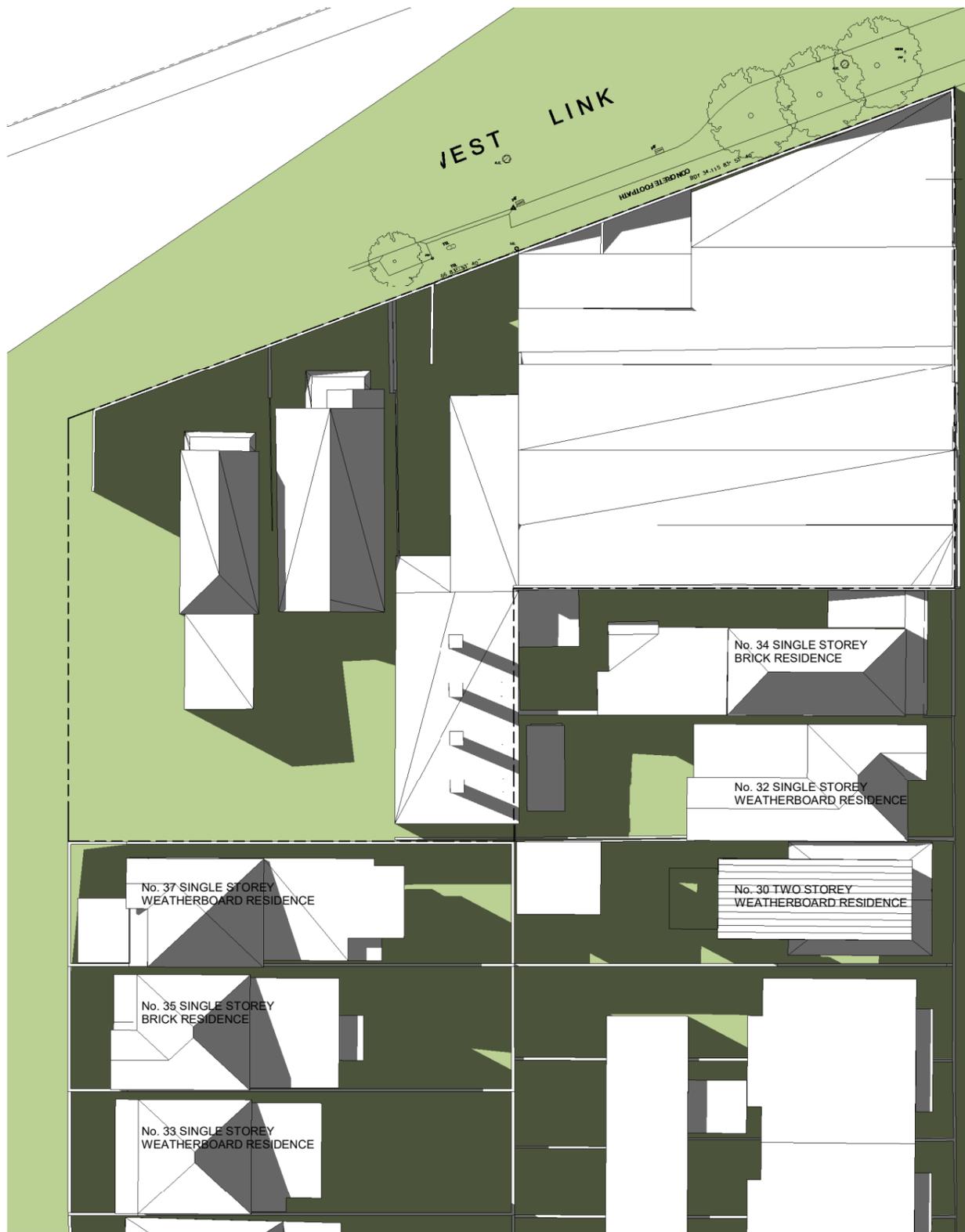


EXISTING - 21ST JUNE SHADOW 2PM
 1 : 200

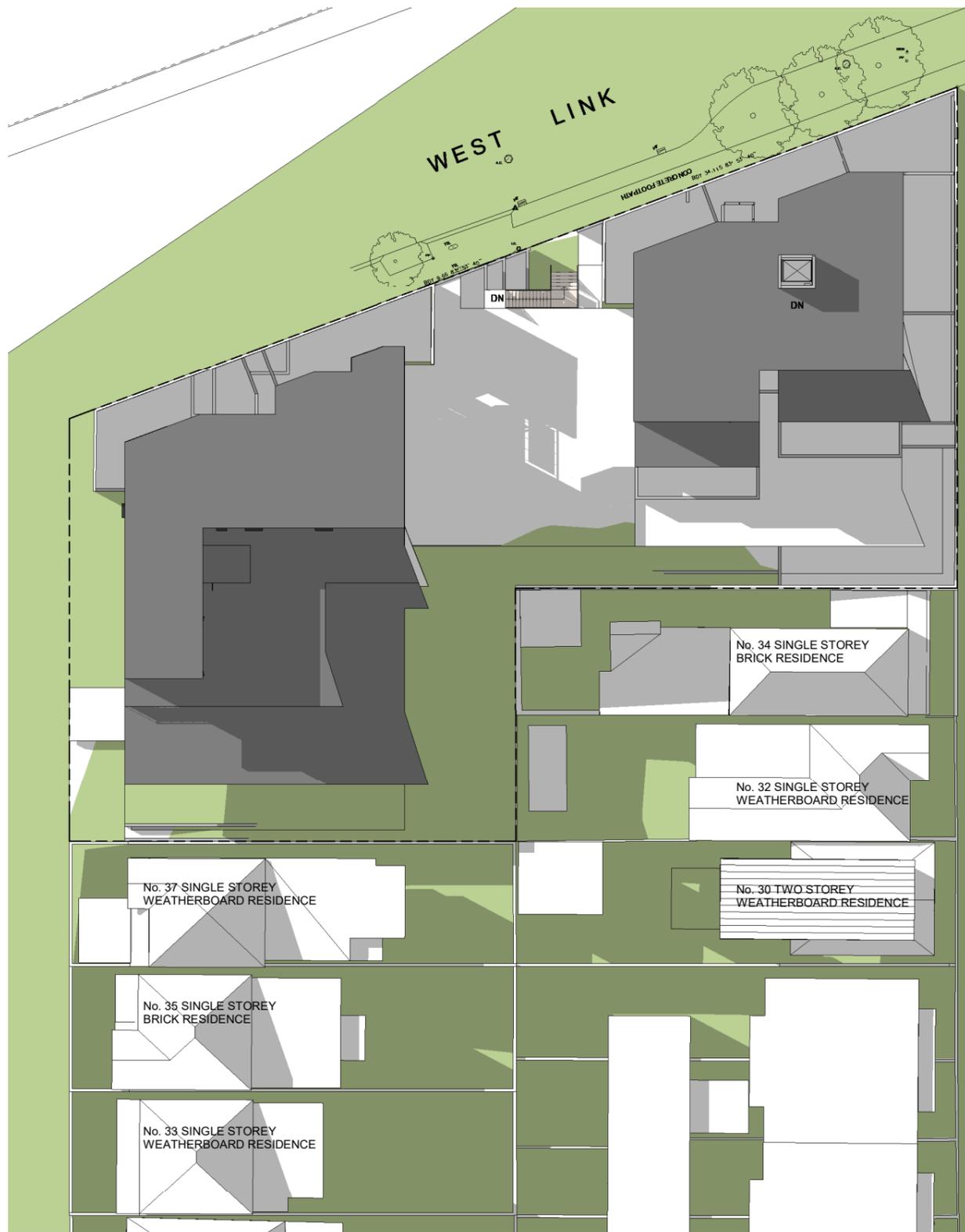
LEGEND:
 ■ EXISTING SHADOW CAST
 ■ ADDITIONAL SHADOW CAST



PROPOSED - 21ST JUNE SHADOW 2PM
 1 : 200



EXISTING - 21ST JUNE SHADOW 3PM
1 : 200



PROPOSED - 21ST JUNE SHADOW 3PM
1 : 200

LEGEND:
 ■ EXISTING SHADOW CAST
 ■ ADDITIONAL SHADOW CAST

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RATHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD

North arrow symbol and text: A1 ORIGINAL SIZE

Rev.	Date	Description	By
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

Client: **JRNN PTY LTD**
 C/O DEREK RATHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192**
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: **CONZEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT
 36 LONSDALE STREET
 & 64 - 70 BRENNAN STREET, LILYFIELD**

DRAWING TITLE
DIAGRAM- SHADOW ANALYSIS 7 OF 7

Date: _____ Drawing No. _____
 Scale: As indicated @ A1:400@A3
 Project No. **1919**
 Drawn/Checked _____
19
PLANNING PROPOSAL



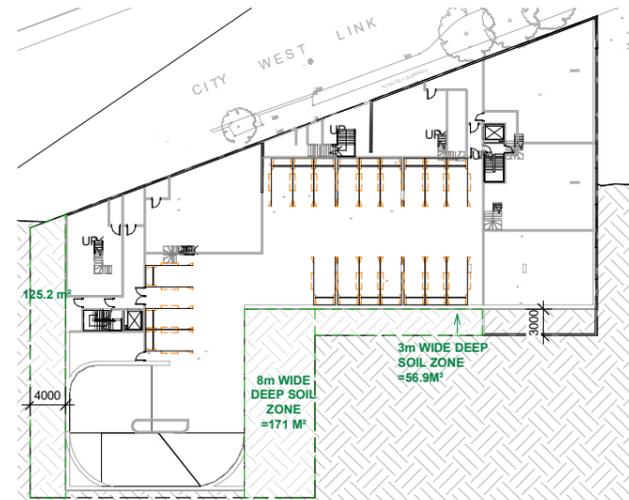
DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE



C.O.S Calculation- Level 1
 1 : 400



Deep Soil Calculation
 1 : 400

Apartment Design Guide

COMPLIANCE

<p>Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</p> <p>Design criteria</p> <ol style="list-style-type: none"> Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter) <p>Design guidance</p> <ul style="list-style-type: none"> Communal open space should be consolidated into a well designed, easily identified and usable area Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions Communal open space should be co-located with deep soil areas Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies Where communal open space cannot be provided at ground level, it should be provided on a podium or roof Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: <ul style="list-style-type: none"> provide communal spaces elsewhere such as a landscaped roof top terrace or a common room provide larger balconies or increased private open space for apartments demonstrate good proximity to public open space and facilities and/or provide contributions to public open space 	<p>✓</p> <p>✓ (16.5%)</p> <p>✓ Refer to Drawing No.13-19</p> <p>✓</p> <p>✓ Allowing access from the street and common areas</p> <p>Not Applicable</p>
---	---

AREA CALCULATION- COMMUNAL OPEN SPACE			
SITE AREA	LEVEL	AREA	%
2145 m ²	GROUND FLOOR	551 m ²	25.7%

COMPLIES

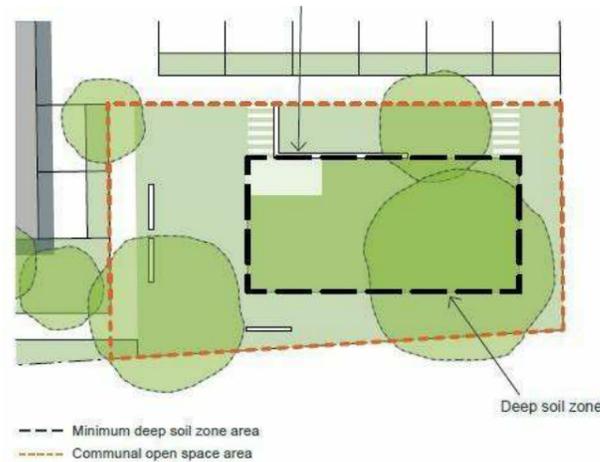


Figure 3E.4 Pedestrian pathways and paving which is specifically designed for tree root growth can occupy up to 10% of the deep soil zone

Objective 3E-1

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Design criteria

- Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m ²	-	7%
650m ² - 1,500m ²	3m	
greater than 1,500m ²	6m	
greater than 1,500m ² with significant existing tree cover	6m	

Design guidance

On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:

- 10% of the site as deep soil on sites with an area of 650m² - 1,500m²
- 15% of the site as deep soil on sites greater than 1,500m²

AREA CALCULATION- DEEP SOIL AREA			
SITE AREA	ADG REQ. %	AREA	%
2145 m ²	7%	8m WIDE - 171 m ²	8%
	15% (TOTAL)	3m WIDE - 56.9 m ²	16.5%
		4m WIDE - 125.2 m ²	
		353.1 m ²	

COMPLIES

Rev.	Date	Description	By
4	10/20	FOR COUNCIL	AL
3	10/20	FOR COUNCIL	AL
2	09/20	FOR REVIEW	AL
1	09/20	FOR CLIENT	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192**
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: **CONCEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@concept.net.au

BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
DIAGRAM- COMMUNAL OPEN SPACE

Date: _____ Drawing No. _____
 Scale: As indicated @ A1 1:0 @ A3
 Project No. **1919** **20**
 Drawn/Checked _____

PLANNING PROPOSAL



DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD.



A1 ORIGINAL SIZE

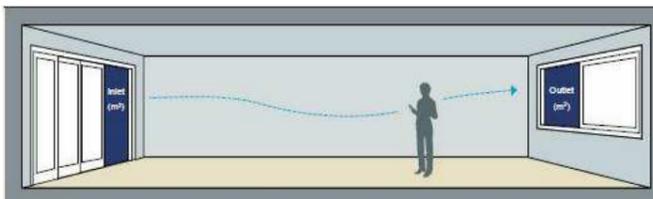


Figure 4B.3 Effective cross ventilation is achieved when the inlet and outlet have approximately the same area, allowing air to be drawn through the apartment using opposite air pressures on each side of the building

Objective 4B-3
 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

Design criteria

- At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed
- Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line

Design guidance

The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths

In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)

Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow

Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow

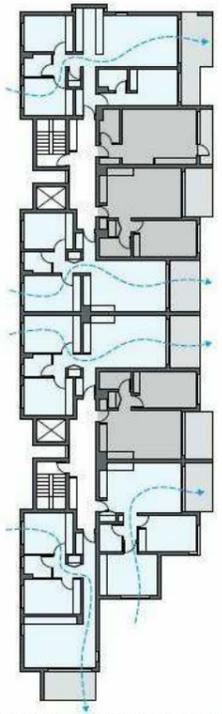
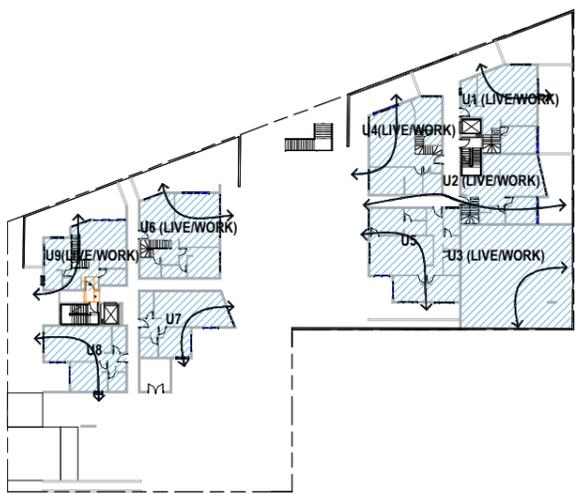
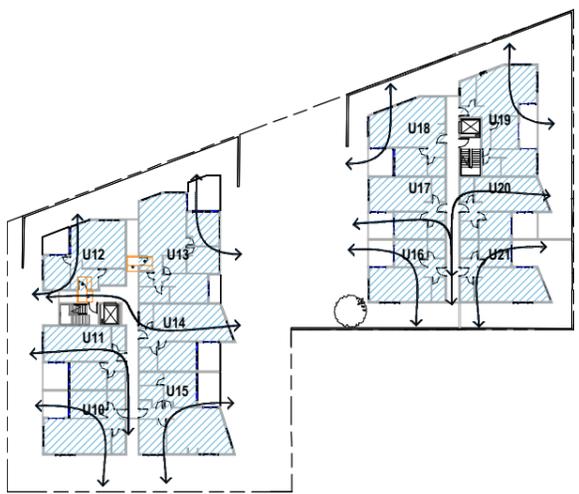


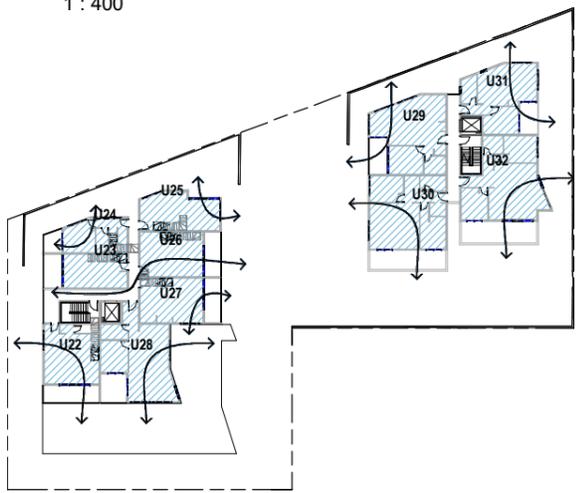
Figure 4B.4 The floor plan above demonstrates one approach for how five of a total of eight apartments achieve natural cross ventilation



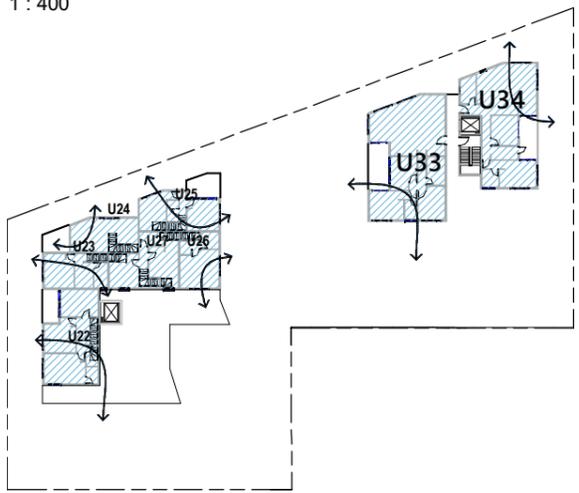
Ground Floor Cross Ventilation
 1 : 400



Level 1 Cross Ventilation
 1 : 400



Level 2 Cross Ventilation
 1 : 400



Level 3 Cross Ventilation
 1 : 400

SEPP65 - CROSS VENTILATION	
UNIT No.	
U1 (LIVE/WORK)	Yes
U2 (LIVE/WORK)	Yes
U3 (LIVE/WORK)	Yes
U4 (LIVE/WORK)	Yes
U5	Yes
U6 (LIVE/WORK)	Yes
U7	Yes
U8	Yes
U9 (LIVE/WORK)	Yes
U10	Yes
U11	Yes
U12	Yes
U13	Yes
U14	Yes
U15	Yes
U16	Yes
U17	Yes
U18	Yes
U19	Yes

SEPP65 - CROSS VENTILATION	
UNIT No.	
U20	Yes
U21	Yes
U22	Yes
U23	Yes
U24	Yes
U25	Yes
U26	Yes
U27	Yes
U28	Yes
U29	Yes
U30	Yes
U31	Yes
U32	Yes
U33	Yes
U34	Yes

34/ 34 UNITS (100%) RECEIVE CROSS VENTILATION

COMPLIES

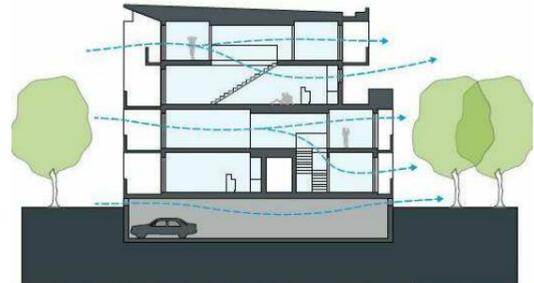


Figure 4B.1 Prevailing winds vary for different locations and depend on local conditions. For coastal areas in NSW, cooling sea breezes in summer tend to come from a north-easterly direction

Rev.	Date	Description	By
3	10/20	FOR COUNCIL	AL
2	10/20	FOR COUNCIL	AL
1	09/20	FOR REVIEW	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: **RAFELETOS ZANUTTINI ENGINEERS**
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: **ACOR CONSULTANTS (CC)**
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: **RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192**
 Address: STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: **CONZEPT LANDSCAPE ARCHITECTS**
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

BASIX/ SECTION J
 Consultant: **PARTNERS ENERGY**
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET & 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
DIAGRAM- CROSS VENTILATION

Date: _____ Drawing No. _____
 Scale: As Indicated @ A1.800@A3
 Project No. **1919**
 Drawn/Checked _____

SEPP65 - SOLAR ACCESS COMPLIANCE C.O.S				
UNITS	Hour Start	Hour End	Total Hours	PASS / FAIL
C.O.S	9	15	6	PASS

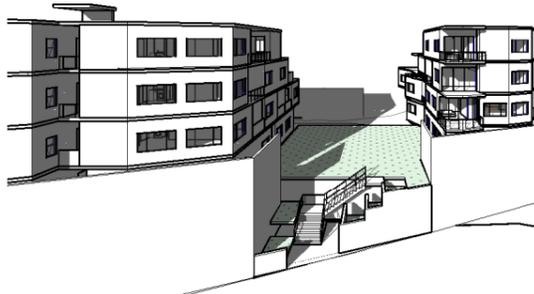


DEREK RAITHBY ARCHITECTURE
 443 PARRAMATTA ROAD,
 LEICHHARDT NSW 2040
 T: (02) 9518 3563 ABN: 61613174020
 info@derekraithby.com.au Architect #7469

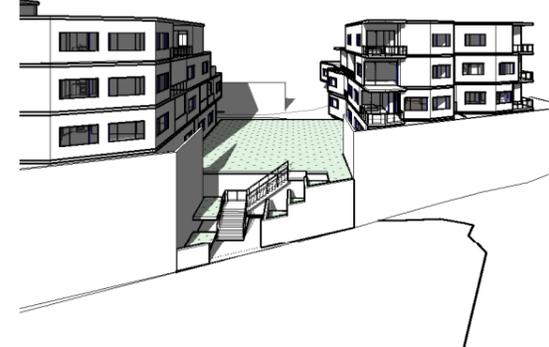
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT
 DEREK RAITHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD



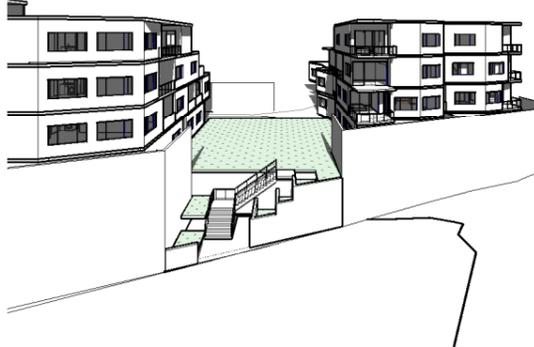
A1 ORIGINAL SIZE



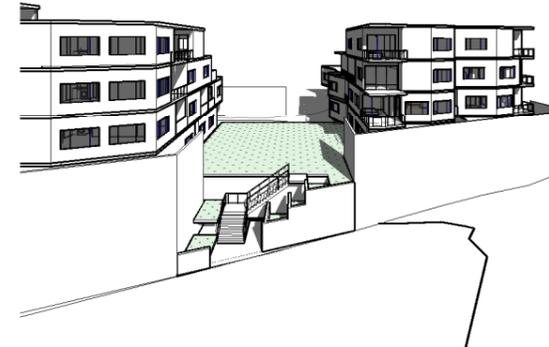
SOLAR ACCESS C.O.S 9.00AM AT 21 JUNE



SOLAR ACCESS C.O.S 10.00AM AT 21 JUNE



SOLAR ACCESS C.O.S 11.00AM AT 21 JUNE



SOLAR ACCESS C.O.S 12.00PM AT 21 JUNE



SOLAR ACCESS C.O.S 1.00PM AT 21 JUNE



SOLAR ACCESS C.O.S 2.00PM AT 21 JUNE



SOLAR ACCESS C.O.S 3.00PM AT 21 JUNE

Rev.	Date	Description	By
1	10/20	FOR COUNCIL	AL

Client: **JRNN PTY LTD**
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER
 Consultant: RAFELETOS ZANUTTINI ENGINEERS
 Address: LVL 2, 103 VANESSA STREET, SYDNEY
 Phone: (02) 9554 9311
 e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER
 Consultant: ACOR CONSULTANTS (CC)
 Address: 58 HILLS STREET, GOSFORD 2250
 Phone: (02) 4323 3499
 e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER
 Consultant: RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192
 Phone: (02) 8540 3461
 e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN
 Consultant: CONZEPT LANDSCAPE ARCHITECTS
 Address: 101/506 MILLERS STREET, CAMMERAY 2062
 Phone: (02) 9922 5312
 e-mail: rob@conzept.net.au

BASIX/ SECTION J
 Consultant: PARTNERS ENERGY
 Address: P.O. BOX 185 ALSTONEVILLE 2477
 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE
 DIAGRAM- SOLAR ACCESS- C.O.S

Date: _____ Drawing No. _____
 Scale: @A1 1:0@A3
 Project No. 1919
 Drawn/Checked _____

28

PLANNING PROPOSAL