

WJK/WJK

25 May 2022

CITY OF CANADA BAY COUNCIL  
1a Marlborough Street  
DRUMMOYNE NSW 2047

Attn: Paul Dewar – Manager, Strategic Planning.

Dear Sir

RE: 160 Burwood Road – Bushells Factory Redevelopment (14050)  
[Draft DCP Building Envelope Review]

Pursuant to Clause 50 (1A) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the mixed use apartment development stated above and I confirm that the design and building envelopes proposed in the Draft DCP can achieve the design quality principles set out in Schedule 1 Design quality principles of the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development.

Specific assessment was undertaken for ADG 2F Building Separation, ADG 3F Visual Privacy, ADG 4A Solar and daylight Access, ADG 4B Natural ventilation, ADG 4J Noise and Pollution, and ADG Planting on Structures.

#### **ADG 3D Communal and public open space**

The proposal is able to achieve design criteria of 3D being the required minimum area equal to 25% of the site area and solar access for communal open space as defined in 3D-1 (2) of the ADG. This can be achieved through a combination of rooftop communal open space and ground level open space areas.

Yours faithfully  
ALLEN JACK + COTTIER



Jim Koopman  
Studio Director  
Architect 6069

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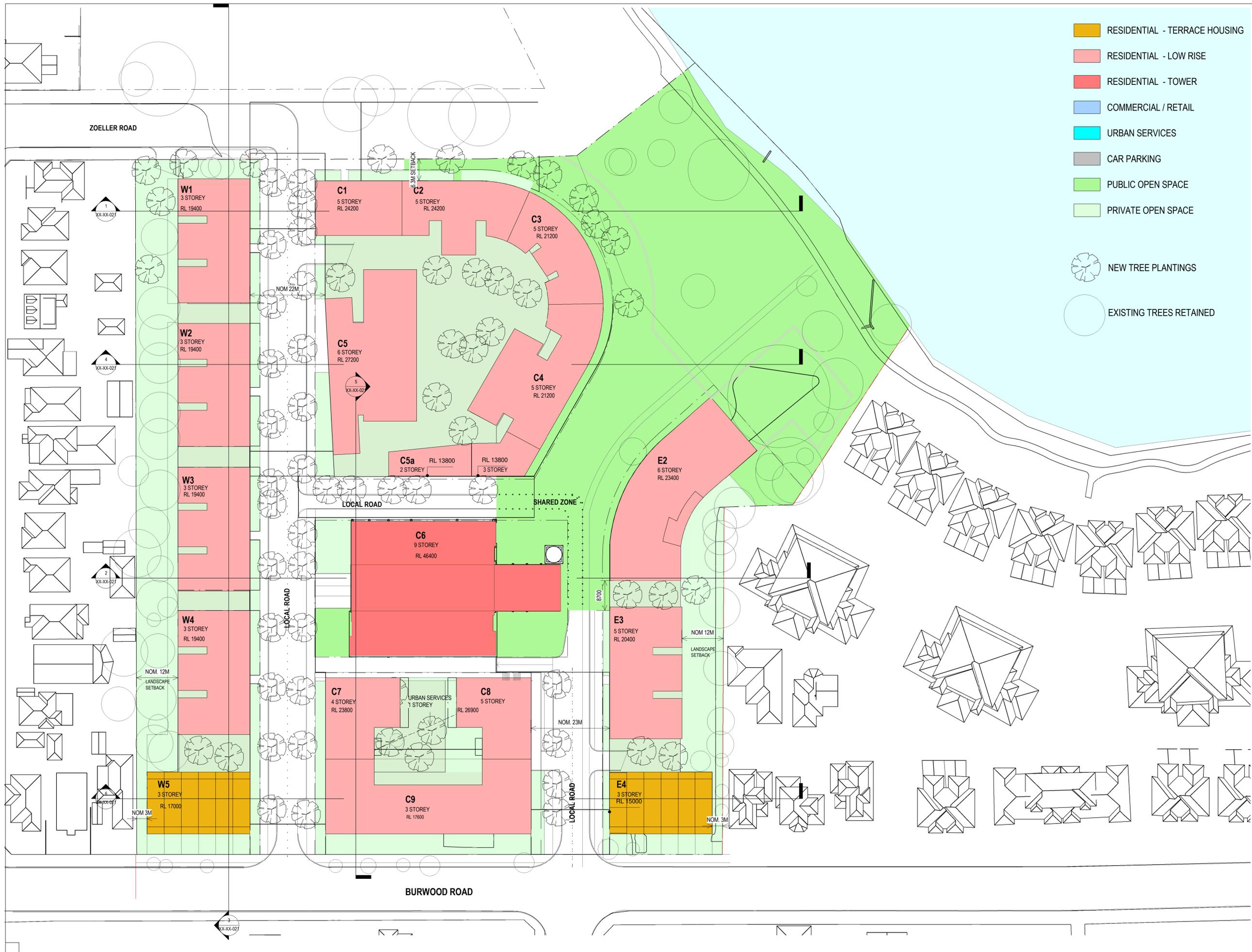
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[www.architectsajc.com](http://www.architectsajc.com)

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- RESIDENTIAL - TERRACE HOUSING
- RESIDENTIAL - LOW RISE
- RESIDENTIAL - TOWER
- COMMERCIAL / RETAIL
- URBAN SERVICES
- CAR PARKING
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- NEW TREE PLANTINGS
- EXISTING TREES RETAINED



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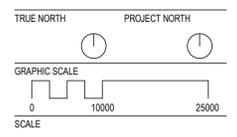
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**FRESHFOODS**

**PROJECT**

**BUSHILLS COFFEE FACTORY**  
 160 BURWOOD RD, CONCORD, NSW  
 BVM PROJECT NUMBER

1504003  
 DRAWING KEY



As indicated@A1

**DRAWING**

**ROOF PLAN**

ISSUE
AR-XX-XX-002
1

- RESIDENTIAL - TERRACE HOUSING
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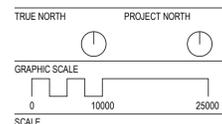
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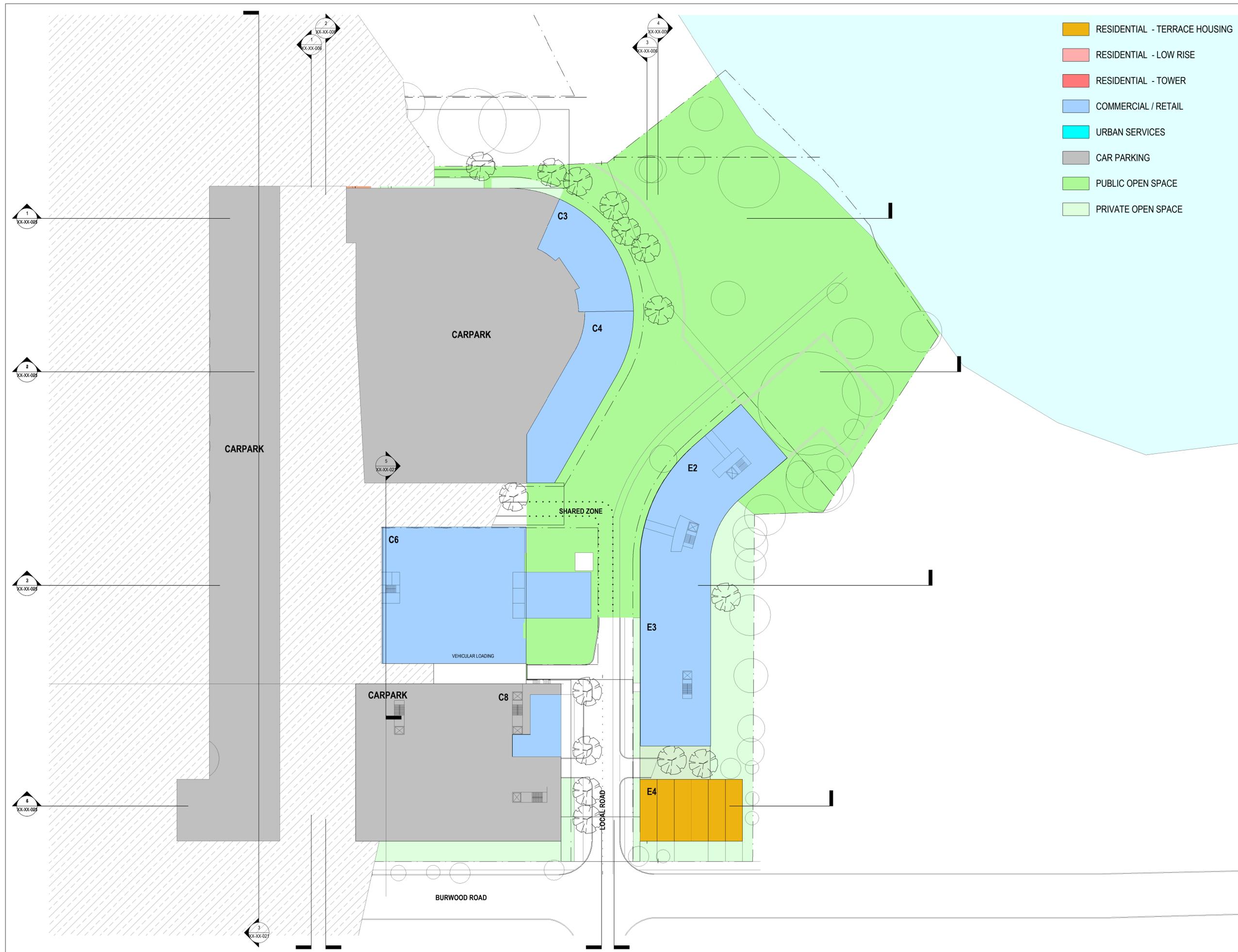
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**DRAWING**

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 ISSUE 1





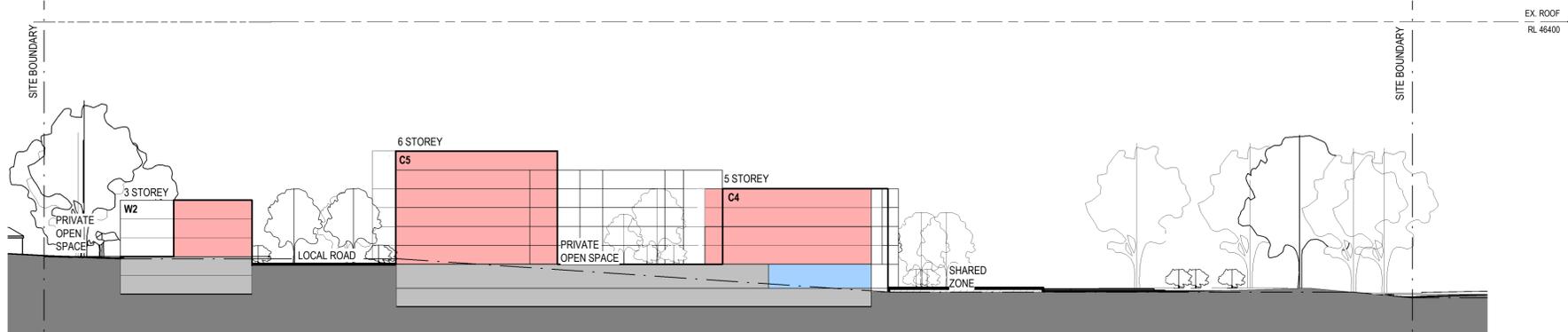
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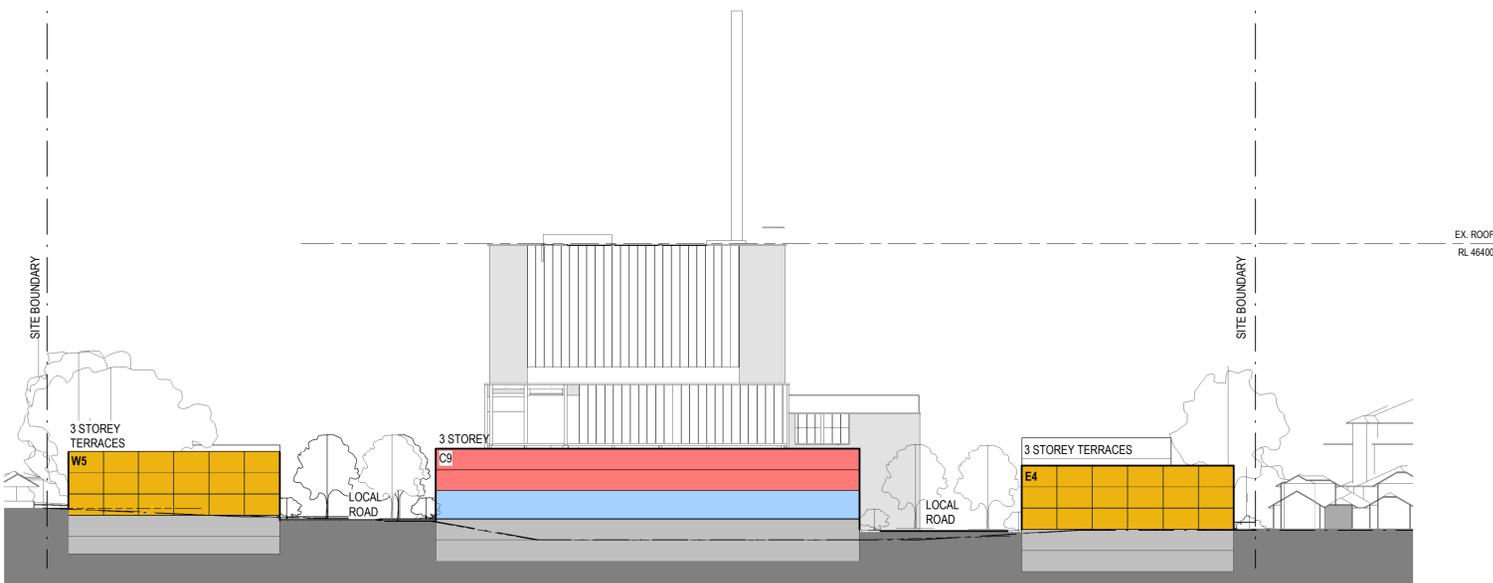
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**3 SECTION 3**  
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**4 SECTION 4**  
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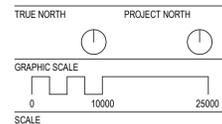
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**PROJECT**

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**DRAWING**

**SECTIONS**

ISSUE
J

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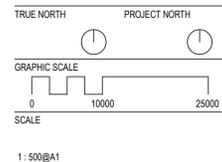
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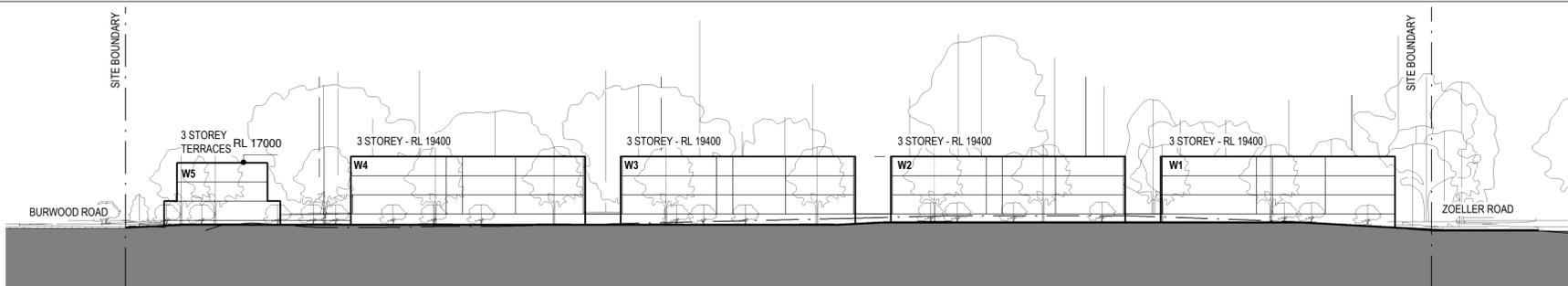
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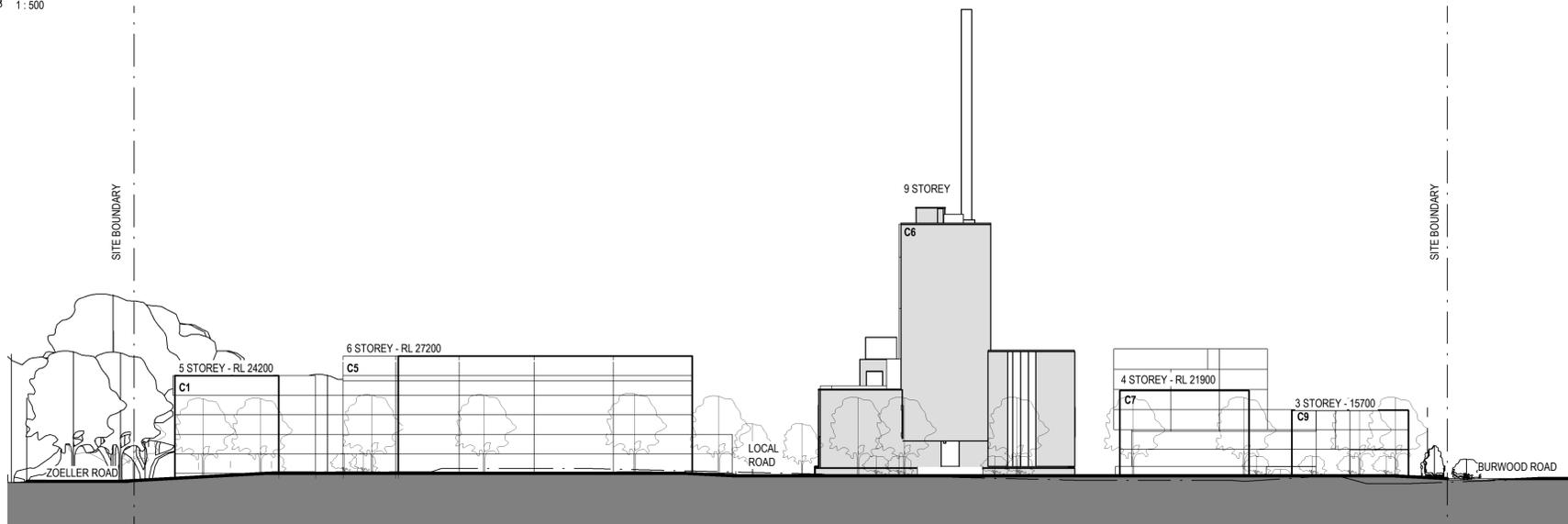
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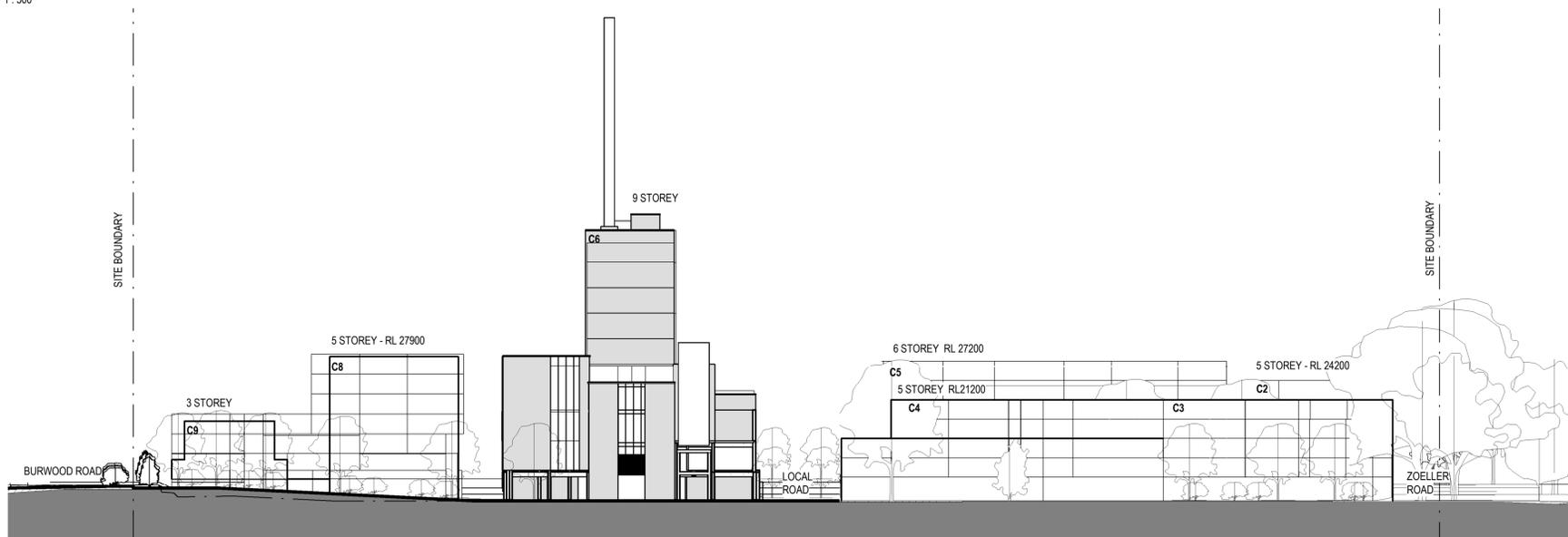
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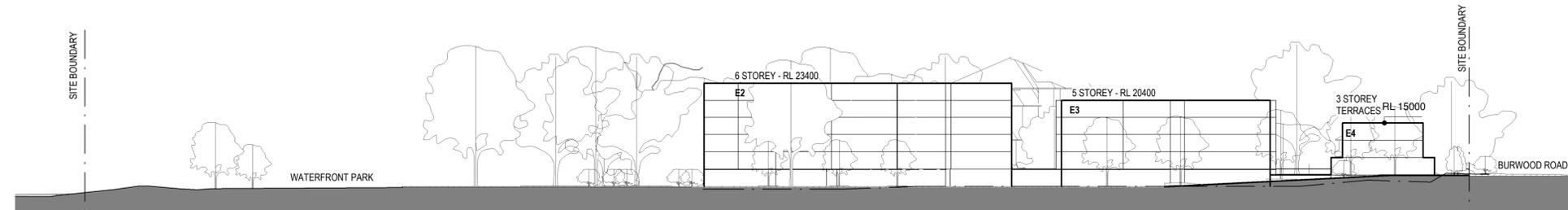
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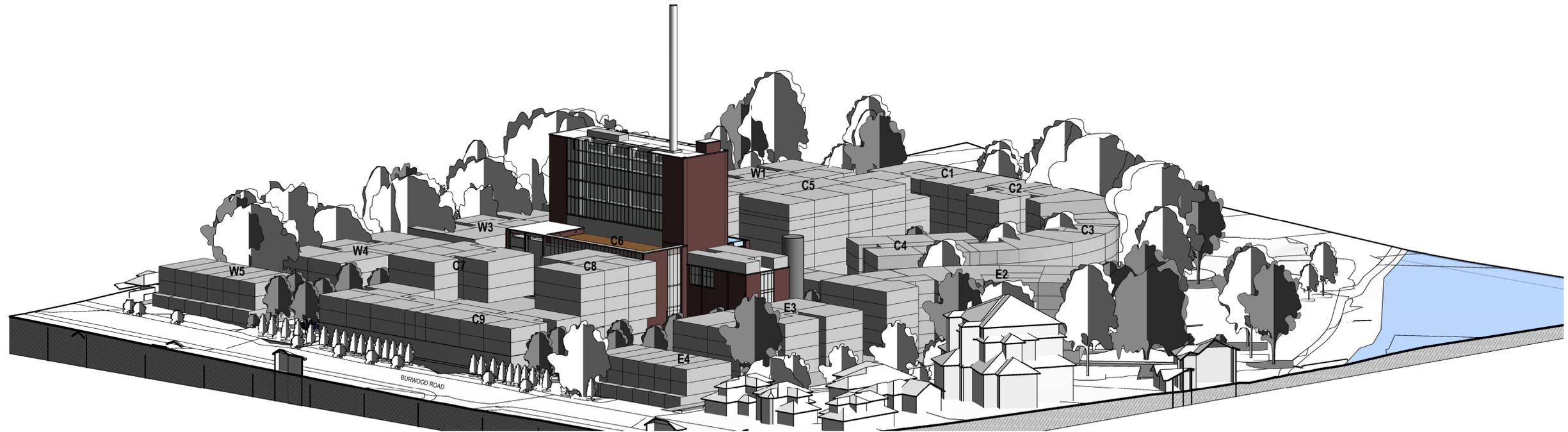
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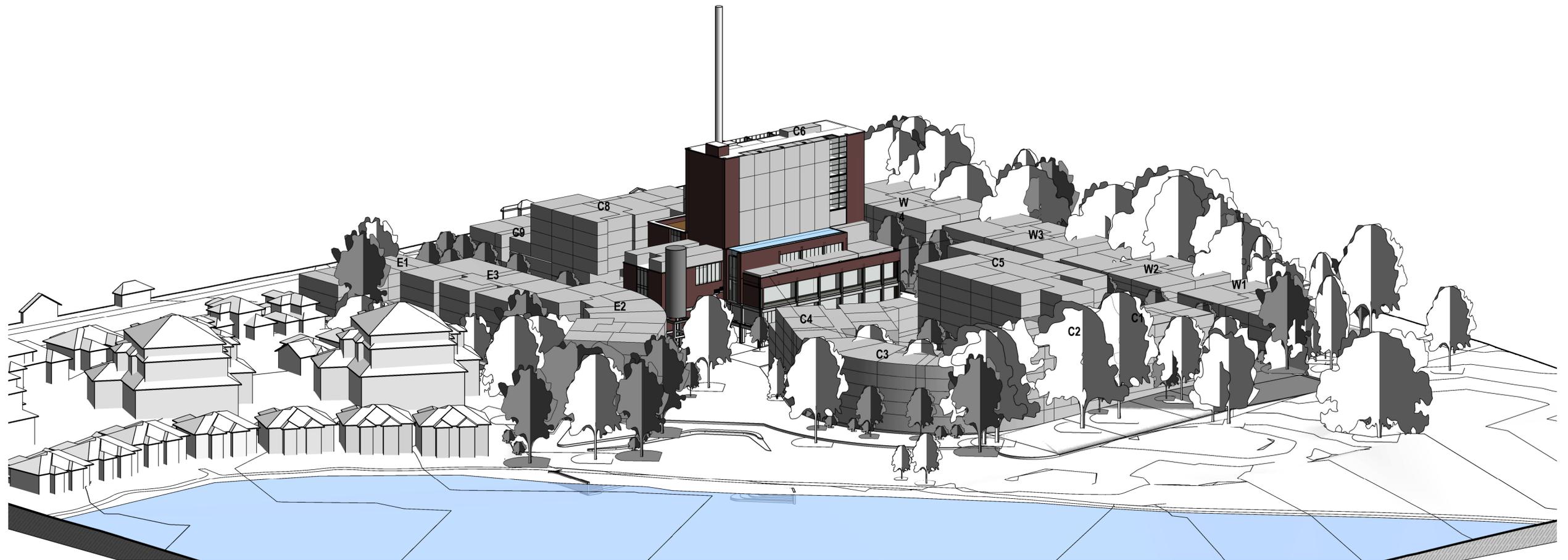
**3 ELEVATION 3**  
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**4 ELEVATION 4**  
 1: 500



2 3D VIEW - SOUTH EAST



1 3D VIEW - NORTH EAST

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TRUE NORTH PROJECT NORTH

GRAPHIC SCALE  
 SCALE  
 @A1

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3D VIEWS

AR-XX-XX-007  
 ISSUE 1

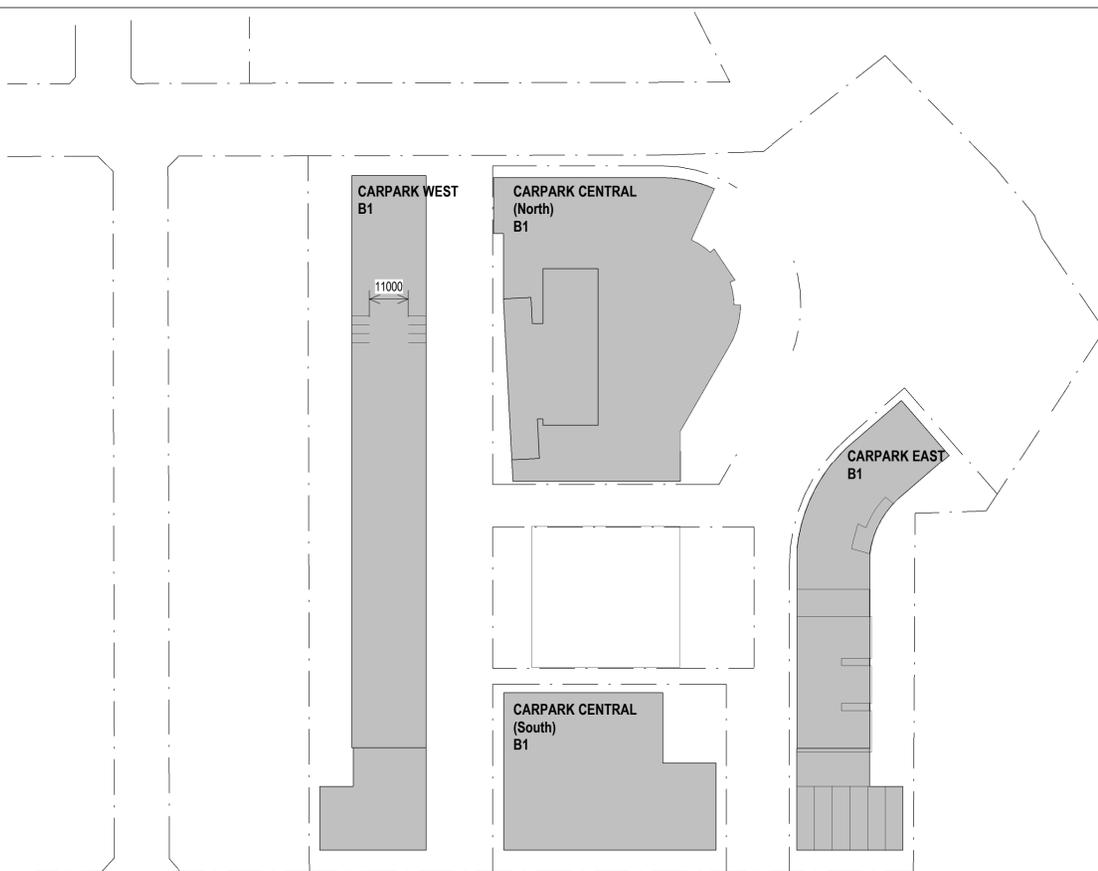


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CARPARK CENTRAL (North End)	6220	B2					
CARPARK CENTRAL (South End)	2476	B1					
CARPARK CENTRAL (South End)	2676	B2	CENTRAL	15656	391	228	1.7
CARPARK EAST (North End)	2075	B1					
CARPARK EAST (North End)	2075	B2					
CARPARK EAST (South End)	760	B1	EAST	5671	142	79	1.8
CARPARK EAST (South End)	760	B2					
CARPARK WEST (North End)	3402	B1					
CARPARK WEST (North End)	3402	B2					
CARPARK WEST (South End)	766	B1					
CARPARK WEST (South End)	766	B2	WEST	8336	208	86	2.4
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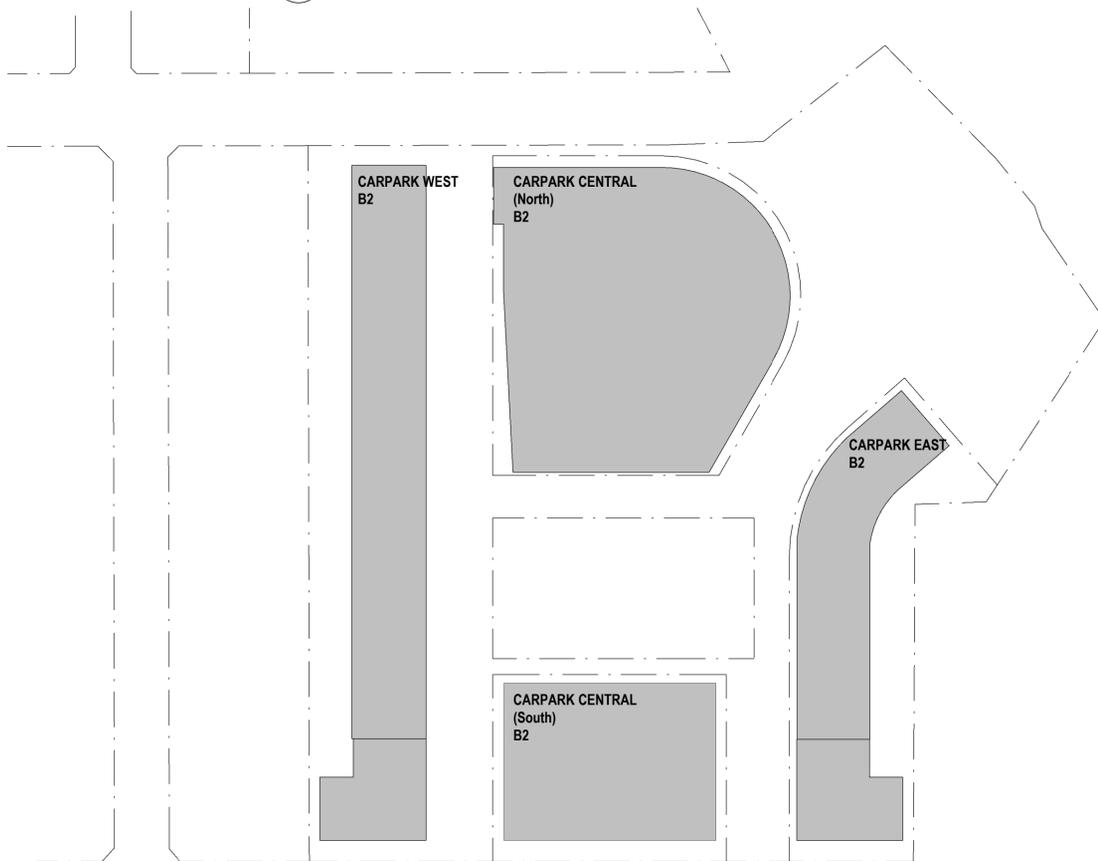
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1 CAR PARKING - LEVEL B1  
 1:1000



2 CARPARKING - LEVEL B2  
 1:1000

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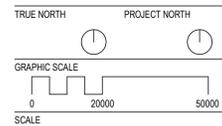
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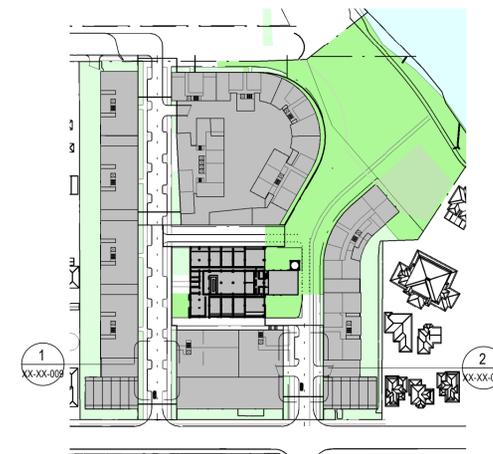
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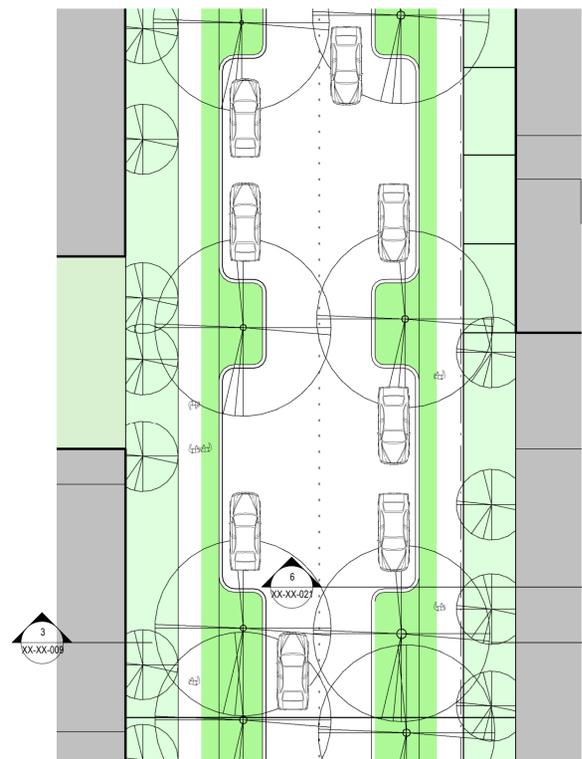
CARPARK PLANS

ISSUE
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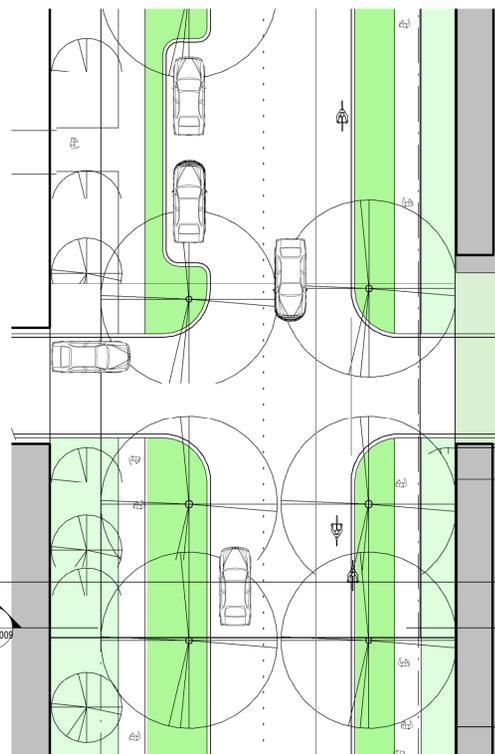
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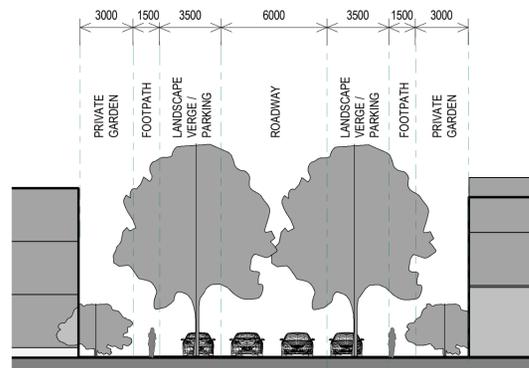
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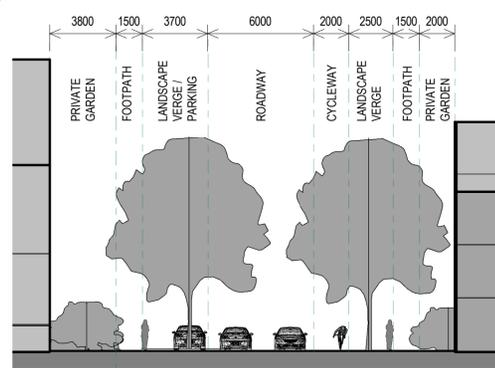
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**2 LOCAL ROAD - DETAIL PLAN 2**  
1: 200



**3 LOCAL ROAD - DETAIL SECTION 1**  
1: 200



**4 LOCAL ROAD - DETAIL SECTION 2**  
1: 200

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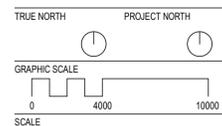
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**DRAWING**

**ROADS**

ISSUE
1

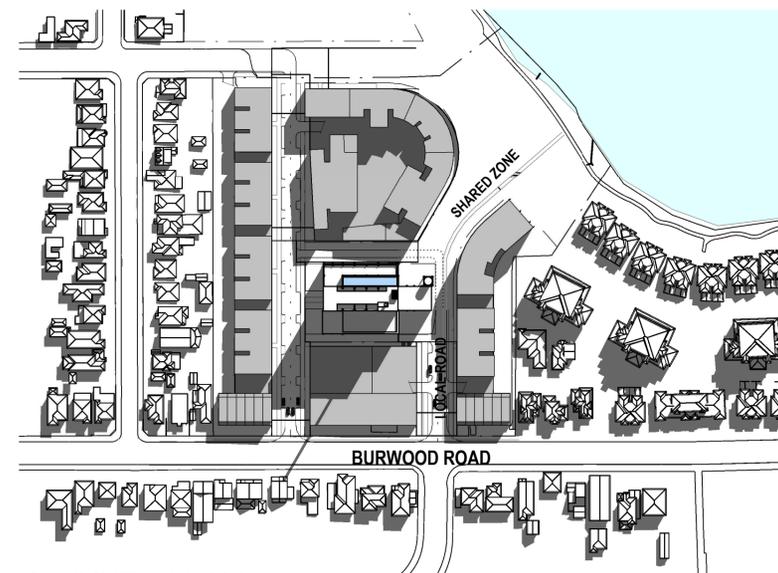
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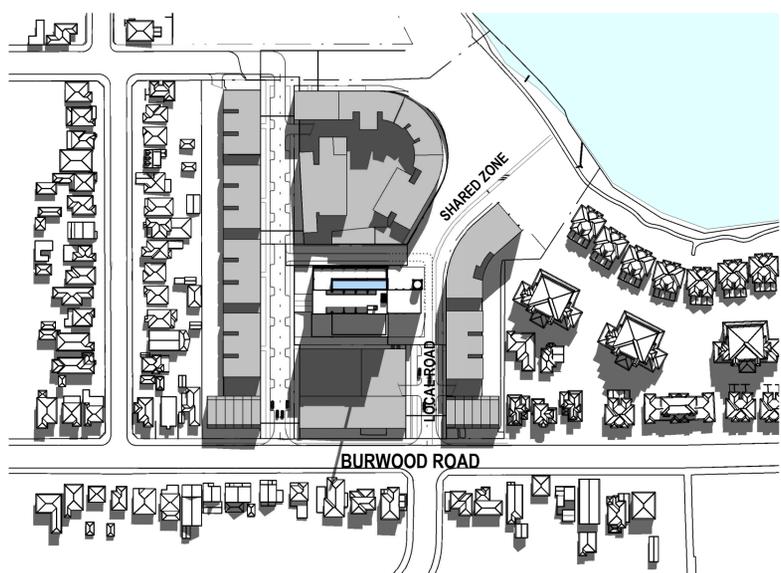
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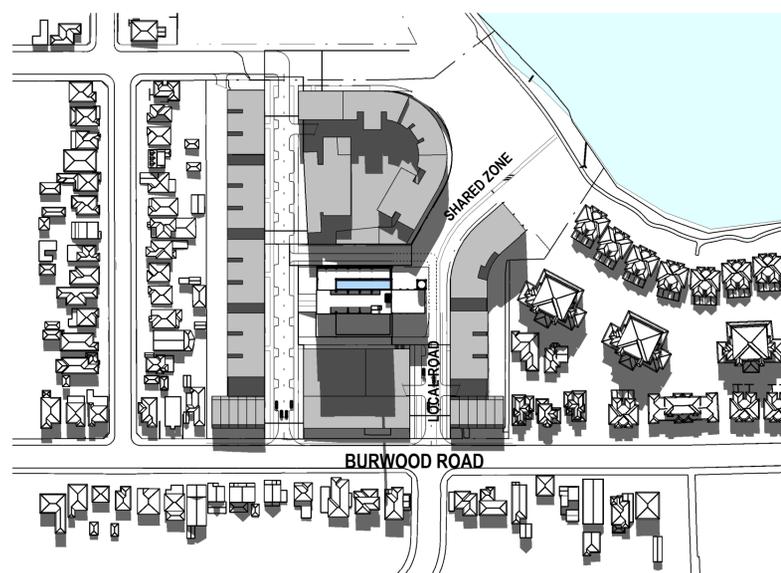
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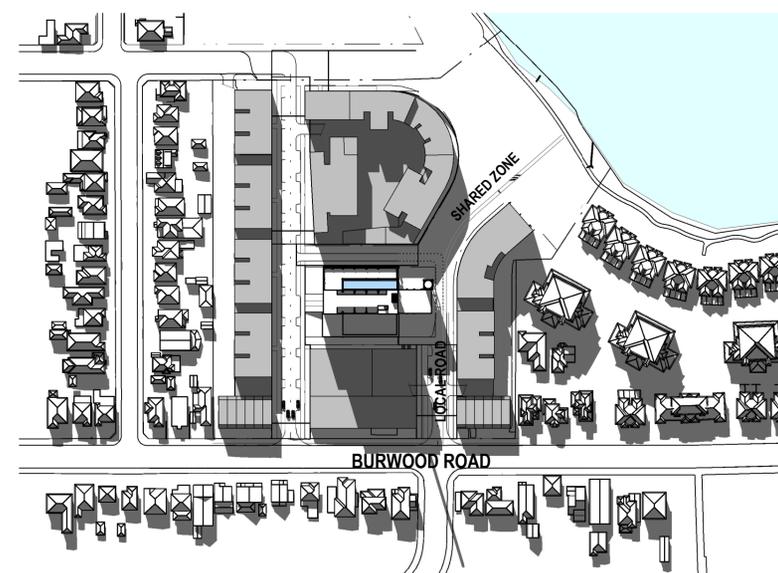
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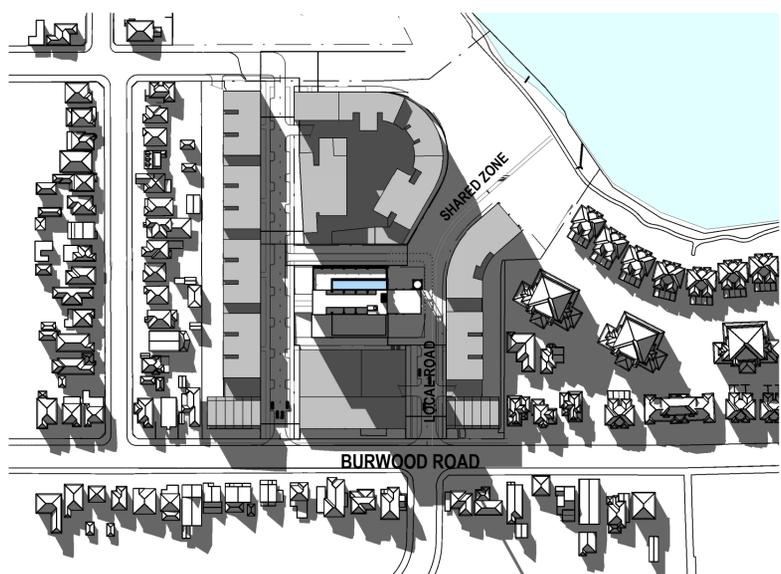
21 JUNE - 12 PM



21 JUNE - 1 PM



21 JUNE - 2 PM



21 JUNE - 3 PM

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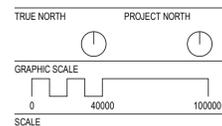
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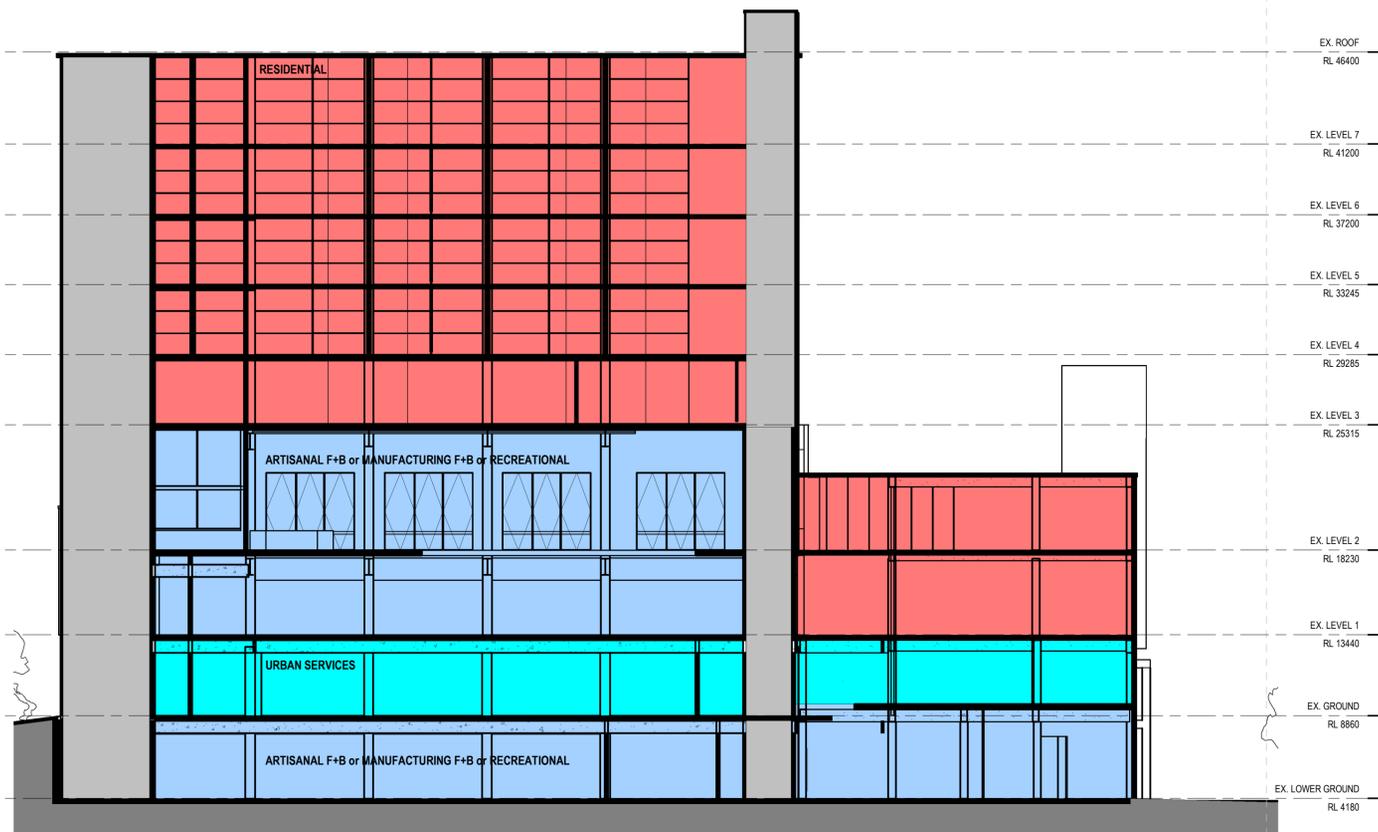


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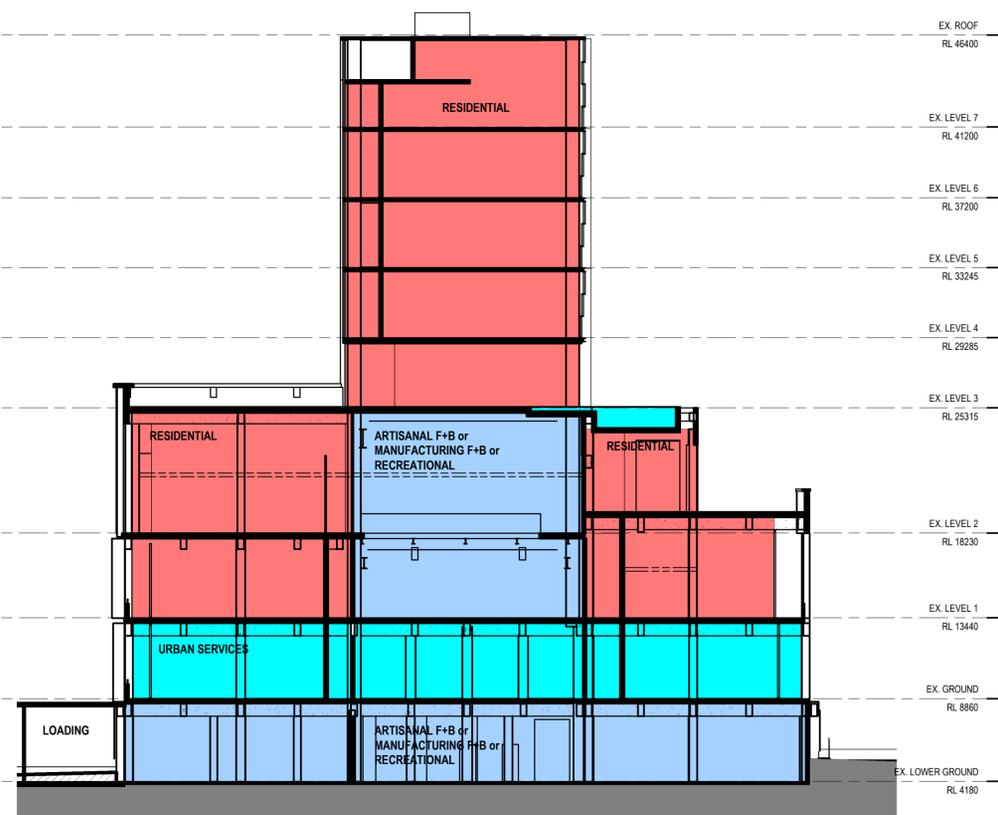
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**OVERSHADOW STUDIES ON**  
 21 JUNE

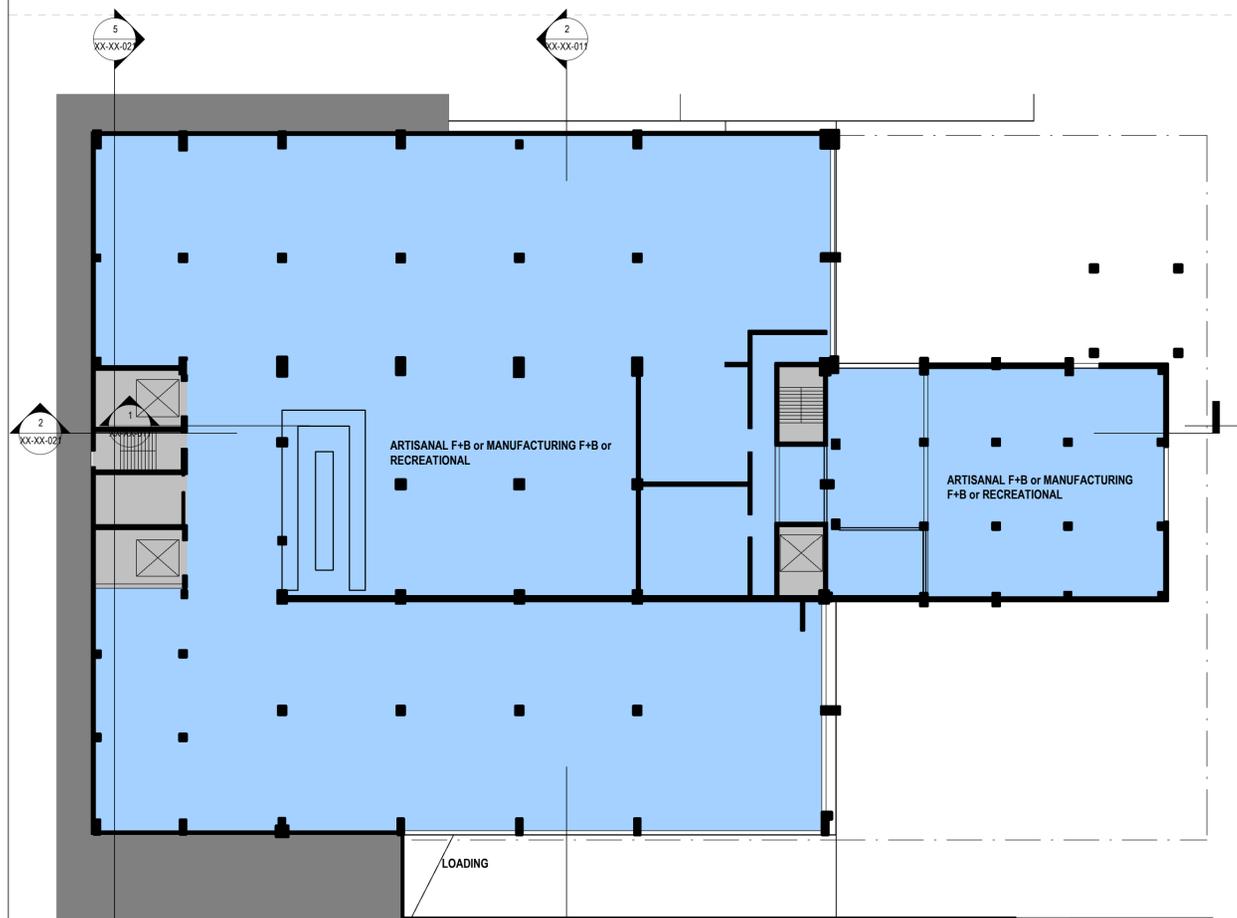
ISSUE
AR-XX-XX-010
1



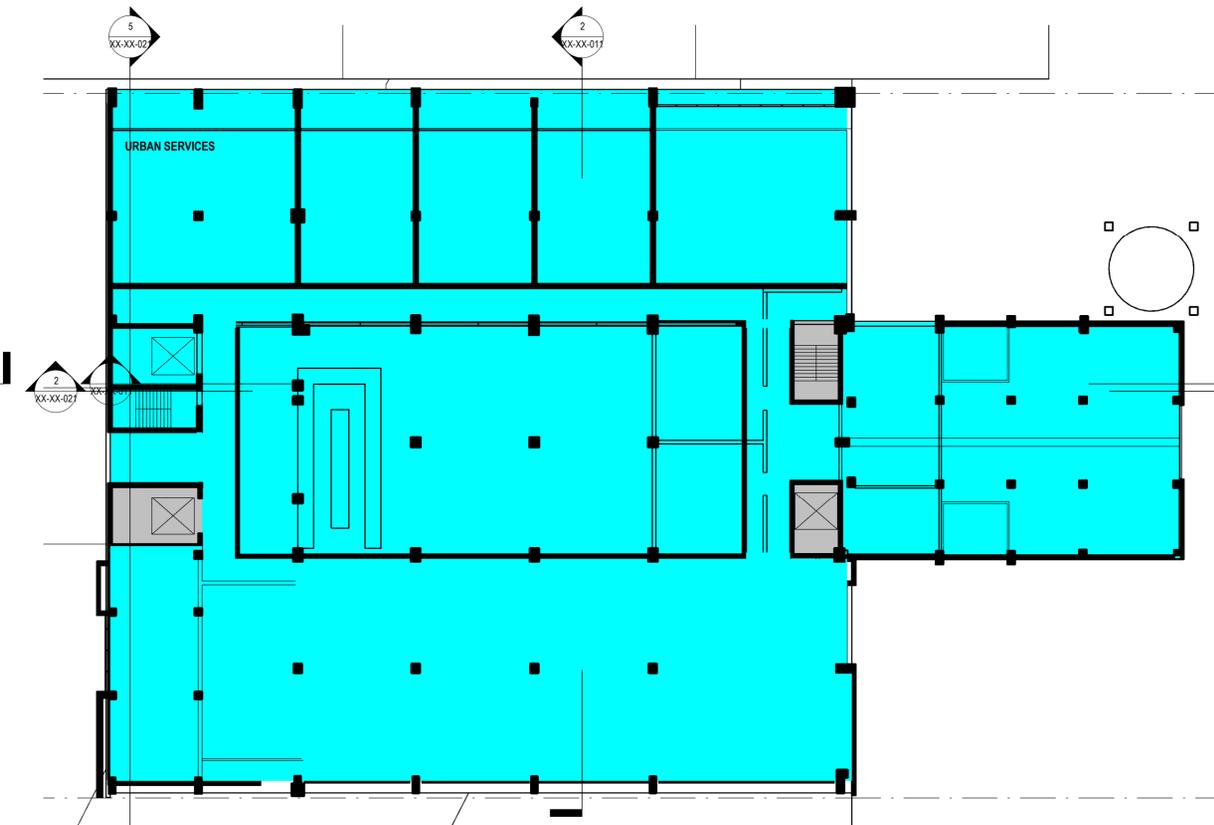
1 FACTORY BUILDINGS - SECTION 1  
1:200



2 FACTORY - SHORT SECTION  
1:200



3 LOWER GROUND FLOOR  
1:200



4 UPPER GROUND FLOOR  
1:200

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1	20/05/22		FINAL SUBMISSION
A	14/12/18	REVIEW	
B	17/06/20	REVIEW	
C	23/06/20	REVIEW	
D	23/07/21	REVIEW	

PROJECT MANAGER  
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CLIENT

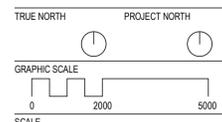
FRESHFOODS

PROJECT

BUSHLEYS COFFEE FACTORY  
160 BURWOOD RD, CONCORD NSW  
BVM PROJECT NUMBER

1504003

DRAWING KEY

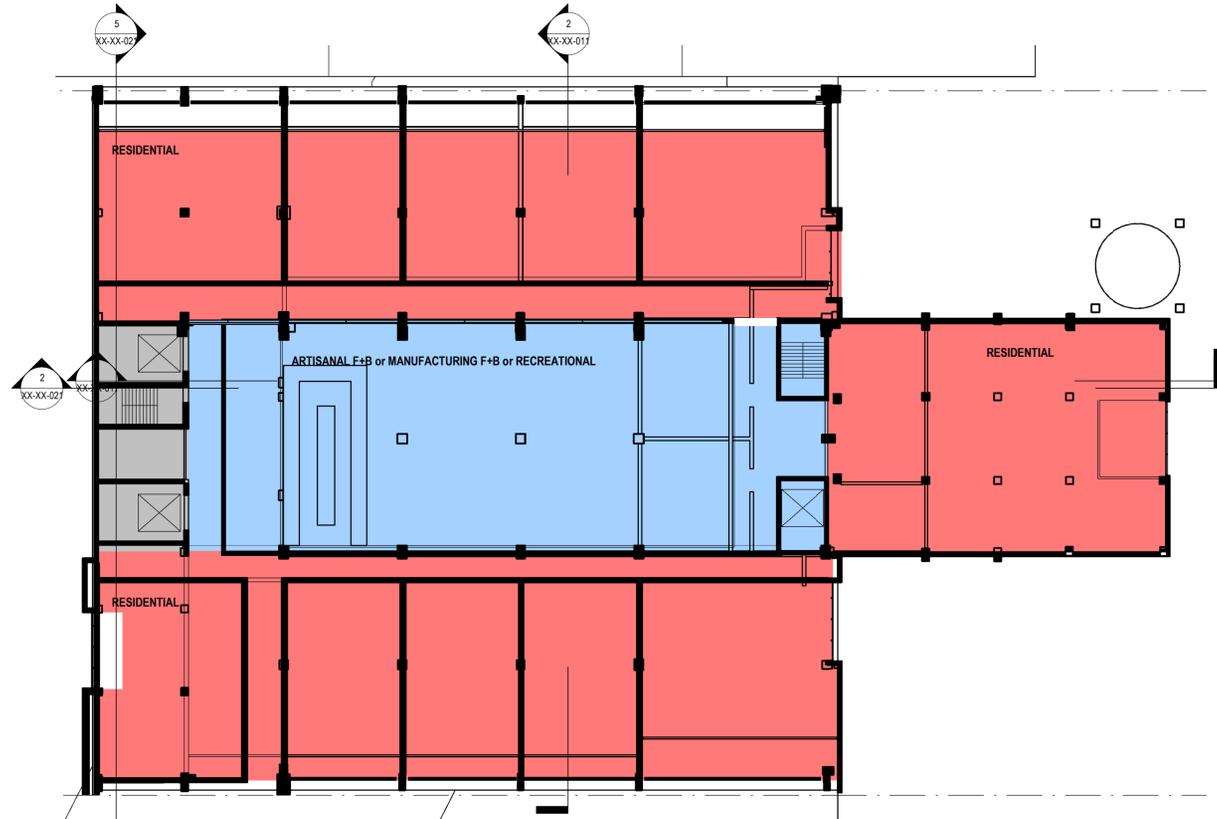


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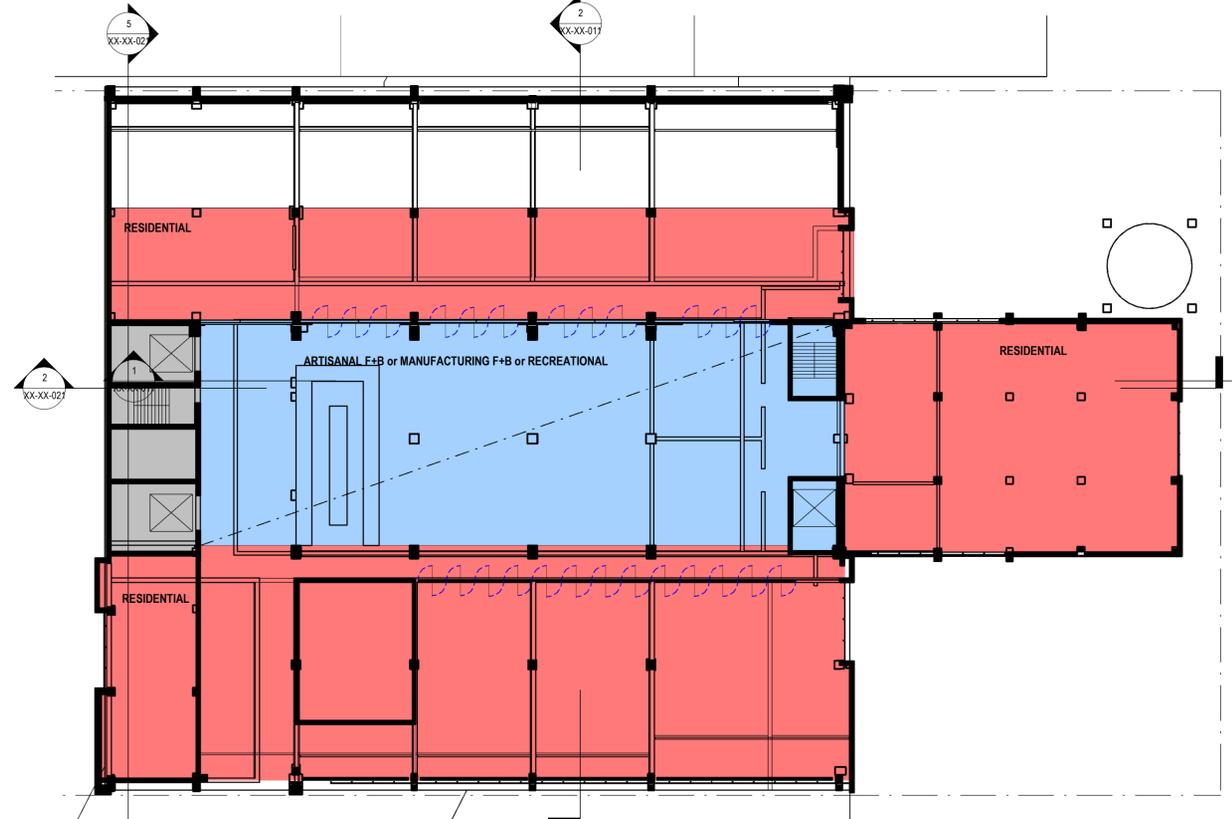
DRAWING

FACTORY BUILDING - SECTIONS, PLANS

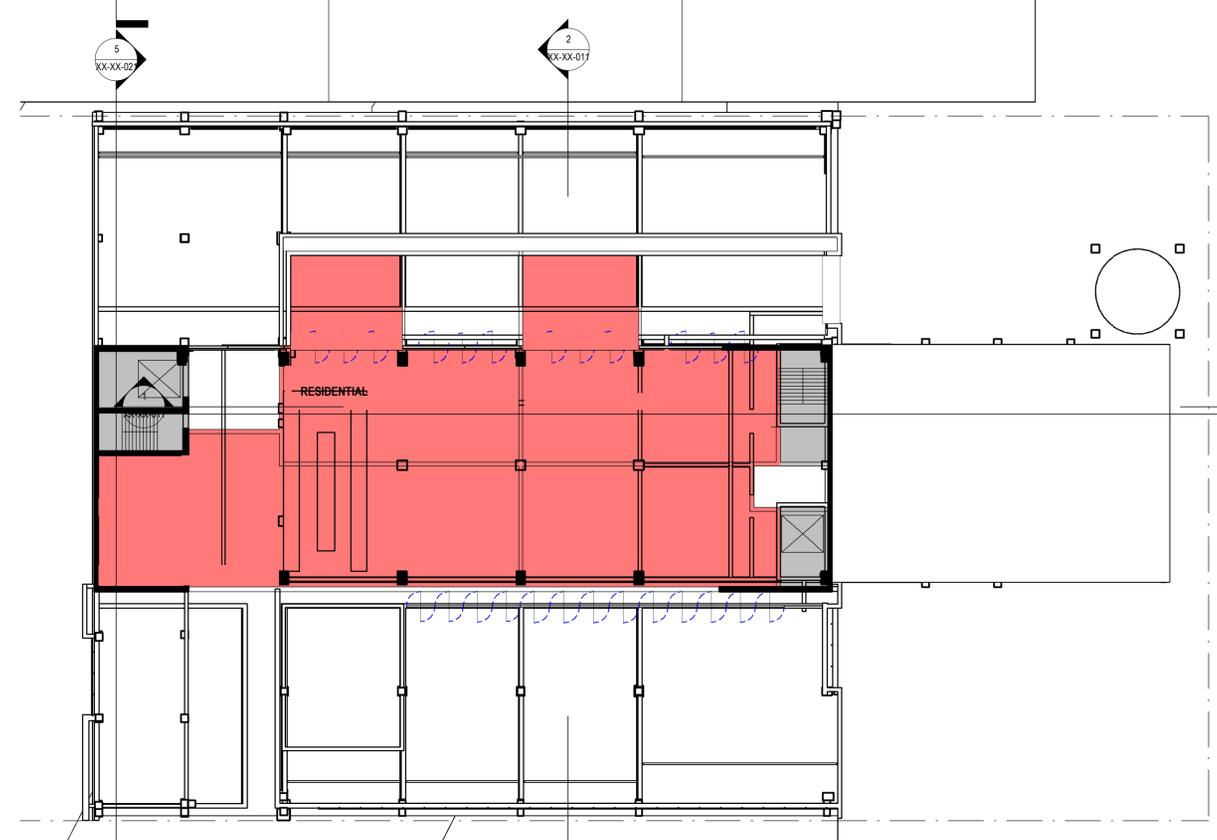
AR-XX-XX-011 1



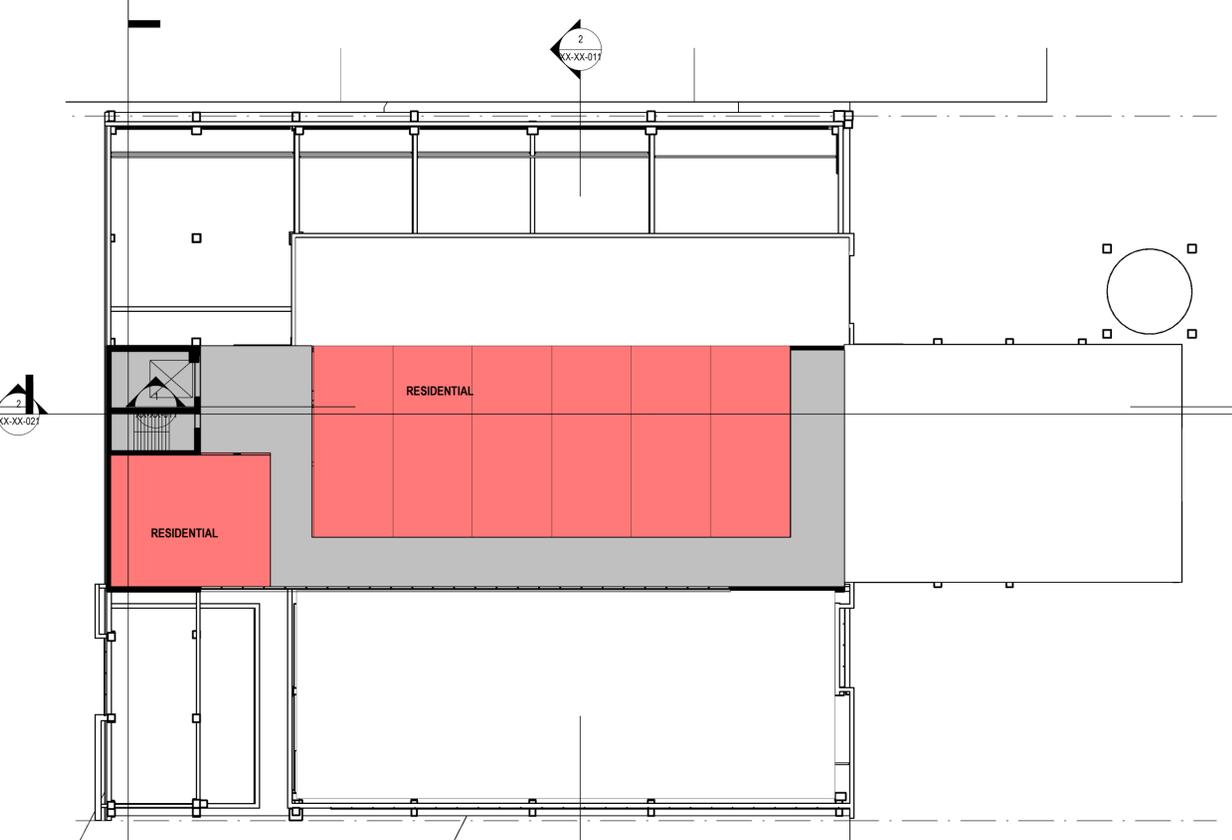
1 LEVEL 1  
1:200



2 LEVEL 2  
1:200



3 LEVEL 3  
1:200



4 LEVELS 4-7  
1:200

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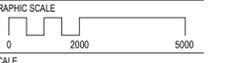
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 CLIENT

**FRESHFOODS**

**PROJECT**

**BUSHSELLS COFFEE FACTORY**  
 160 BURWOOD RD, CONCORD, NSW  
 BVN PROJECT NUMBER

1504003  
 DRAWING KEY

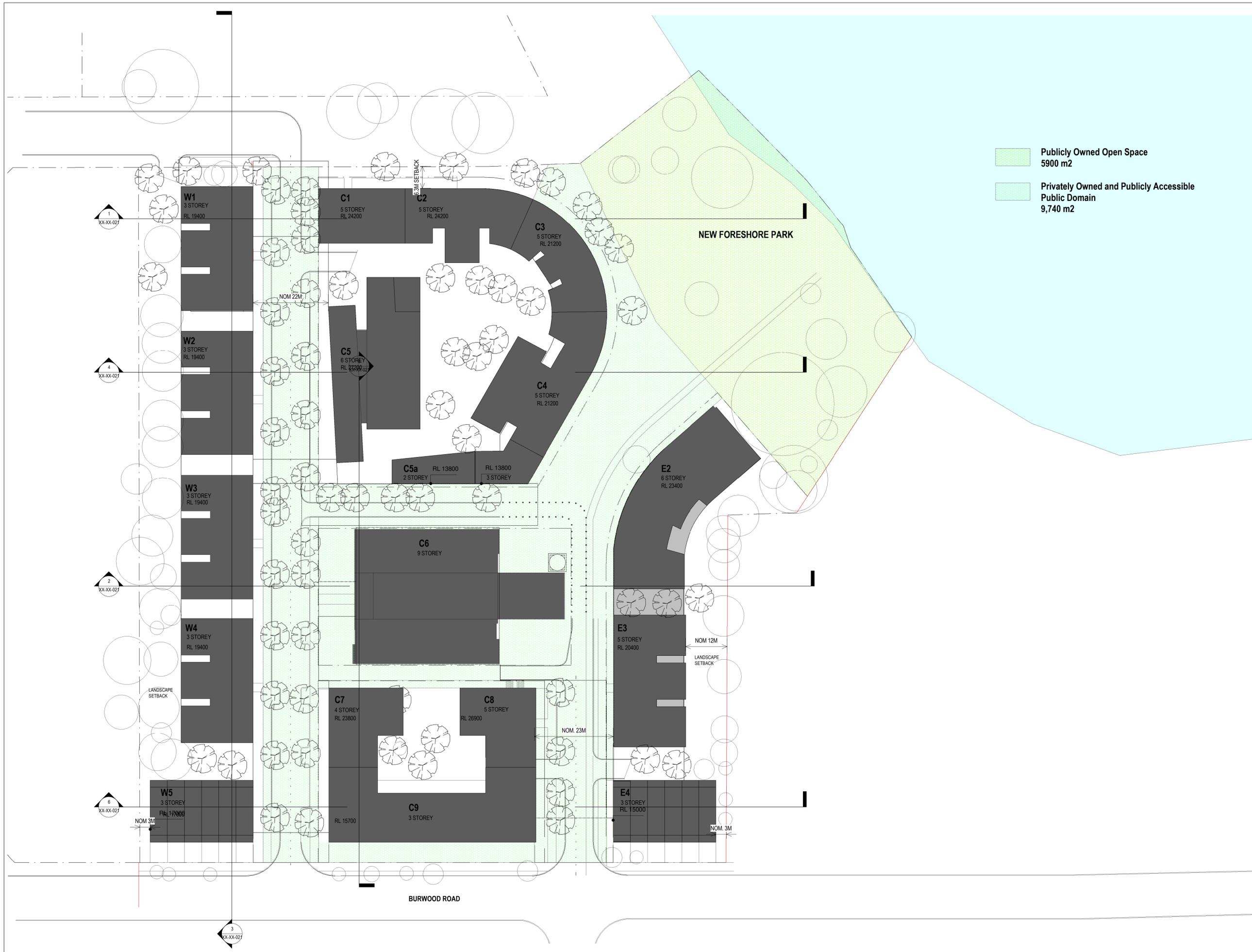


1:200@A1

**DRAWING**

**FACTORY BUILDING - PLANS**

ISSUE  
 AR-XX-XX-012 1



- Publicly Owned Open Space  
5900 m<sup>2</sup>
- Privately Owned and Publicly Accessible  
Public Domain  
9,740 m<sup>2</sup>

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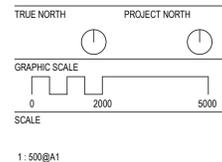
**FRESHFOODS**

PROJECT

**BUSHHELLS COFFEE FACTORY**  
 160 BURWOOD RD, CONCORD, NSW  
 BVN PROJECT NUMBER

1504003

DRAWING KEY



DRAWING

**PUBLIC DOMAIN PLAN**

ISSUE
AR-XX-XX-013
1

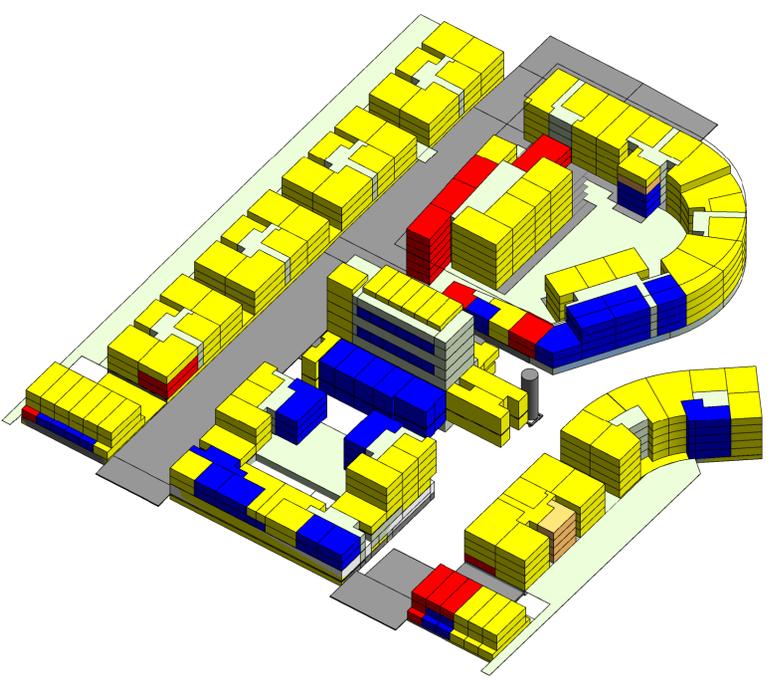
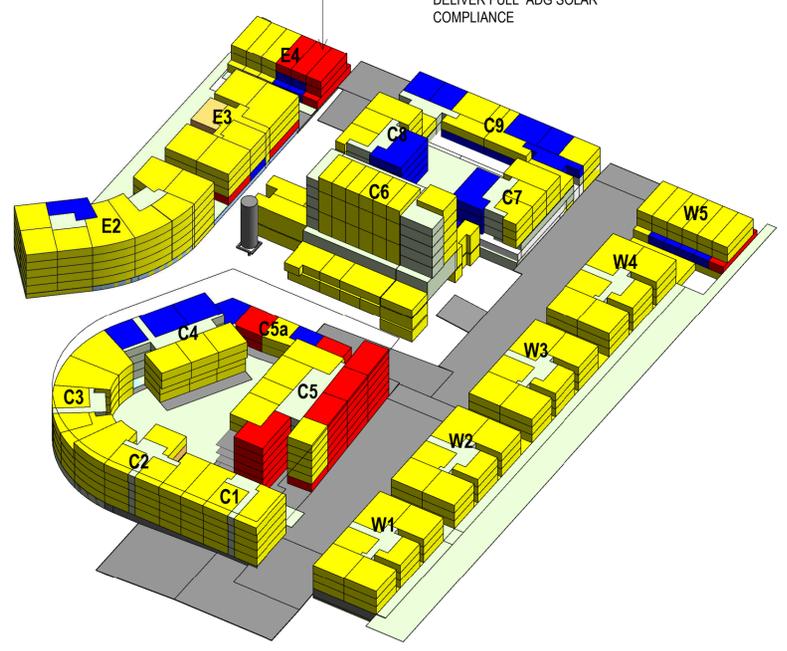
**LEGEND**

- 0 HOURS
- BETWEEN 0 - 2 HOURS
- 2 HOURS OR MORE

- W1 - 5: 78/78 (100%)
- C1 - C5a: 100/143 (70.0%)
- C6: 35/49 (71%)
- C7 - C9: 33/47 (70.2%)
- E2 - E4: 60/70 (85.0%)

Building name/level	Apartment No.	2 Hrs or More	
<b>W1 - W4</b>			
L1	6	6	
L2	6	6	
L3	6	6	
<b>TOTAL</b>	<b>18</b>	<b>18</b>	<b>100%</b>
<b>W5</b>			
L1	6	6	
L2			
L3			
<b>TOTAL</b>	<b>6</b>	<b>6</b>	<b>100%</b>
<b>C1</b>			
L0	3	3	
L1	3	3	
L2	3	3	
L3	3	3	
L4	3	3	
<b>TOTAL</b>	<b>15</b>	<b>15</b>	<b>100%</b>
<b>C2</b>			
L0	5	4	
L1	5	4	
L2	5	4	
L3	5	4	
L4	5	5	
<b>TOTAL</b>	<b>25</b>	<b>21</b>	<b>84%</b>
<b>C3</b>			
L1	4	4	
L2	4	4	
L3	4	4	
L4	4	4	
<b>TOTAL</b>	<b>16</b>	<b>16</b>	<b>100%</b>
<b>C4</b>			
L1	8	3	
L2	8	3	
L3	7	3	
L4	7	3	
<b>TOTAL</b>	<b>30</b>	<b>12</b>	<b>40%</b>
<b>C5</b>			
L1	9	4	
L2	9	6	
L3	9	6	
L4	9	6	
L5	9	6	
L6	9	6	
<b>TOTAL</b>	<b>54</b>	<b>34</b>	<b>63%</b>
<b>C5a</b>			
L0	3	1	
L1			
L3	3	1	
<b>TOTAL</b>	<b>3</b>	<b>1</b>	<b>33%</b>
<b>C6</b>			
UPPER GR	0	6	
L1	13	2	
L2	13	13	
L3	7	2	
L4	1	2	
L5	7	2	
L6	1	2	
L7	7	2	
<b>TOTAL</b>	<b>49</b>	<b>31</b>	<b>63%</b>
<b>C7</b>			
L1	4	3	
L2	4	3	
L3	4	3	
<b>TOTAL</b>	<b>12</b>	<b>9</b>	<b>75%</b>
<b>C8</b>			
L1	1	1	
L2	4	3	
L3	4	3	
L4	4	3	
L5	4	3	
<b>TOTAL</b>	<b>17</b>	<b>13</b>	<b>76%</b>
<b>C9</b>			
L1	10	4	
L2	10	6	
<b>TOTAL</b>	<b>20</b>	<b>11</b>	<b>55%</b>
<b>E2</b>			
L1	8	7	
L2	8	7	
L3	8	7	
L4	8	7	
L5	8	7	
<b>TOTAL</b>	<b>40</b>	<b>35</b>	<b>88%</b>
<b>E3</b>			
L1	6	3	
L2	6	6	
L3	6	6	
L4	6	6	
<b>TOTAL</b>	<b>24</b>	<b>21</b>	<b>88%</b>
<b>E4</b>			
L1	6		
L2			
L3			
<b>TOTAL</b>	<b>6</b>	<b>6</b>	<b>100%</b>

UPPER LEVEL LIVING AREAS AND PRIVATE OPEN SPACE TO ROOF WILL DELIVER FULL ADG SOLAR COMPLIANCE



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J	23/06/20	REVIEW
K	20/07/21	REVIEW

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**COLLIERS**  
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CLIENT

**FRESHFOODS**

**PROJECT**

**BUSHHELLS COFFEE FACTORY**  
160 BURWOOD RD, CONCORD, NSW  
BVN PROJECT NUMBER

1504003  
DRAWING KEY



As indicated@A1

**DRAWING**

**SUNLIGHT HOURS ANALYSIS SHEET 2**

ISSUE
AR-XX-XX-015
2

**LEGEND**

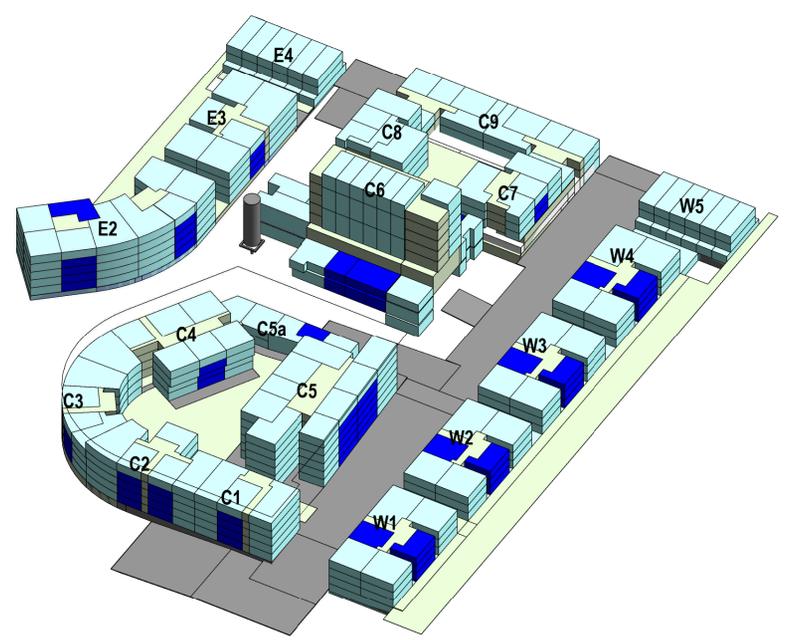
CROSS-VENTILATION ACHIEVED

CROSS-VENTILATION NOT ACHIEVED

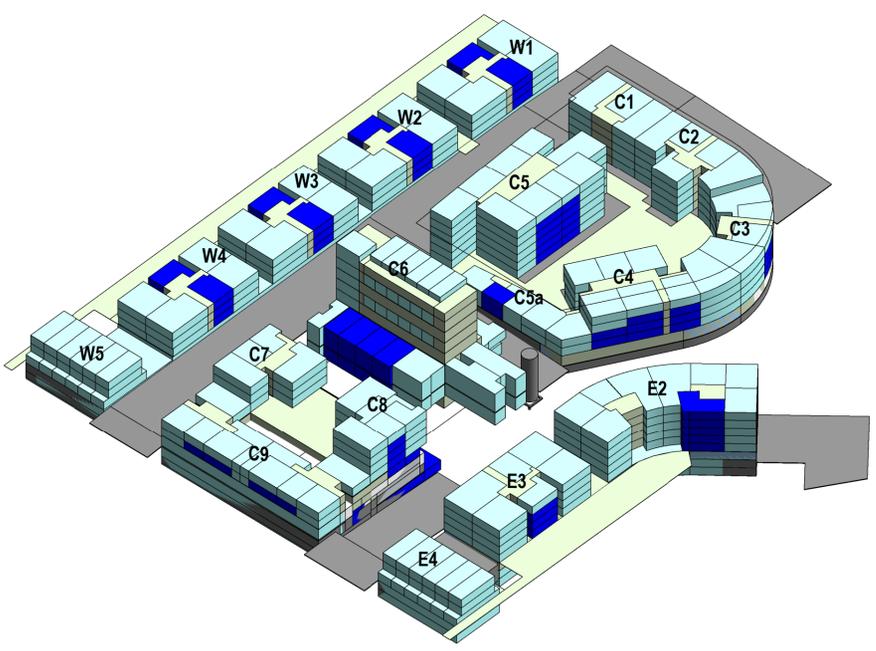
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F	06/09/19	REVIEW
G	10/09/19	REVIEW
H	17/06/20	REVIEW
I	22/06/20	REVIEW
J	23/06/20	REVIEW
K	29/07/21	REVIEW



3 3D VIEW 1



4 3D VIEW 2

C1		
L0	3	2
L1	3	2
L2	3	2
L3	3	2
L4	3	3
<b>TOTAL</b>	<b>15</b>	<b>11</b>

C2		
L0	5	3
L1	5	3
L2	5	3
L3	5	3
L4	5	5
<b>TOTAL</b>	<b>25</b>	<b>17</b>

C3		
L1	4	2
L2	4	2
L3	4	2
L4	4	4
<b>TOTAL</b>	<b>16</b>	<b>10</b>

C4		
L1	8	4
L2	8	4
L3	7	4
L4	7	7
<b>TOTAL</b>	<b>30</b>	<b>19</b>

C5		
L1	9	5
L2	9	5
L3	9	5
L4	9	5
L5	9	5
L6	9	9
<b>TOTAL</b>	<b>54</b>	<b>34</b>

C5a		
L0	3	2
L1		
<b>TOTAL</b>	<b>3</b>	<b>3</b>

C6		
UPPER GR	0	0
L1	13	5
L2	13	5
L3	7	7
L4	1	1
L5	7	7
L6	1	1
L7	7	7
<b>TOTAL</b>	<b>49</b>	<b>33</b>

C7		
L1	4	3
L2	4	3
L3	4	4
<b>TOTAL</b>	<b>12</b>	<b>10</b>

C8		
L1	1	0
L2	4	3
L3	4	3
L4	4	3
L5	4	4
<b>TOTAL</b>	<b>17</b>	<b>13</b>

C9		
L1	8	4
L2	10	10
<b>TOTAL</b>	<b>18</b>	<b>14</b>

E2		
L1	8	6
L2	8	6
L3	8	6
L4	8	6
L5	8	8
<b>TOTAL</b>	<b>40</b>	<b>32</b>

E3		
L1	6	4
L2	6	4
L3	6	4
L4	6	6
<b>TOTAL</b>	<b>24</b>	<b>18</b>

E4		
L1	6	
L2		
L3		
<b>TOTAL</b>	<b>6</b>	<b>6</b>

W1 - W4		
L1	6	4
L2	6	4
L3	6	4
<b>TOTAL</b>	<b>18</b>	<b>12</b>

W5		
L1	6	
L2		
L3		
<b>TOTAL</b>	<b>6</b>	<b>6</b>

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**FRESHFOODS**

**PROJECT**

**BUSHHELLS COFFEE FACTORY**  
160 BURWOOD RD, CONCORD, NSW  
BVN PROJECT NUMBER

1504003  
DRAWING KEY

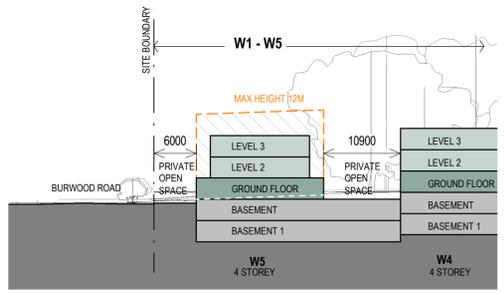
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**SCALE**  
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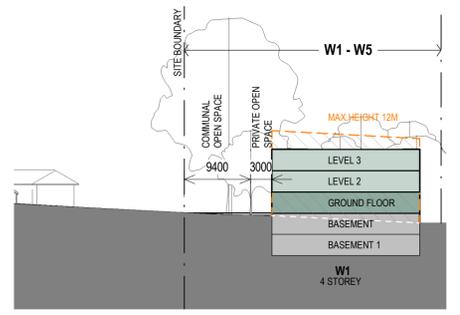
**DRAWING**

**NATURAL CROSS VENTILATION ANALYSIS SHEET 2**

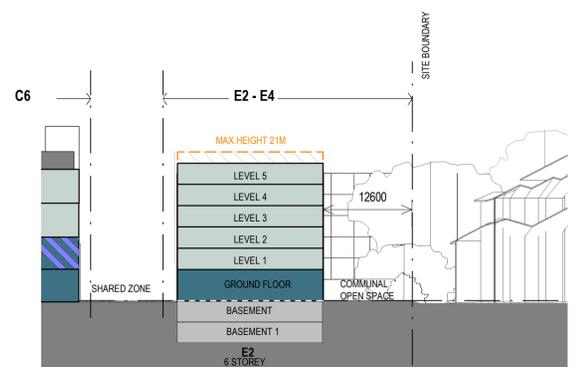
ISSUE	
AR-XX-XX-017	2



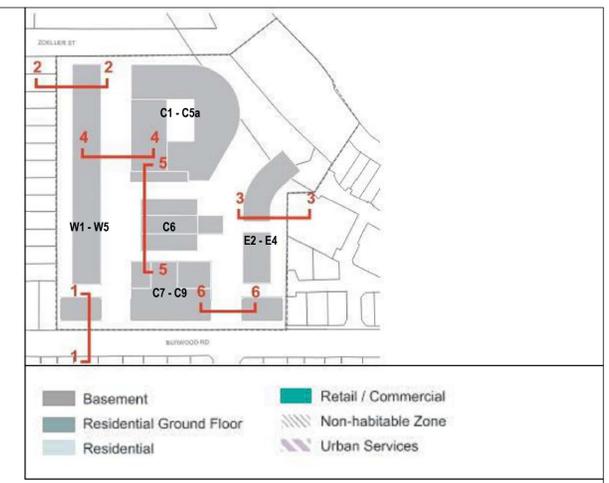
**3** SECTION 1  
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**1** SECTION 2  
1: 500



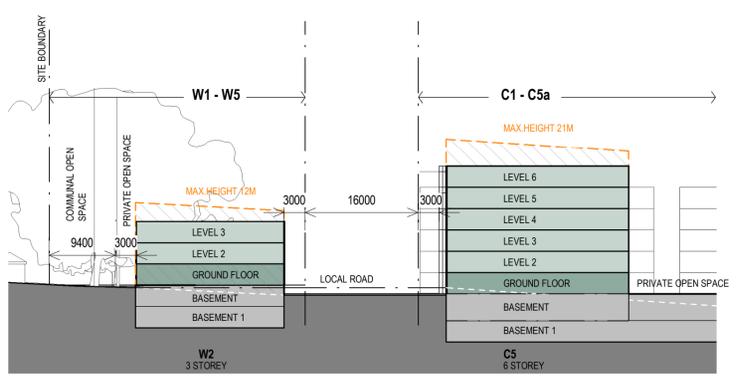
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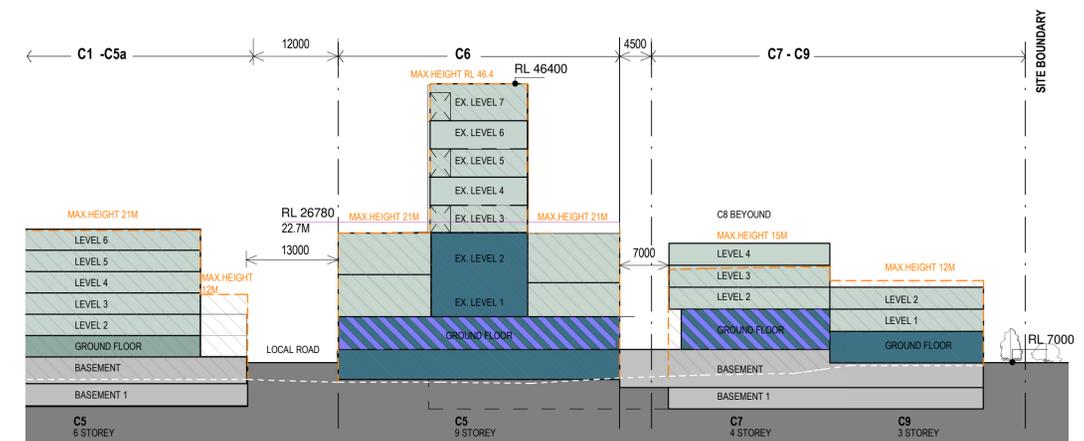
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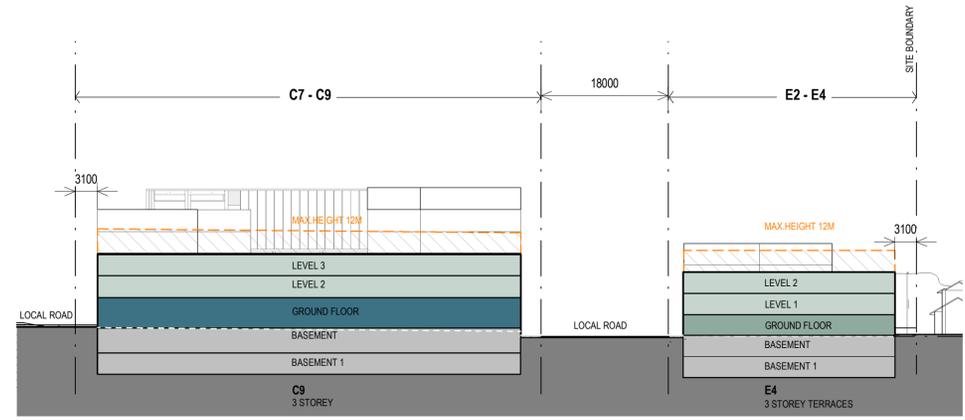
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K	20/07/21	REVIEW



**4** SECTION 4  
1: 500



**5** SECTION 5  
1: 500



**6** SECTION 6  
1: 500

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**FRESHFOODS**

**PROJECT**

**BUSHHELLS COFFEE FACTORY**  
160 BURWOOD RD, CONCORD, NSW  
BVN PROJECT NUMBER

1504003  
DRAWING KEY



SCALE  
1: 500@A1

**DRAWING**

**CONTROL SECTIONS**

ISSUE	ISSUE
AR-XX-XX-021	2

LOT	AREA
C1-5	7035
C6	2945
C7-9	3500
E2-4	4730
W1-5	7330
<b>Total</b>	<b>25540</b>
<b>SITE AREA</b>	<b>39440</b>

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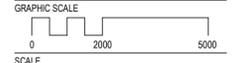
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1:500@A1

**DRAWING**

**LOT DIAGRAMS**

ISSUE
AR-XX-XX-024
3



- PRIVATE OPEN SPACE
- PRIVATELY OWNED AND PUBLICLY ACCESSIBLE
- PUBLIC OPEN SPACE
- COMMUNAL OPEN SPACE
- COMMUNAL OPEN SPACE ON ROOF

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**NOTE**  
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. DO NOT SCALE THIS DRAWING.

ISSUE	DATE	FOR
1	09/05/22	FINAL SUBMISSION
2	20/05/22	FINAL SUBMISSION
3	25/05/22	FINAL SUBMISSION
A	25/05/18	REVIEW
B	21/06/18	REVIEW
C	05/12/18	REVIEW
D	29/01/19	REVIEW
E	03/09/19	REVIEW
F	06/09/19	REVIEW
G	10/09/19	REVIEW
H	17/06/20	REVIEW
I	22/06/20	REVIEW
J	23/06/20	REVIEW
K	20/07/21	REVIEW



<b>W1 - W5</b>	<b>7330sqm</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; margin-right: 5px;"></span>	1868.00
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; margin-right: 5px;"></span>	1691.00
<span style="display: inline-block; width: 15px; height: 15px; background-color: #F5DEB3; margin-right: 5px;"></span>	175.00
	- 25%
<b>C1 - C5a</b>	<b>7035sqm</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; margin-right: 5px;"></span>	1042.00
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; margin-right: 5px;"></span>	1616.00
<span style="display: inline-block; width: 15px; height: 15px; background-color: #F5DEB3; margin-right: 5px;"></span>	176.00
	- 25%
<b>C6</b>	<b>2945sqm</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; margin-right: 5px;"></span>	590.00
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; margin-right: 5px;"></span>	242.00
<span style="display: inline-block; width: 15px; height: 15px; background-color: #F5DEB3; margin-right: 5px;"></span>	- 8%
<b>C7 - C9</b>	<b>3500sqm</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; margin-right: 5px;"></span>	330.00
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; margin-right: 5px;"></span>	511.00
<span style="display: inline-block; width: 15px; height: 15px; background-color: #F5DEB3; margin-right: 5px;"></span>	469.00
	- 28%
<b>E2 - E4</b>	<b>4730sqm</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; margin-right: 5px;"></span>	470.00
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; margin-right: 5px;"></span>	926.00
<span style="display: inline-block; width: 15px; height: 15px; background-color: #F5DEB3; margin-right: 5px;"></span>	340.00
	- 26%

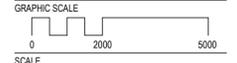
**PROJECT MANAGER**  
**COLLIERS**  
 TEL 02 9437 1300 fax 02 9966 9804  
 CLIENT

**FRESHFOODS**

**PROJECT**

**BUSHHELLS COFFEE FACTORY**  
 160 BURWOOD RD, CONCORD, NSW  
 BVN PROJECT NUMBER

1504003  
 DRAWING KEY



SCALE  
 1 : 500@A1

**DRAWING**

**COMMUNAL OPEN SPACE**  
**DIAGRAM**

ISSUE
AR-XX-XX-025
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