



59

Indicates footprint of buildings to be demolished
Indicates location of proposed development
Indicates footprint of proposed development
Indicates location of site boundary

1. existing site layout



2. site layout as proposed in application for compatibility certificate



3. proposed site layout

Notations: figures refer to drawings 1003, 37 to 45
for detailed demolition plans for carlton and the
studios



demolition

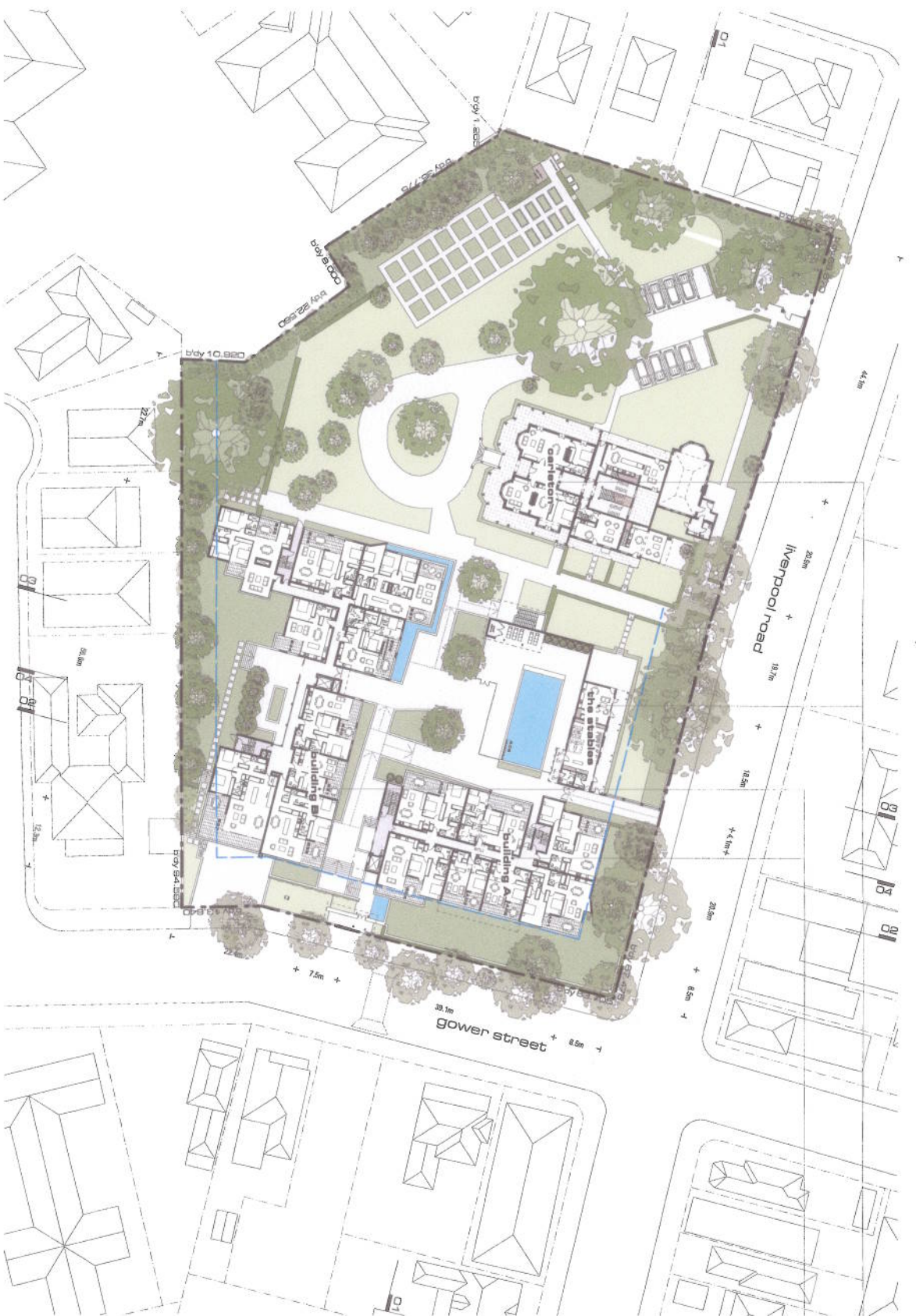
Indicates trees to be retained
Indicates trees to be removed
Indicates structures to be demolished
Indicates structures to be demolished
Indicates location of site boundary

residential developments

46 - 56 liverpool road, summer hill

kennedy associates architects 51 nelson street, arrandah 2008 p + 61 2 9557 9488 f + 61 2 9557 9477 nominated architect - estate kennedy - registration no. 55393 feb 2011

1003 - DA 13



Heritage Items: Heritage items assigned and retained for proposed development are shown on the map. The map also shows the proposed alterations to carleton and the stables.

New buildings: refer drawings 1003, 21 & 41 for details on proposed new apartment building A and B.

site area 11871 sqm

building A

GFA (incl) 2598.6 sqm

GFA (gross) 2741.2 sqm

yield 8 x 1 bed units

21 x 2 bed units

23 units

building B

GFA (incl) 4284.1 sqm

GFA (gross) 4508.5 sqm

yield 10 x 1 bed units

24 x 2 bed units

7 x 3 bed units

41 units

totals - new buildings

GFA (incl) 6883.7 sqm

GFA (gross) 7250.7 sqm

1 bed units 18.26%

2 bed units 45.63%

3 bed units 7.11%

total units 70 units

parking - new buildings

resident spaces 83

accessible spaces 171

visitor spaces 14

total 87 + carwash

carleton & the stables

yield 8 x 1 bed units

2 x 2 bed units

8 units

parking

resident spaces 8

visitor spaces 2

total 10

totals

new buildings + carleton & the stables

78 units



site plan - level 00

finished floor level R.L. 34.000

residential development @

46 - 56 liverpool road, summer hill

kennedy associates architects 21 Nelson Street, Annandale 2038 P + 61 2 9657 8486 F + 61 2 9657 8477 nominated architect - scott kennedy - registration no. 26681 (Feb 2011)

1003 - DA 14



heritage items: heritage items adopted and retained for new use, refer drawings 1003 - 43 to 52 for details on proposed alterations to existing and new buildings.
new buildings: refer drawings 1003 - 21 to 41 for details on proposed new apartment buildings A and B

site plan - level 01

finished floor level R.L. 37.000

residential development B

46 - 56 liverpool road, summer hill

kennedy associates architects 31 nelson street annandale 2018 p + 61 2 9557 6486 f + 61 2 9557 6477 nominated architects - state kennedy - registration no. 2668 feb 2011

1003 - DA15

heritage items: heritage items adapted and retained for new use refer drawings 1003 - 42 to 45 for details on proposed alterations to caption and the schedule

new buildings: refer drawing 1003 - 21 to 41 for details on proposed new apartment buildings A and B



site plan - level 02

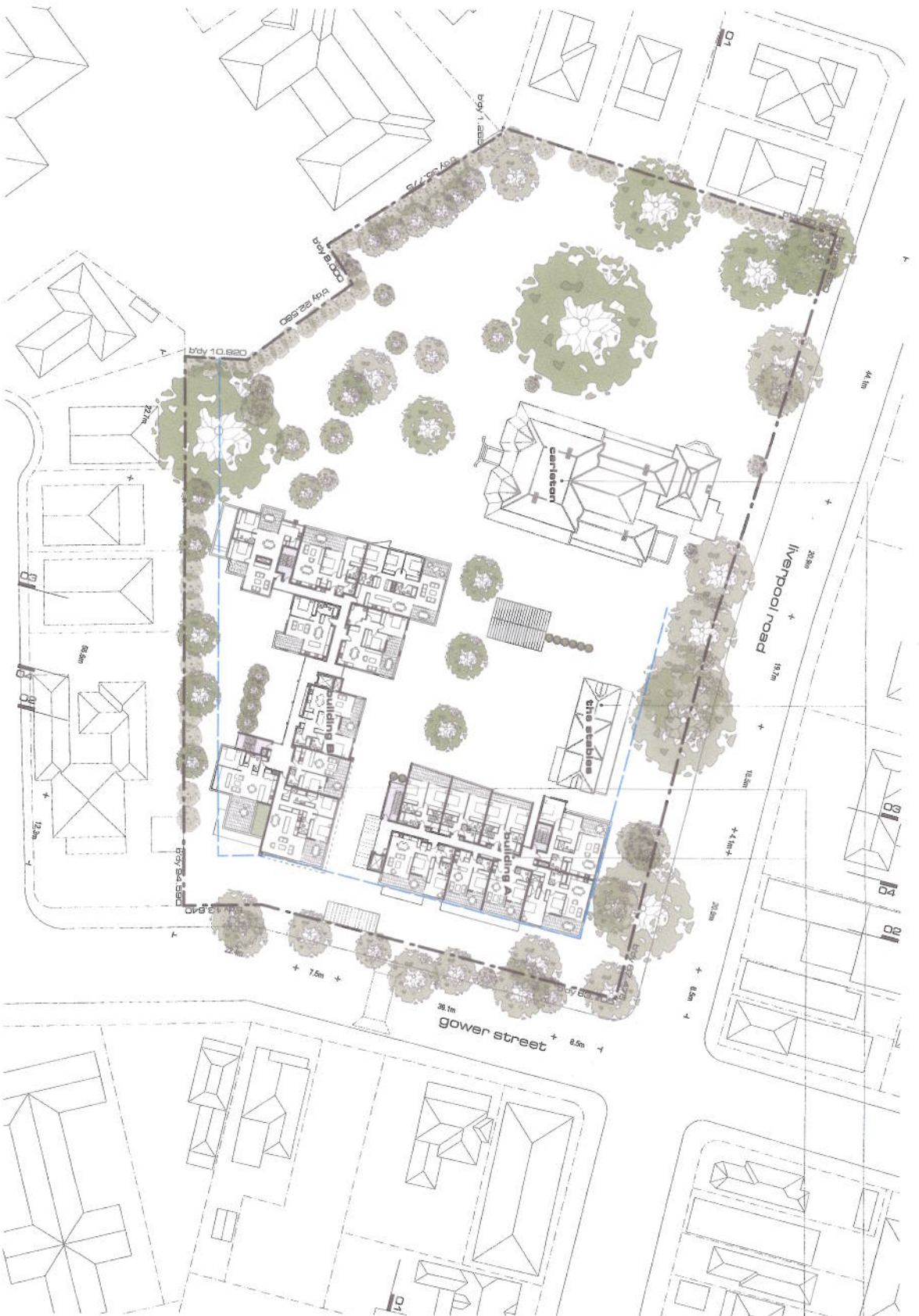
finished floor level RL. 40.000

residential development

46 - 56 liverpool road, summer hill

kennedy associates architects 81 melton street, annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - stuart kennedy - registered no. 59288 feb 2011

1003 - DA 16



hedge lines, hedge lines shown and required for proposed alterations to existing and new buildings on proposed new apartment buildings A and B



site plan - level 03

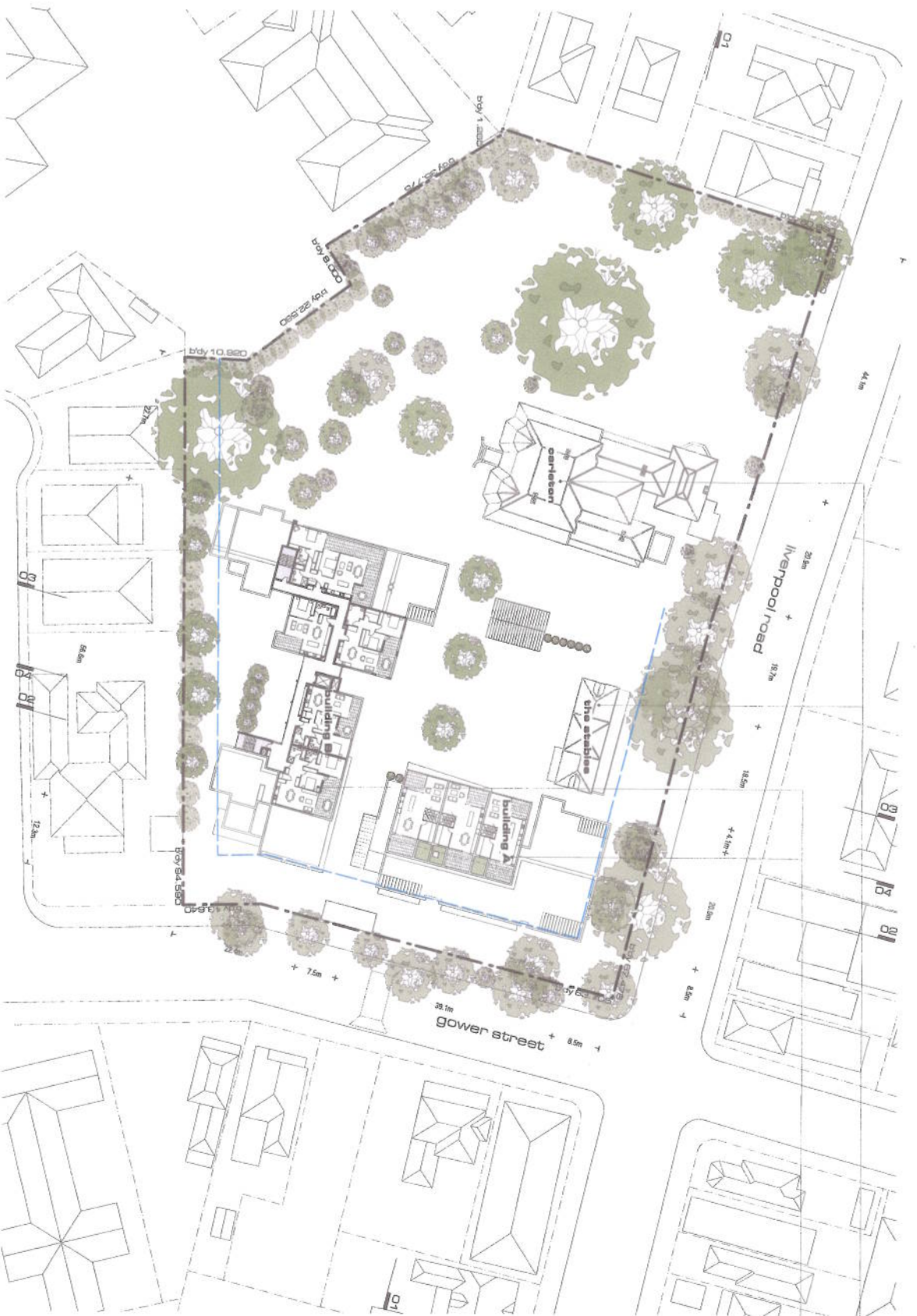
finished floor level PL. 43.000

residential development B

46 - 56 liverpool road, summer hill

kennedy associates architects 51 Nelson street annandale 2038 p + 61 2 9557 6486 f + 61 2 9557 6477 nominated architect - above kennedy - registration no. 55328 feb 2011

1003 - DA 17



building A: new drawings 1003-21 to 41 for details on proposed new apartment buildings A and B



site plan - level 04

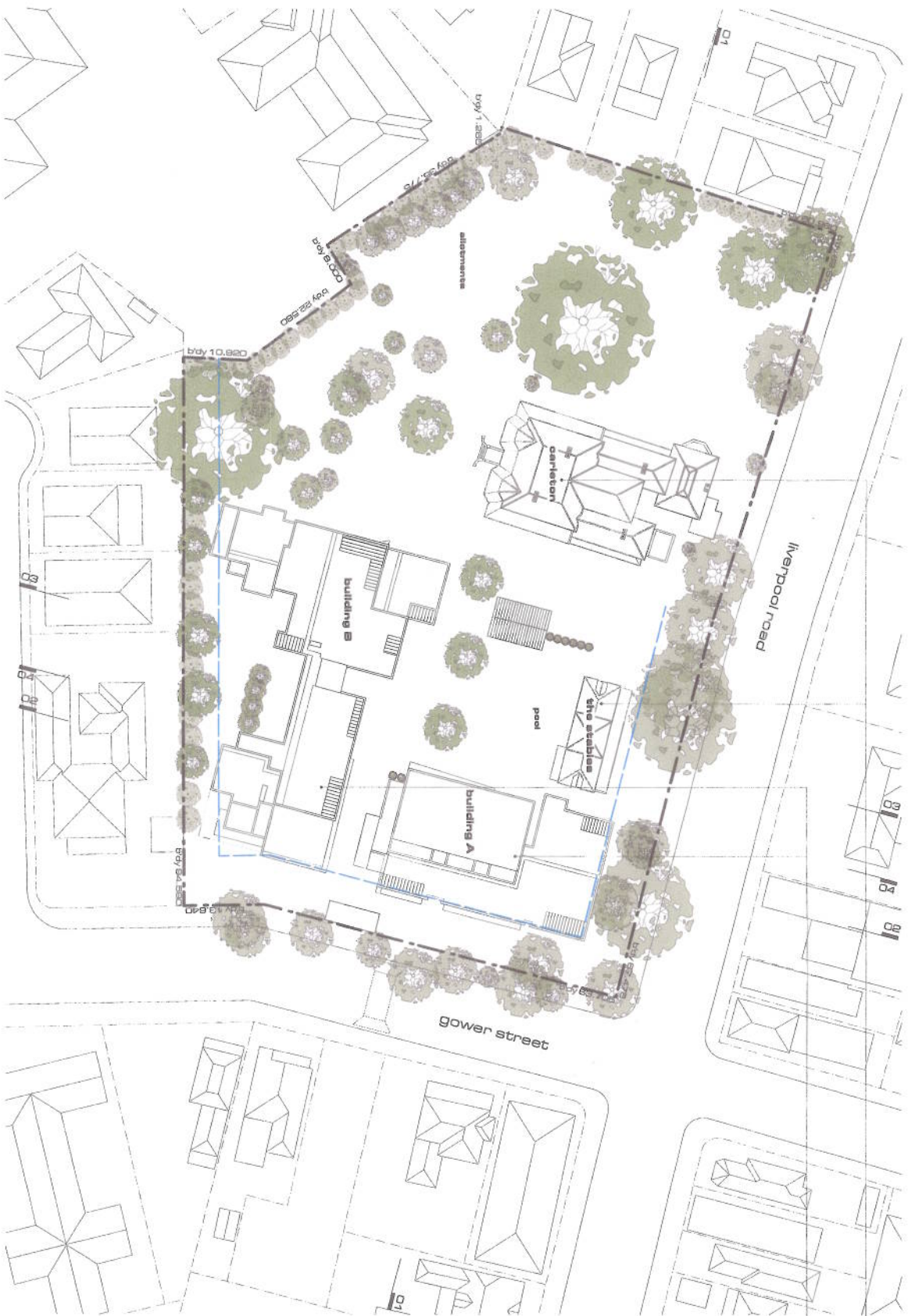
finished floor level FL 46.000

residential development B

46 - 56 liverpool road, summer hill

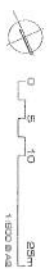
hennery associates architects 51 melton street, arrandale 5008 p + 61 8 9557 6466 f + 61 8 9557 6477 nominated architects - stewart hennery - registration no. 05828 feb 2011

1003 - DA 18



background: buildings shown existing and retained for new use; refer drawings 1003 - 42 to 52 for details on proposed alterations to existing and the site.

new buildings: refer drawings 1003 - 21 to 41 for details on proposed new apartment buildings A and B



site plan - roof

residential development 03

46 - 56 liverpool road, summer hill

kennedy associates architects 51 mason street, brisbane 4008 p + 61 2 9557 6498 f + 61 2 9557 6477 northward architect - steve kennedy - registration no. 25818 feb 2011

1003 - DA19



view towards courtyard from carleton and building B



view towards building B



view from liverpool road



view from pool to building B

perspective views

residential development ©

46-56 liverpool rd, summer hill

kennedy associates architects 51 melton street, annandale 2038 p + 61 2 9557 8468 f + 61 2 9557 8477 nominated architect - gavin kennedy - registration no. 55328 feb 2011

1003 - DA 20

Note: The intensity of landscape elements in these perspective views has been decreased to maintain visibility of the built forms.

B3 Resident spaces
(including 7 accessible spaces)

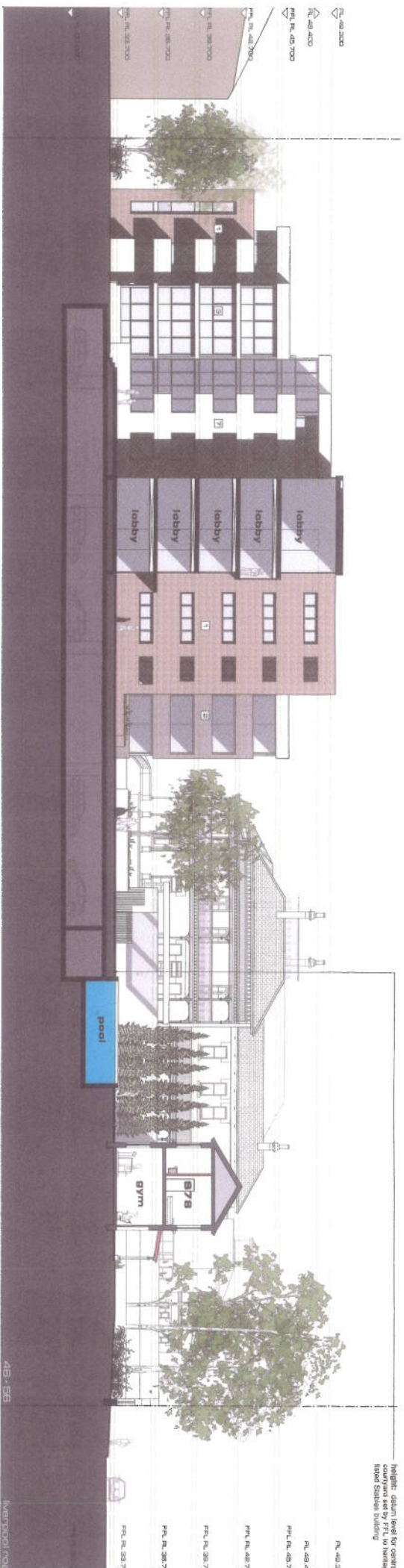
1.4 Visitor spaces
(including 1 accessible space)

Q1 Carwash/loading bay

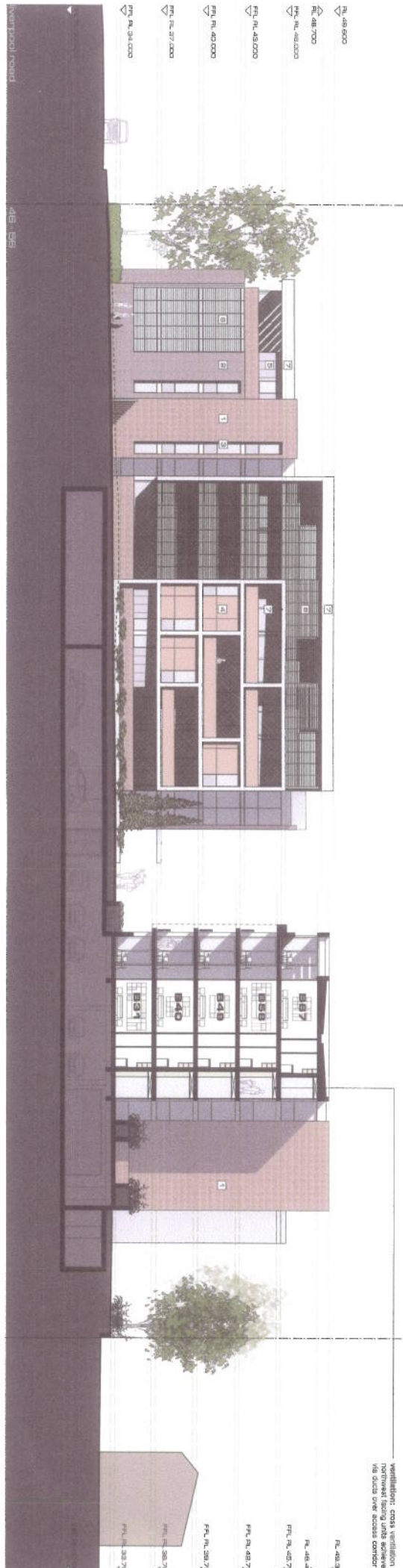
parking provision

detail plan - basement





03 section 03 - thru' building B (facing south)
1:200

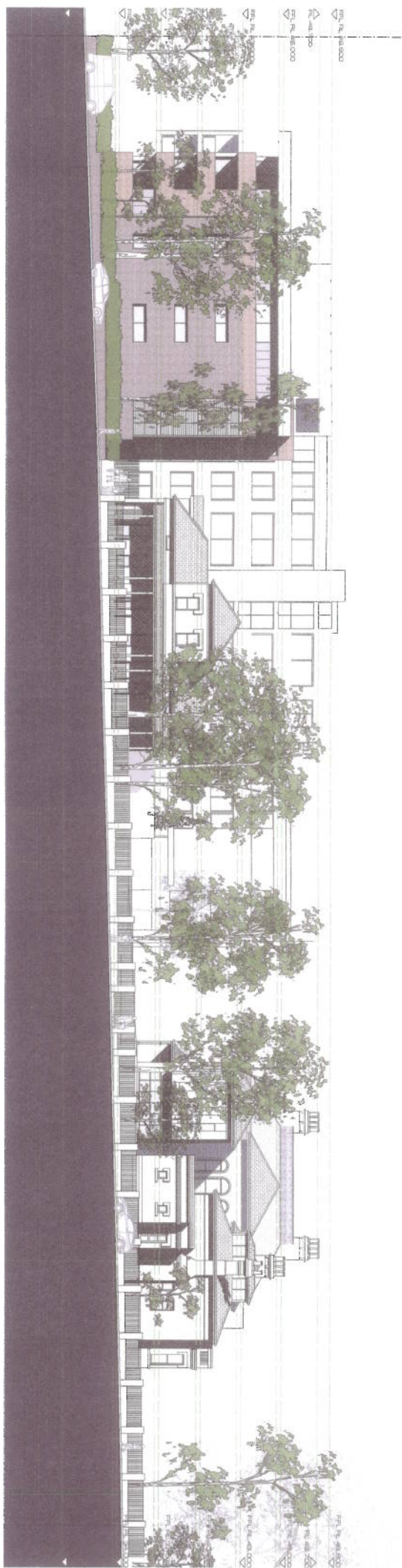


04 section 04 - thru' building B (facing north)
1:200

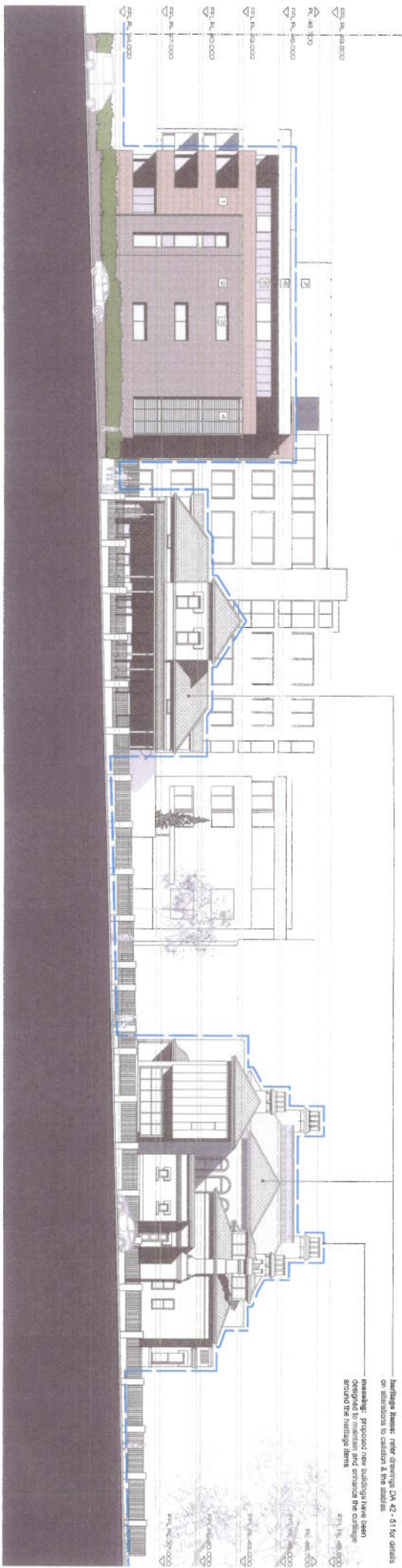
0 2 4
1/2" = 1' 0"

sections 2

residential developments ©



01 Liverpool road elevation (west)
1:200



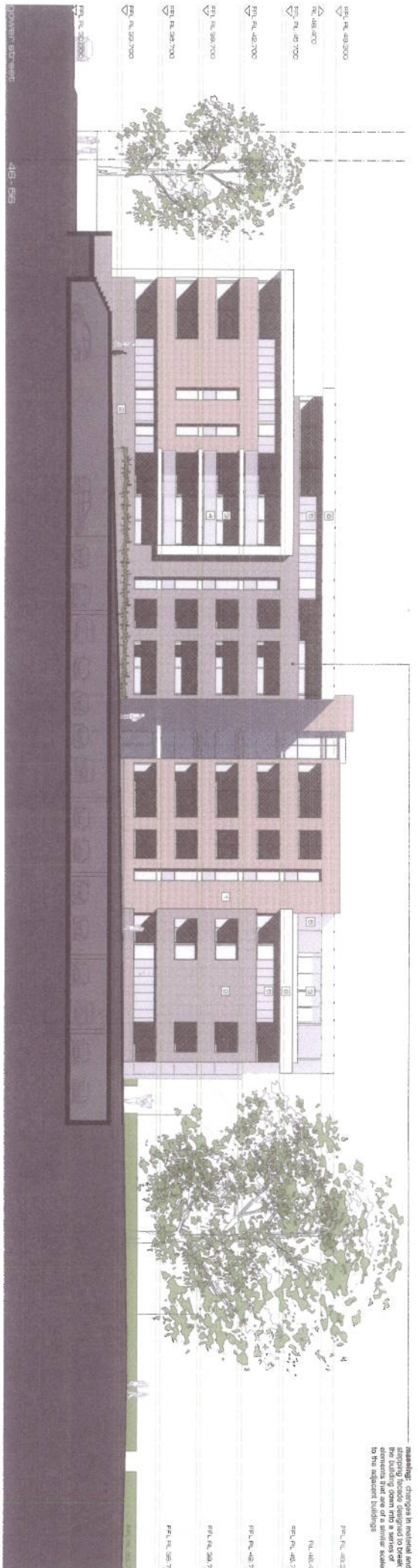
02 Liverpool road elevation (east)
1:200



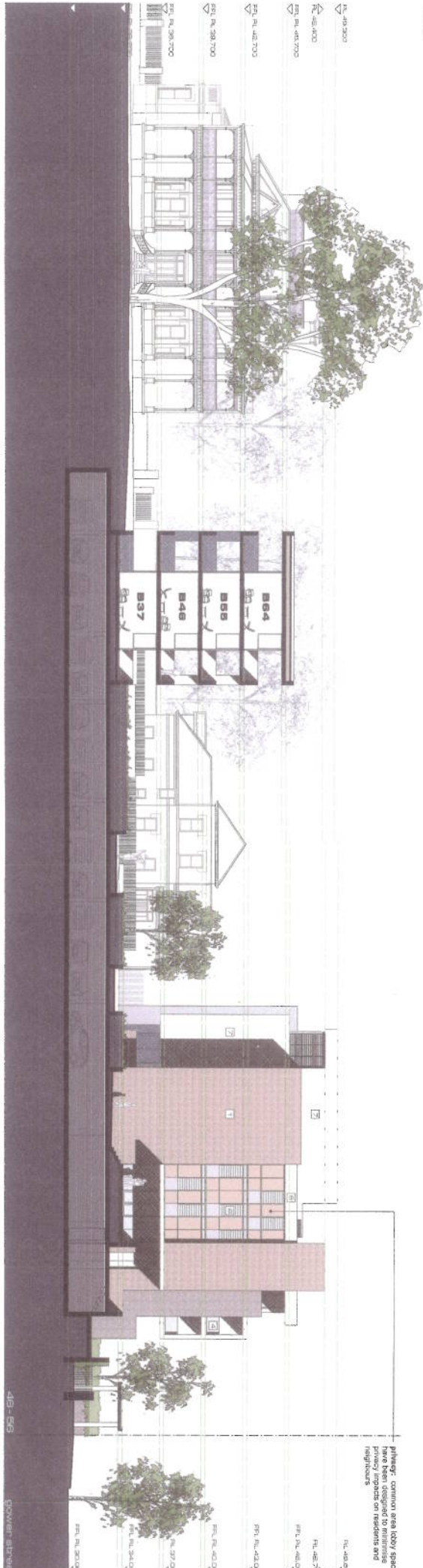
liverpool road elevation

Heritage items: refer drawings DA-42-43 for details on alterations to cautions & the statues
 missing: proposed new buildings have been designed to maintain and enhance the cottage around the heritage items

- 1 Road bricks (type 1)
- 2 Road bricks (type 2)
- 3 Brickwork (alternating windows and doors)
- 4 Brickwork (alternating windows and doors)
- 5 Brickwork (alternating windows and doors)
- 6 Brickwork (alternating windows and doors)
- 7 Brickwork (alternating windows and doors)
- 8 Brickwork (alternating windows and doors)
- 9 Brickwork (alternating windows and doors)
- 10 Brickwork (alternating windows and doors)



01 west elevation - building B
1:200



02 east elevation - building A
1:200

elevations 3



residential development B

46-56 Liverpool rd, summer hill

harrydri architecture 31 nation street, annandale 2038 p + 61 2 9667 8488 f + 61 2 9667 8477 northmead and water - stone hillside - residential no. 0528 feb 2011

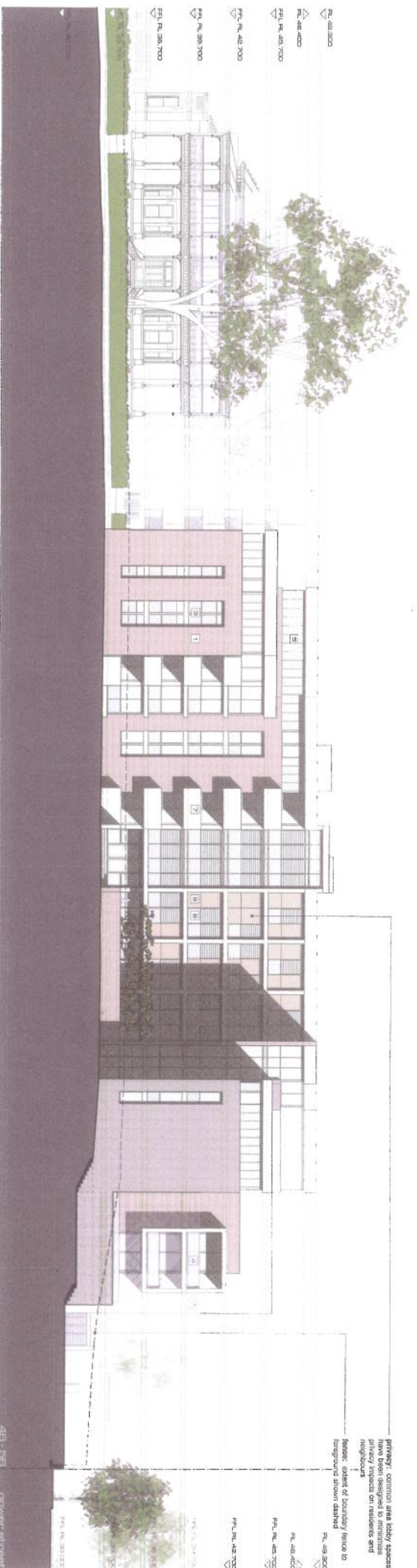
1003

DA 35

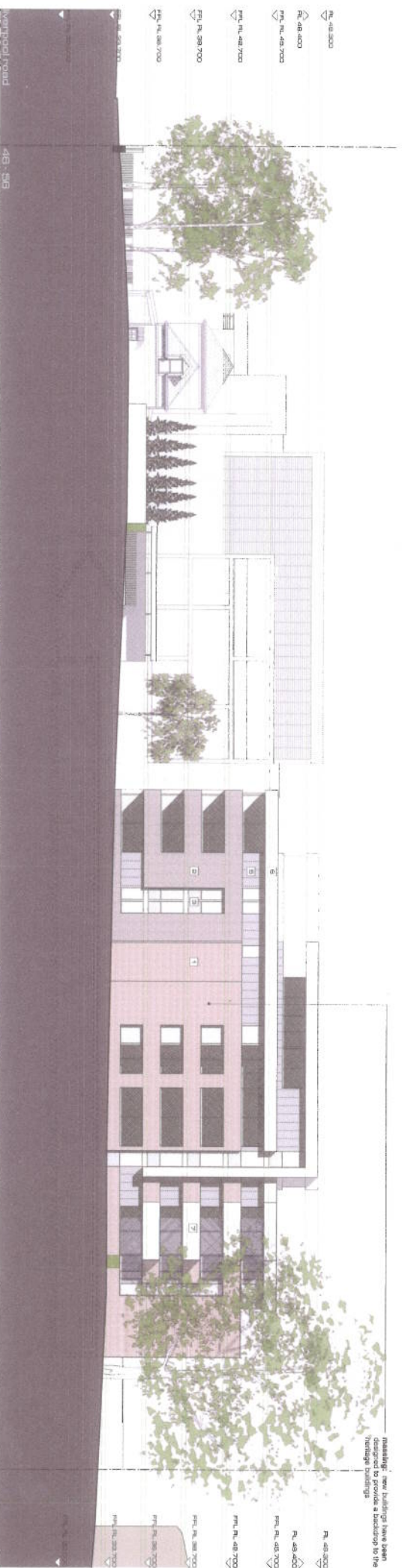
massing: changes in material and form are used to create a sense of movement and rhythm. the building is designed to be a series of elements that are of a similar scale to the adjacent buildings.

privacy: common area lobby spaces have been designed to minimise overlooking of residents and neighbours.

- Roof or car space 1
- Roof or car space 2
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01 east elevation - building B
1:200



02 south elevation - building B
1:200



elevations 4

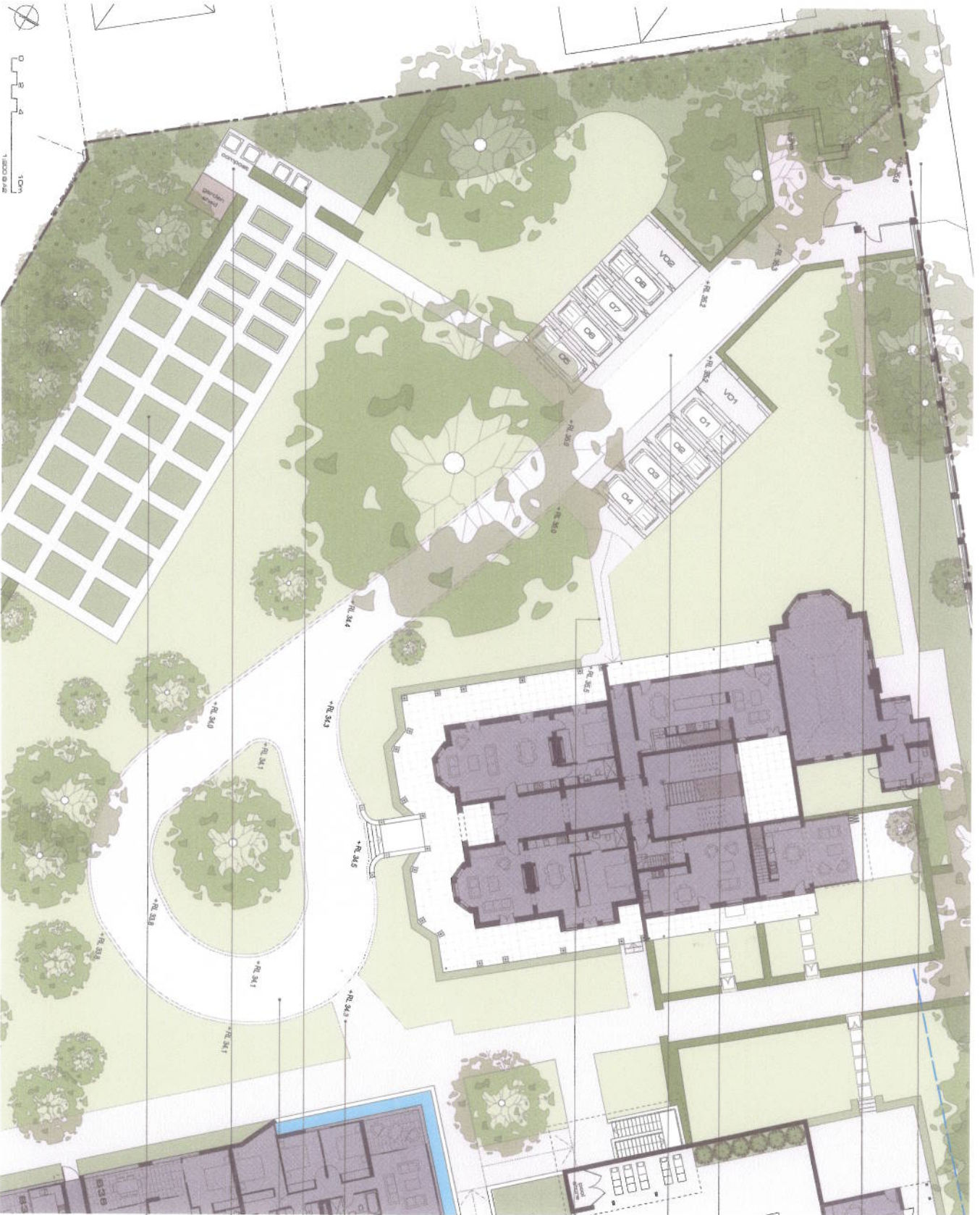
residential development @

46-56 liverpool rd, summer hill kennedy associates architects 31 nelson street, annandale 2038 p + 61 2 8557 8486 f + 61 2 8557 8477 nominated architect - stene kennedy - registration no. 53633 feb 2011

1003 -

DA 36

- Roof pitch type 1
- Roof pitch type 2
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- Roof pitch type 100



footpaths: existing footpath crossing

setbacks: new vehicular and pedestrian entry in location of existing drive setback to enable cars to pull off Liverpool Road before entering

carpark: 10 open carpark spaces around driveway for carport residents with no overhead structures

driveway: existing driveway to carport to be retained and upgraded: new brick edging and paved handstands to define and contain gravel leading to drive

accessible path: new accessible path and ramp from driveway to carport

new paths

garden waste storage

driveway: retain existing gravel pathway

garden storage: garden shed and composting station for use by residents

alternatives: 28 garden alternatives for use by residents including raised beds for accessibility

Indicates extent of brick edging & paving to drive
Indicates extent of gravel parking to drive

carleton - driveway details

46-56 Liverpool Rd, Summer Hill

Kennedy Associates Architects 61 Nelson Street Annandale 2038 P + 61 2 9557 6469 F + 61 2 9557 6477 nominated architect - Kevin Kennedy - registration no. 55528 Feb 2011

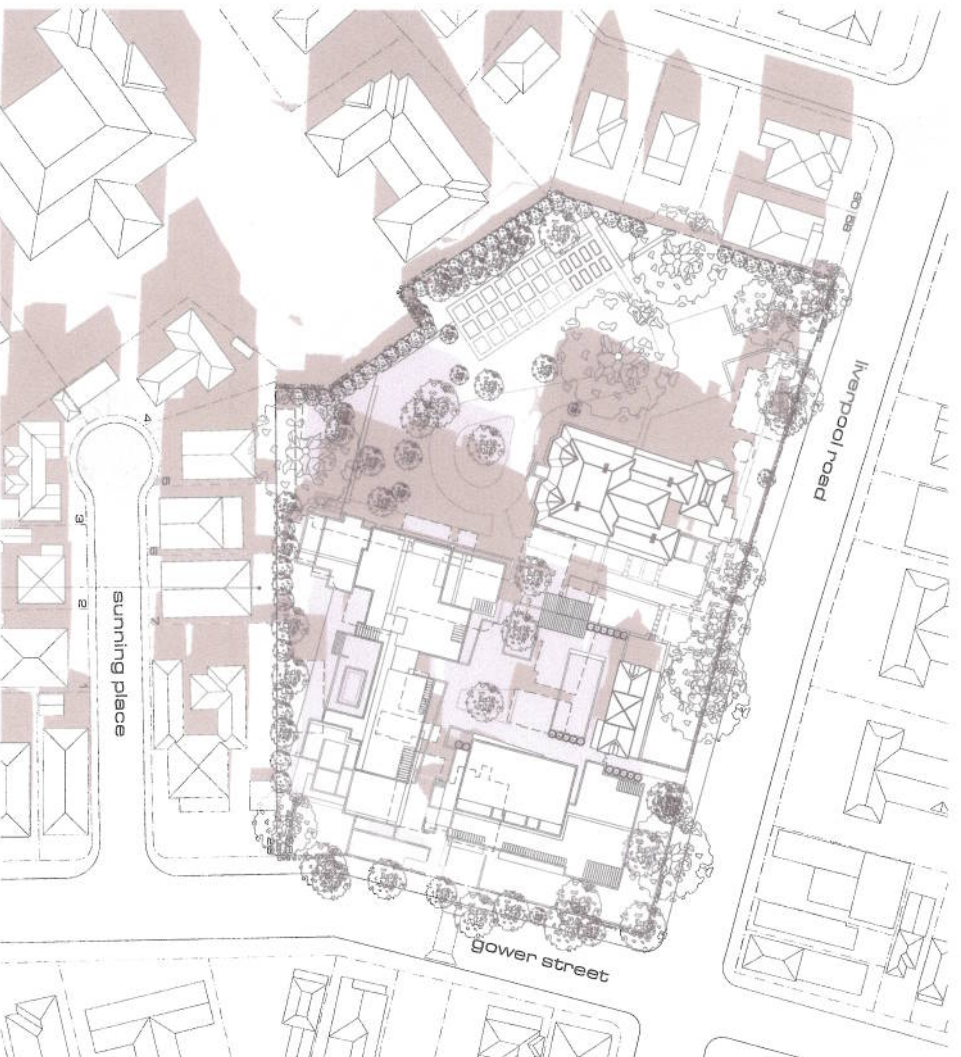
1003 - DA 39



01 detail plan - showing setbacks to sunning place
 1:200
 detail plan showing condition of wall and level of ground

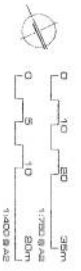


setbacks to sunning place



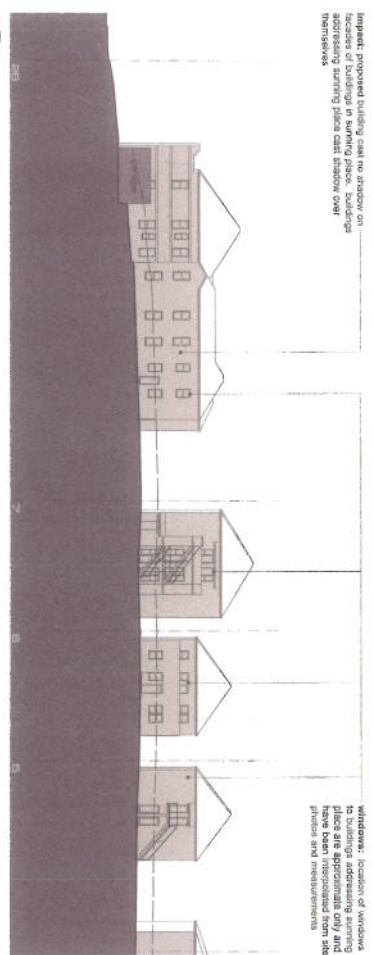
01 shadow diagram
1:750

shadows cast for 21 June
hsa 37° east vsa 23°



shadow diagrams - 09.30 winter solstice

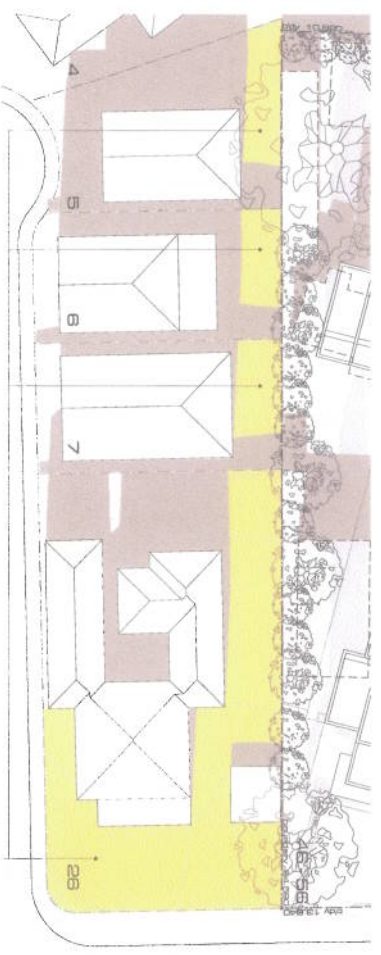
residential development



03 shadow diagram (showing impact on properties in elevation)
1:400

impact: proposed building cast no shadow on facades of buildings in sunning place. buildings addressing sunning place cast shadow over themselves.

withdrawn: location of windows to buildings addressing sunning place are approximate only and have been measured from site photos and measurements.



02 detail shadow diagram (showing impact on properties in sunning place)
1:400

sunning place
the proposed new buildings at 46-56 Liverpool road have been designed such that the required sunlight (35sqm to principal private open space for 3 hours between 9.00 and 15.00) is achieved between 9.30 and 12.30 on 21 June, being the winter solstice for the courtyard and gardens rear of the adjoining properties in sunning place.

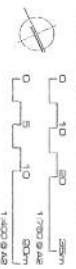
sunshine: no change to amount of sunshine falling on private open space.	
- 5 sunning place:	60.1 sqm
- 6 sunning place:	47.4 sqm
- 7 sunning place:	52.8 sqm
- 26 gower street:	512.8 sqm

Indicates sunning place on private open space
Indicates windows cast by proposed buildings
Indicates windows cast by existing structures



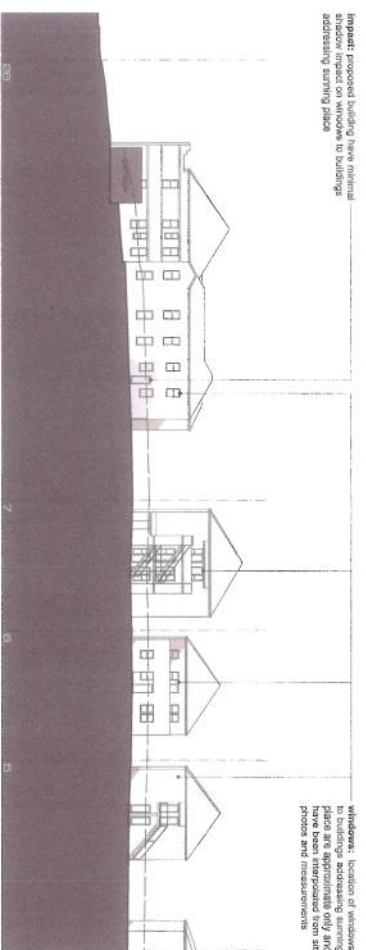
01 shadow diagram
1:1750

shadows cast for 21 June
hse 9^h west vsa 32^h



shadow diagrams - 12.30 winter solstice

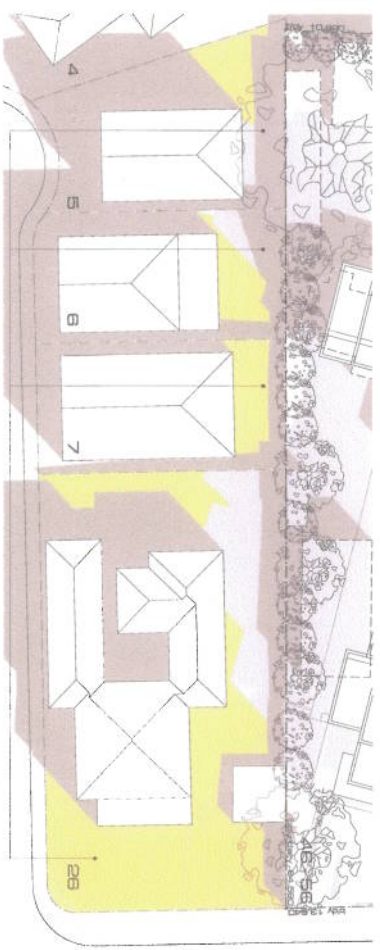
residential development



03 shadow diagram (showing impact on properties in sunning place in elevation)
1:400

impact: proposed building have minimal shadow impact on windows to buildings addressing sunning place

windows: location of windows to building addressing sunning place are appropriate only and provide and measurements



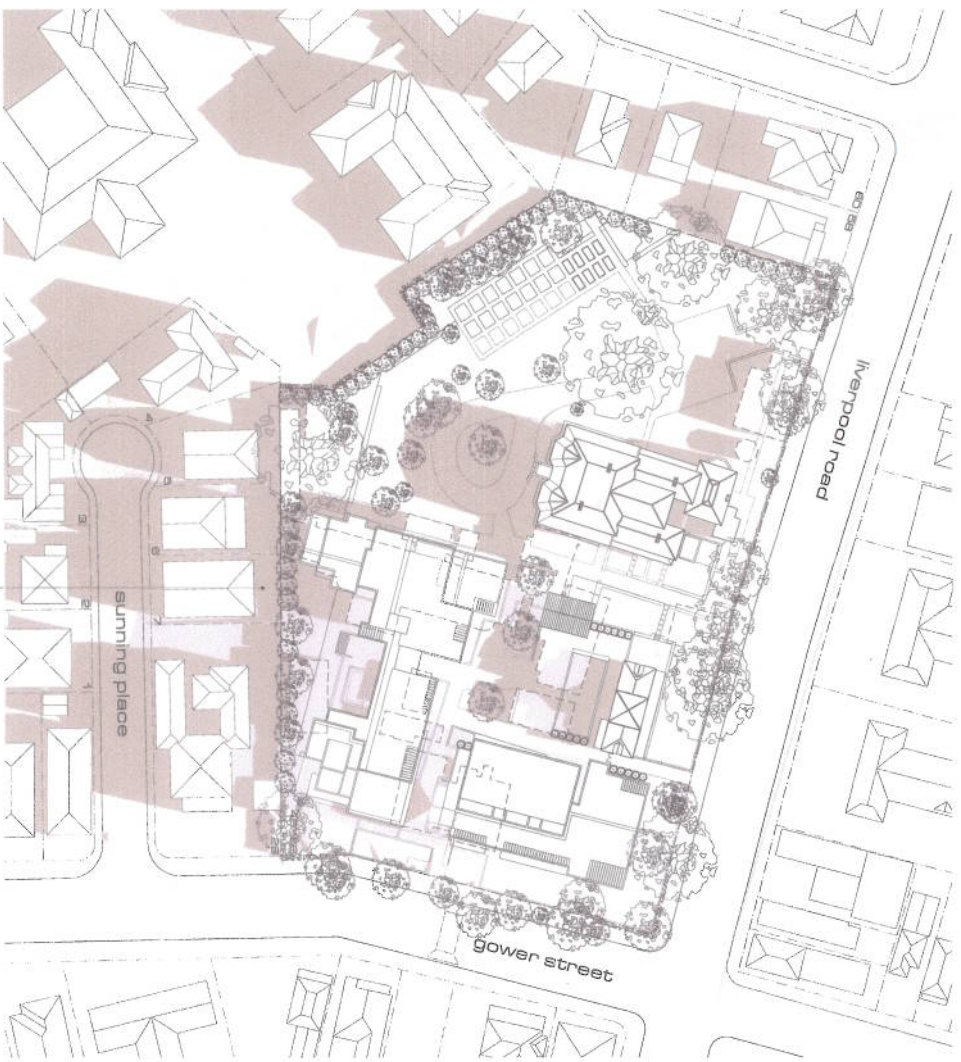
02 detail shadow diagram (showing impact on properties in sunning place)
1:400

sunning place
the proposed new buildings at 46-56 Liverpool road have been designed such that the required sunlight (33sqm to principal private open space for 3 hours between 9.00 and 15.00) is achieved between 9.30 and 12.30 on 21 June, being the winter solstice for the courtyards and gardens rear of the adjoining properties in sunning place

sunshine amount of sunshine falling on private open space

- 5 sunning place	37.9 sqm
- 6 sunning place	37.6 sqm
- 7 sunning place	45.1 sqm
- 26 gower street	387.2 sqm

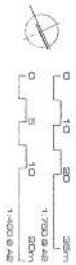
indicates sunning falling on private open space
indicates windows cast by proposed building
indicates windows cast by existing surrounding



01 shadow diagram
1:750

Impact: impact of shadows cast by proposed buildings complies with clause 5.16 of Ashfield Council's DCP Part C5

shadows cast for 21 June
hse 42° west vba 17°



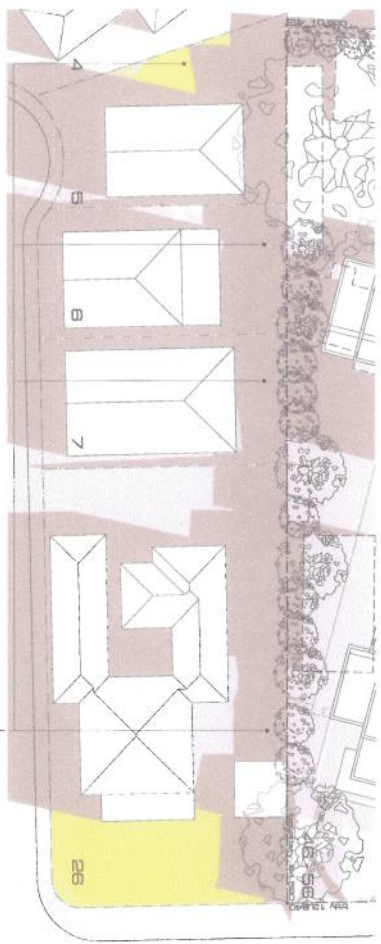
shadow diagrams - 15.00 winter solstice

residential development 8



03 shadow diagram [showing impact on properties in elevation]
1:400

Windows: location of windows to buildings addressing sunning have been measured from site photos and measurements



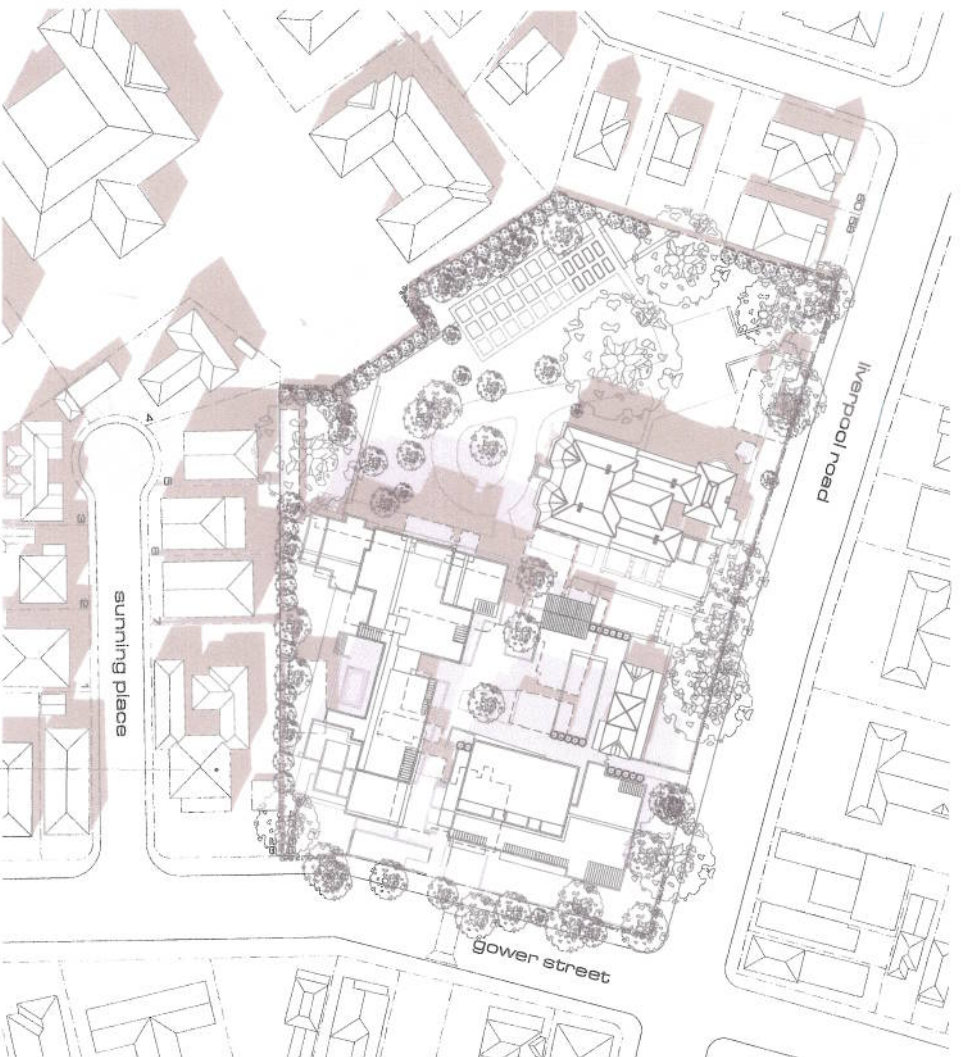
02 detail shadow diagram [showing impact on properties in sunning place]
1:400

sunning place
the proposed new buildings at 46-56 Liverpool road have been designed such that the required sunlight (35sqm to principal private open space for 3 hours between 9.00 and 15.00) is achieved between 9.30 and 12.30 on 21 June, being the winter solstice for the courtyards and gardens rear of the adjoining properties in sunning place.

sunshine: amount of sunshine falling on private open space:

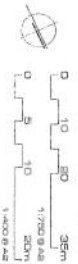
- 5 sunning place:	28.2 sqm
- 6 sunning place:	0.0 sqm
- 7 sunning place:	0.0 sqm
- 26 Gower street:	17.8 sqm

Indicate sunning falling on private open space
Indicate windows cast by proposed buildings
Indicate shadows cast by existing structures



01 shadow diagram
1:750

shadows cast for 21 march/september
hsa 80° east vsa 36°

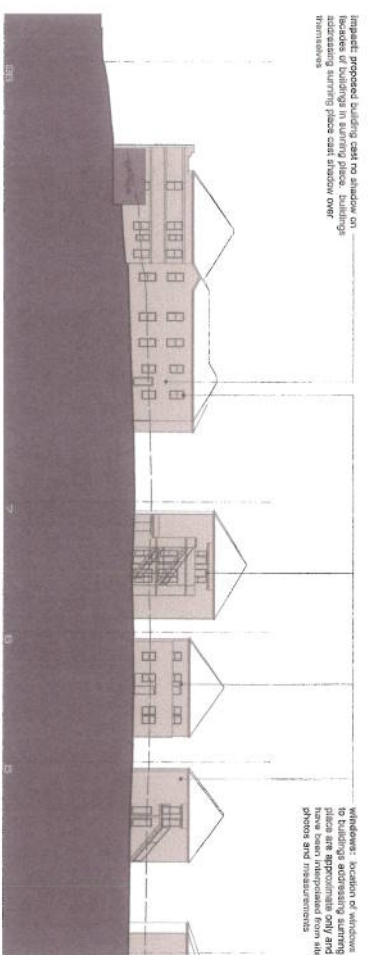


shadow diagrams - 09.00 equinox

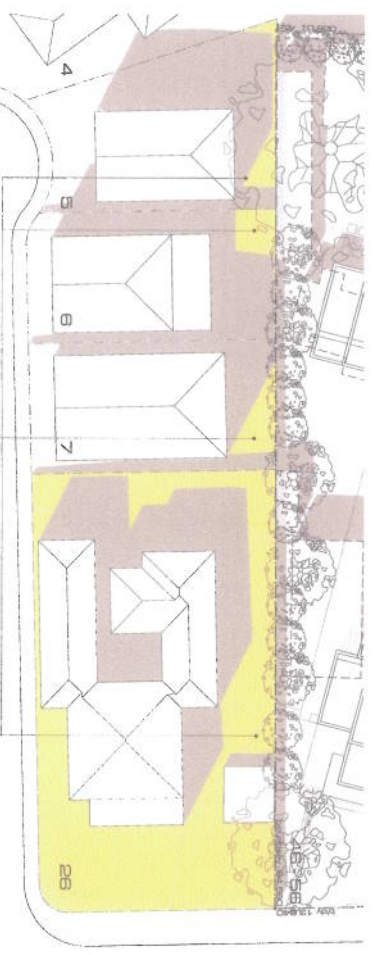
residential development @

46-56 liverpool rd, summer hill

Impact: proposed building cast no shadow on
sunning place. Buildings
located at 46-56 Liverpool Road, Summer Hill,
Sydney, NSW, Australia. The sunning place
is located at 46-56 Liverpool Road, Summer Hill,
Sydney, NSW, Australia.



03 shadow diagram (showing impact on properties in sunning place)
1:400

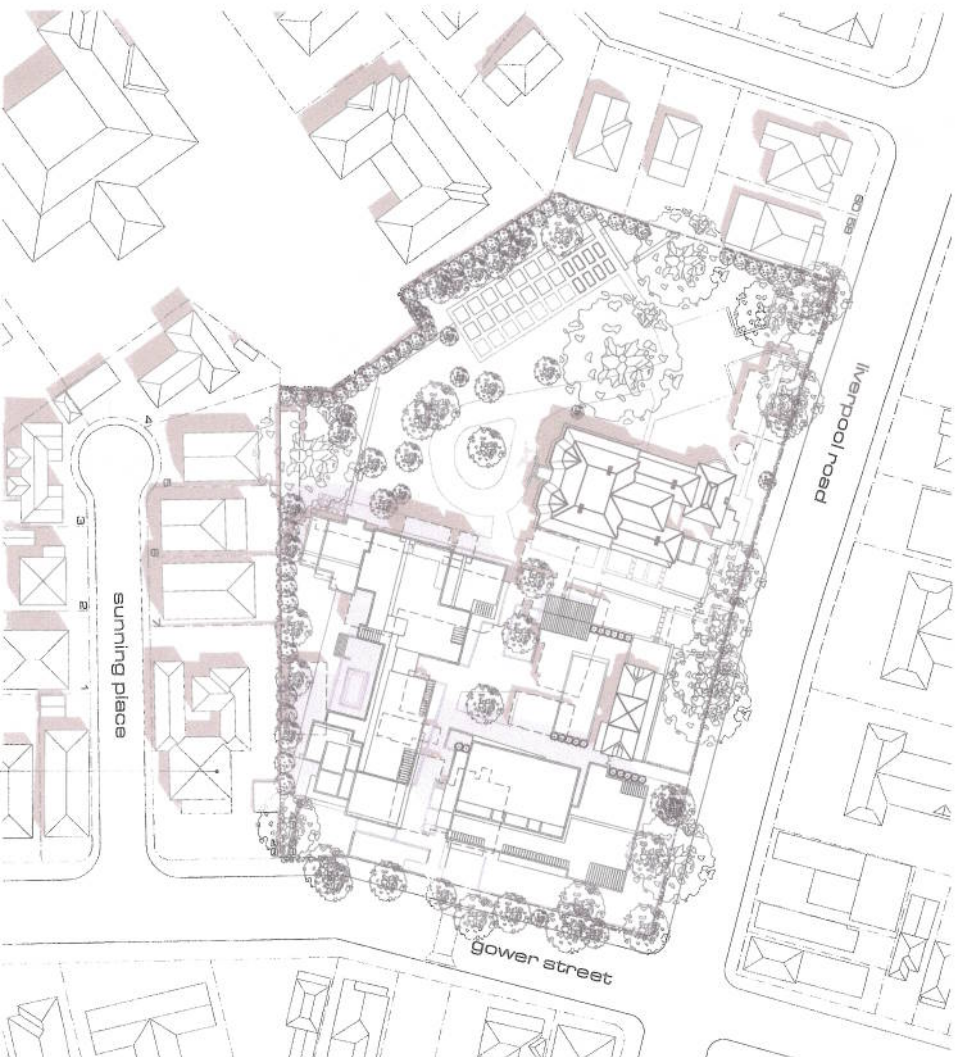


02 detail shadow diagram (showing impact on properties in sunning place)
1:400

sunning place
the proposed new buildings at 46-56 Liverpool Road have been designed such that the
required sunlight (35sqm to principal private open space for 3 hours between 9.00 and
15.00) is achieved between 9.30 and 12.30 on 21 June, being the winter solstice for
the courtyards and gardens rear of the adjoining properties in sunning place.

**sunshine: amount of sunshine falling
on private open space:**
- 5 sunning place: 21.5 sqm
- 6 sunning place: 22.3 sqm
- 7 sunning place: 25.7 sqm
- 26 Gower Street: 487.3 sqm

Indicates sunning falling on private open space
Indicates shadows cast by proposed buildings
Indicates shadows cast by existing structures



01 shadow diagram
1:1750

shadows cast for 21 march/september
hse of north vsa 55°

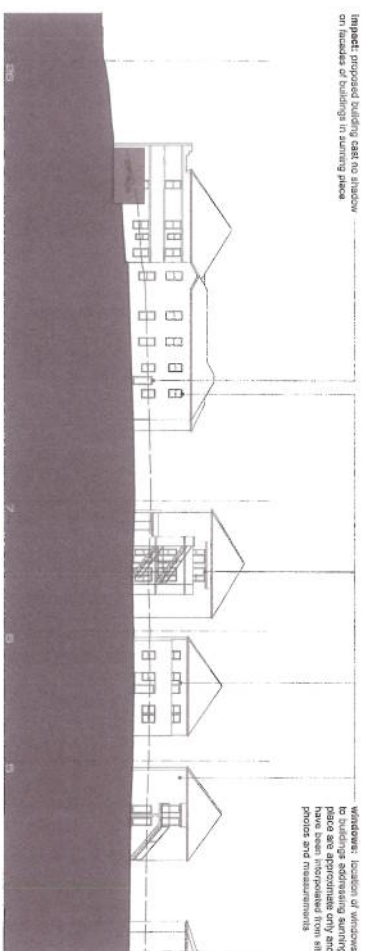


shadow diagrams - 12.00 equinox

residential development 0

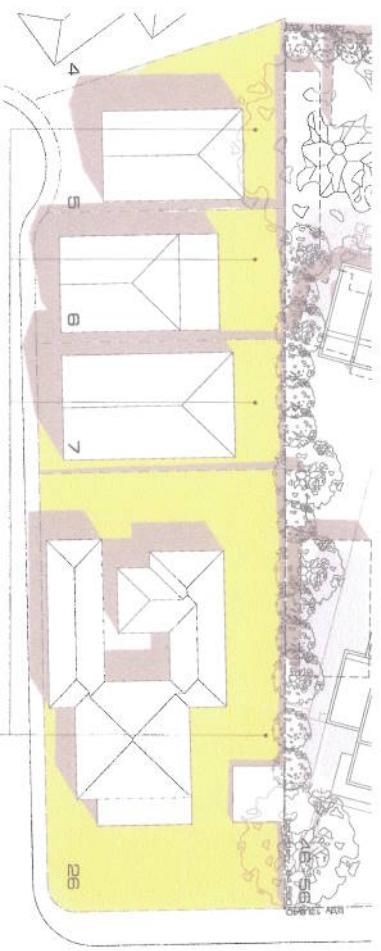
46-56 Liverpool rd, summer hill

Impact: proposed building cast no shadow on facades of buildings in sunning place



03 shadow diagram (showing impact on properties in sunning place in elevation)
1:1400

Windows: location of windows to buildings addressing sunning place are approximate only and not to scale. Photos and measurements



02 detail shadow diagram (showing impact on properties in sunning place)
1:1400

sunning place
the proposed new buildings at 46-56 Liverpool road have been designed such that the required sunlight (35sqm to principal private open space for 3 hours between 9.00 and 15.00) is achieved between 9.30 and 12.30 on 21 June, being the winter solstice for the courtyards and gardens near or the adjoining properties in sunning place.

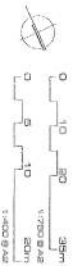
sunshine: amount of sunshine falling on private open space:
- 5 sunning place: 104.1 sqm
- 6 sunning place: 88.5 sqm
- 7 sunning place: 80.1 sqm
- 26 gower street: 602.3 sqm

Indicates sunning falling on private open space
Indicates windows cast by proposed building
Indicates windows cast by existing structures



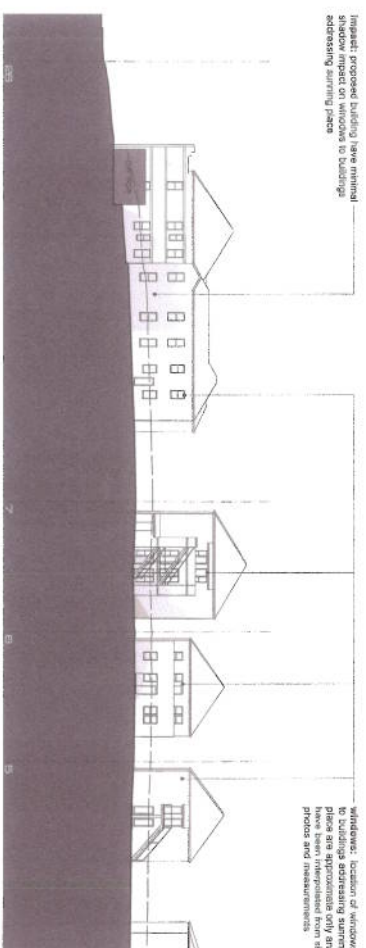
01 shadow diagram
1:750

shadows cast for 21 march/ september
hsa 60° west vsa 36°



shadow diagrams - 15.00 equinox

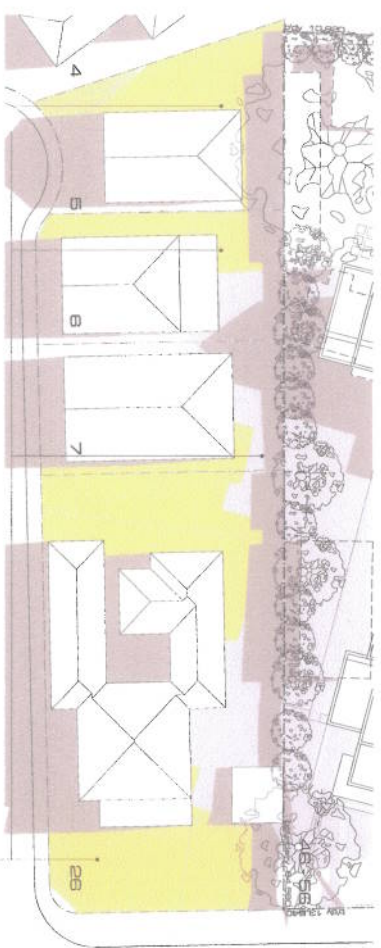
residential development @



03 shadow diagram (showing impact on properties in sunning place in elevation)
1:400

Impact: proposed building have minimal shadow impact on windows to buildings addressing sunning place

Windows: location of windows to buildings addressing sunning place are approximate only and photos and measurements



02 detail shadow diagram (showing impact on properties in sunning place)
1:400

sunning place
the proposed new buildings at 46-56 Liverpool road have been designed such that the required sunlight (35sqm to principal private open space for 3 hours between 9.00 and 15.00) is achieved between 9.30 and 12.30 on 21 June, being the winter solstice for the courtyards and gardens rear of the adjoining properties in sunning place.

sunshine: amount of sunshine falling on private open space:
- 5 sunning place: 129.8 sqm
- 6 sunning place: 72.4 sqm
- 7 sunning place: 28.2 sqm
- 20 gower street: 403.8 sqm

Indicates sunrises falling on private open space
Indicates shadows cast by proposed buildings
Indicates windows facing by existing properties



site survey

residential development

46 - 56 Liverpool road, summer hill

kenedy associates architects 51 Wilson Street, Annandale, 2038 P + 61 2 9557 6488 F + 61 2 9557 6477 nominated architect - Anne Kennedy - registration no. 05288 Feb 2011

1003 - DA 62





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LEGEND	
Site boundary	---
Tree number with trunk as plotted on Site Survey	T34
Tree number with trunk not plotted on Site Survey Derived from Dig 11 Viewport 20 attached to Site Plan 7.2.11 (approximate location shown)	T16
Retention Value A TPZ	○
Retention Value B TPZ	○
Retention Value C TPZ	○
Retention Value D TPZ	○
Dead, dying or dangerous trees or noxious weeds to be removed	✂
Trees requiring removal to facilitate development	✂
Trees to be transplanted	➔
Protective fencing	---
Area of Proposed Development	
Area of Proposed Basement Carpark & Pool Footprints	
©TREE PROTECTION PLAN CLIENT: SAAD PROPERTY GROUP AND MAGNAS PROPERTY GROUP PROJECT: 48 - 58 LIVERPOOL RD, SUMMER HILL DRAWING NO: 180REV2011TPP DRAWN BY: AM BASED ON: SITE PLAN LEVEL 00, BY KENNEDY ASSOCIATES ARCHITECTS, DATED 7.2.11 AND SITE PLAN ISSUED FOR ARBORIST - PRELIMINARY, BY KENNEDY ASSOCIATES ARCHITECTS, DATED 26.11.10. DATE: 15/02/2011 REV: A SCALE: 1:500@A3	

