

Received by RECORDS
25 MAY 2012
Doc No: 12/26139
BURWOOD COUNCIL



DEVELOPMENT APPLICATION

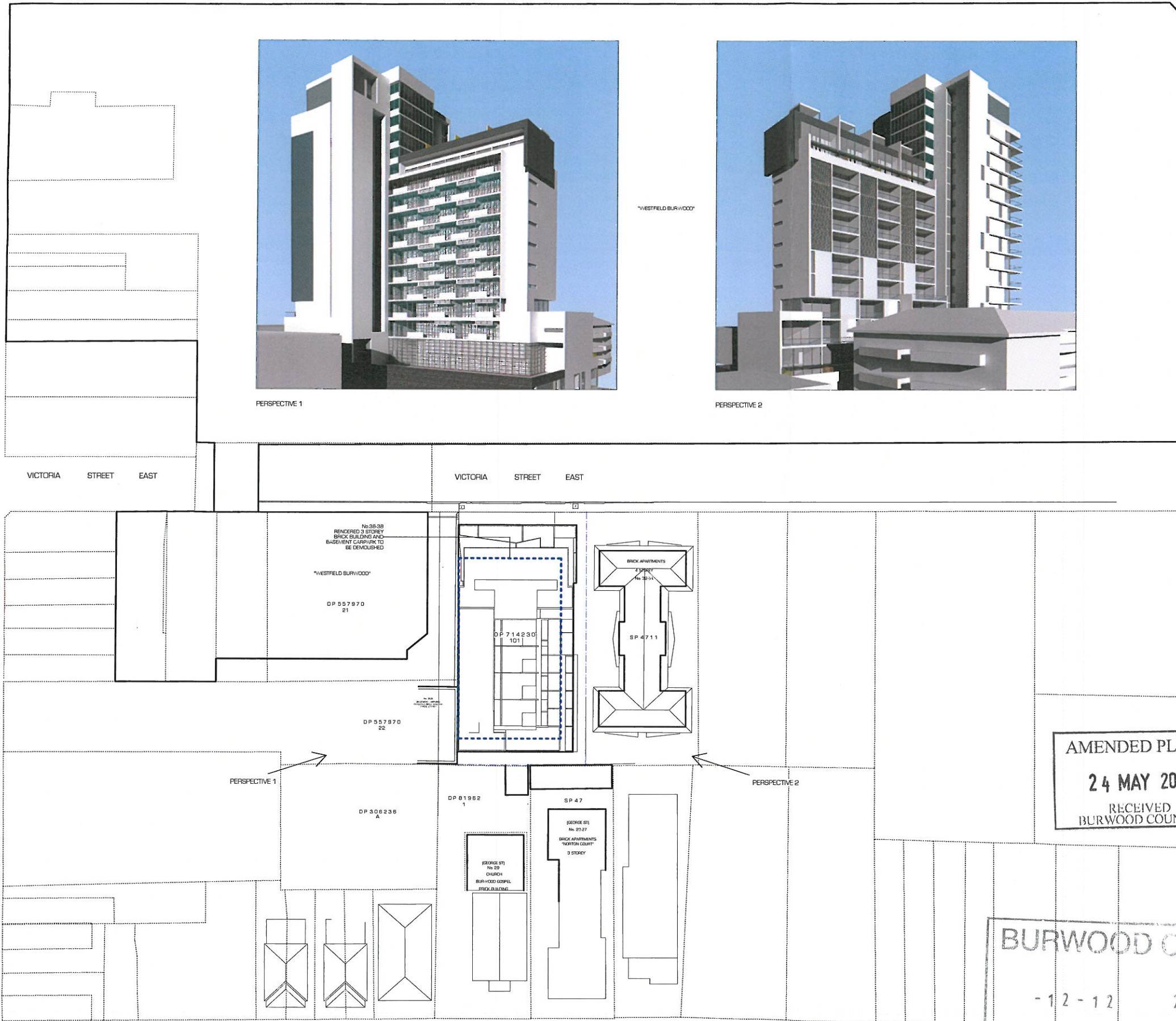
PROPOSED MIXED USE DEVELOPMENT AT

36 - 38 VICTORIA STREET BURWOOD

BURWOOD COUNCIL
- 12 - 12
24 MAY 2012

ARCHITECT: clison & associates architects © Copyright in all documents and drawings prepared by Clison & Associates Architects and in any works extracted from these documents and drawings shall remain the property of Clison & Associates Architects or on creation vest in Clison & Associates Architects. Level 5 60-72 Westmore Avenue Surry Hills T 02 9581 8181 F 02 9581 9171 E info@clison.com.au © Revised Drawings and Initials 1/21 CLIENT: P & N GROUP HOLDINGS PTY LTD	SCHEDULE OF DRAWINGS: <table><tr><td>0912 DA00 Cover Sheet</td><td>C</td></tr><tr><td>0912 DA01 Site Plan 1:500</td><td>A</td></tr><tr><td>0912 DA02 Floor Plans 1:200</td><td>A</td></tr><tr><td>0912 DA03 Floor Plans 1:200</td><td>A</td></tr><tr><td>0912 DA04 Floor Plans 1:200</td><td>A</td></tr><tr><td>0912 DA05 Floor Plans 1:200</td><td>A</td></tr><tr><td>0912 DA06 Floor Plans 1:200</td><td>A</td></tr><tr><td>0912 DA07 Floor Plans 1:200</td><td>A</td></tr><tr><td>0912 DA08 Floor Plans 1:200</td><td>A</td></tr><tr><td>0912 DA09 Floor Plans 1:200</td><td>A</td></tr><tr><td>0912 DA10 Sections/Elevations 1:200</td><td>C</td></tr><tr><td>0912 DA11 Sections/Elevations 1:200</td><td>C</td></tr><tr><td>0912 DA12 Elevations/Elevations 1:200</td><td>C</td></tr><tr><td>0912 DA13 Elevations/Elevations 1:200</td><td>C</td></tr><tr><td>0912 DA14 Elevations/Elevations 1:200</td><td>C</td></tr><tr><td>0912 DA15 Shadow Diagrams 1:1000</td><td>A</td></tr><tr><td>0912 DA16 Shadow Diagrams 1:1000</td><td>A</td></tr></table>	0912 DA00 Cover Sheet	C	0912 DA01 Site Plan 1:500	A	0912 DA02 Floor Plans 1:200	A	0912 DA03 Floor Plans 1:200	A	0912 DA04 Floor Plans 1:200	A	0912 DA05 Floor Plans 1:200	A	0912 DA06 Floor Plans 1:200	A	0912 DA07 Floor Plans 1:200	A	0912 DA08 Floor Plans 1:200	A	0912 DA09 Floor Plans 1:200	A	0912 DA10 Sections/Elevations 1:200	C	0912 DA11 Sections/Elevations 1:200	C	0912 DA12 Elevations/Elevations 1:200	C	0912 DA13 Elevations/Elevations 1:200	C	0912 DA14 Elevations/Elevations 1:200	C	0912 DA15 Shadow Diagrams 1:1000	A	0912 DA16 Shadow Diagrams 1:1000	A	ISSUE THE DRAWINGS ARE ACCOMPANIED BY THE FOLLOWING ITEMS WHICH ARE PART OF THE DEVELOPMENT APPLICATION SUBMISSION: LANDSCAPE DESIGN - MICHAEL SU LANDSCAPE ARCHITECTS STATEMENT OF ENVIRONMENTAL EFFECTS - BBC CONSULTING PLANNING STORMWATER CONCEPT - UNITED CONSULTING ENGINEERS ENVIRONMENTAL REPORT - GFC & C PTY LIMITED BASIX ASSESSMENT - GREENWORLD ARCHITECTURAL DRAFTING SCA REPORT - VIC ULLI & PARTNERS TRAFFIC REPORT - McLAFFEN TRAFFIC ENGINEERING DEVELOPMENT REPORT - CLISON & ASSOCIATES ARCHITECTS WASTE MANAGEMENT REPORT - CLISON & ASSOCIATES ARCHITECTS SURVEY - GEOMETRA CONSULTING
0912 DA00 Cover Sheet	C																																			
0912 DA01 Site Plan 1:500	A																																			
0912 DA02 Floor Plans 1:200	A																																			
0912 DA03 Floor Plans 1:200	A																																			
0912 DA04 Floor Plans 1:200	A																																			
0912 DA05 Floor Plans 1:200	A																																			
0912 DA06 Floor Plans 1:200	A																																			
0912 DA07 Floor Plans 1:200	A																																			
0912 DA08 Floor Plans 1:200	A																																			
0912 DA09 Floor Plans 1:200	A																																			
0912 DA10 Sections/Elevations 1:200	C																																			
0912 DA11 Sections/Elevations 1:200	C																																			
0912 DA12 Elevations/Elevations 1:200	C																																			
0912 DA13 Elevations/Elevations 1:200	C																																			
0912 DA14 Elevations/Elevations 1:200	C																																			
0912 DA15 Shadow Diagrams 1:1000	A																																			
0912 DA16 Shadow Diagrams 1:1000	A																																			

AMENDED PLANS
24 MAY 2012
RECEIVED
BURWOOD COUNCIL



SITE AREA = 1849 m²
 MAX ALLOWABLE RESIDENTIAL GFA = 5547 m² (3.1 FSR)
 PROPOSED RESIDENTIAL GFA = 5547 m² (3.1 FSR)

	GFA m ²	1 Bed	2 Bed	3 Bed	3 hrs Sun	Cross Vent.
LEVEL - 17	-	-	-	-	-	-
LEVEL - 16	213	-	-	2	2	2
LEVEL - 15	213	-	-	2	2	2
LEVEL - 14	266	2	2	-	4	2
LEVEL - 13	266	2	2	-	4	2
LEVEL - 12	266	2	2	-	4	2
LEVEL - 11	445	2	2	-	4	2
LEVEL - 10	488	2	6	-	8	6
LEVEL - 9	490	2	5	-	5	5
LEVEL - 8	490	2	5	-	5	5
LEVEL - 7	490	2	5	-	5	5
LEVEL - 6	490	2	5	-	5	5
LEVEL - 5	490	2	5	-	5	5
LEVEL - 4	490	2	5	-	5	5
LEVEL - 3	470	3	4	-	5	4
TOTAL - 1	5547	25	48	4	-	-

MAX ALLOWABLE COMMERCIAL GFA = 2774 m² (1.5:1 FSR)
 PROPOSED COMMERCIAL GFA = 2746 m² (1.48:1 FSR)

	GFA m ²	1 Bed	2 Bed	3 Bed	3 hrs Sun	Cross Vent.
LEVEL - 2	535	4	4	-	4	5
LEVEL - 1a	429	-	-	-	-	-
LEVEL - 1	750	6	7	-	6	13
LEVEL - GROUND	1032	-	-	-	-	-
TOTAL - 2	2746	-	-	-	-	-

	GFA m ²	1 Bed	2 Bed	3 Bed	3 hrs Sun	Cross Vent.
TOTAL - 1+2	8293	35/98	59/88	4/68	73/98	65/98
%		36	60	4	5	68

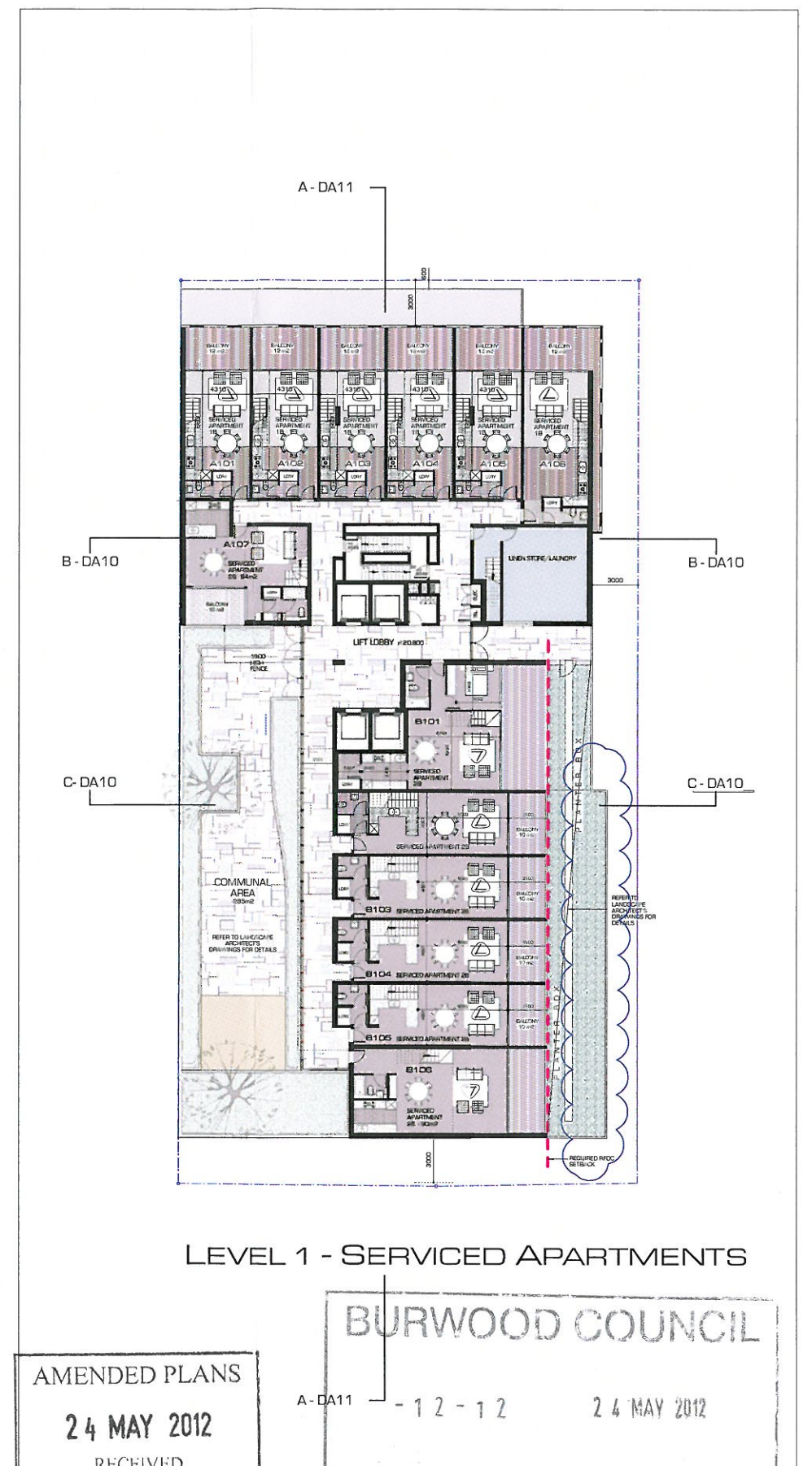
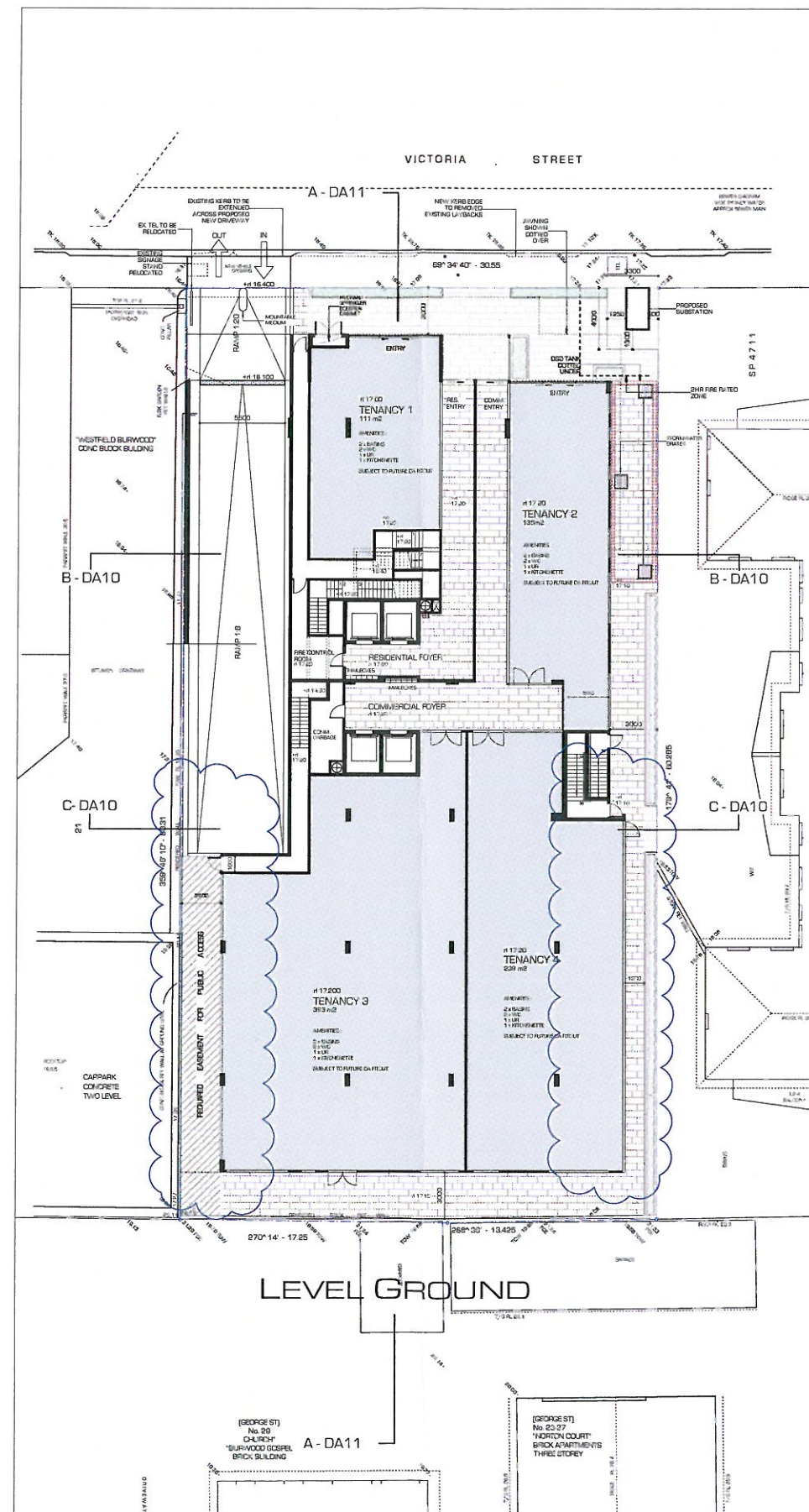
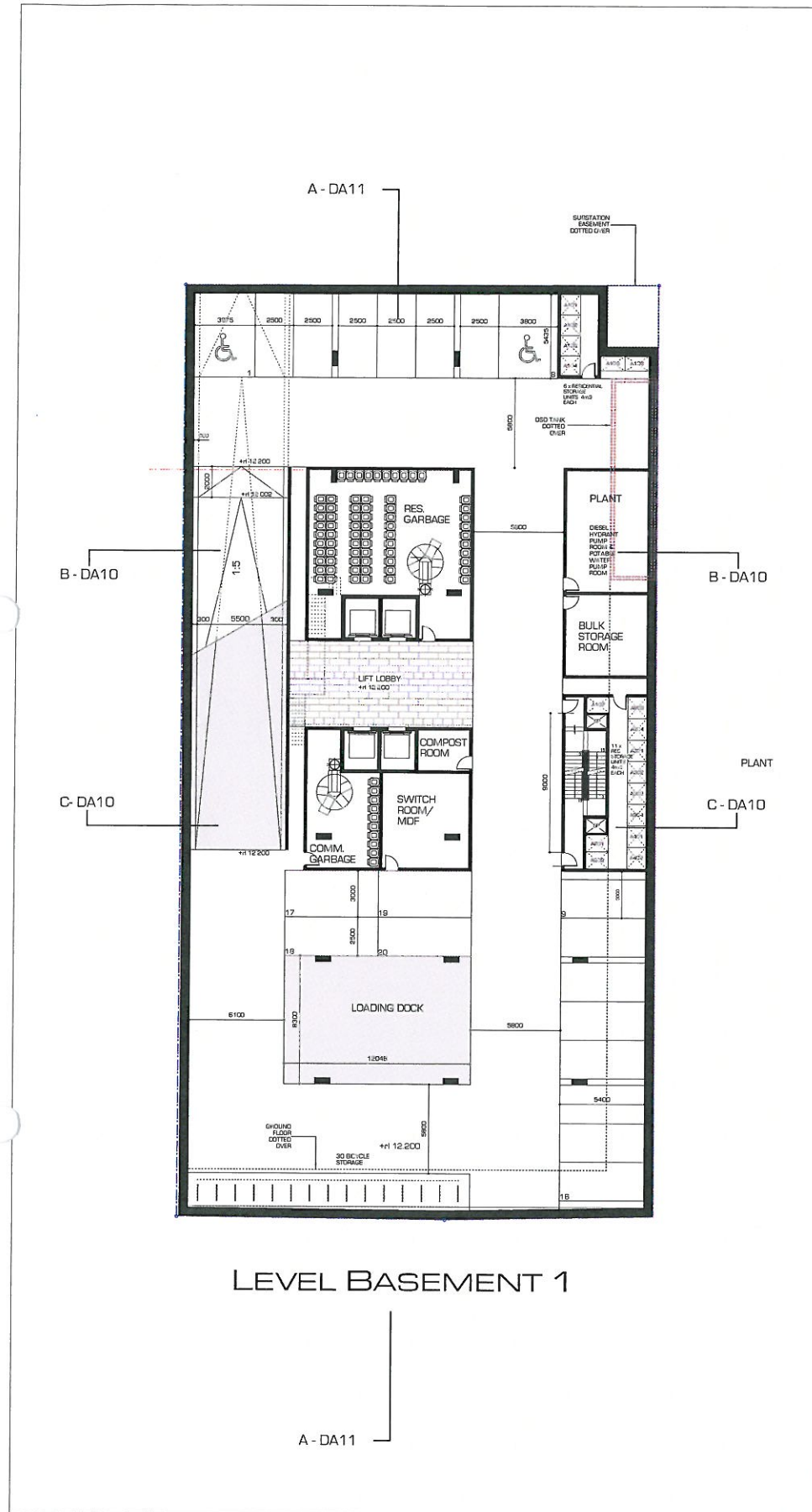
SITE AREA = 1849 m²
 MAX ALLOWABLE RESIDENTIAL + COMMERCIAL GFA = 8321 m² (3.1:1 RES) + 1.5:1 (COMM) = 4.5:1 FSR
 PROPOSED RESIDENTIAL + COMMERCIAL GFA = 8321 m² (3.0:1 + 1.48:1 = 4.48:1 FSR)

PARKING - COMMERCIAL = 1 + [(1040-400)/120] = 6 SPACES

PARKING - RESIDENTIAL + SERVICED APART = 35 X 1 (18)
 = 59 X 1 (28)
 = 4 X 1.5 (36)
 = 100 SPACES (79 residential, 21 serviced apartments)

PARKING - VISITOR = 79/6 = 14 SPACES

Assessor #	20827	Certificate #	1138/409	Issued	27/01/2012
Thermal performance Specifications					
These are the Specifications upon which the Certificate is based. If any of these Specifications are not followed, the Certificate is void. If any of these Specifications are not followed, the Certificate is void. If any of these Specifications are not followed, the Certificate is void.					
Windows	Product	Colour	Frame	U-value (W/m ² K)	Area (m ²)
	Single med tm	Aluminium	Alum	1.2	10.0
	Single low E	Alum	Thermal break	1.0	10.0
	Single clear	Aluminium	Alum	1.2	10.0
Roofs	Product	Colour	Frame	U-value (W/m ² K)	Area (m ²)
	Single med tm	Aluminium	Alum	1.2	10.0
	Single low E	Alum	Thermal break	1.0	10.0
	Single clear	Aluminium	Alum	1.2	10.0
Any U-value (W/m ² K) values quoted on Certificate, based on the 2012 AS/NZS 4566 as per the 2012 AS/NZ					



CLIENT
P & N GROUP
HOLDINGS PTY LTD

ARCHITECT

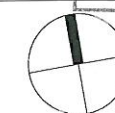
olsson & associates architects
P Y L D Russell Olsson Registered Architect 7079

Level 5
68-72 Wentworth Avenue
Surry Hills
T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

ISSUE

P1 10.10.11 PRELIMINARY DA SUBMISSION
A 20.01.12 DA SUBMISSION
B 19.04.12 DA RE SUBMISSION
C 22.05.12 AMENDMENTS FOR JRP

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.



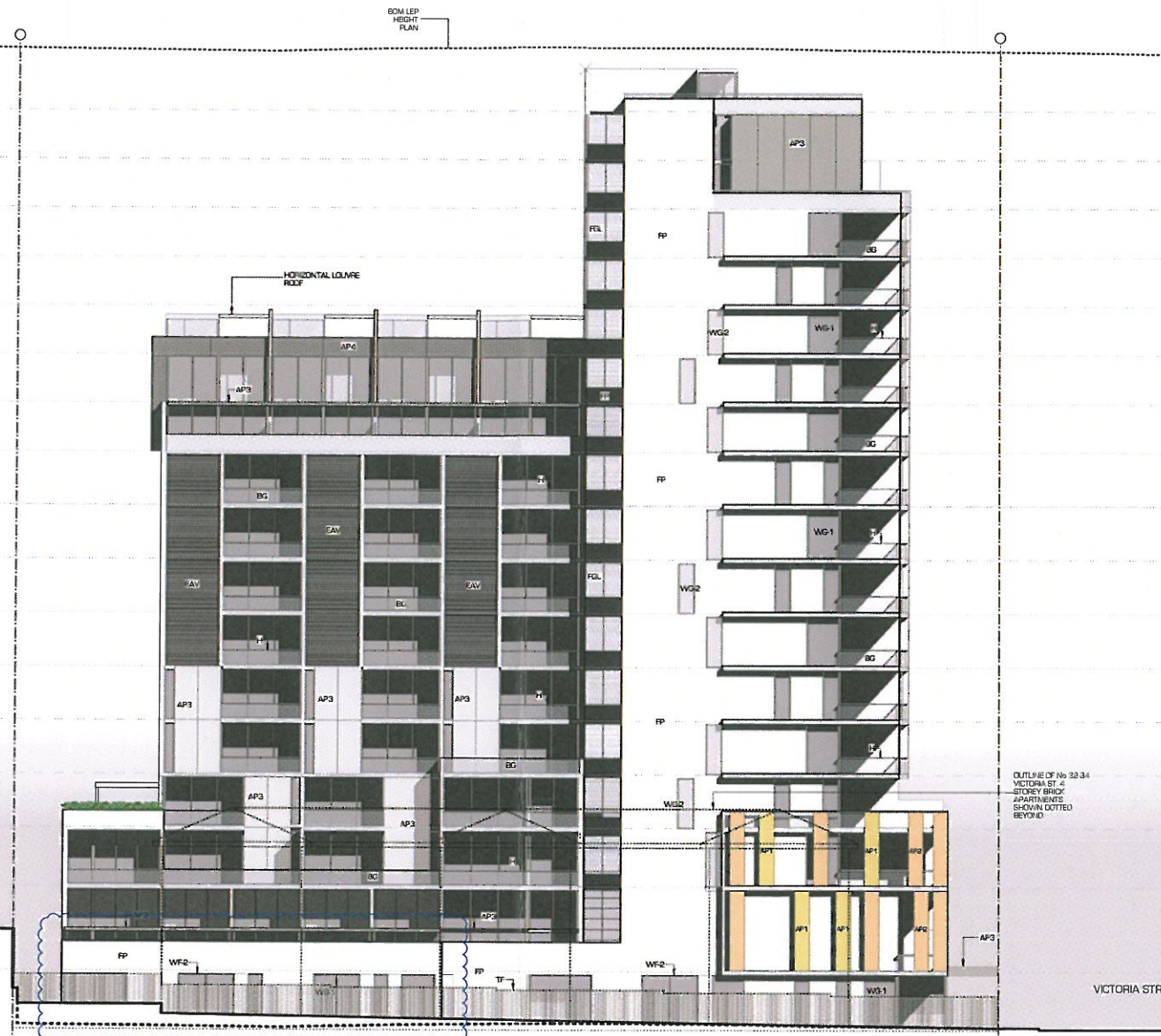
SCALE 1:200@A1, 1:400@A3

DATE TITLE
OCT 2011 FLOOR PLANS

36-38 VICTORIA
STREET
BURWOOD

JOB NO DWG NO ISSUE
1112-DA03 C

- ROOF
R 73.700
- Level -16
R 70.700
- Level -15
R 67.700
- Level -14
R 64.700
- Level -13
R 61.700
- Level -12
R 58.700
- Level -11
R 55.700
- Level -10
R 52.700
- Level -9
R 49.400
- Level -8
R 46.100
- Level -7
R 42.800
- Level -6
R 39.500
- Level -5
R 36.200
- Level -4
R 32.900
- Level -3
R 29.600
- Level -2
R 26.300
- Level -1
R 23.000
- Level -Ground
R 19.700
- Level -Basement 1
R 16.400
- Level -Basement 2
R 13.100
- Level -Basement 3
R 9.800
- Level -Basement 4
R 6.500



EAST ELEVATION

AMENDED PLANS
24 MAY 2012
RECEIVED
BURWOOD COUNCIL

BURWOOD COUNCIL
- 12 - 12 24 MAY 2012

CODE	DESCRIPTION	FINISH / COLOUR	CODE	DESCRIPTION	FINISH / COLOUR
PF	PAINT FINISH TO RENDERED MASONRY	COLOUR: 667 (HELL MURDER)	AP1	COMPOSITE ALUM. PANEL 1 (BALC. SCREEN)	COLOUR: GDC/UST 601308 (BRISTOL)
FB	FACE BRICK	BOWRAL BRICKS - GERTRUDS BROWN	AP2	COMPOSITE ALUM. PANEL 2 (BALC. SCREEN)	COLOUR: GDC/UST 601308 (BRISTOL)
WG1	WINDOW GLAZING	VIRODIN CLEAR	AP3	COMPOSITE ALUM. PANEL 3 (CLADDING)	SYNTHETIC CHAMPAGNE
FL	FIXED GLASS LOUVRES	VIRODIN CLEAR	AP4	COMPOSITE ALUM. PANEL 4 (CLADDING)	SYNTHETIC STORM GREY
TF	TRUBER FENCE	LAPPED AND CAPPED HARDWOOD	FP	FRAMELESS GLASS PANEL BALC. SCREEN	VIRODIN SUPER GREY
ALH	ALUMINUM HORIZONTAL LOUVRES	ANODISED ALUMINUM (CLEAR)	EAV	EXTERNAL ALUMINUM VENTILATORS	VIRODIN SUPER GREY
LG	LOUVER GRILLE	ANODISED ALUMINUM (CLEAR)			
EG	EXTERNAL FIXED LOUVRES	ANODISED ALUMINUM (CLEAR)			
WF1	WINDOW & DOOR FRAMES (RESIDENTIAL)	ANODISED ALUMINUM (CLEAR)			
H	HANDRAIL	ANODISED ALUMINUM (CLEAR)			
BG	BALUSTRADE GLAZING	VIRODIN CLEAR (TOUGHENED)			
GD	GARAGE DOOR / SECURITY GRILLE	ANODISED AL. (INTERNAL ANODISERS SATIN BLACK)			
WF2	WINDOW & DOOR FRAMES (COMMERCIAL)	VIRODIN CLEAR (TOUGHENED)			
WG2	TRANSLUCENT GLAZING FOR PRIVACY	VIRODIN CLEAR (TOUGHENED)			
GP1	SERAPHIC COLOURED GLASS PANEL - 1	COLOUR: GDC/UST 601308 (BRISTOL)			
GP2	SERAPHIC COLOURED GLASS PANEL - 2	COLOUR: GDC/UST 601308 (BRISTOL)			

CLIENT
P & N GROUP
HOLDINGS PTY LTD

ARCHITECT

olsson & associates architects
Pty Ltd
Russell Olsson Registered Architect 7079

ISSUE
P1 10/10/11 PRELIMINARY DA SUBMISSION
A 30/01/12 DA SUBMISSION
B 18/04/12 DA RE-SUBMISSION
C 22/05/12 AMENDMENTS FOR JPPP

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

SCALE 1:200@A1,1:400@A3

DATE TITLE JOB NO DWG NO ISSUE
OCT 2011 SECTIONS/
ELEVATIONS 1112-DA12 C

36-38 VICTORIA
STREET
BURWOOD

- ROOF
R 73.700
- Level - 16
R 70.700
- Level - 15
R 67.700
- Level - 14
R 64.700
- Level - 13
R 61.700
- Level - 12
R 58.700
- Level - 11
R 55.700
- Level - 10
R 52.700
- Level - 9
R 49.400
- Level - 8
R 46.100
- Level - 7
R 42.800
- Level - 6
R 39.500
- Level - 5
R 36.200
- Level - 4
R 32.900
- Level - 3
R 29.600
- Level - 2
R 26.300
- Level - 1
R 23.000
- Level - Ground
R 19.700
- Level - Basement 1
R 16.400
- Level - Basement 2
R 13.100
- Level - Basement 3
R 9.800
- Level - Basement 4
R 6.500

CONCRETE FRAME SHOPPING MALL WESTFIELD

VICTORIA STREET EAST

WEST ELEVATION

BURWOOD COUNCIL

- 12 - 12

24 MAY 2012

FINISHES/MATERIALS LEGEND			
CODE	DESCRIPTION	FINISH / COLOUR	CODE
PF	PAINT FINISH TO RENDERED MASONRY	COLOR EGGSHELL (MURDOCK)	AP1
FB	FACE BRICK	BOMVAL BRICKS - GERTRUDE BROWN	AP2
WG1	WINDOW GLAZING	VERDIAN CLEAR	AP3
FGL	FIXED GLASS LOUVRES	LAURENCE AND CLARE HARDWOOD	AP4
TF	TIMBER FINISH	LAURENCE AND CLARE HARDWOOD	AP5
AHL	ALUMINIUM HORIZONTAL LOUVRES	ANODISED ALUMINIUM (CLEAR)	EA1
LG	LOUVER GRILLE	ANODISED ALUMINIUM (CLEAR)	EA2
EF2	EXTERNAL FIXED LOUVRES	ANODISED ALUMINIUM (CLEAR)	EA3
WF1	WINDOW & DOOR FRAMES (RESIDENTIAL)	ANODISED ALUMINIUM (CLEAR)	EA4
H	HORIZONTAL	ANODISED ALUMINIUM (CLEAR)	EA5
BD	BALUSTRADE GLAZING	VERDIAN CLEAR (TOUGHENED)	EA6
GD	GLASS DOOR / SECURITY GRILLE	ANODISED ALUMINIUM (CLEAR)	EA7
WG2	WINDOW & DOOR FRAMES (COMMERCIAL)	ANODISED ALUMINIUM (CLEAR)	EA8
WG3	TRANSLUCENT GLAZING FOR PRIVACY	VERDIAN CLEAR TRANSLUCENT	EA9
GP1	GRAPHIC COLOURED GLASS PANEL - 1	COLOR - CIRCUS B11210 (BRISTOL)	EA10
GP2	GRAPHIC COLOURED GLASS PANEL - 2	COLOR - GOLDEN B11308 (BRISTOL)	EA11

CLIENT

P & N GROUP
HOLDINGS PTY LTD

ISSUE

P1 10/10/11 PRELIMINARY DA SUBMISSION
A 30/01/12 DA SUBMISSION
B 19/04/12 DA REVISION
C 20/05/12 AMENDMENTS FOR JPP

ARCHITECT

olsson & associates architects P Y
Russell Olsson Registered Architect 7079

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

SCALE 1:200@A1, 1:400@A3

DATE

TITLE

SECTIONS/
ELEVATIONS

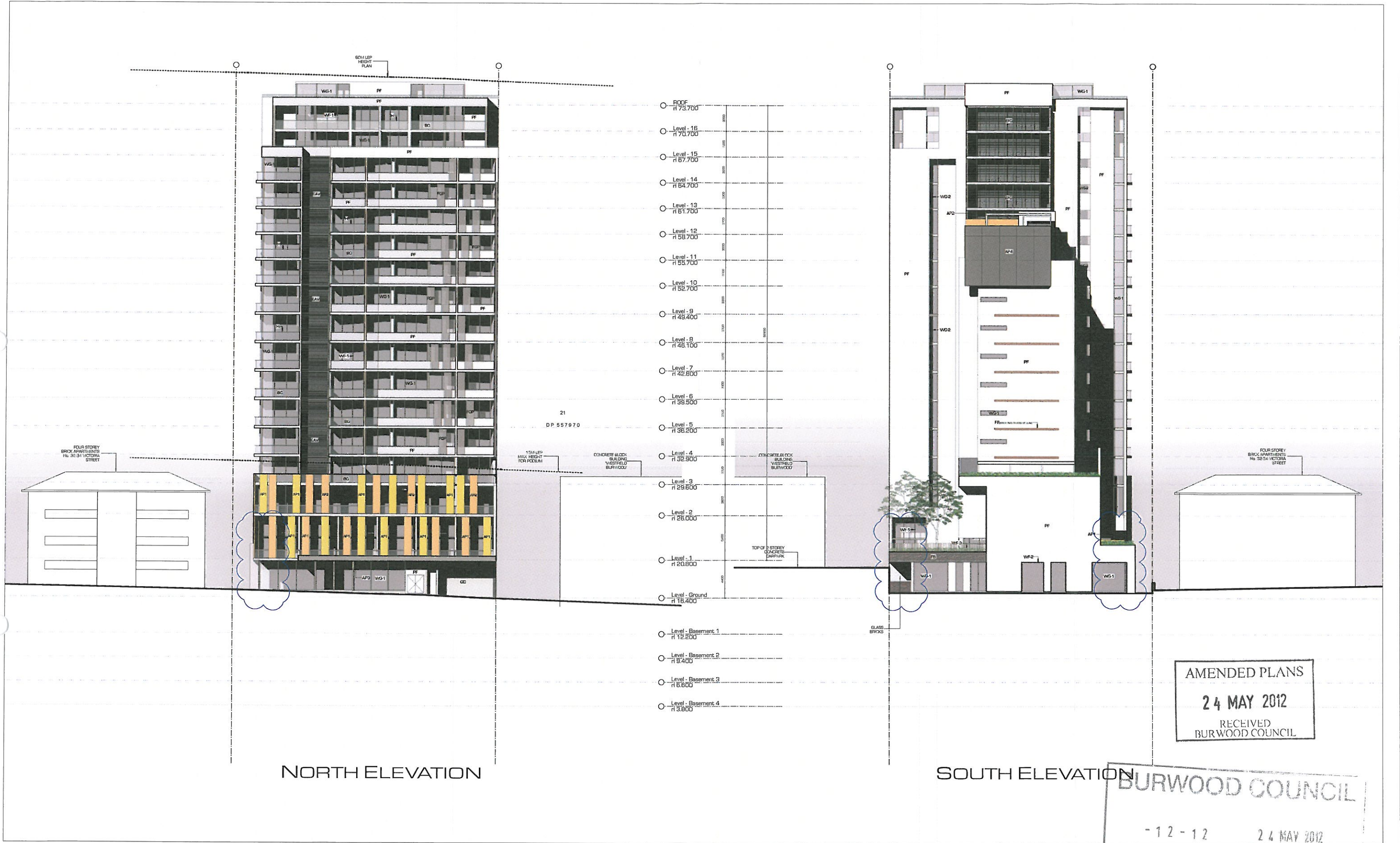
JOB NO

DWG NO

ISSUE

1112-DA13 C

OCT 2011



FINISHES/MATERIALS LEGEND				
CODE	DESCRIPTION	FINISH / COLOUR	CODE	DESCRIPTION
PF	PAINT FINISH TO RENDERED MASONRY	COLOUR 4608-HILL (MURROON)	AP1	COMPOSITE ALUM. PANEL 1- (BALC. SCREEN)
FB	FACED BRICK	BOVINAL BRICKS - GERTRUDE BROWN	AP2	COMPOSITE ALUM. PANEL 2- (BALC. SCREEN)
VG1	WINDOW GLAZING	VIRODAN CLEAR	AP3	COMPOSITE ALUM. PANEL 3- (CLADDING)
VL	FIXED GLASS LOUVER	VIRODAN CLEAR	AP4	COMPOSITE ALUM. PANEL 4- (CLADDING)
TL	TRUSS FENCE	LAPPED AND CARVED HUNTERWOOD	FGP	FRAM-LESS GLASS PANEL BALC. SCREEN
ALH	ALUMINIUM HORIZONTAL LOUVER	ANODISED ALUMINIUM (CLEAR)	EA1	EXTERNAL ALUMINIUM VENTILATOR
LG	LOUVER GRILLE	ANODISED ALUMINIUM (CLEAR)		
EPG	EXTERNAL FIXED LOUVER	ANODISED ALUMINIUM (CLEAR)		
WF1	WINDOW & DOOR FRAMES (RESIDENTIAL)	ANODISED ALUMINIUM (CLEAR)		
H	HORIZONTAL	ANODISED ALUMINIUM (CLEAR)		
BC	BALUSTRADE GLAZING	VIRODAN CLEAR (TOUGHENED)		
GD	GARAGE DOOR / SECURITY GRILLE	ANODISED AL. (UNIVERSAL ANODISED) SHIN BLACK		
VF1	WINDOW & DOOR FRAMES (COMMERCIAL)	VIRODAN CLEAR (TOUGHENED)		
VG2	TRANSLUCENT GLAZING FOR PRIVACY	VIRODAN CLEAR (TRANSLUCENT)		
GP1	SEMI-OPAC COLOURED GLASS PANEL-1	COLOUR CIRCUS B10210 (BRISTOL)		
GP2	SEMI-OPAC COLOURED GLASS PANEL-2	COLOUR GOLDLUST B01308 (BRISTOL)		

CLIENT
P & N GROUP
HOLDINGS PTY LTD

ARCHITECT

olsson & associates architects
Russell Olsson Registered Architect 7079

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

ISSUE

P1 10/10/11 PRELIMINARY DA SUBMISSION
A 30/01/12 DA SUBMISSION
B 19/04/12 DA RE-SUBMISSION
C 22/05/12 AMENDMENTS FOR JAPP

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

SCALE 1:200@A1,1:400@A3

DATE TITLE JOB NO DWG NO ISSUE
OCT 2011 SECTIONS/ELEVATIONS 1112-DA14 C

AMENDED PLANS
24 MAY 2012
RECEIVED
BURWOOD COUNCIL

BURWOOD COUNCIL

- 12 - 12 24 MAY 2012

36-38 VICTORIA
STREET
BURWOOD