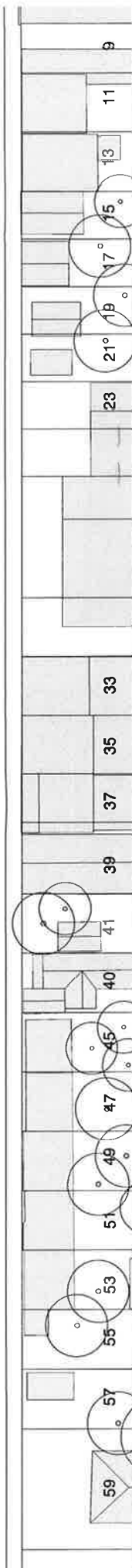
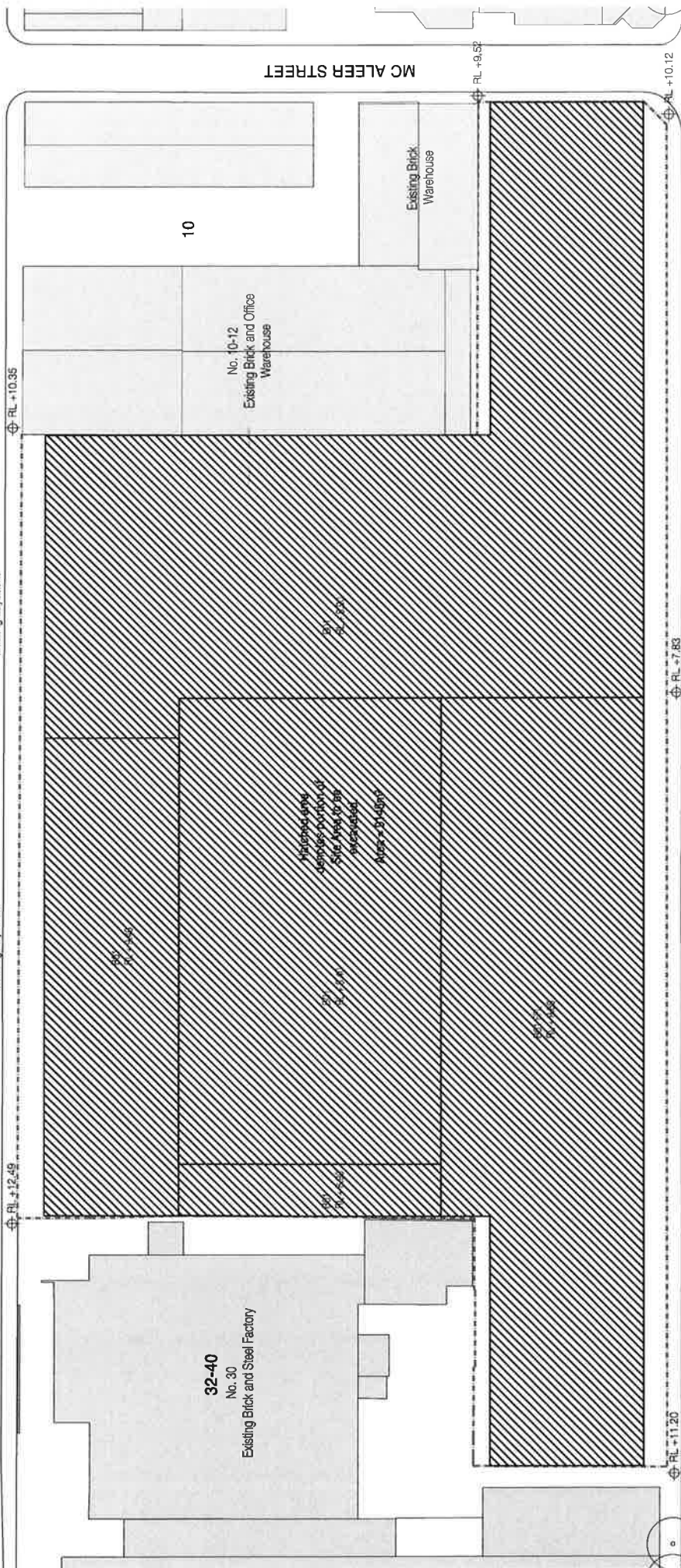


ATTACHMENTS



PRELIMINARY
NOT FOR CONSTRUCTION

**22 George Street, Leichhardt
Greenland Australia**
Bulk Excavation Plan

[illegible]

Scale Drawn	1:250 @ A1 (1:500 @ A3) Ground	S11722	Project No.	1:250 @ A1 (1:500 @ A3) Ground	Scale Drawn
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Chen et al. demonstrate that many individuals refer to non-medications as drug users, thus perpetuating the stigmatization of drug users. While illicit services or engagement and may provide some or some level of harm reduction, it is not a comprehensive solution. The authors suggest that the use of harm reduction strategies should be integrated with other interventions, such as medication-assisted treatment, to achieve the best outcomes for individuals with substance use disorders. The authors also suggest that the use of harm reduction strategies should be integrated with other interventions, such as medication-assisted treatment, to achieve the best outcomes for individuals with substance use disorders.



PRELIMINARY
NOT FOR CONSTRUCTION

29.2.2014
Greenland Australia
Key Plan
Level 01

29.2.2014
Greenland Australia
Key Plan
Level 01

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Greenland Australia
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Greenland Australia
Key Plan
Level 01

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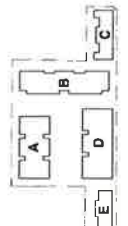
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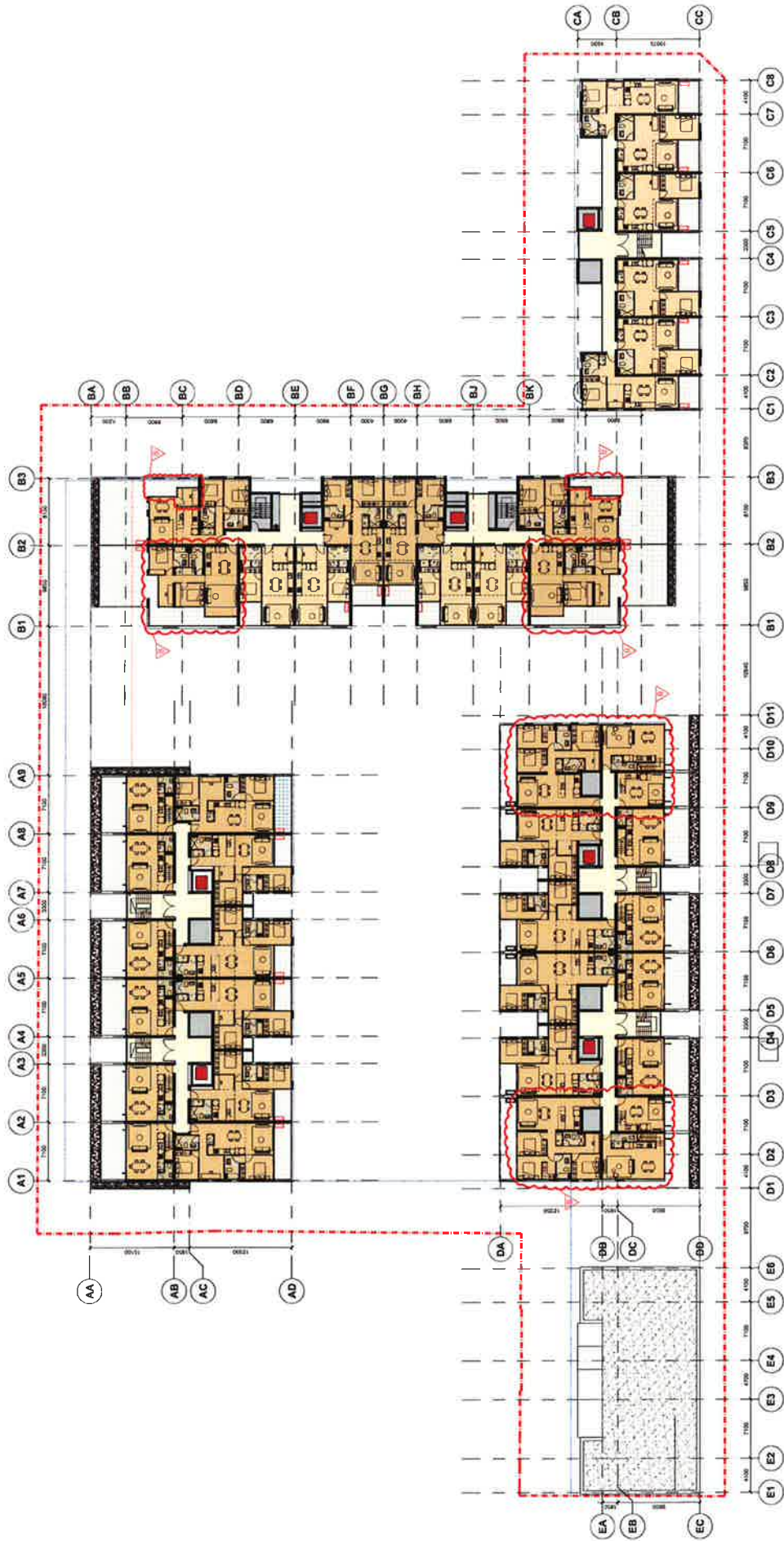
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Drawing No
A02.003[B]



22 George Street, Leichhardt Greenland Australia

Key Plan
Level 04

Scale: 1:250 @ A1 (1:500 @ A3)

Drawn: KW

Project No: S11722

Date: DA

Rev: 20/04/14 2:14:42 PM

Drawing No: 40000000000000000000

Author: [Name]

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
B	03/08/14	Development Application Update T.M. DE		
A	27/06/14	Development Application Update	MD	MD

Revision	Date	Description	Initial	Checked

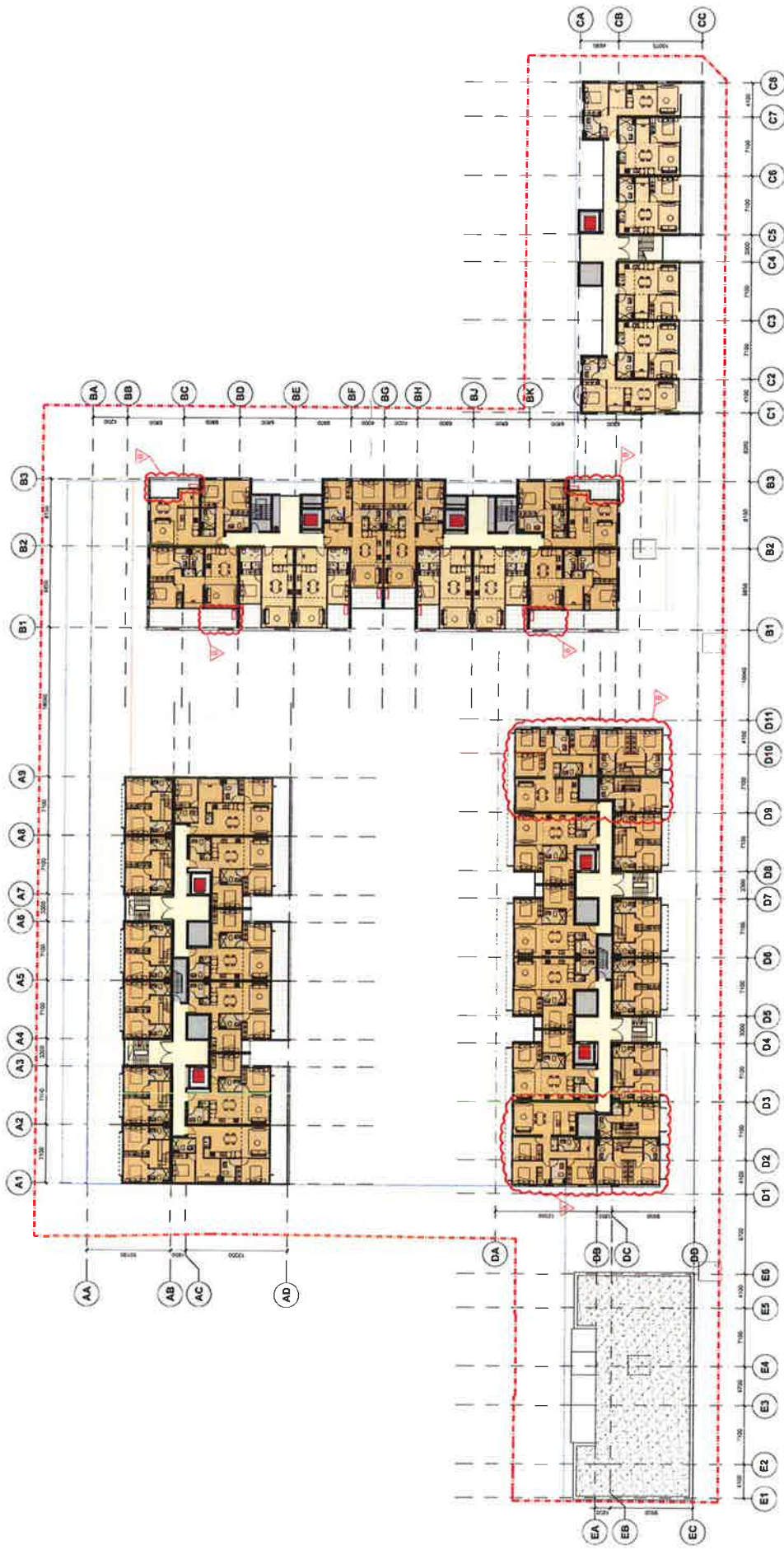
Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked

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NOT FOR CONSTRUCTION



22 George Street, Leichhardt
 Greenland Australia
 Level 05

Scale: 1:250 @ A1 (1:500 @ A3)
 Drawn: KW
 Project No: S11722
 Date: 2/10/2014

22 George Street, Leichhardt
 Greenland Australia
 Level 05

22 George Street, Leichhardt
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22 George Street, Leichhardt
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 22 George Street, Leichhardt
 Greenland Australia
 Level 05

22 George Street, Leichhardt
 Greenland Australia
 Level 05

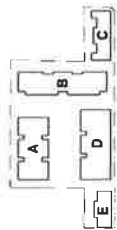
22 George Street, Leichhardt
 Greenland Australia
 Level 05

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22 George Street, Leichhardt
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 Level 05



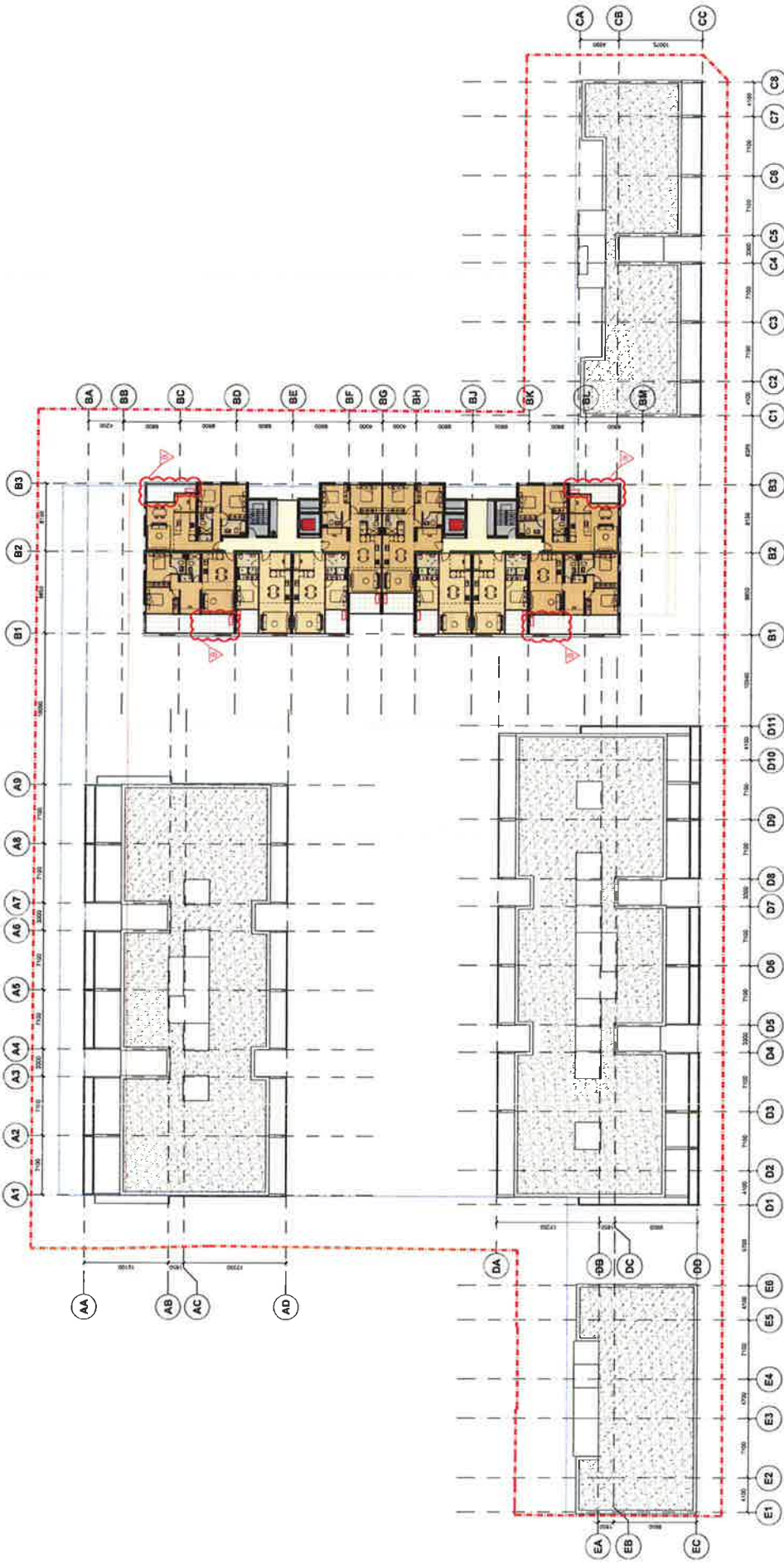
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- Units updated				
B	01.09.14	Development Application Update	TJM	DE

Level 06

A02.006[B]

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22 George Street, Leichhardt
 Greenland Australia
 Key Plan
 Level 07

Scale: 1:250 @ A1 (1:500 @ A3)
 Drawn: KW
 Project No: S11722
 Status: OK
 Rev Date: 20/2014 3:18:02 PM
 Rev No: 1
 Rev Description: 1:1000 Scale
 Drawing No: A02.007[B]

22 George Street, Leichhardt
 Greenland Australia
 Key Plan
 Level 07

22 George Street, Leichhardt
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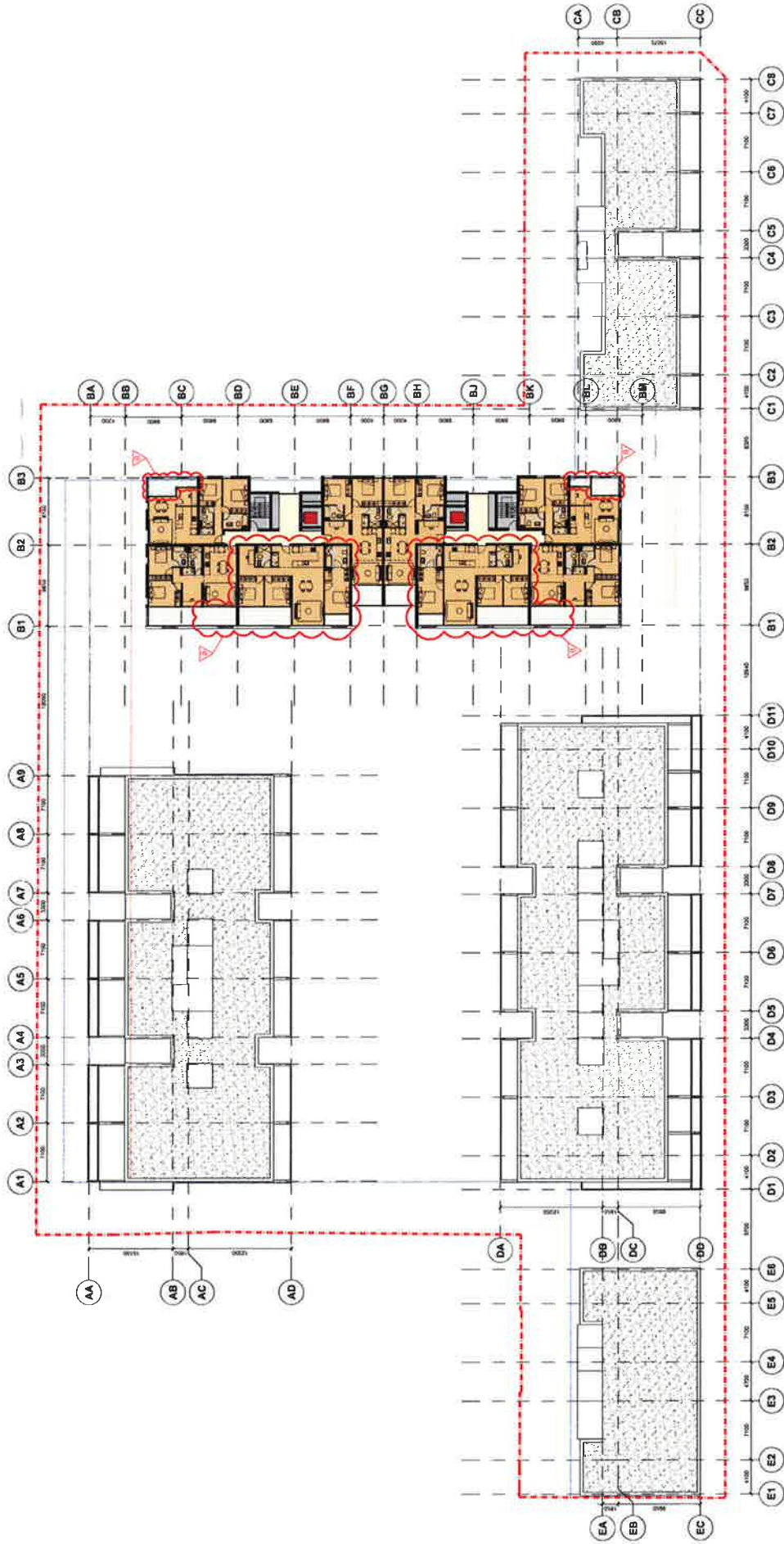
22 George Street, Leichhardt
 Greenland Australia
 Key Plan
 Level 07

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A02.007[B]



22 George Street, Leichhardt Greenland Australia Key Plan Level 08

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<http://www.bates-smart.com.au>

Scale	1:250 @ A1 (1:500 @ A3)
Drawn	KW
Checked	MD
Project No.	S11722
Revise	DA
Plot No.	2/2014 3/18/19 PM
Plot Date	3/17/2014 11:00:11 AM
Drawn By	MD
Checked By	MD

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 Fax: +61 (0)2 9250 1001
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<http://www.bates-smart.com.au>

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 Fax: +61 (0)2 9250 1001
 Email: info@bates-smart.com.au
<http://www.bates-smart.com.au>

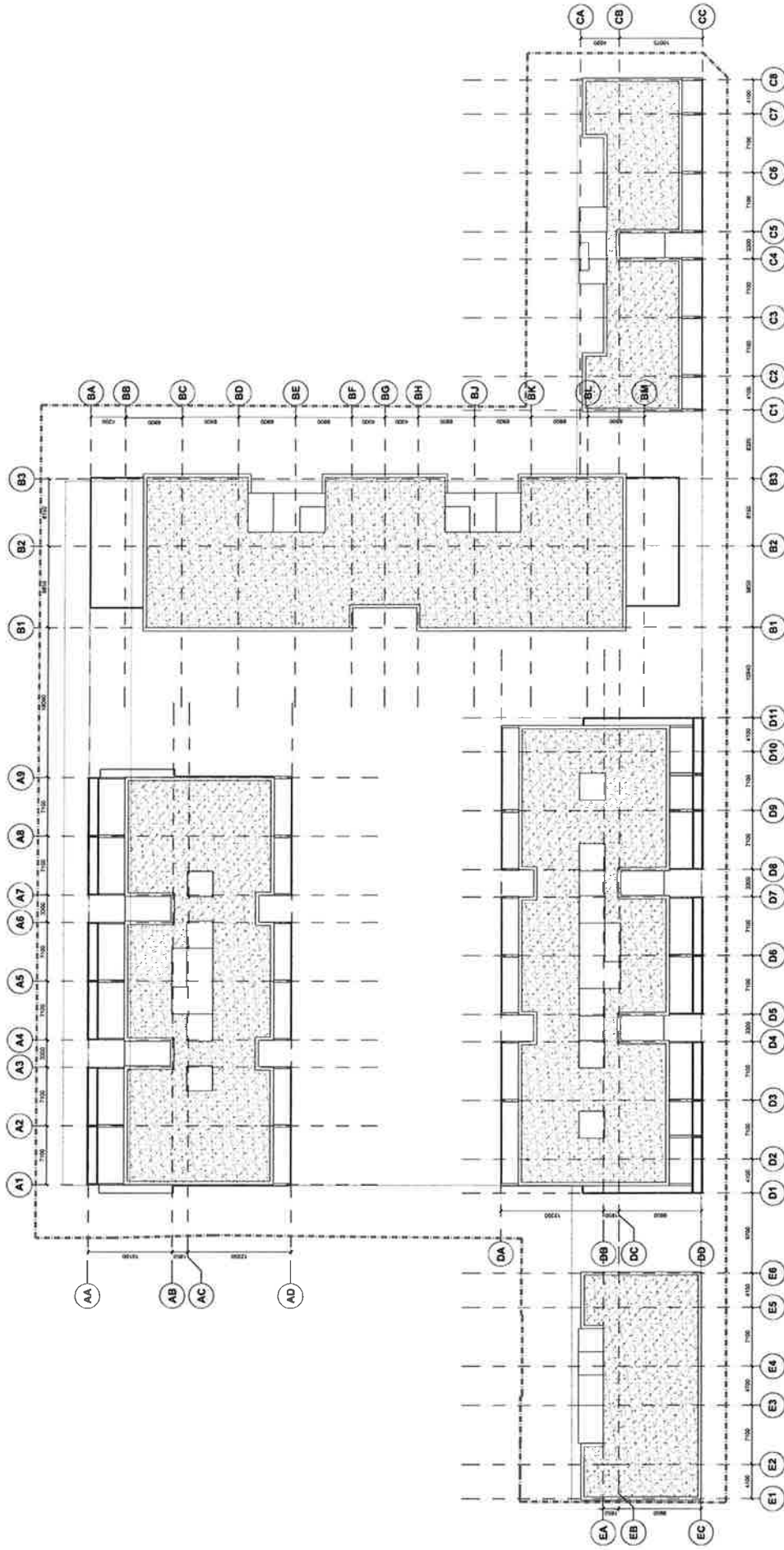
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 Tel: +61 (0)2 9250 1000
 Fax: +61 (0)2 9250 1001
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<http://www.bates-smart.com.au>

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22 George Street, Leichhardt Greenland Australia

Roof Level

Scale: 1:250 @ A1 (1:500 @ A3)

Client: KW Owner: MD

Project No: S11722

Rev: DA

Rev Date: 24/05/14 3:18:28 PM

Rev No: S11722_V1722_20140524_20140524

Rev Description: (Revision)

Rev Date: 24/05/14 3:18:28 PM

Rev No: S11722_V1722_20140524_20140524

Rev Description: (Revision)

22 George Street, Leichhardt
Greenland Australia
Roof Level

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		- Fix some updates	
A	27/05/14	Development Application Issue MO MO	
		Development Application Issue	

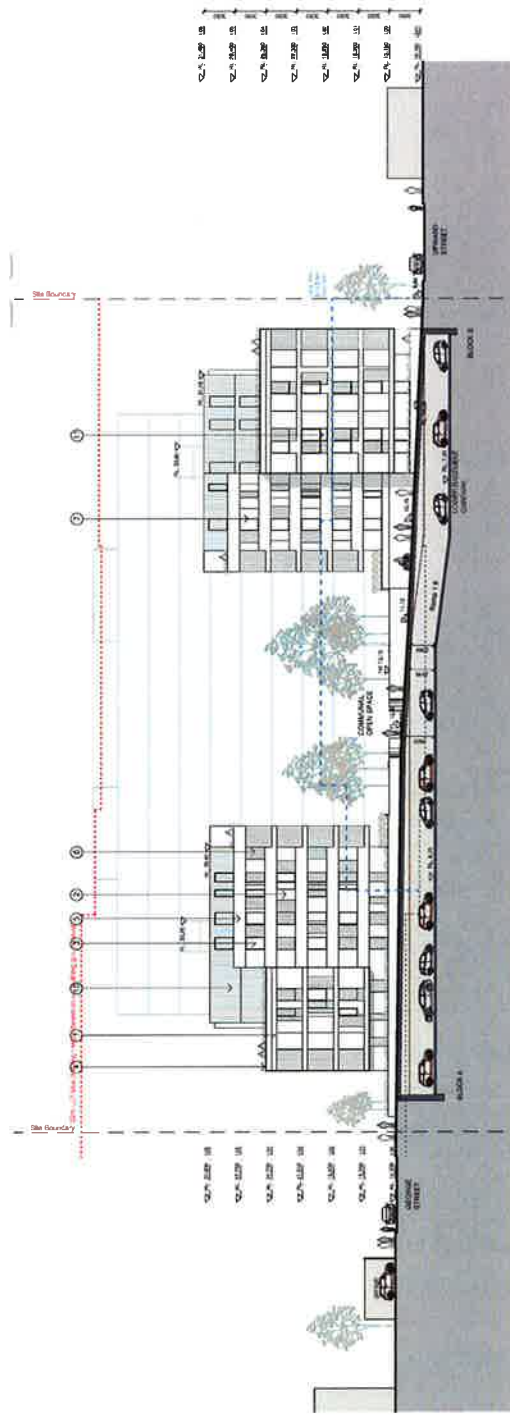
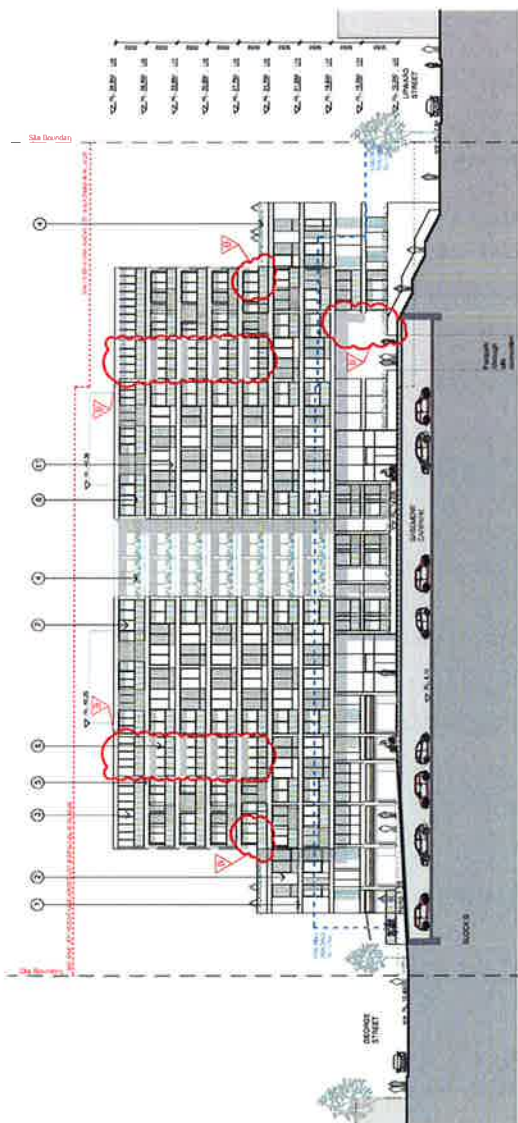
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Printing As	CH/MSH
Printing Plot	PlotSheet

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A07 0011R1

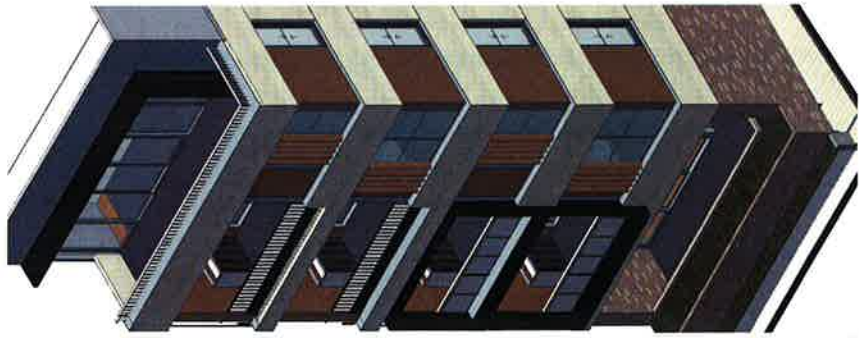
Medbourne MC 2007 Australia
 Sydney Hills NSW 2151 Australia
 T 02 8354 5100 F 02 8354 5199
 email info@batesmart.com.au
<http://www.batesmart.com.au>

Bates Smart Archcliffe Pty Ltd ABN 68 094 740 986

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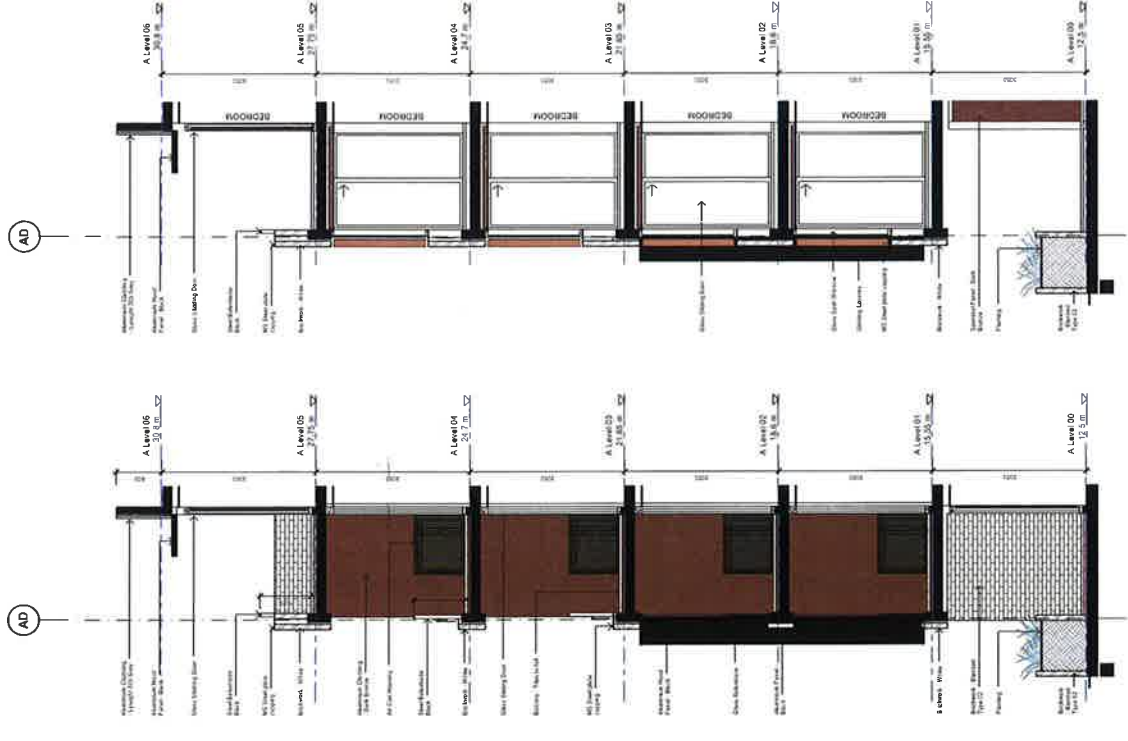
BATES SMART



1 3D Courtyard Side



2 Elevation
Courtyard Side 1:50



3 Section
Section Through Facade 1:50



4 Section
Section Through Unit 1:50

22 George Street Leichhardt
Greenland Australia
Building A
Facade Details
Courtyard Side Facade

McAusland Architects
Melbourne VIC 3000 Australia
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Scale	1:50	Sheet	A1
Drawn	JAM	Checked	DE
Project	S11722		
Discipline	DA		
Proj Date	11/08/14		
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Drawing No	A10-101	Revision	B



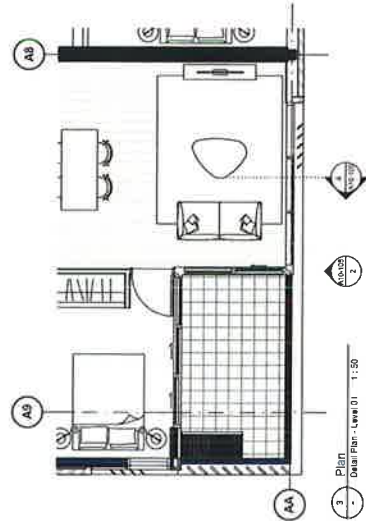
11/08/14 Development Application 11/08/14
11/08/14

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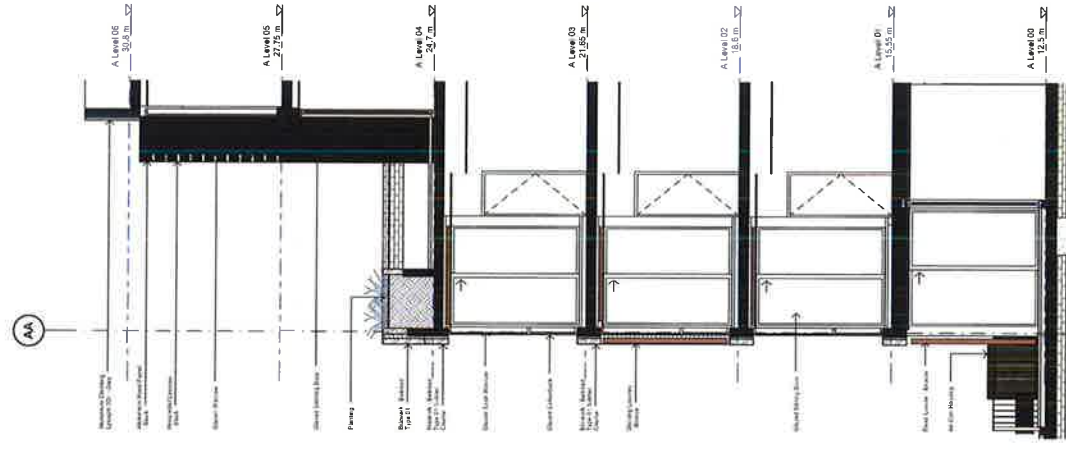
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3 Plan
Ground Floor - Level 01 1:50



2 Elevation
Street Elevation 1:50

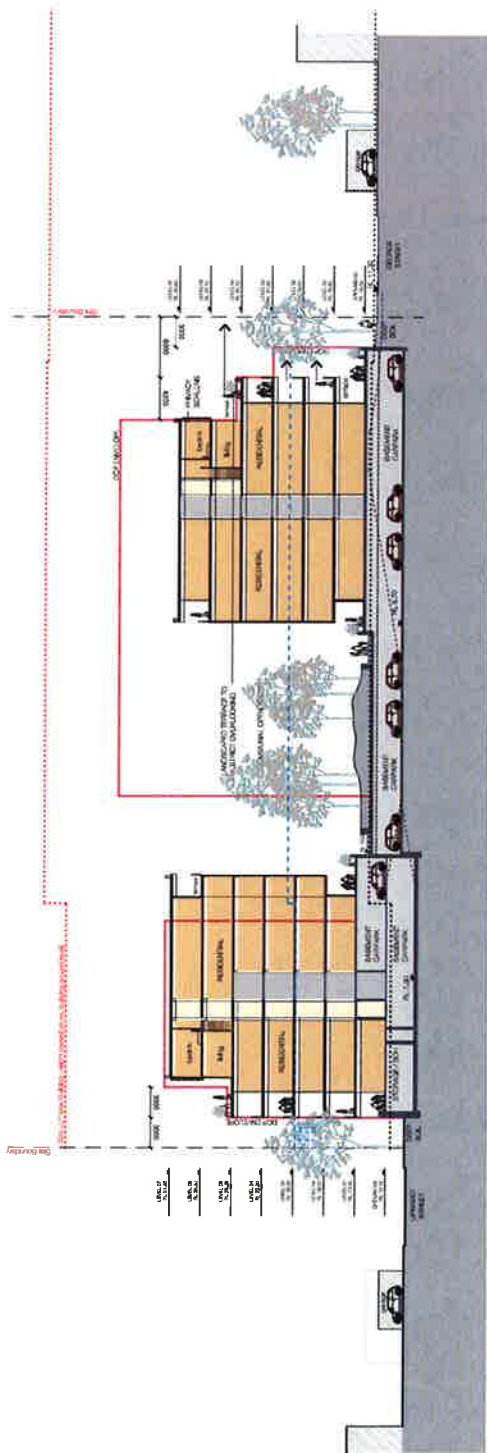


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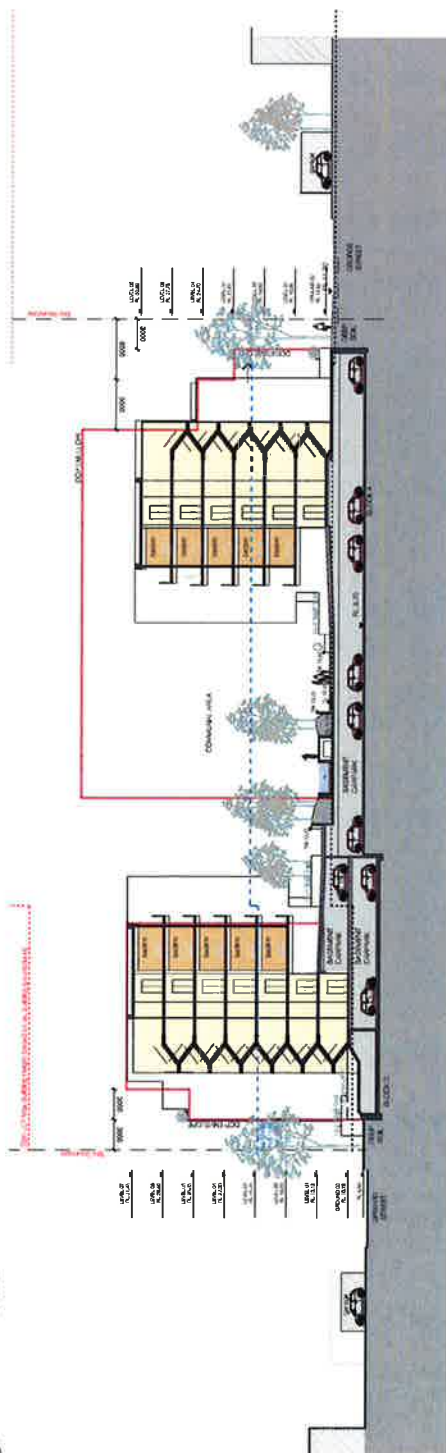
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Greenland Australia
Building A
Facade Details
Street Side Facade

Scale 1:50
Author
Project No S11722
Status DA
Proj Date 14/01/2014
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Drawing No A10-105
Revision B

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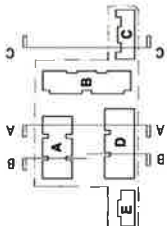
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1:500 @ A3



02 Section BB
1:500 @ A1
1:500 @ A3

03 Section CC
1:500 @ A1
1:500 @ A3

PRELIMINARY
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		- Particulars updated		
A	27.05.14	Development Application Issue	MD	MD

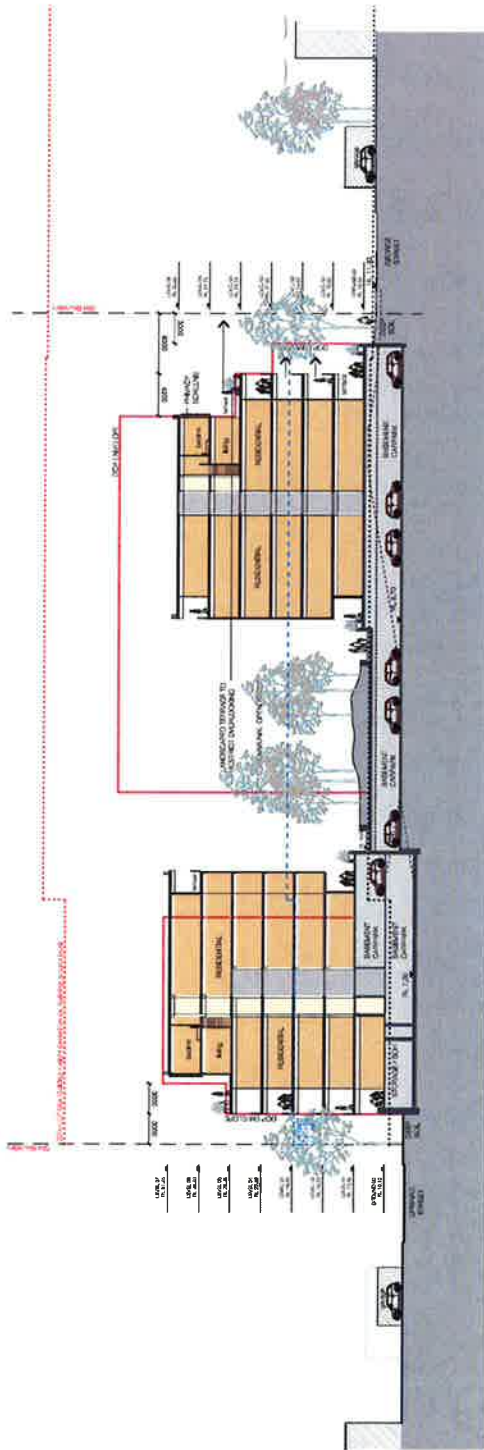
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22 George Street, Leichhardt
Greenland Australia
Section AA, BB & CC

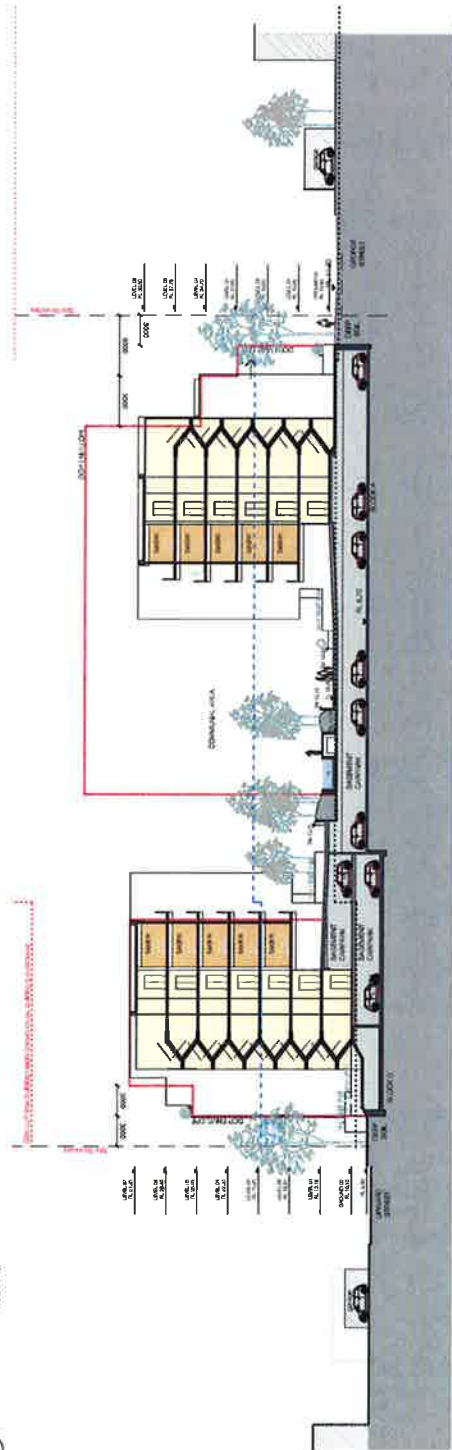
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Drawing No.	4-0000000000000000

Melbourne 1 Melbourne Street
Melbourne VIC 3000 Australia
Tel: 03 9594 1000
Fax: 03 9594 1001
Email: info@batesmart.com.au
Web: www.batesmart.com.au
Bates Smart Architects Pty Ltd ABN 60 004 740 000

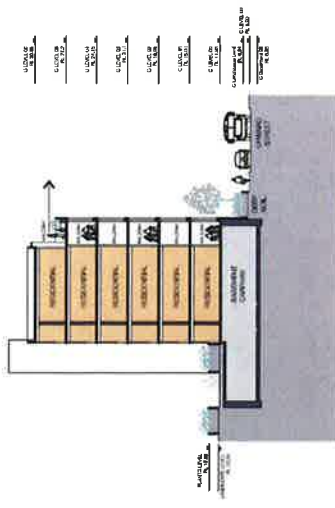
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Section AA
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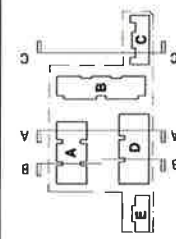


Section BB
1:500 @ A3



Section CC
1:500 @ A3

PRELIMINARY
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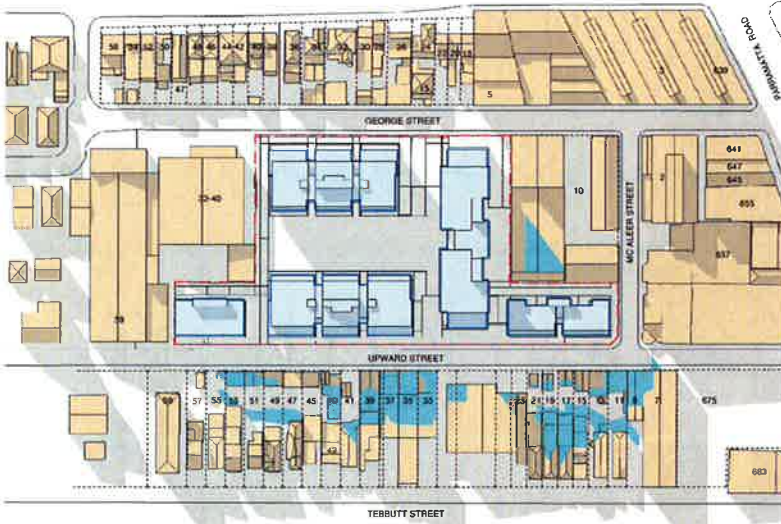
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A	27.05.14	Development Application Issue	MD	MD

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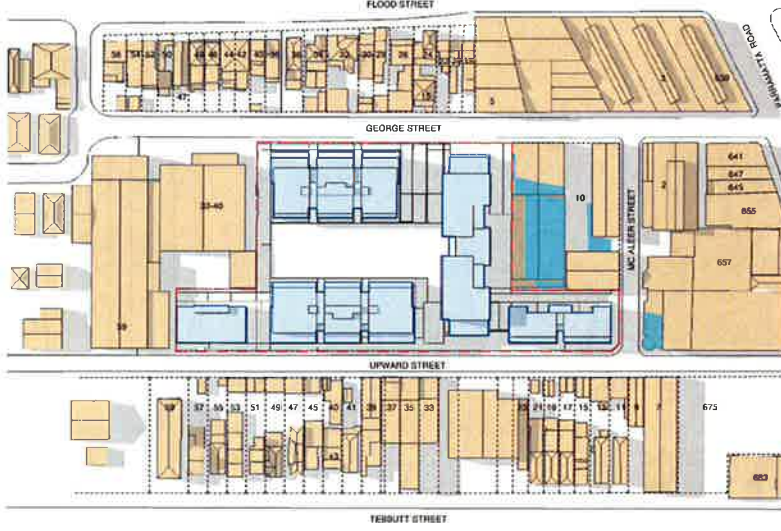
22 George Street, Leichhardt
Greenland Australia
Section AA, BB & CC

Revision	Date	Description	Initial	Checked
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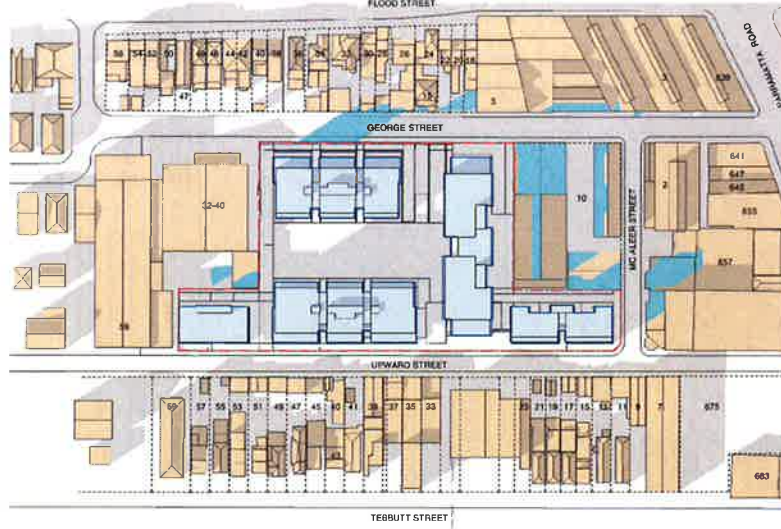
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22 George Street
Leichhardt NSW 2170 Australia
T 02 9554 8100 F 02 9554 5190
E info@batesmart.com.au
http://www.batesmart.com.au



01 Proposed shadows June 21st 9am
1:1000 @ A1



02 Proposed shadows June 21st 12pm
1:1000 @ A1

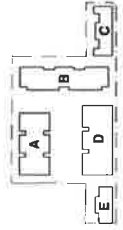


03 Proposed shadows June 21st 3pm
1:1000 @ A1

Key

- Neighbouring Lot Boundary
- Site Boundary
- Shadows cast by existing building
- Proposed Building Footprint
- Extent of additional shadows cast by proposal
- Existing buildings

PRELIMINARY
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22 George Street, Leichhardt
Greenland Australia
Shadow diagrams 21st June



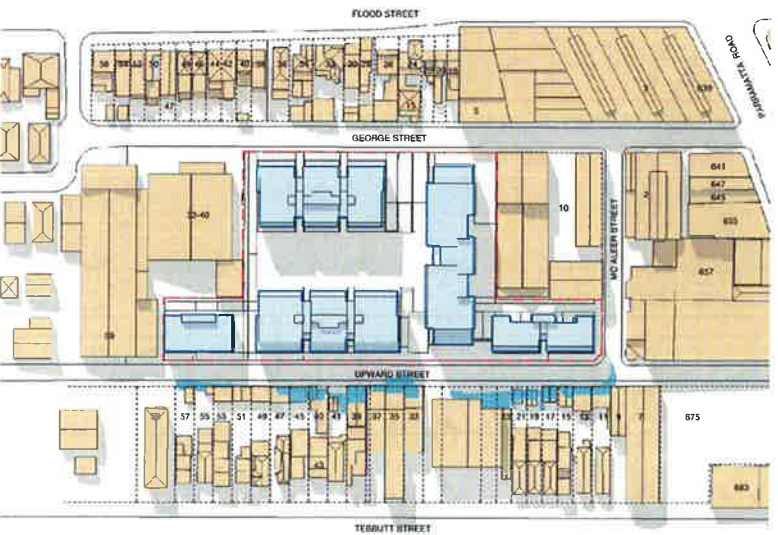
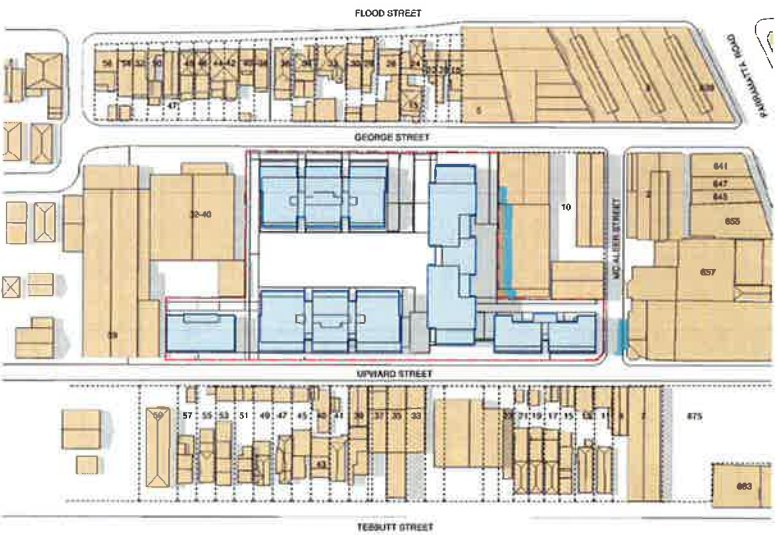
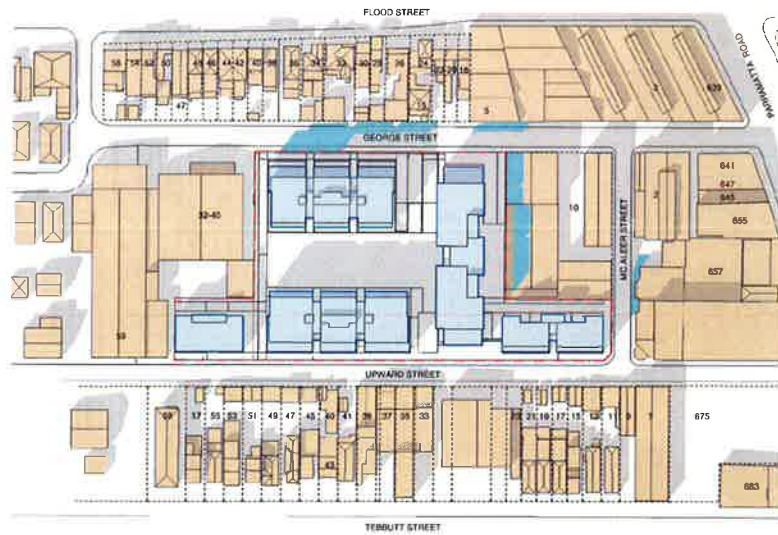
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Project Name	Client	Architect	Scale	Orientation
22 George Street, Leichhardt	Greenland Australia	Bates Smart Architects	1:1000 @ A1	North
Project No.	DA Approval	DA Approval	DA Approval	DA Approval
Project No.	DA Approval	DA Approval	DA Approval	DA Approval
Project No.	DA Approval	DA Approval	DA Approval	DA Approval
Project No.	DA Approval	DA Approval	DA Approval	DA Approval

Scale	Drawn	Checked	Orientation
1:1000 @ A1	JH	BD	North
Project No.	S11722	DA	North
Project No.	S11722	DA	North
Project No.	S11722	DA	North
Project No.	S11722	DA	North

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E info@batesmart.com.au
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Proposed shadows Sept 23rd 3pm
1:1000@1"

02 Proposed shadows Sept 23rd 12pm
1:1000 (DA)

01 Proposed shadows Sept 23rd 9am
1:1000@A1

Key

- | | | | | | |
|---------------------------|---------------|------------------------------------|-----------------------------|---|--------------------|
| Neighbouring Lot Boundary | Site Boundary | Shadows cast by existing buildings | Proposed Building Footprint | Extent of additional shadows cast by Proposal | Existing Buildings |
|---------------------------|---------------|------------------------------------|-----------------------------|---|--------------------|



PRELIMINARY
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22 George Street, Leichhardt
Greenland Australia
Shadow diagrams 23rd Sept

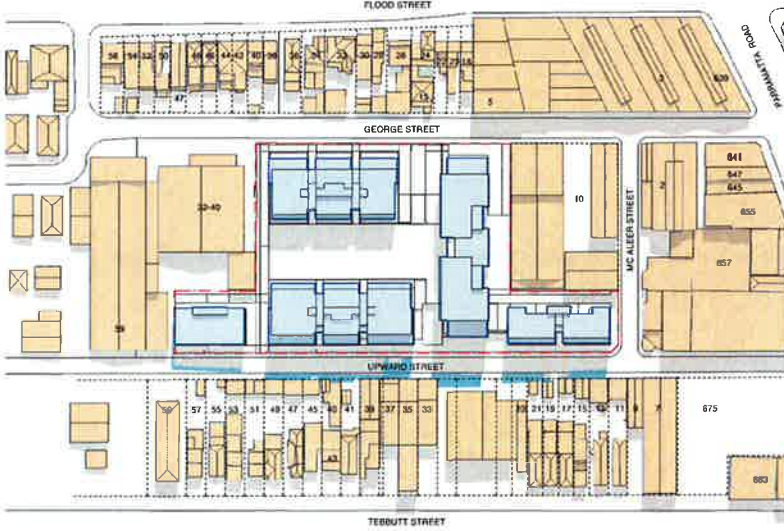
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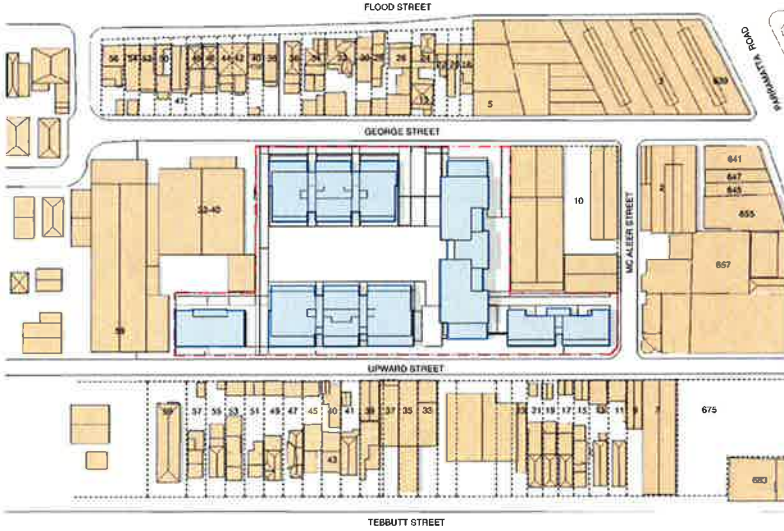
A09.001[B]

BATES SMART.

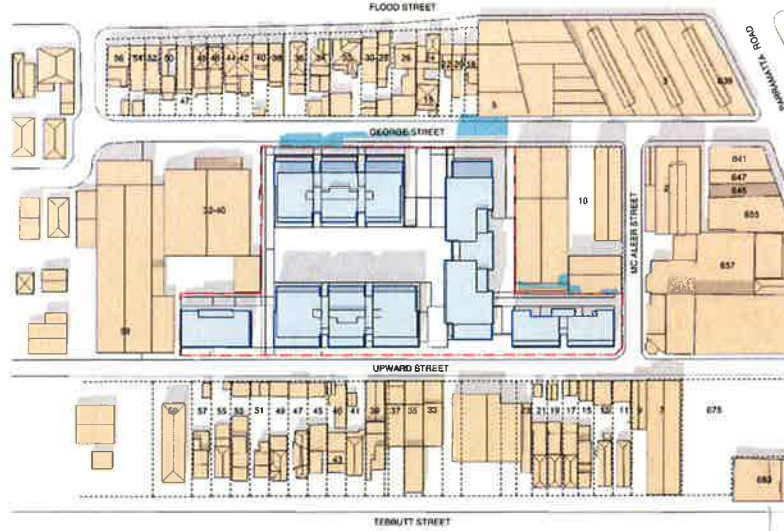
A09.001[B]



01 Proposed shadows Dec 21st 9am
1:1000@A1



02 Proposed shadows Dec 21st 12pm
1:1000@A1



03 Proposed shadows Dec 21st 3pm
1:1000@A1

Key

- Neighbouring Lot Boundary
- Site Boundary
- Shadows cast by existing buildings
- Proposed Building Footprint
- Extent of additional shadows cast by Proposal
- Existing Buildings

PRELIMINARY
NOT FOR CONSTRUCTION



22 George Street, Leichhardt
Greenland Australia

Shadow diagrams 21st December

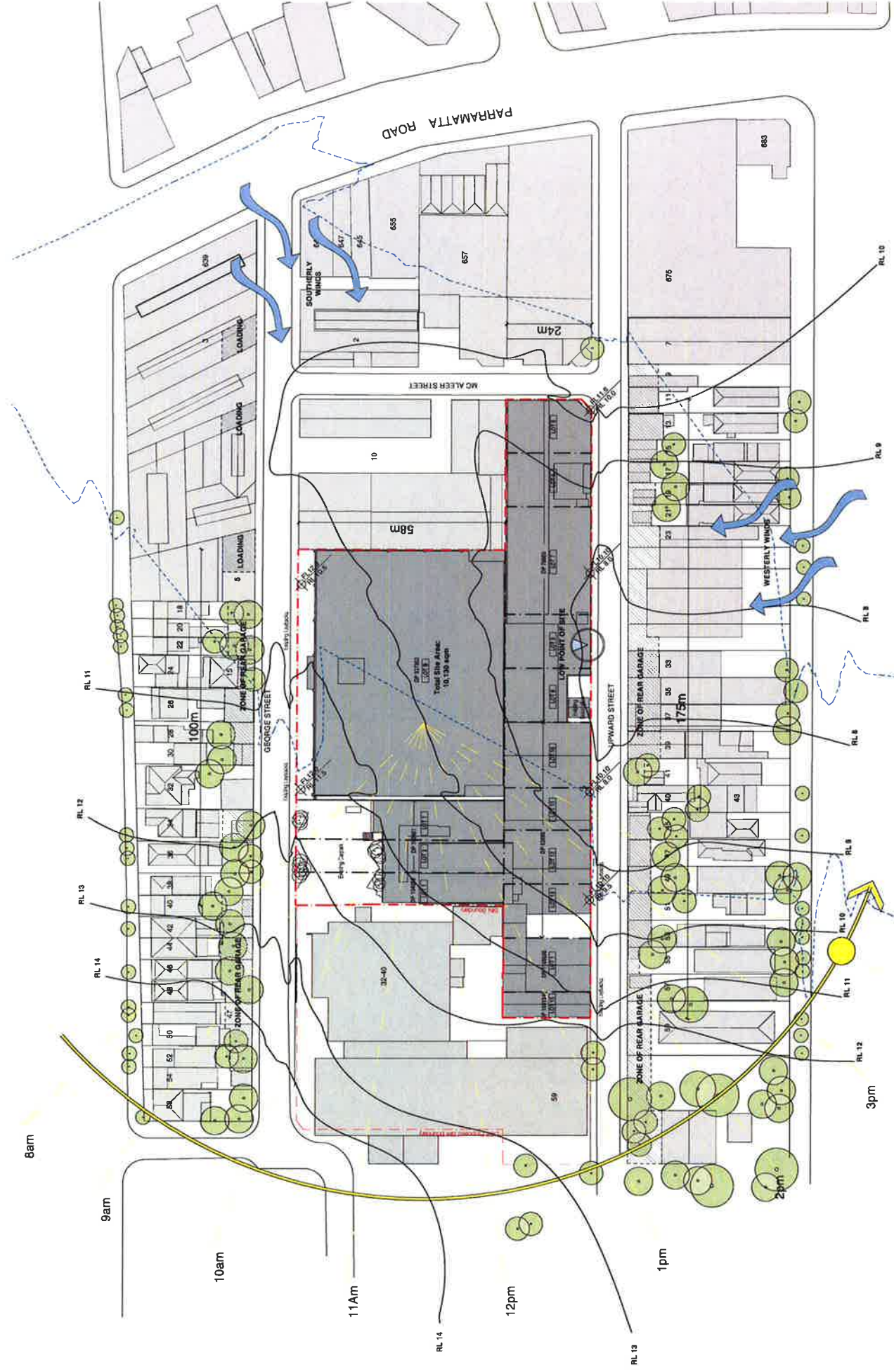


Greenland Australia Pty Ltd
22 George Street, Leichhardt NSW 1555
T 02 9550 8200 F 02 9550 8201
E info@greenland.com.au
www.greenland.com.au

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Drawn	JH	Checked	BD
Project No	S11722		
Sheet	DA		
File Name	202304_150-03_P04		
File Path	G:\150-03_P04_202304_150-03_P04		
Created By	JH		
Created Date	2023/04/15		

A09.002[B]

BATES SMART
Bates Smart Architects Pty Ltd
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E info@bates-smart.com.au
www.bates-smart.com.au



22 George Street, Leichhardt Greenland Australia Site Analysis Plan

Scale: 1:500 @ A1 (1:1000 @ A3)
Drawn: [Signature]
Project No: S11722
Date: DA
Plot Size: 2000.14 x 531.67 PM
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Drawing No: A00.003[B]

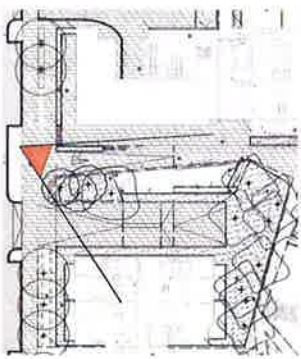
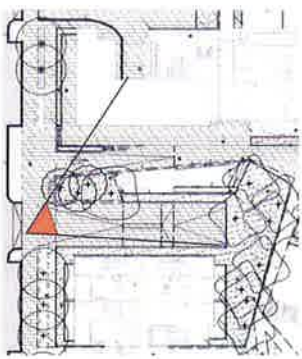
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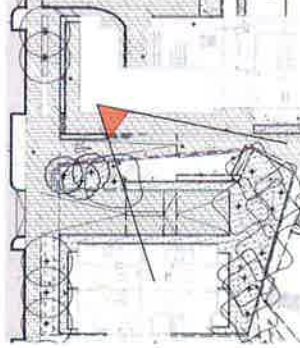
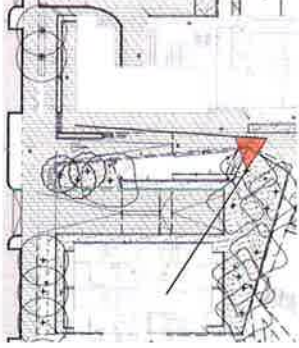
Minimum Flood planning Level
Relative Ground Level
100 year Flood Plane

PRELIMINARY
NOT FOR CONSTRUCTION

BATES SMART

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 Website: www.batesmart.com.au

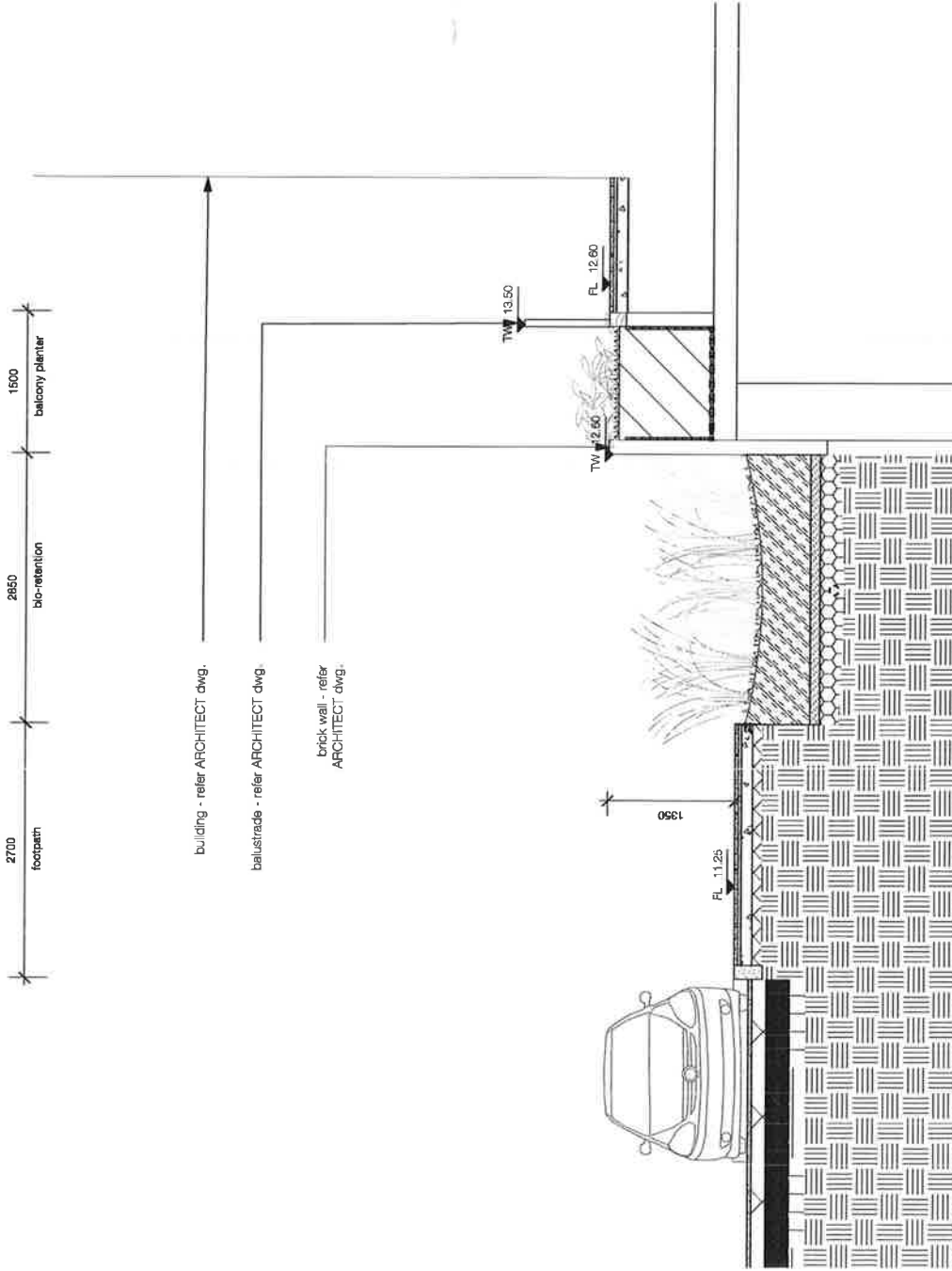




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02-01	For visual reference only - Scale mts @ A3 - revB

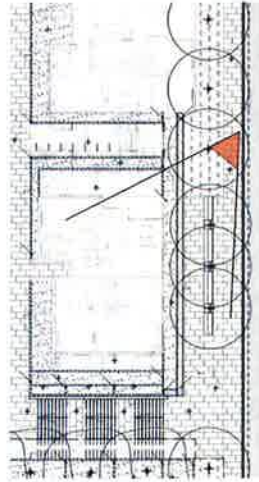
Site Structure - 4000 - 350SL
 9/21/2017 10:00 AM
 001-001-001-001-001-001

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 COXALL**
 Sydney t: +61 (0)2 9577 5853
 Melbourne t: +61 (0)3 9599 5606





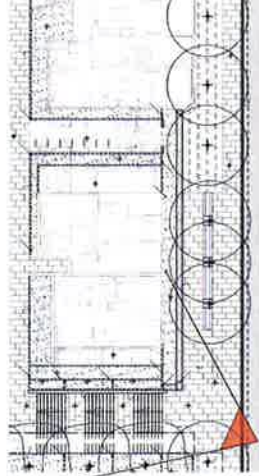
bic-swale
entry bench



corten, folded plate for bike
stair channel

gabion wall
insitu concrete stairs with
corten edge

native screen planting



4000

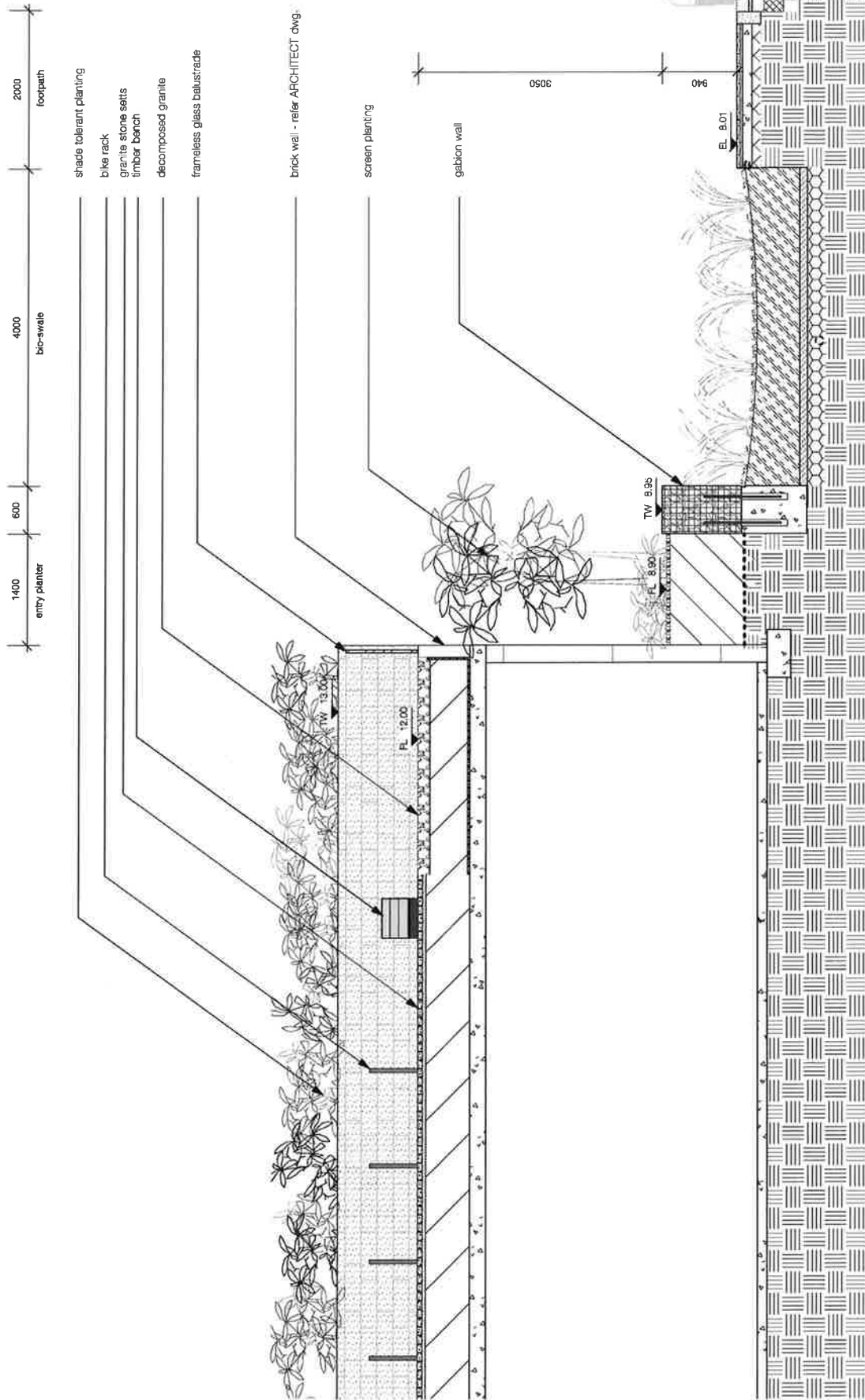
UPWARD STREET ENTRY

01-00

For visual reference only - Scale nts @ A3 - revB

Site Structure - 4000 - 360SL
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Sydney 1-461 021 967 / 3602
Melbourne 1-461 091 999 / 106



4000

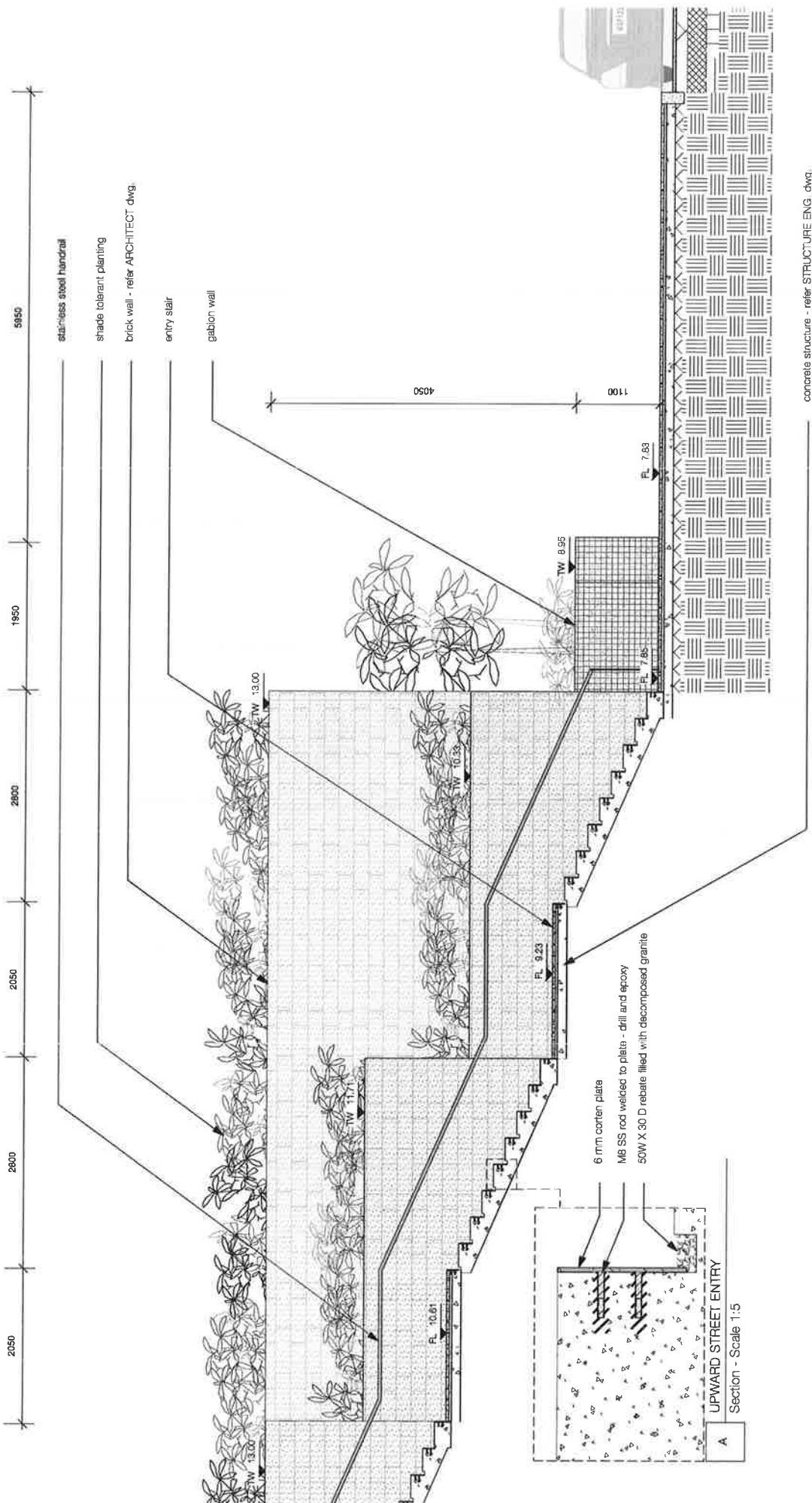
UPWARD STREET ENTRY

01-02

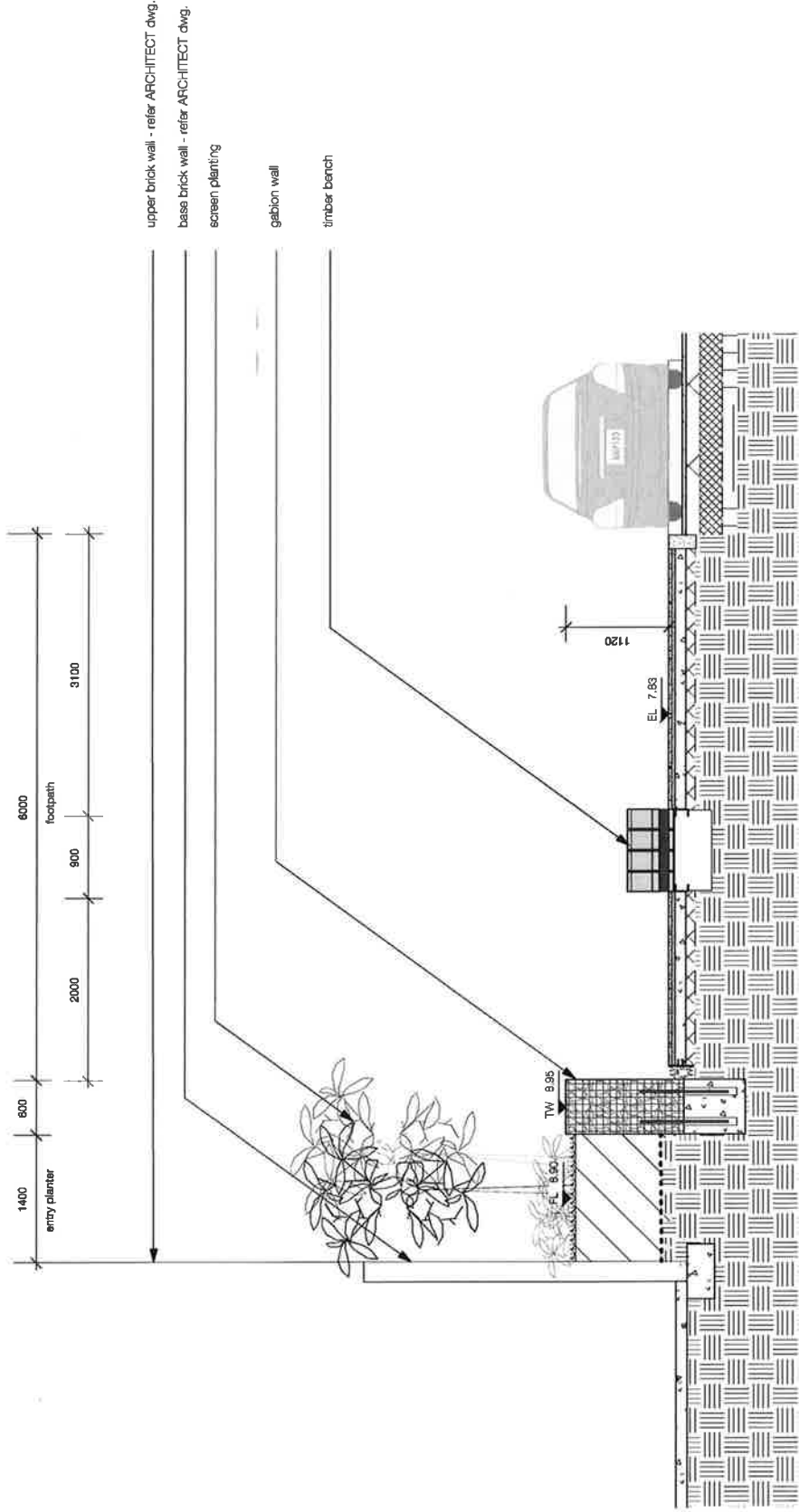
Section|Elevation - Scale 1: 50 @ A3 - revA

Site Structure - 4000 - 350SL
90° 40' 00" 100° 00' 00" 110° 00' 00"

**MCGREGOR
COXALL**
Landscape Architecture
Sydney 02 9439 1200
Melbourne 03 9439 1200
Perth 08 9439 1200



4000	UPWARD STREET ENTRY	Site Structure - 4000 - 350SL DO NOT SCALE FROM THIS DRAWING ACT 1000-000
01-03	Section Elevation - Scale 1: 50 @ A3 - revB	MC GREGOR COXALL Engineer 1-411-523-9377 ext.2 Mechanical 1-411-523-9298 ext.3



4000

UPWARD STREET ENTRY

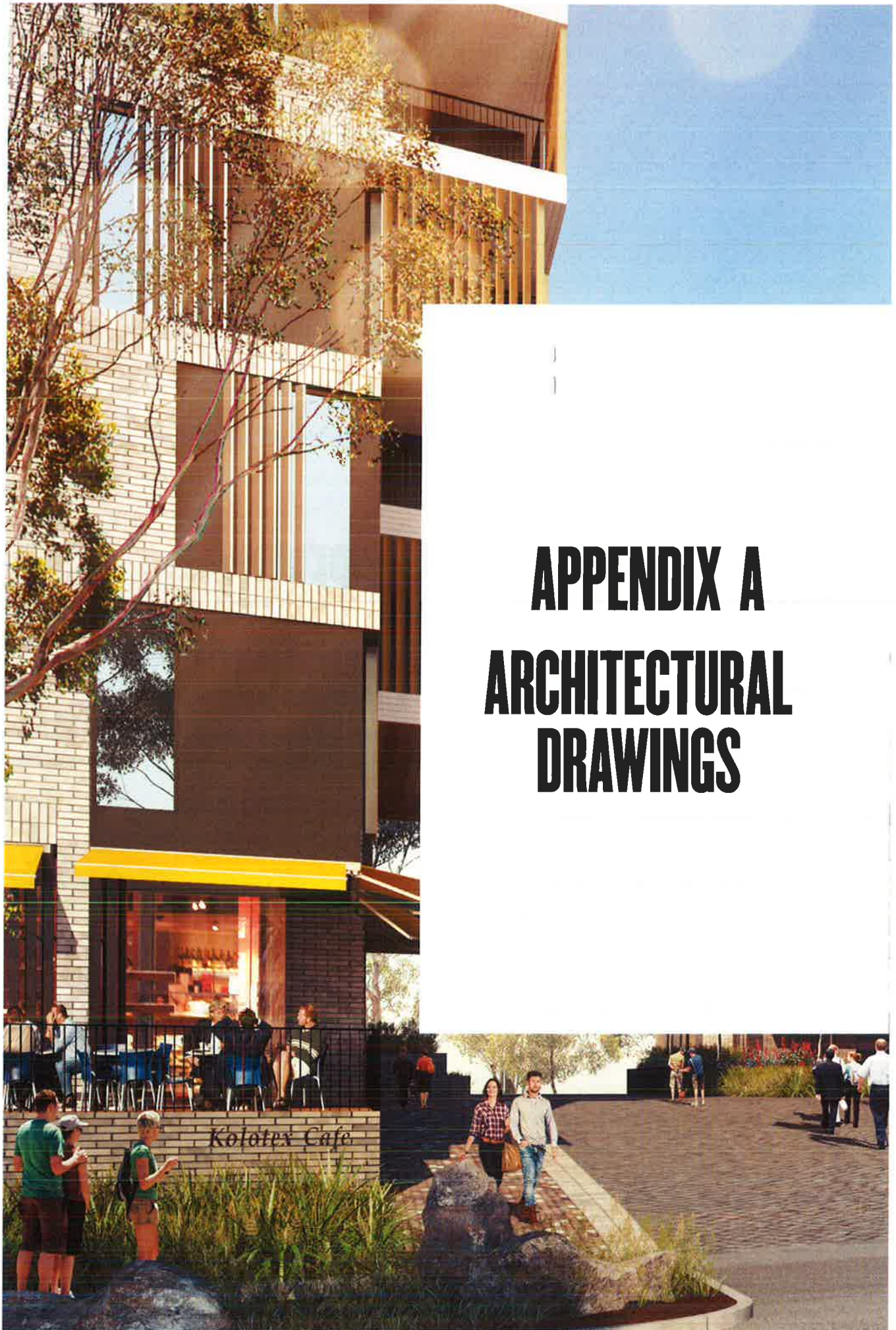
01-04

Section|Elevation - Scale 1: 50 @ A3 - revB

A photograph of a modern building with a child flying a kite. The building is a multi-story structure with a white facade and large windows. A child is standing on a paved path in the foreground, flying a red kite. The path is bordered by a low concrete wall and a grassy area. The sky is blue with a few clouds. The overall scene is bright and sunny.

APPENDIX B

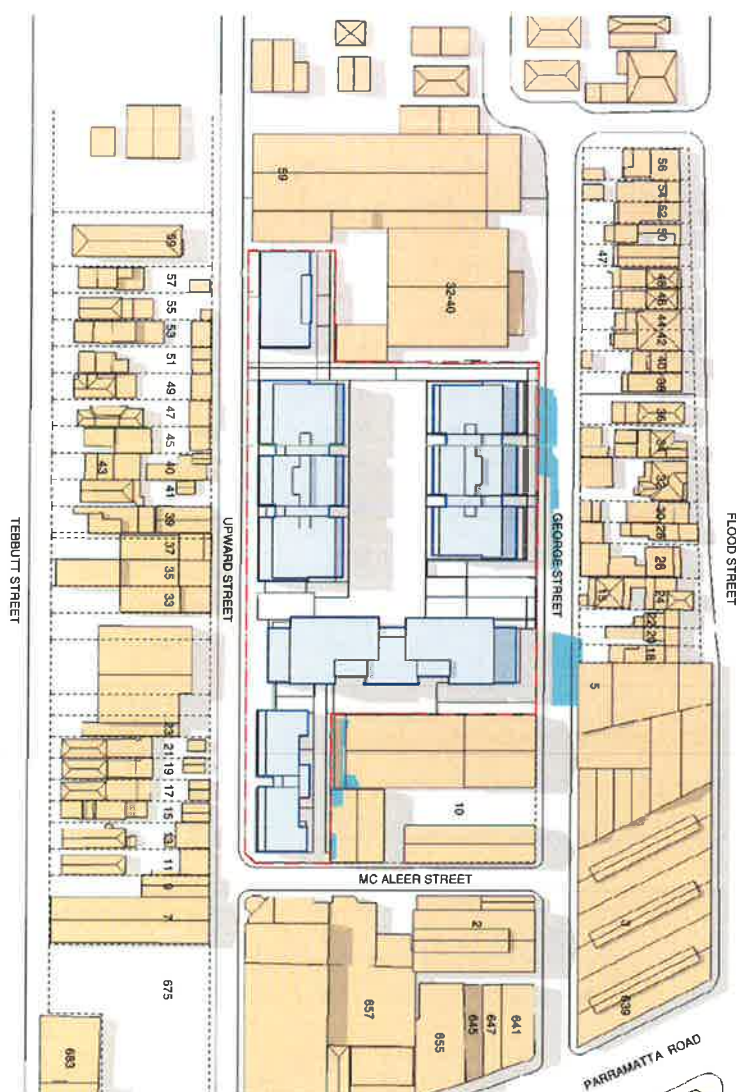
LANDSCAPE DRAWINGS



APPENDIX A

ARCHITECTURAL DRAWINGS

3.2.3 OVERSHADOWING 21ST DECEMBER 3:00PM

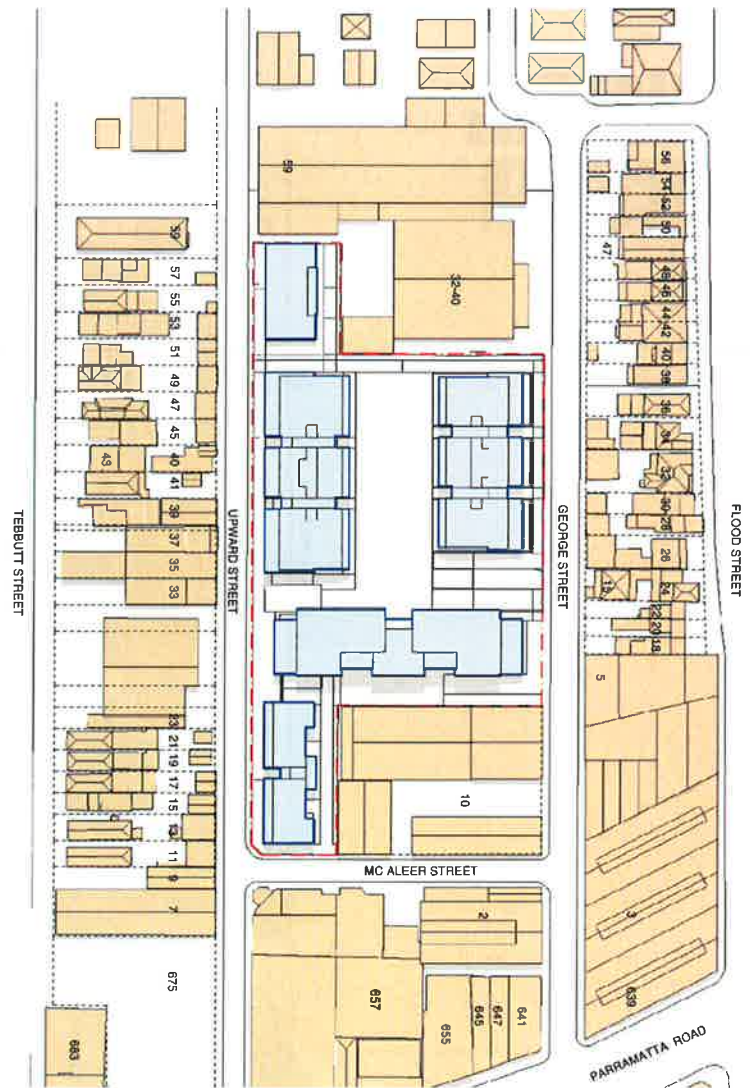


03 Proposed shadows Dec 21st 3pm
1:1000@A1

Key

	Neighbouring Lot Boundary
	Site Boundary
	Shadows cast by existing buildings
	Proposed Building Footprint
	Extent of additional shadows cast by Proposal
	Existing Buildings

3.2.2 OVERSHADOWING 21ST DECEMBER 12:00 NOON

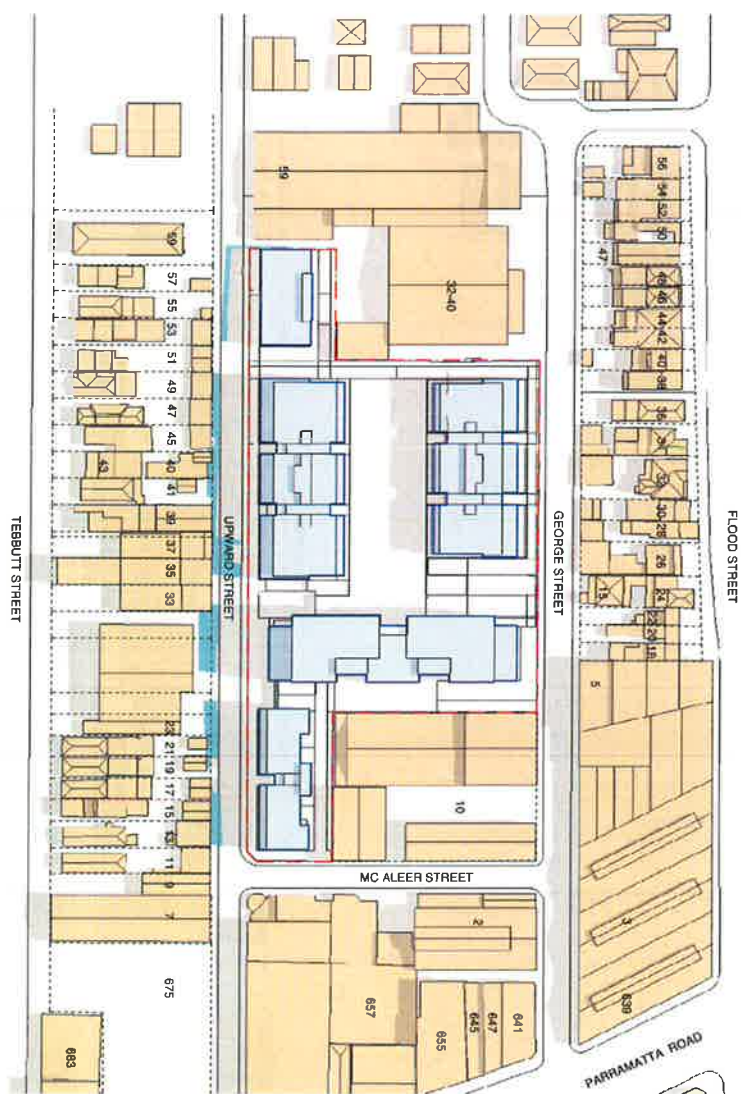


02 Proposed shadows Dec 21st 12pm
1:1000@A1

Key

- Neighbouring Lot Boundary
- Site Boundary
- Shadows cast by existing buildings
- Proposed Building Footprint
- Extent of additional shadows cast by Proposal
- Existing Buildings

3.2.1 OVERSHADOWING 21ST DECEMBER 9:00AM

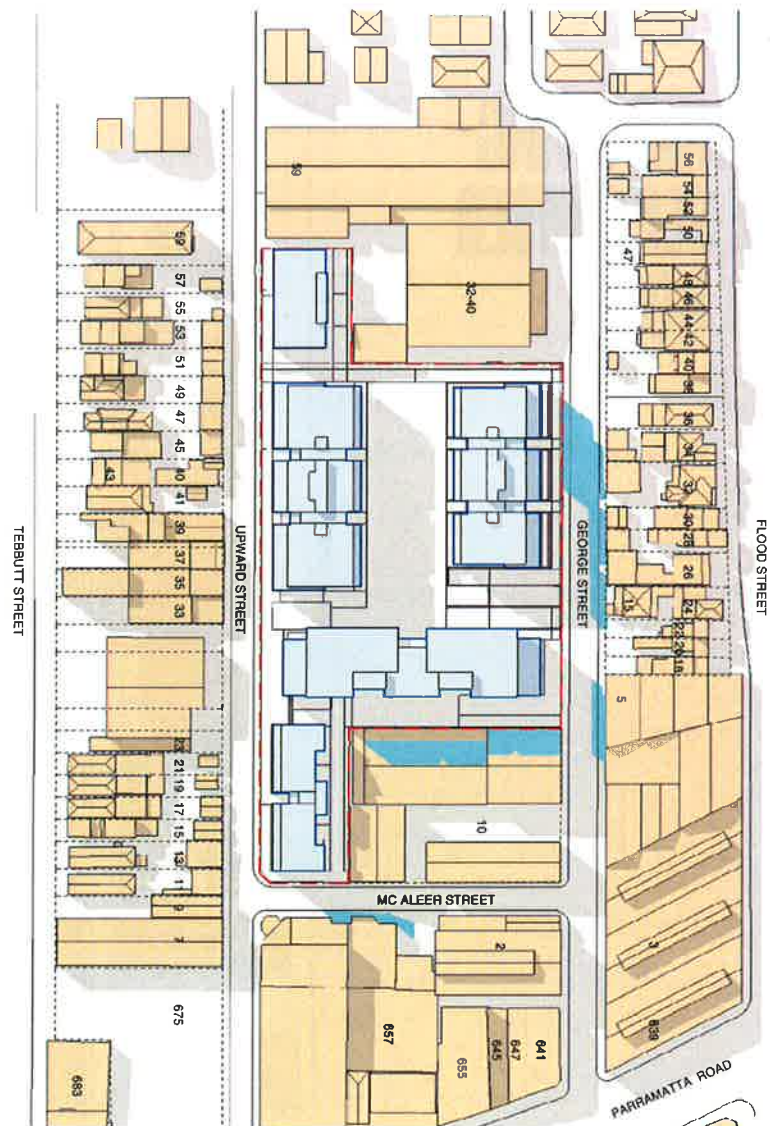


01

1:1000@A1

- | | |
|---|---|
|  | Neighbouring Lot Boundary |
|  | Site Boundary |
|  | Shadows cast by existing buildings |
|  | Proposed Building Footprint |
|  | Extent of additional shadows cast by Proposal |
|  | Existing Buildings |

3.1.3 OVERSHADOWING 23RD SEPTEMBER 3:00PM

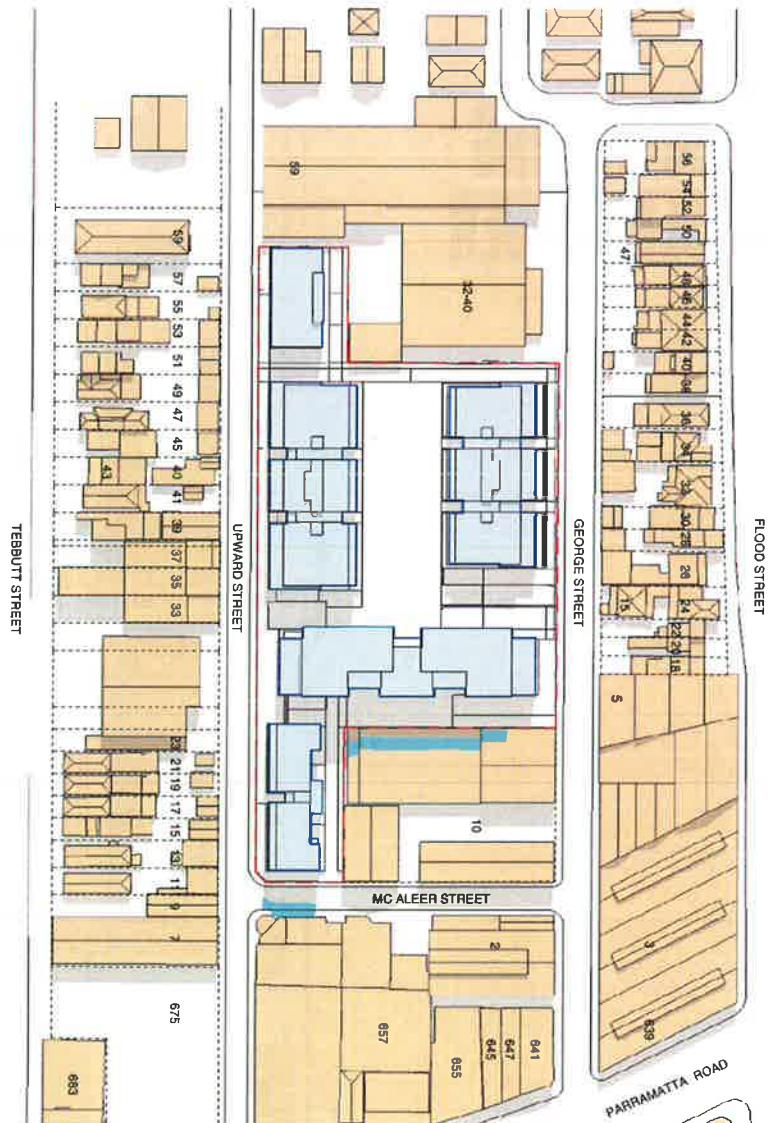


03 Proposed shadows Sept 23rd 3pm
1:1000@A1

Key

---	Neighbouring Lot Boundary
---	Site Boundary
■	Shadows cast by existing buildings
■	Proposed Building Footprint
■	Extent of additional shadows cast by Proposal
■	Existing Buildings

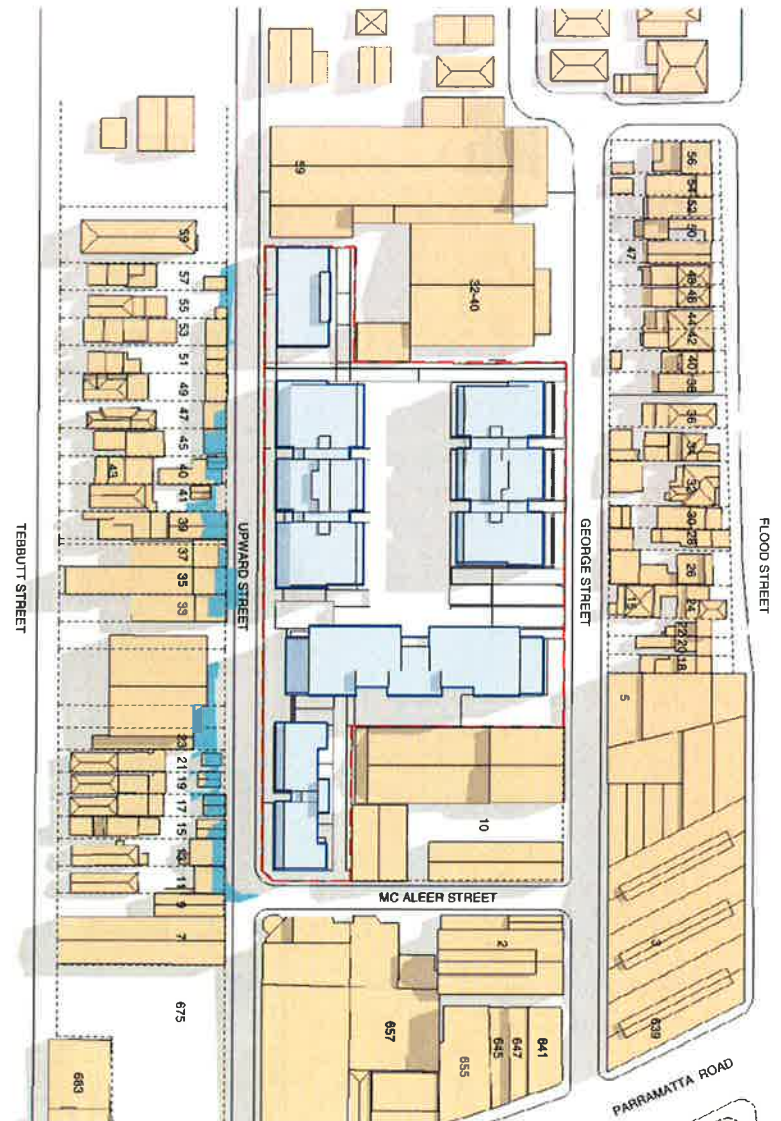
3.1.2 OVERSHADOWING 23RD SEPTEMBER 12:00 NOON



02 Proposed shadows Sept 23rd 12pm
1:1000@A1

Key	
	Neighbouring Lot Boundary
	Site Boundary
	Shadows cast by existing buildings
	Proposed Building Footprint
	Extent of additional shadows cast by Proposal
	Existing Buildings

3.1.1 OVERSHADOWING 23RD SEPTEMBER 9:00AM

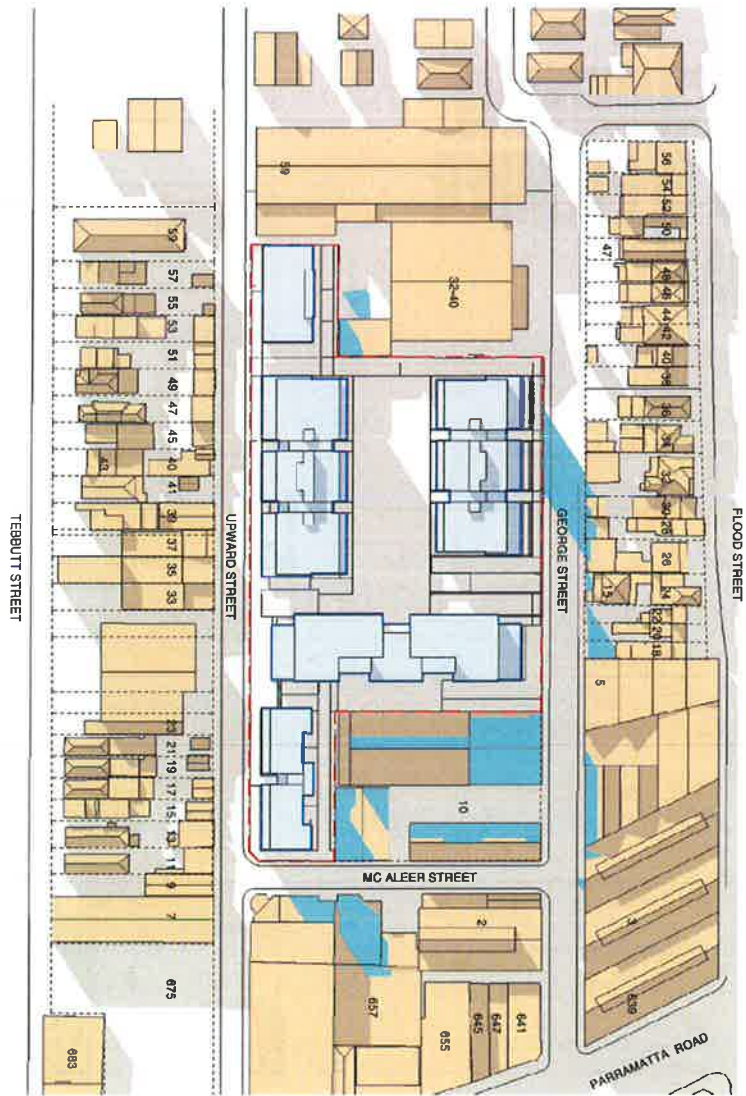


01 Proposed shadows Sept 23rd 9am
1:1000@A1

Key

	Neighbouring Lot Boundary
	Site Boundary
	Shadows cast by existing buildings
	Proposed Building Footprint
	Extent of additional shadows cast by Proposal
	Existing Buildings

3.0.3 OVERSHADOWING 21ST JUNE 3:00PM

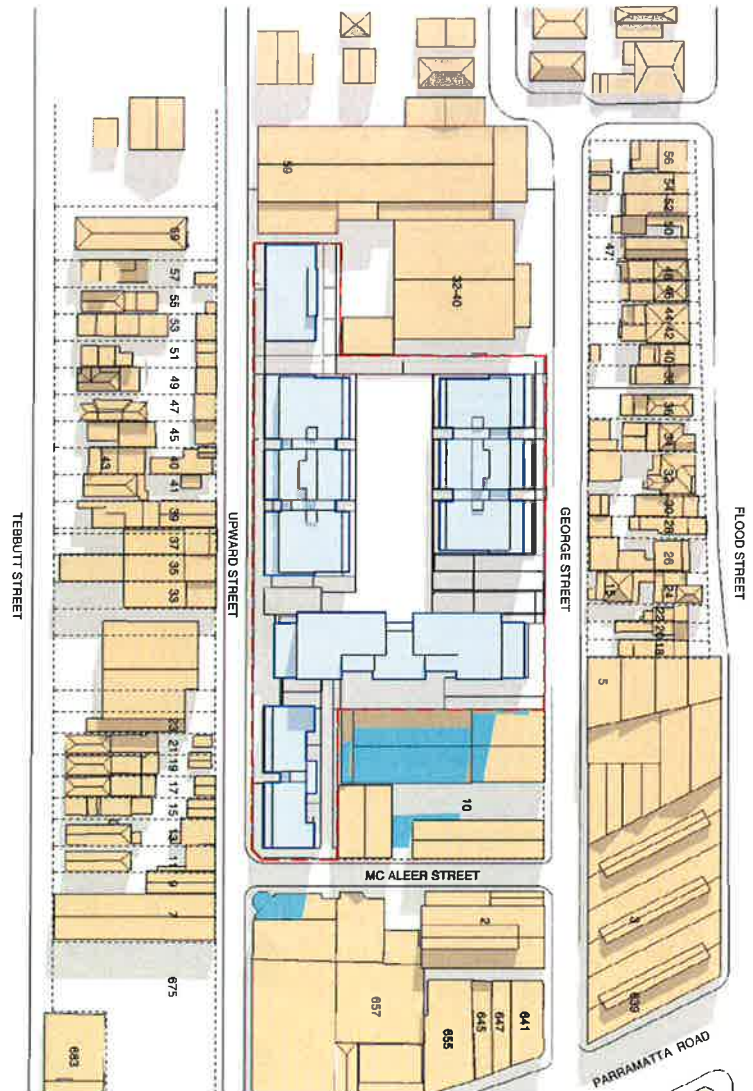


03 Proposed shadows June 21st 3pm
1000@A1

Key

- Neighbouring Lot Boundary
- Site Boundary
- Shadows cast by existing buildings
- Proposed Building Footprint
- Extent of additional shadows cast by Proposal
- Existing Buildings

3.0.2 OVERSHADOWING 21ST JUNE 12:00 NOON



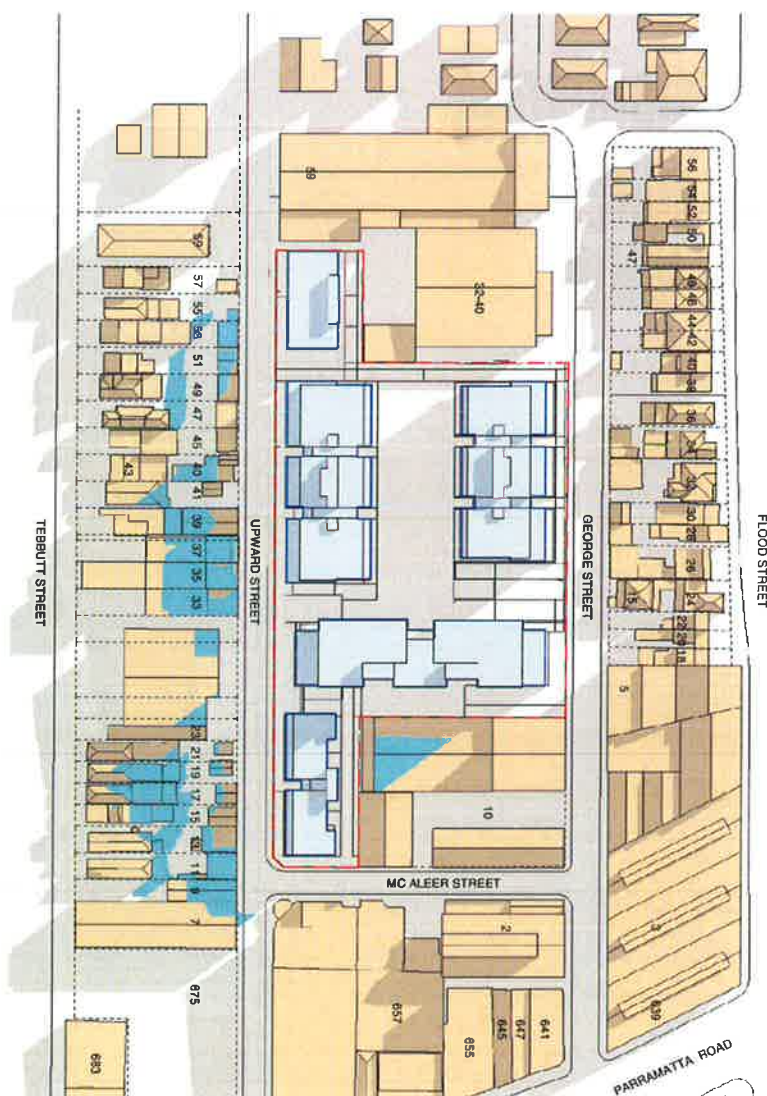
02 Proposed shadows June 21st 12pm
1000@A1

Key

- Neighbouring Lot Boundary
- Site Boundary
- Shadows cast by existing buildings
- Proposed Building Footprint
- Extent of additional shadows cast by Proposal
- Existing Buildings

3.0.1 OVERSHADOWING 21ST JUNE 9:00AM

In response to email correspondence from Aodie Cowie, dated 20th August 2014 regarding overshadowing diagrams please refer to the attached architectural drawings, also included within Appendix A.



01 Proposed shadows June 21st 9am
1000@A1

Key

---	Neighbouring Lot Boundary
---	Site Boundary
■	Shadows cast by existing buildings
■	Proposed Building Footprint
■	Extent of additional shadows cast by Proposal
■	Existing Buildings



3.0 OVERSHADOWING

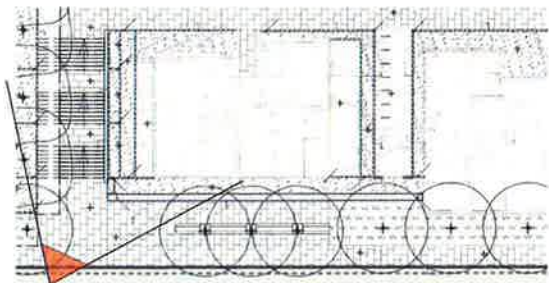
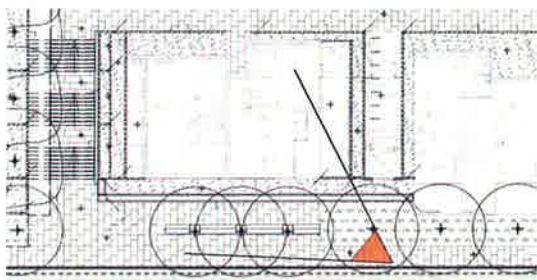
2.8.0 THE SAFETY AND SECURITY CHARACTERISTICS

The long high wall to Upward street could be broken in places to relieve the blank wall and to provide direct access to some of the units facing the street.

/ The 3D visual illustrates how the amount of wall space is reduced by using planting to bring down the scale of the wall.

As discussed in a previous section, Block D would be difficult to achieve a street access due to the height of the building from ground level which is set by the flood level of a 1:100 year flood event.

Block E there is less risk of flooding and as a result it may be possible to provide these 4 units with street access. As discussed previously we do not feel that this is an acceptable solution.



2.7.6 THE AMENITY OF THE PROPOSAL FOR IT'S USERS. BLOCK B

/ Previously in block B at ground and 1st floor level there were 2 bedroom units wrapping around an inset balcony. This has now been refitted to allow a front facing balcony and increase levels of privacy.

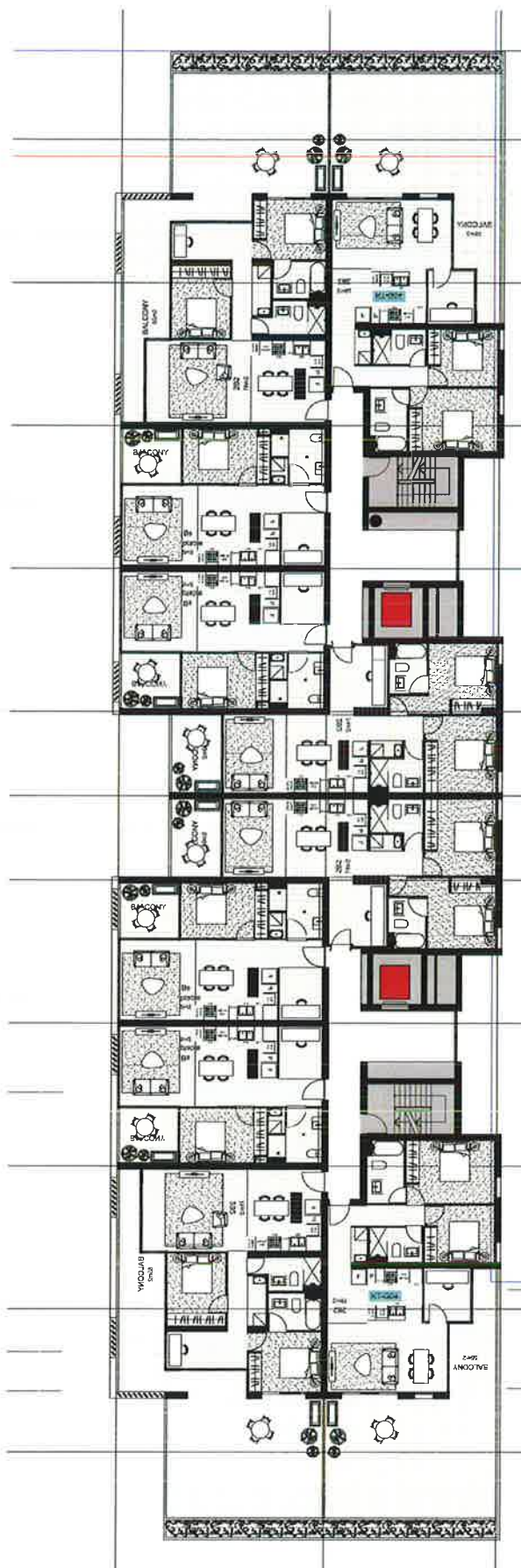
/ The corner units at 4th floor level to the north side of the building have been amended by omitted the inset balconies and allowing access on to the adjoining terrace without going through the bedroom.

/ The corner units from ground to 1st on the south elevation have been amended so that the study can be provided with natural daylight.

Please refer to the attached architectural drawings in Appendix A for locations and number of amendments.



GROUND FLOOR BLOCK B



LEVEL 04 BLOCK B

2.7.5 THE AMENITY OF THE PROPOSAL FOR IT'S USERS. BLOCK D

Internal arrangement of the units, a high proportion of units will rely on artificial light and ventilation. It is recommended that planning changes be investigated to vastly reduce this reliance.

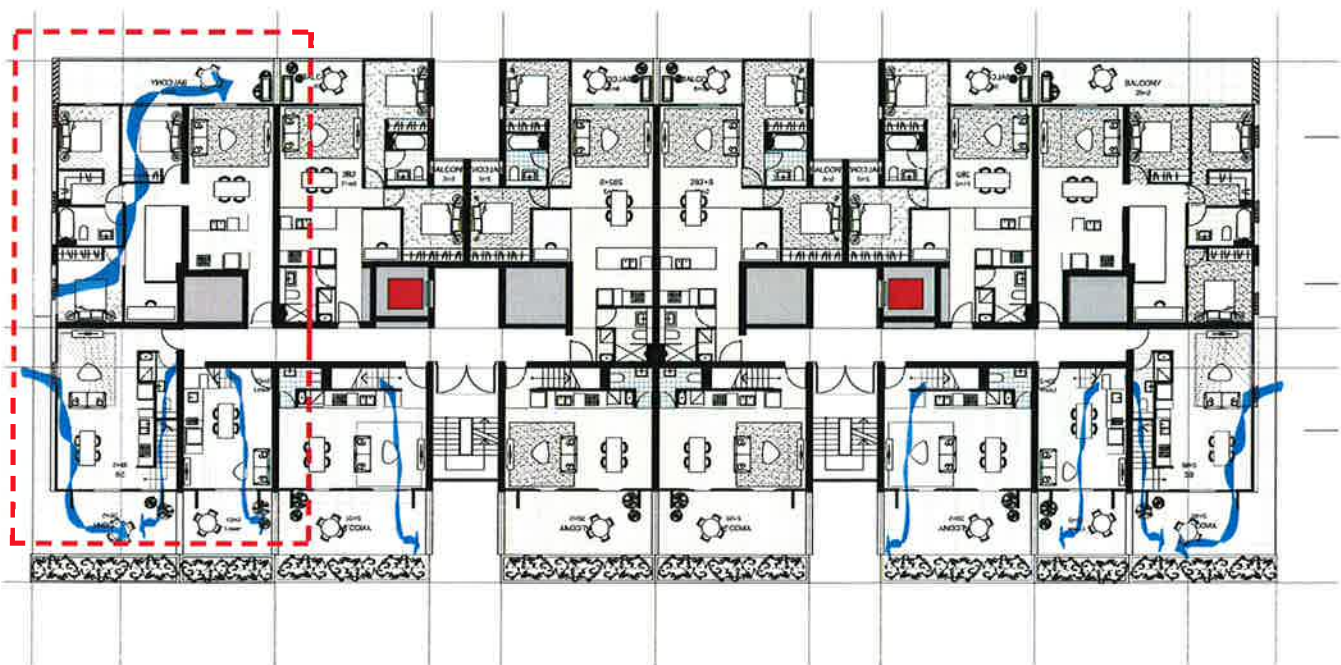
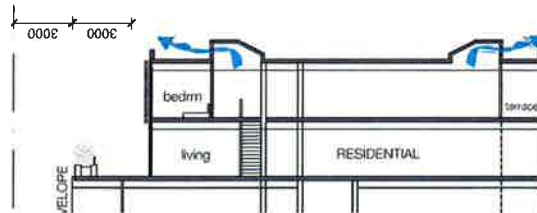
In order to provide a higher proportion of units with access to natural light, cross ventilation and increased privacy amendments have also been to units in blocks B and D

In block D there was previously a 3 bedroom unit to the corners of block D at levels 4 and 5. These have been revised and are now two 2-storey walk-up units.

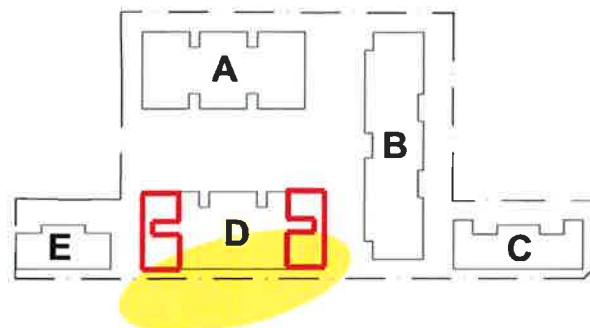
This allows cross ventilation to the 2 bedroom corner units through the facade and cross ventilation to the 1 bedroom units via the use of a vent in the roof.

Block D is also facing due west therefore provide a good level of solar access to these units.

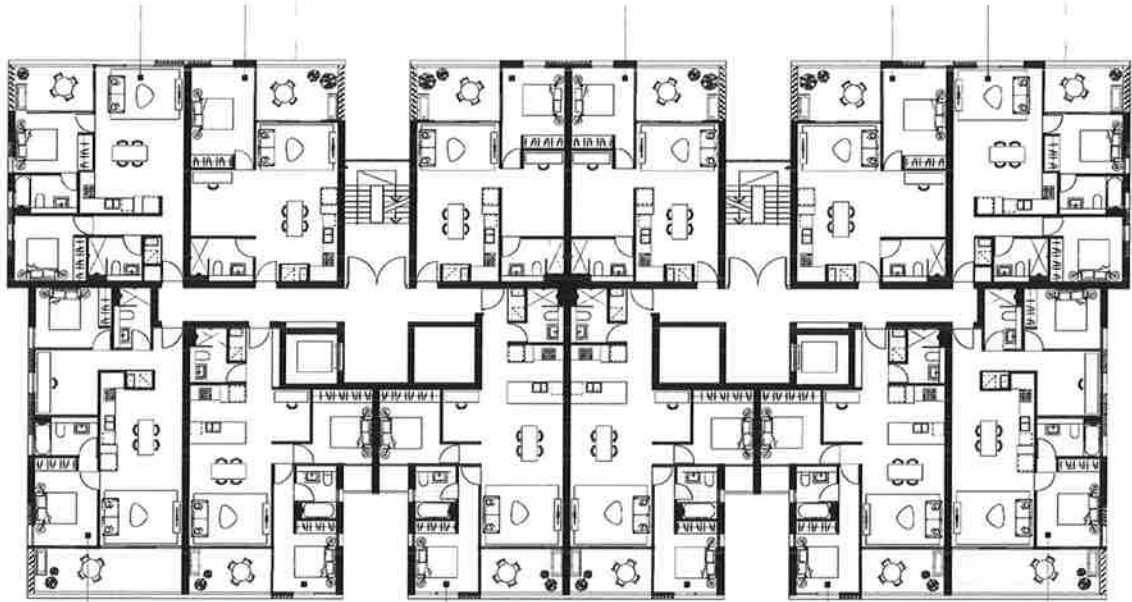
Please refer to the attached architectural drawings in Appendix A for locations and number of amendments.



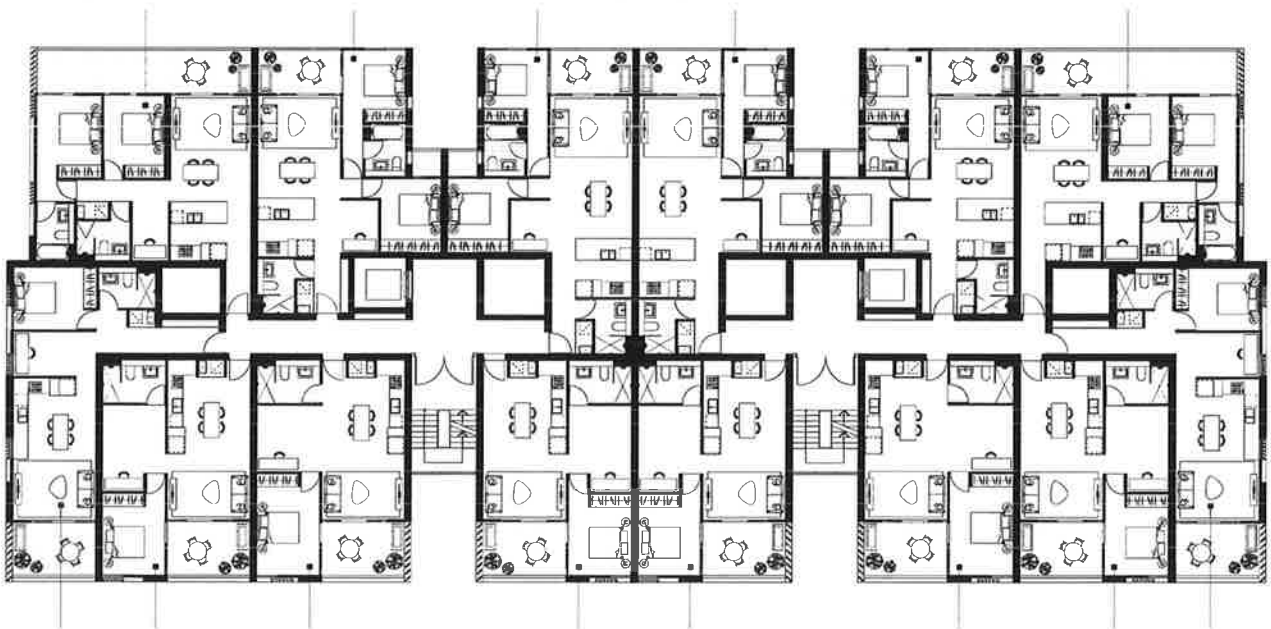
LEVEL 04 BLOCK D



2.7.4 THE AMENITY OF THE PROPOSAL FOR IT'S USERS. UNIT TYPES

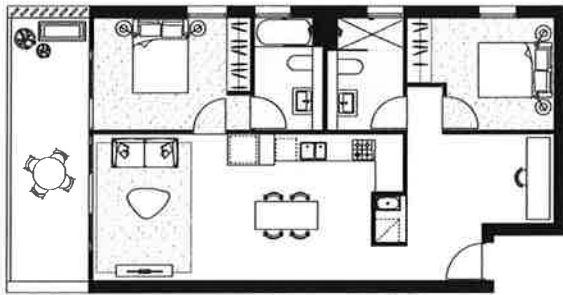


TYPICAL FLOOR BLOCK A



TYPICAL FLOOR BLOCK D

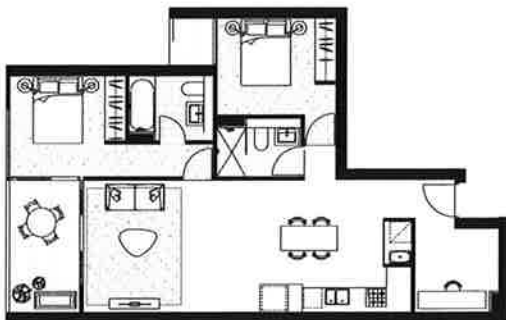
2.7.3 THE AMENITY OF THE PROPOSAL FOR IT'S USERS. UNIT TYPES



CURRENT PLAN 2 BEDROOM



PROPOSED PLAN 2 BEDROOM

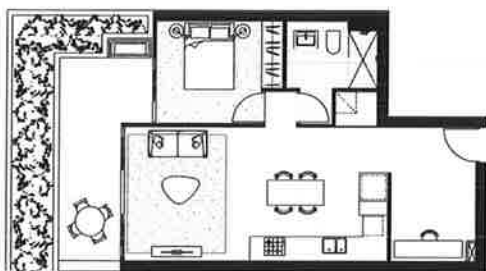


CURRENT PLAN 2 BEDROOM

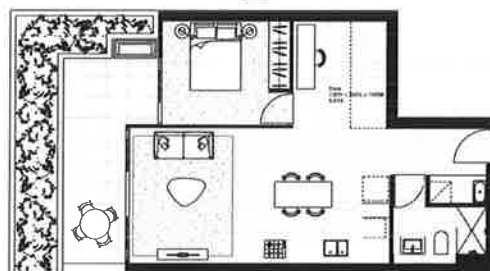


PROPOSED PLAN 2 BEDROOM

2.7.2 THE AMENITY OF THE PROPOSAL FOR IT'S USERS. UNIT TYPES



CURRENT PLAN 1 BEDROOM



PROPOSED PLAN 1 BEDROOM



CURRENT PLAN 2 BEDROOM



PROPOSED PLAN BEDROOM

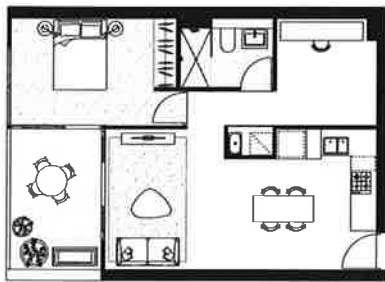
2.7.1 THE AMENITY OF THE PROPOSAL FOR IT'S USERS. UNIT TYPES

Internal arrangement of the units, a high proportion of units will rely on artificial light and ventilation . It is recommended that planning changes be investigated to vastly reduce this reliance.

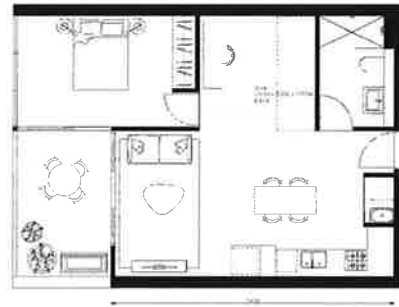
In order to provide a higher proportion of units with access to natural light and ventilation see below the changes to unit types

Storage

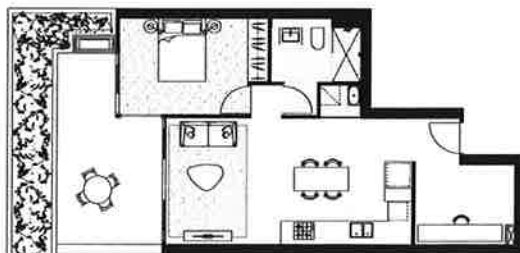
Where possible 100% of the storage to be within apartment and accessible from hall or living area. Storage will be suitable for local area and able to accommodate larger items (e.g. bicycles).



CURRENT PLAN 1 BEDROOM



PROPOSED PLAN 1 BEDROOM



CURRENT PLAN 1 BEDROOM



PROPOSED PLAN 1 BEDROOM

2.5.2 RESOURCE AND ENERGY USE AND WATER EFFICIENCY STAIRWELLS

Corridors and upper lobbies generally have been well considered for light and ventilation. It is recommended that these doors remain open and this may need to be a condition of consent as Owners Corporations and Building managers have a propensity to close these doors for perceived reasons of safety and security between floors.

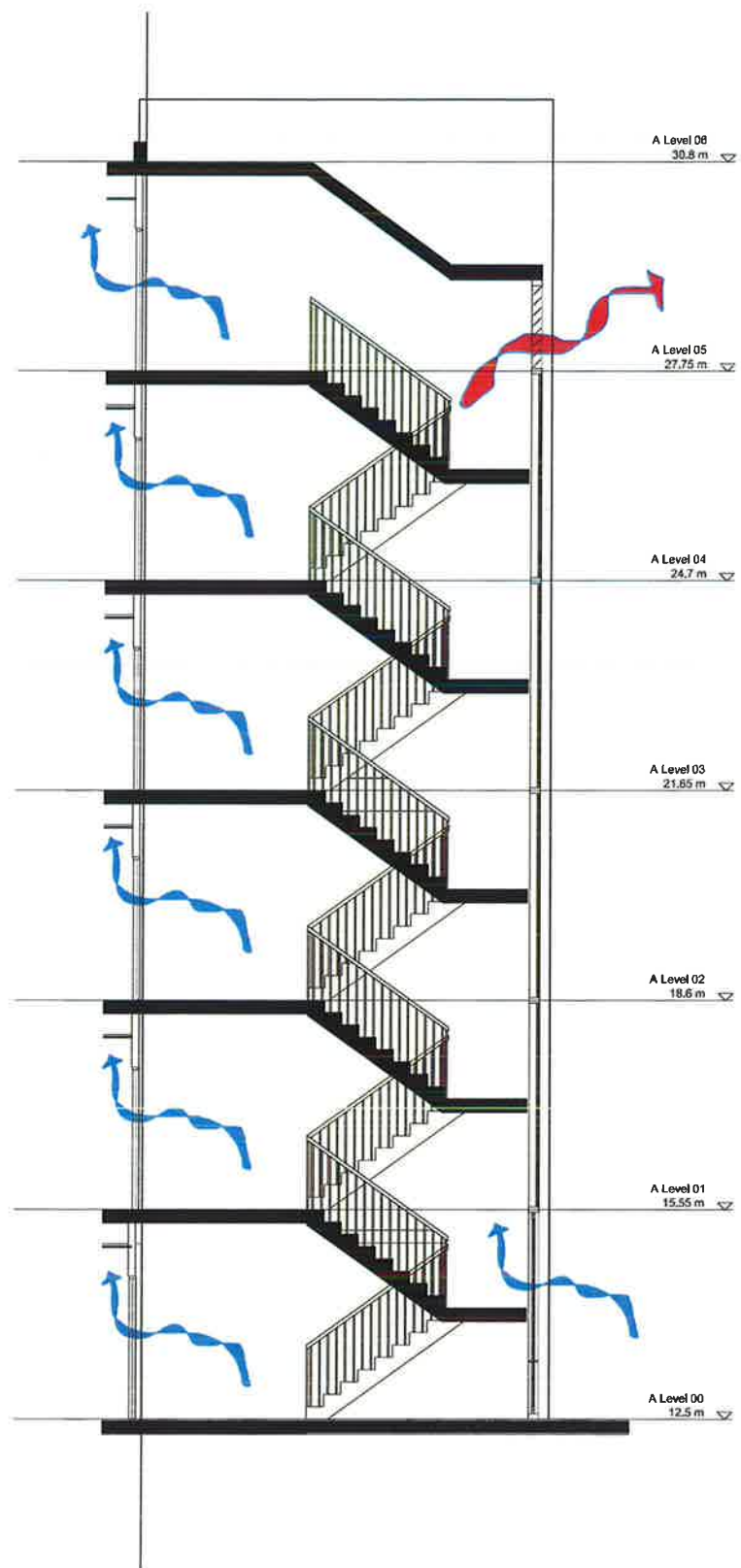
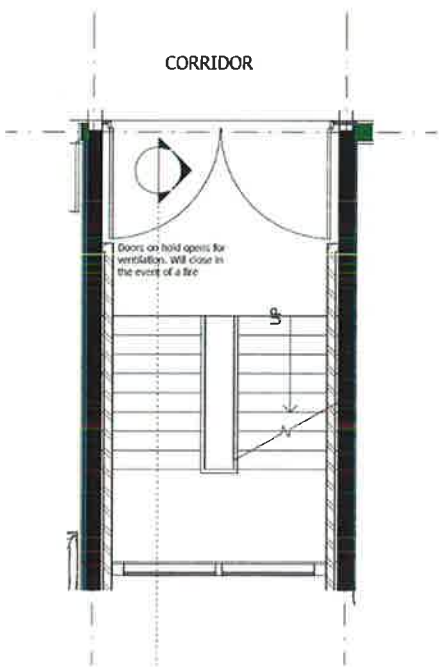
7 Apartments are accessed via lifts in a lobby, centrally located to ensure an efficient floor plate and natural light is provided via a glazed fire stair with hold-open door an angle that would automatically close in fire-event mode.

Each apartment lobby will have key card access and each apartment will be fitted with its own locking device.

The nature of the stairwells built form is unclear on the drawings with regard to the windows and roof, ventilation and heat gain.

7 Each of the stairwells are fully glazed from ground level to roof and have glazed louvers to provide adequate ventilation through the lobbies and corridors.

The lobbies are also set back from the facade line and as a result as shaded by the neighbouring apartment



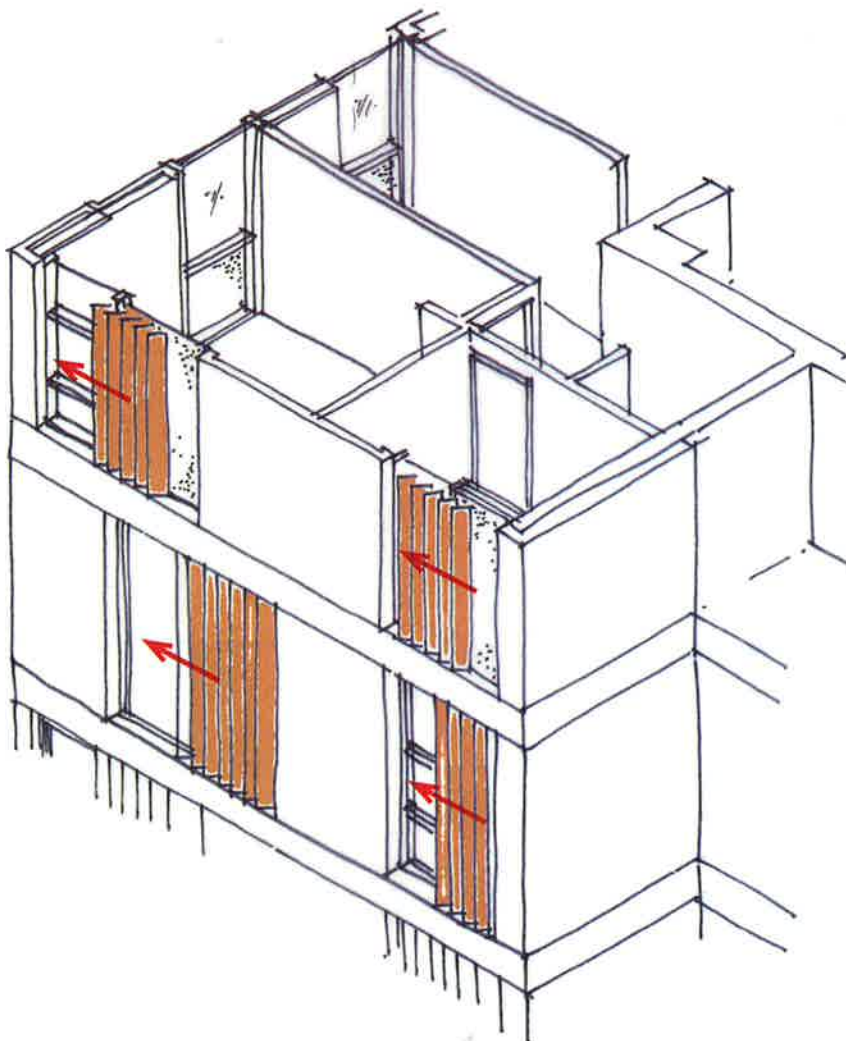
2.5.1 RESOURCE AND ENERGY USE AND WATER EFFICIENCY SUNSHADING

Ventilation should be able to be maintained at night without compromising security.

The operation and control of all ground floor windows and doors will be considered in terms of security.

Sun-shading has been provided in many instances however there are some inconsistencies.

Louvers in most cases are operable and therefore can be shifted to provide solar shading where its required and limit the sun/heat loads.



2.5.0 RESOURCE AND ENERGY USE AND WATER EFFICIENCY VENTILATION

62% of the units are cross ventilated this would still fall short of an optimum number which should be much higher given the density of the proposal.

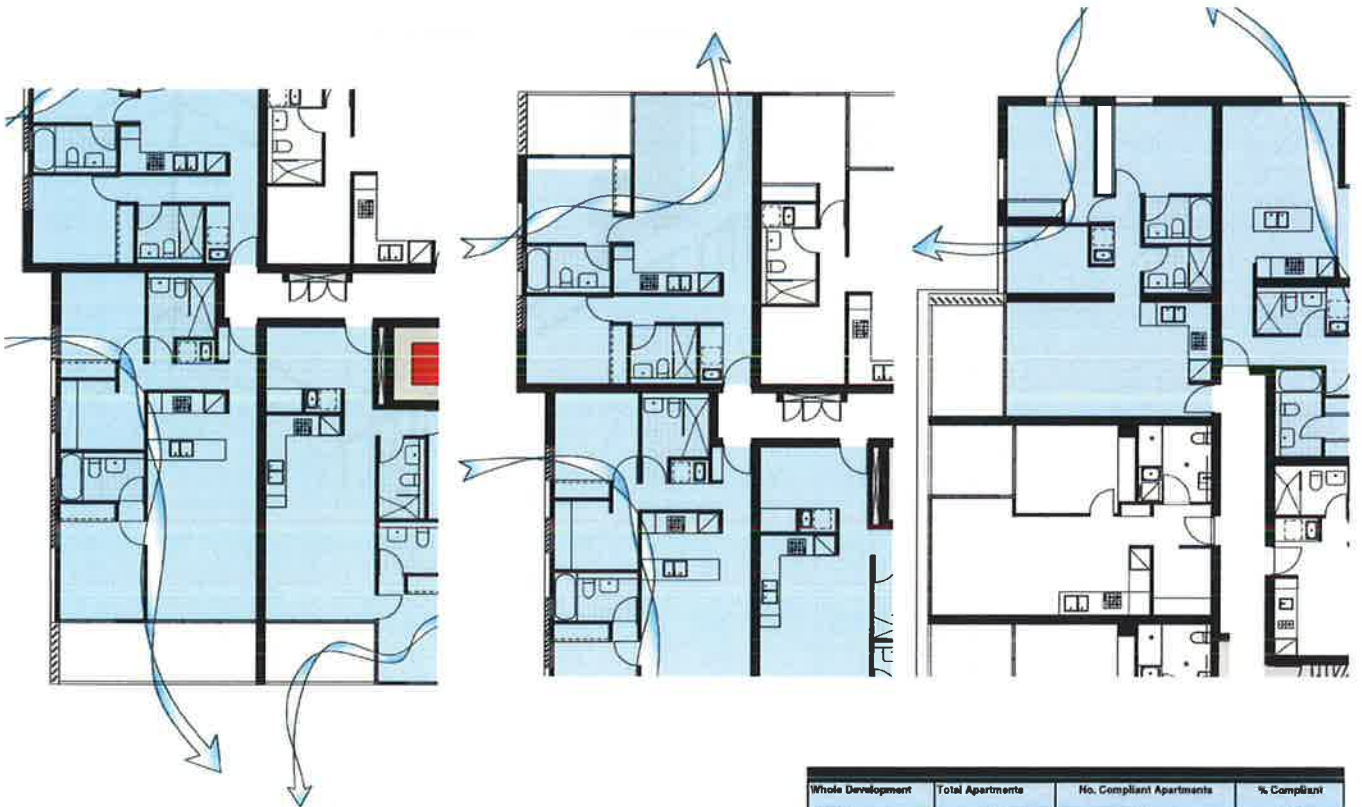
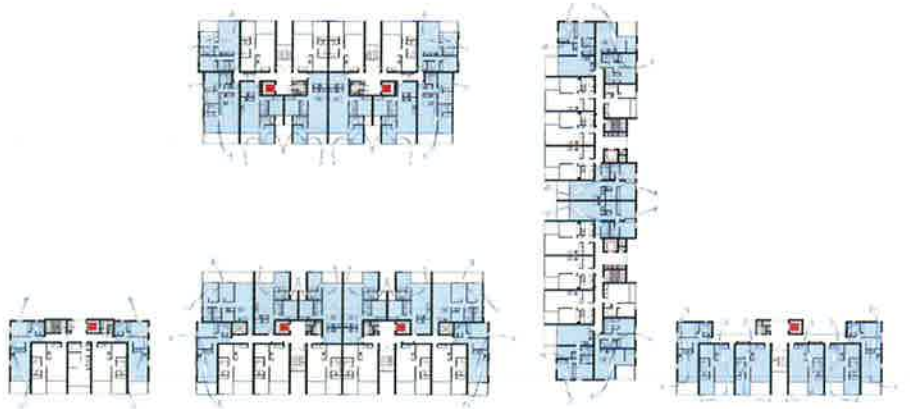
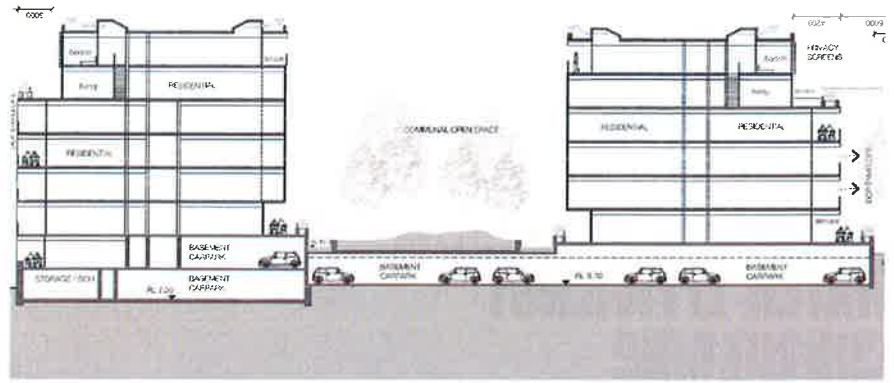
The total number of cross ventilated units has been increased to 69% this has been achieved in the following ways:

The use of clerestory windows to the roof levels of all blocks excluding block C

The use of a plenums at high level to each corridor at each level for clock C

The floor plate design is articulated to maximise the number of corner apartments for cross-ventilation. The articulation also increases the number of dual aspect apartments on the upper level and provides natural light and ventilation for lift lobbies.

NOTE: amendments to units have been completed (see section 7.5 for clarification on unit changes).

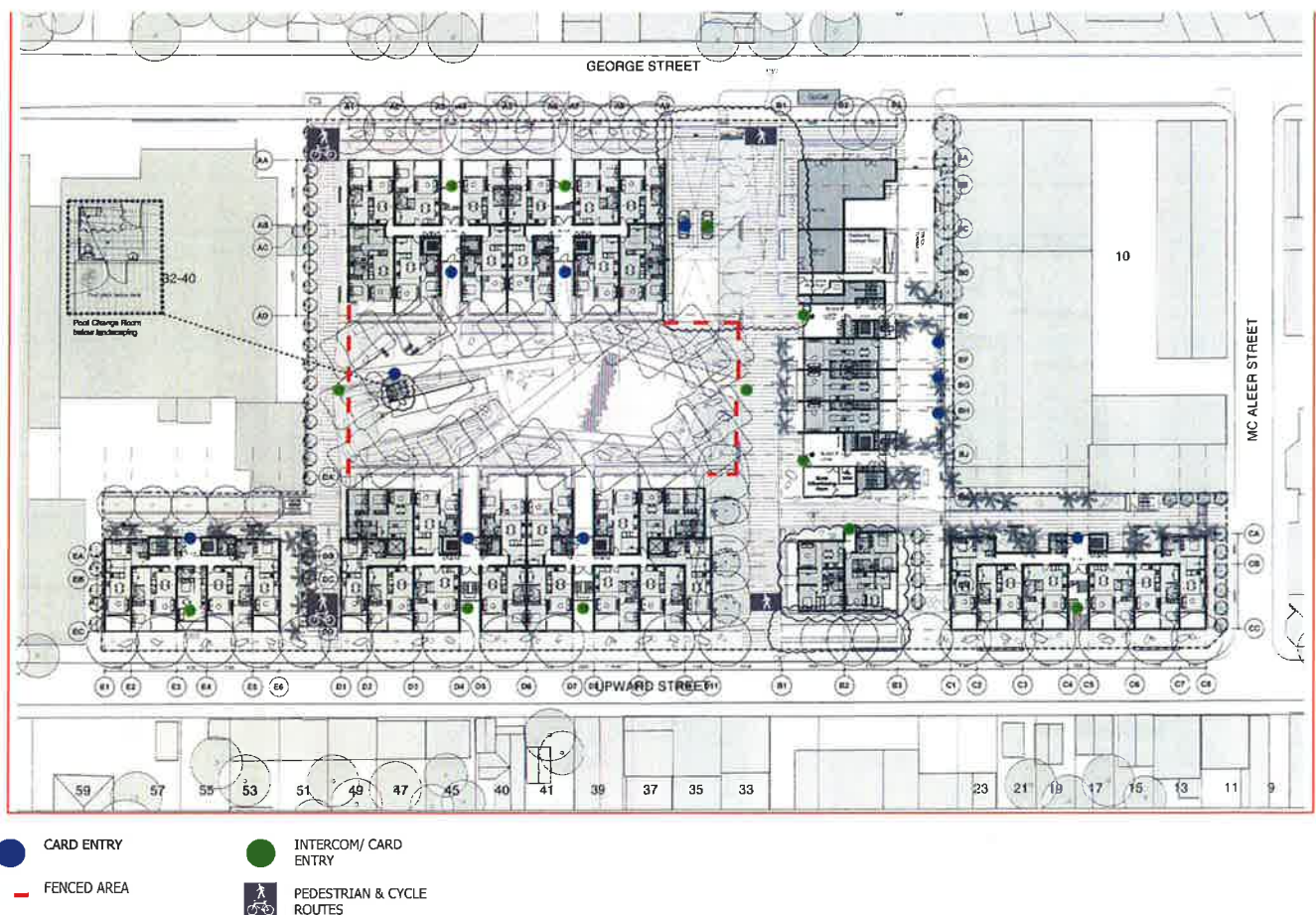


Whole Development	Total Apartments	No. Compliant Apartments	% Compliant
Block A	66	50	76%
Block B	67	50	57%
Block C	36	36	100%
Block D	82	52	63%
Block E	19	11	58%
Total	230	199	69%

2.3.5 BUILT FORM OF THE PROPOSAL COMMUNAL SPACE

The detailed design of the private gated access from the links into the communal open space will be important to its success.

/ The area surrounding the pool will be fenced off and will have private gates access from the links into the communal open space.



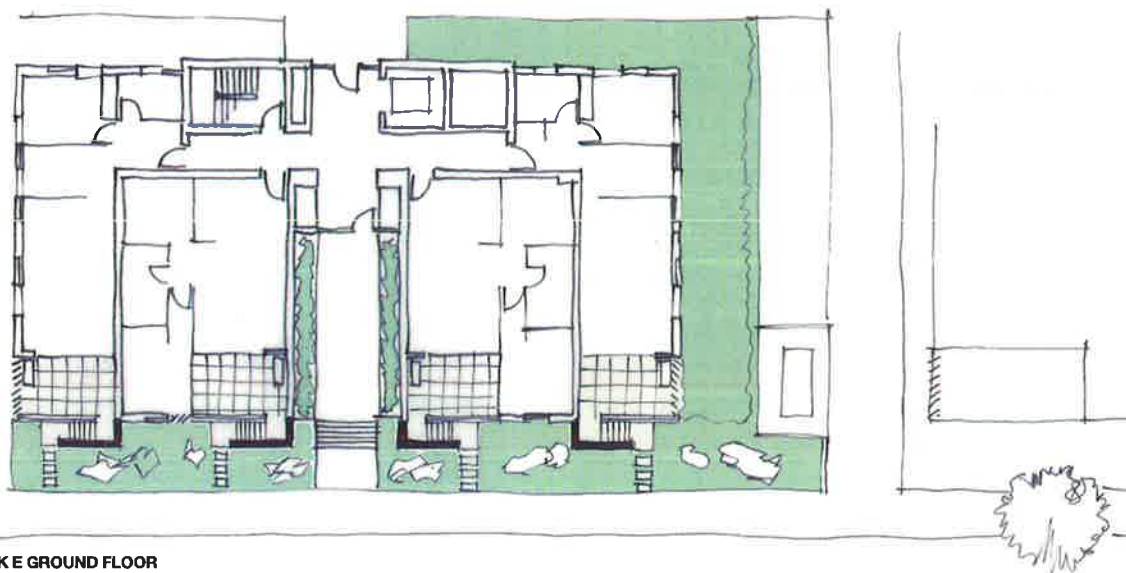
2.3.4 BUILT FORM OF THE PROPOSAL STREET ACCESS

The lower ground floor units facing Upward street would be provided with alternate direct street access rather than forcing all entry through an enclosed corridor

Block D and E both have the lower ground floor entry due to the typography of the site

Block D would be difficult to achieve a street access due to the height of the building which is set by the 1:100 year flood event. The apartments would require a significant number of steps between street level and apartment ground level.

Block E sits at the top end of Upward Street and is beyond the flood risk zone, therefore it may be possible to provide these 4 units with street access. However, we would not recommend this approach for the following reasons: 1) Due to the shape and size of the building there seems little point as the travel distances through the central lobby to your front door would be minimal. 2) The architectural approach would also be different to that of the other buildings within the development and 3) The security risk would also be greater due only one line of defence.



BLOCK E GROUND FLOOR

2.3.3 BUILT FORM OF THE PROPOSAL RETAIL FRONTAGE

The retail frontage to George Street should be able to be accessed at footpath level and the level change incorporated within the space. Some sacrificial (in term of flooding) internal floor space is preferable to an entirely elevated retail space.

/ A retail frontage accessed at footpath level would be the preferred option and we did consider this during the design stage. However, due to the risk of flooding we opted to slightly elevate the retail space and we also felt that this provided good visual links for passers-by into the main entrance of the site animate the building the frontage.



2.3.2 BUILT FORM OF THE PROPOSAL. BLOCK B LOBBIES

The entry and common lobbies to Building B would be best placed to the street rather than almost central to the site and accessed from the pedestrian through-site link.

During the design stage it was considered that the lobbies to Building B could be positioned along the both Upward and George Street.

However, there are a few reasons why we decided against this approach: 1) If we were to have common lobbies facing the street then for the layout above ground to work efficiently it would require long travel distances to reach a central core from the street. 2) There is a significant level change between Upward and George Street, which should the lobby be along the street, would affect the efficiency and planning of the units. 3) The elevated level of Block B along Upward Street is also to be able to deal with the risk of flooding to any common lobby and/or apartment. 4) The retail/ cafe is located in a prominent position along George Street to define the edge and main entrance into the site. This coupled with the centralised lobbies to block B gives real activity to the pedestrian link between Upward and George Street. 5) The building entrances located off the pedestrian street will bring a degree of supervision of this area and will activate the pedestrian link. This will have a positive impact on the overall security of the public pedestrian link and will provide an additional layer of surveillance in line with OPTED principles.

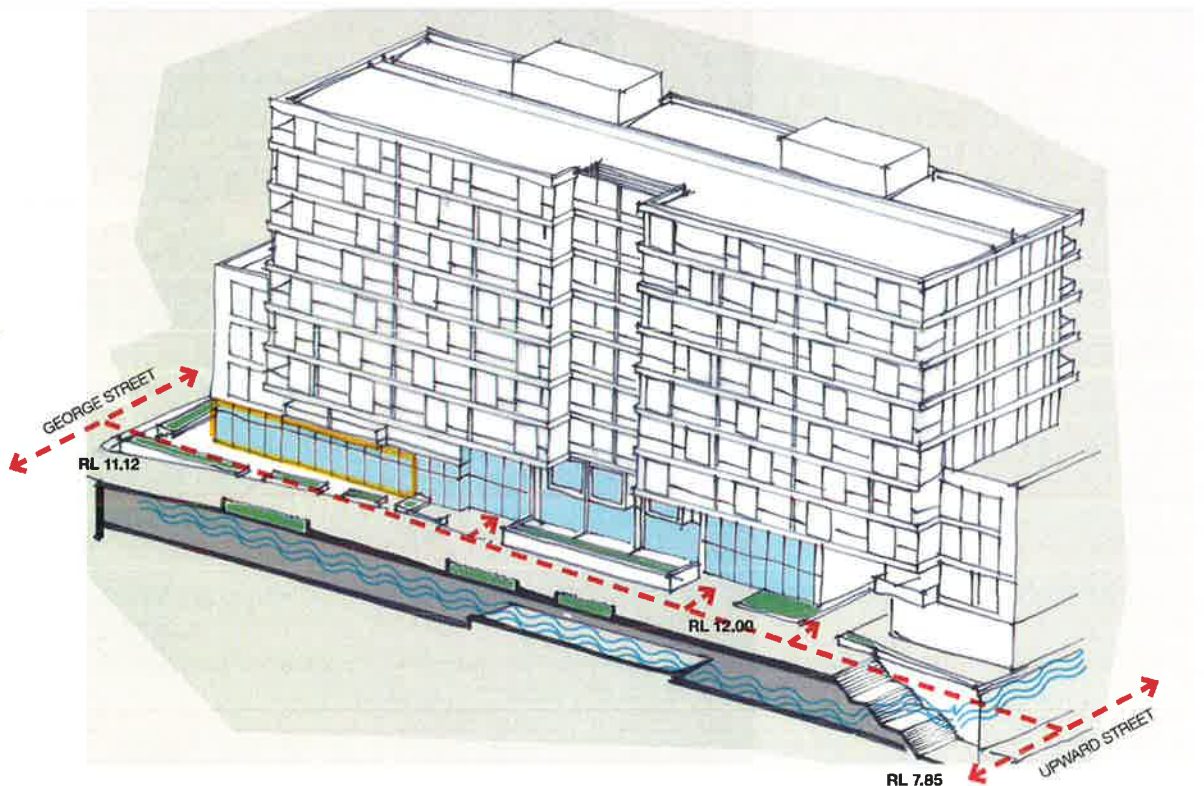


MAIN ENTRANCE TO
SITE

ACTIVE FRONTAGE
FROM RETAIL
AND RESIDENTIAL
LOBBIES

3200mm LEVEL
DIFFERENCE
BETWEEN GEORGE
STREET AND
UPWARD STREET

FLOOR ZONE
HAZARD



2.3.1 BUILT FORM OF THE PROPOSAL SHAREWAY

The vehicular access conflict with the pedestrian access and will have safety impacts.

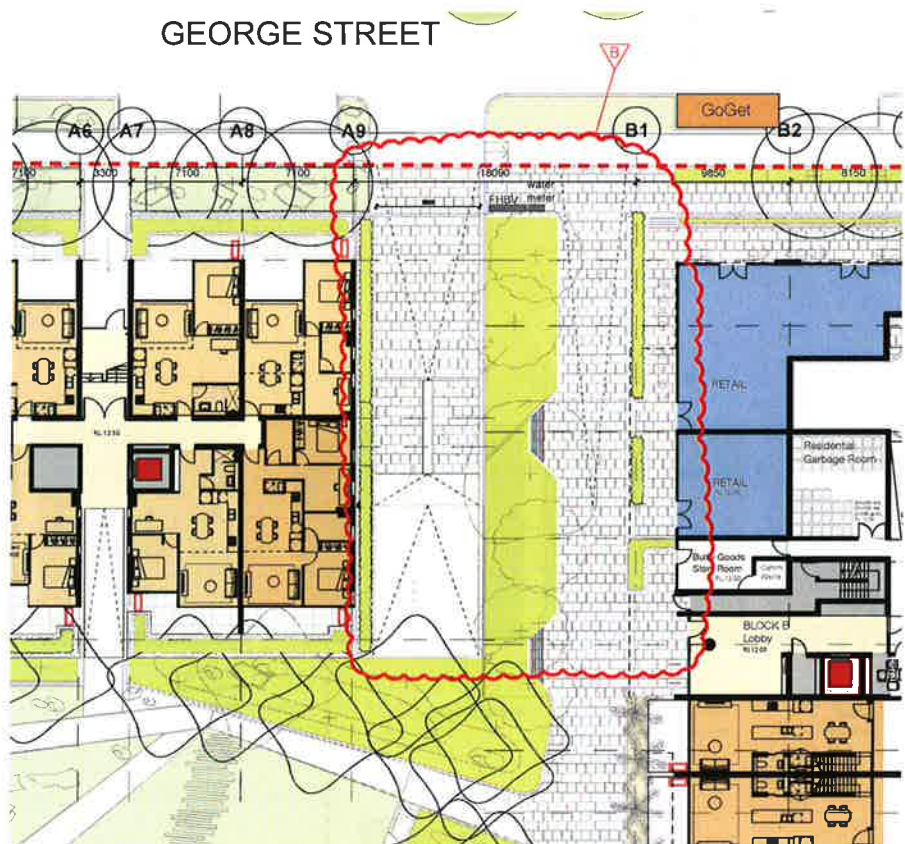
The vehicular access should be directly into and under a building so that visual, safety and amenity impacts are reduced

No parking or drop off should be provided in the pedestrian way.

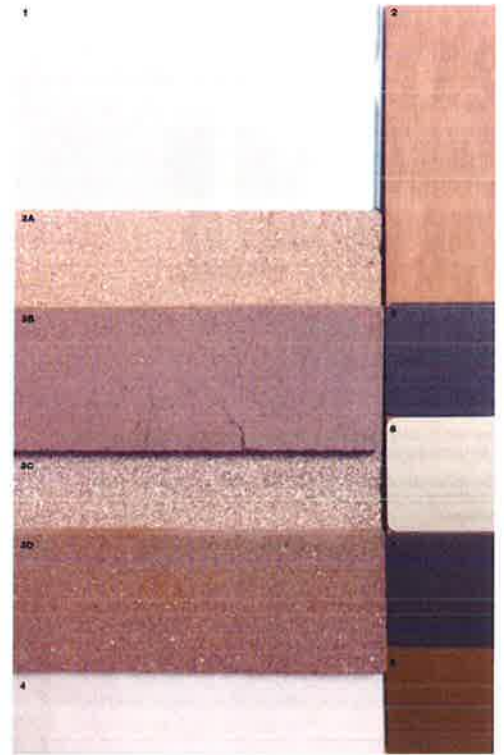
The proposed development has been amended by repositioning the ramp and straightening the run alongside Block A (with landscape buffer). The cars in the share-way have been relocated to the basement while the share-way has been deleted and is converted to purely a landscaped/ pedestrian zone only.

Please refer to the attached architectural drawings in Appendix A and particular the ground floor plan which has been amended to reflect the above changes.

The Landscape architect has also provided 3D visuals to illustrate the proposed landscaping for this area. please refer to the appendix B of this document and the visuals on the following page.



- 1 / Glazing
- 2 / Timber decking
- 3 / Brick Blend
 - A / St Paul's cream
 - B / Murray Grey
 - C / Simmental Silver
 - D / Bowral Brown
- 4 / Glazed white brick
- 5 / Slush Black
- 6 / Satin Sandstone
- 7 / Satin Dark Bronze
- 8 / Middle Bronze



Murray Grey 45%
Bowral Brown 45%
St Paul's Cream 10%

**GROUND TO 1ST FLOOR
LEVEL BRICKWORK BLEND**



Murray Grey 10%
Simmental Silver 60%
St Paul's Cream 30%

**1ST TO LEVEL 4
BRICKWORK BLEND**



Middle Bronze C33

LOUVRE COLOUR



Murray Grey 45%
Bowral Brown 45%
St Paul's Cream 10%

**GROUND TO 1ST FLOOR
LEVEL BRICKWORK BLEND**



Murray Grey 10%
Simmental Silver 60%
St Paul's Cream 30%

**1ST TO LEVEL 4
BRICKWORK BLEND**



Satin Sandstone

LOUVRE COLOUR



BLOCK B

BLOCK C

2.2.1 SCALE OF THE PROPOSAL MATERIALITY

The massing, scale and proportions are well handled by the architect. Differentiation between the building through the use of alternative details and material could be considered.

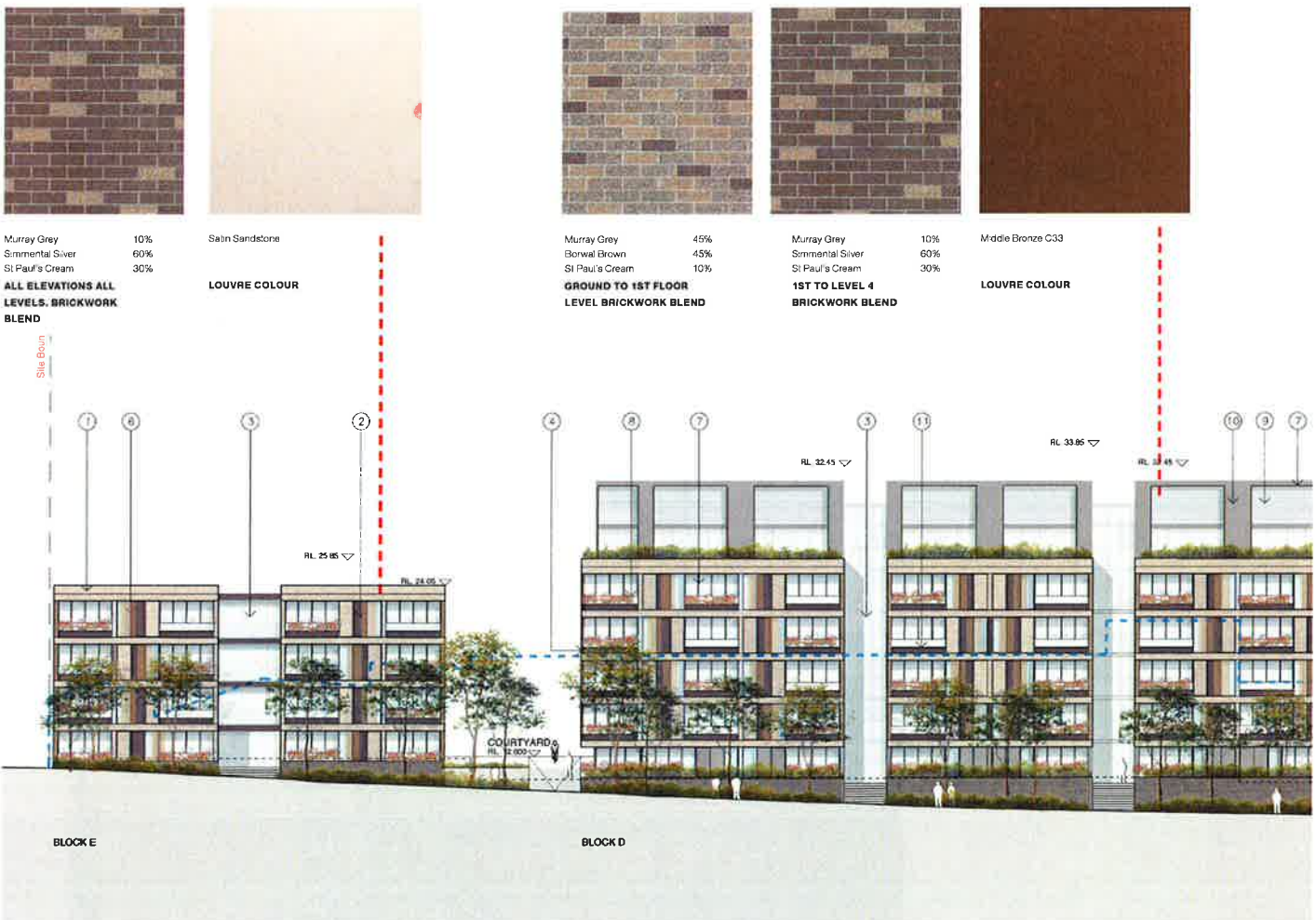
The material composition of the buildings are defined through the use of a facebrick masonry facade to express a 4-5-storey base scale with an upper level rooftop volume clad in metal that expresses the top of the buildings. Buildings are articulated through recessive entries to reduce the scale and length of elevations and create individual character to the buildings.

The masonry material selection reflects both the local Leichhardt context and residential character of the development. A selection of brick laying patterns and brick blends are used to define horizontal spandrels and panel panels within the facade.

In order to address the council's concerns and reduce the "sameness" over the 5 buildings we have considered that Blocks A and D should remain the same as they are facing the different streetscapes and also define the edges of the courtyard which we feel should have a unified approach.

Block B is generally different to the other blocks due to its height, orientation and materiality.

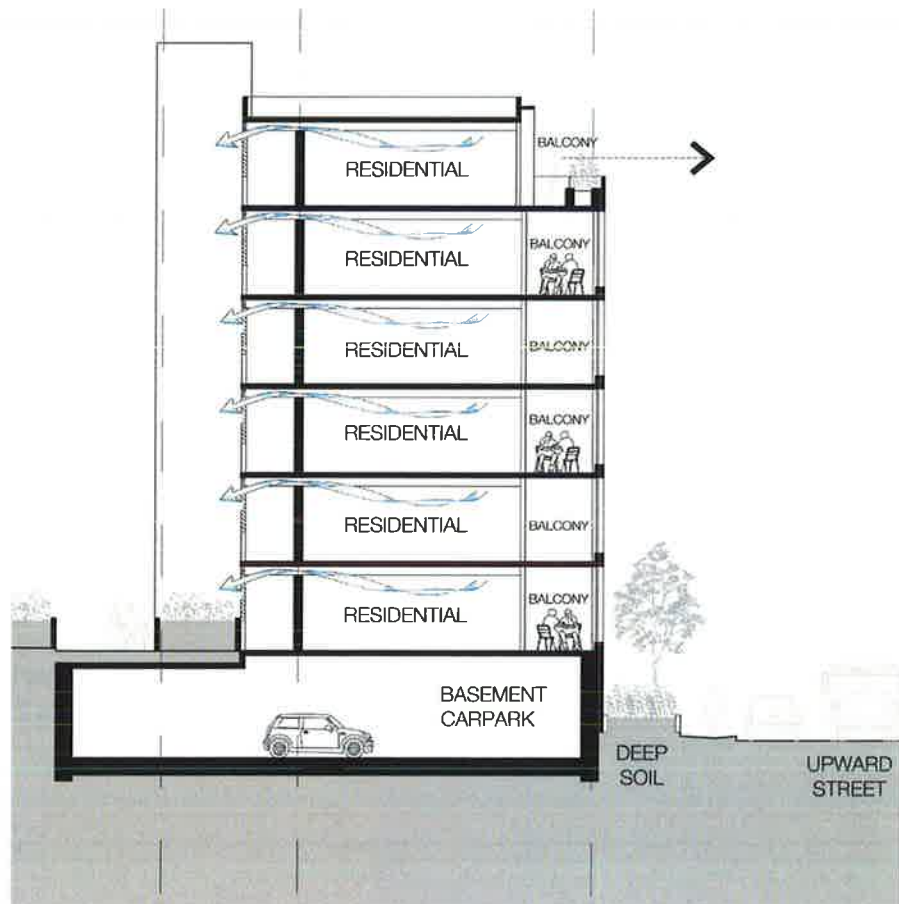
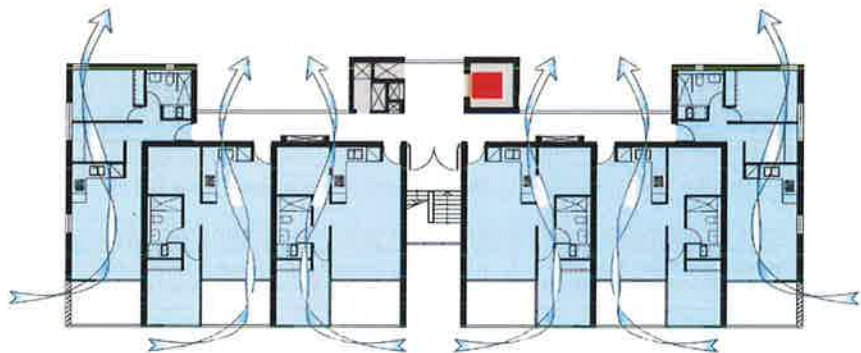
Blocks C and E however, could be treated differently. Our suggestion would be to keep with the same palette of materials to sit with the Leichhardt contextual character, but use a different brick patterns and/ or blend to that of the other buildings to give them some variation.



2.2.0 SCALE OF THE PROPOSAL CROSS VENTILATION

Building C comprises an open single sided corridor with west (street) facing units that appear to conform to the DCP depth. This configuration is considered appropriate however it is important for comfort and liveability that the units be provided with cross ventilation.

/ A section through block C illustrates that with the use of plenums at high level over the corridors we can connect directly into the units and provide cross ventilation to all units at all levels



A photograph of a modern multi-story building with a child flying a kite in the foreground. The building has a light-colored facade with horizontal bands and balconies. A child in a white shirt and red shorts is standing on a paved path, holding a string that goes up to a red kite in the sky. A brick wall runs along the path in the foreground. The sky is clear and blue.

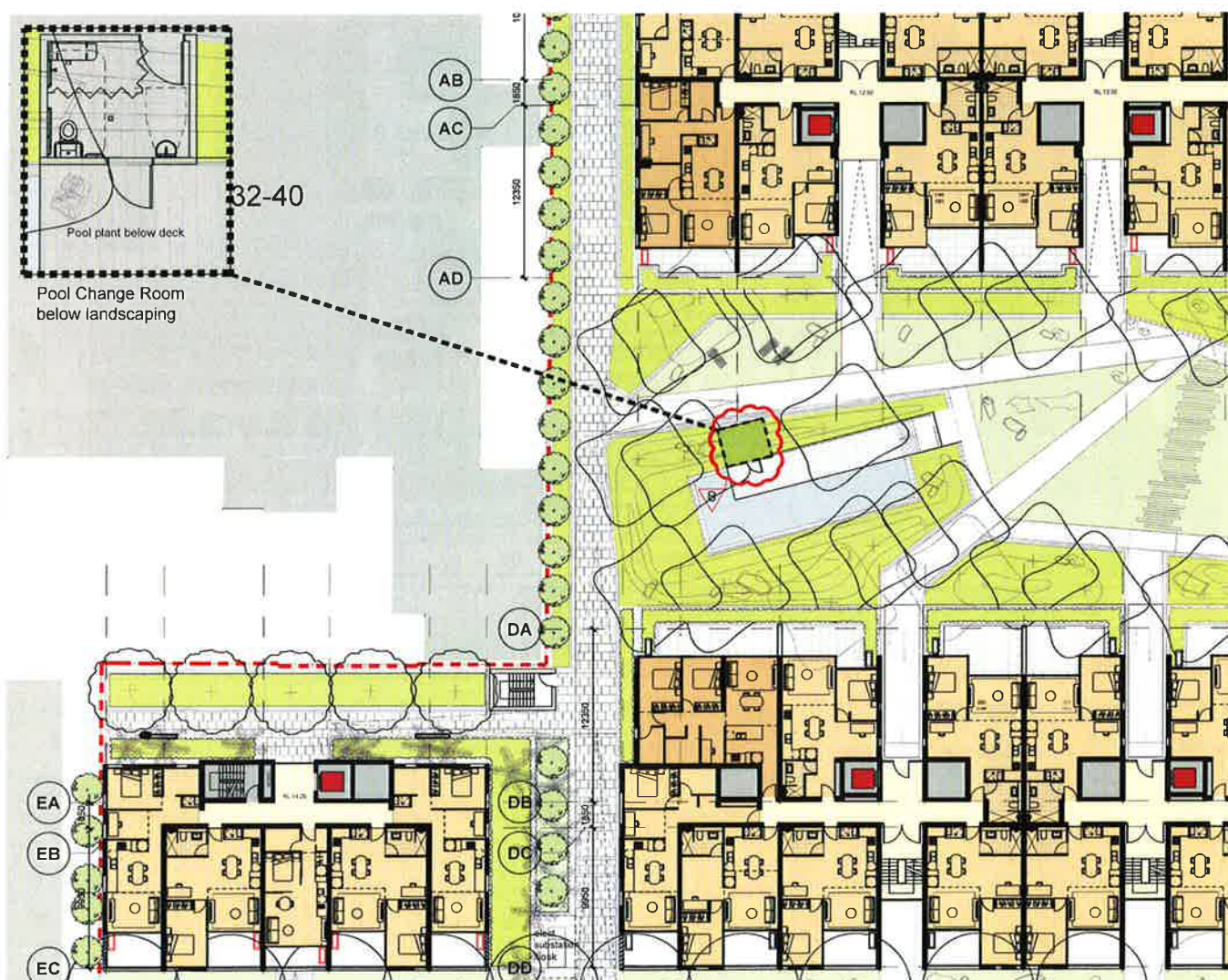
2.0 RESPONSES TO SEPP 65 REVIEW

1.7 COMMUNAL SPACES

Communal space should be accessible including the pool (ramp) and the space should be easily used by families with children (e.g. Provision of toilet and change facility for pool).

/ Ground floor plan has been amended to include toilet and change facilities within close proximity to the pool.

/ The swimming pools has a perimeter of less than 40m under the BCA requirements means that this pool does not require an access ramp.

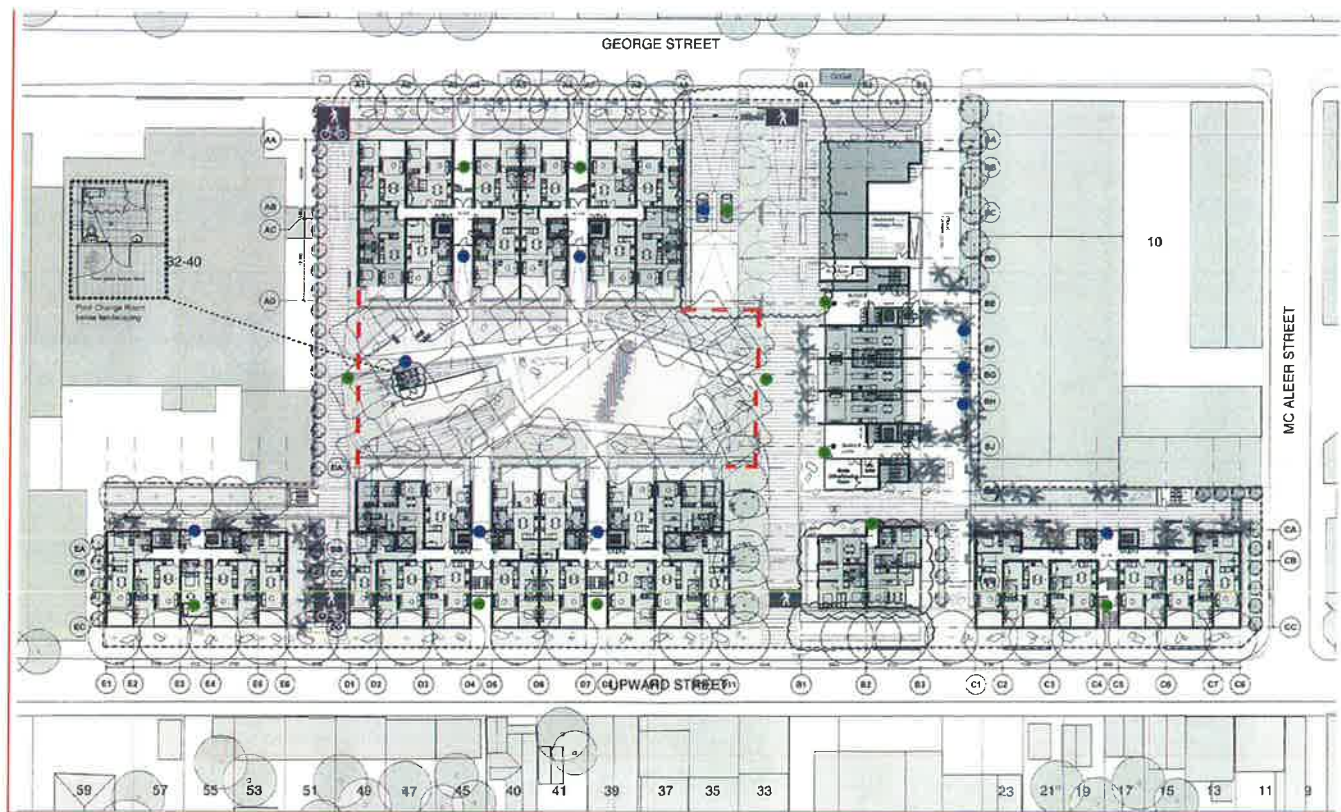


1.6.1 SIGNAGE AND FENCING STRATEGY

We require a signage and fencing strategy to clearly delineate public and communal (private) spaces.

/ Signage and fencing strategy is illustrated below. The central courtyard with the swimming pool between block A and D will be fenced off to the general public and accessed only with the use of a card reader and telecom system.

The pedestrian links and car park ramp will be clearly noted with appropriate signage to separate the areas which are public and private.



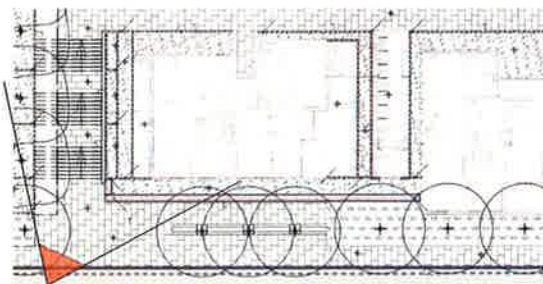
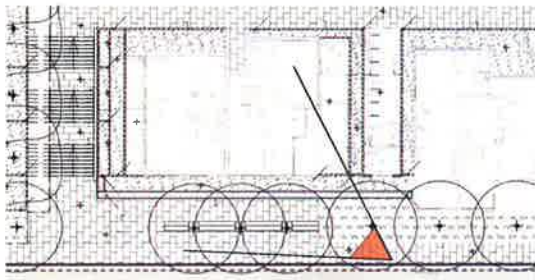
- CARD ENTRY
- INTERCOM/ CARD ENTRY
- FENCED AREA
- PEDESTRIAN & CYCLE ROUTES

1.6 UPWARD STREET INTERFACE

Interface with Upward St is to be treated as a terraced arrangement in order to reduce the issue of graffiti and vandalism.

/ The height of the wall is a direct result of the being above the 1:100 year event flood levels and the pedestrian line between George Street and Upwards Street

The Landscape architect has also provided 3D visuals to illustrate the proposed landscaping for this area, please refer to the appendix B of this document and the visuals below. These are used to illustrate how the amount of wall space is vastly reduced by the use of strategic planting to negate the issue of graffiti and vandalism to these walls



1.5 RESIDENTIAL BIN COLLECTION

The residential bin collection area must be located within the basement and accessible by a standard garbage truck as per Council's DCP. This will require substantial redesign of the basement. The number of bins shown accommodated is insufficient - refer to DCP 2013 for requirements. Manager to provide detailed response. Any such room location is to be equally accessible from the five buildings. Any building greater than (3) storeys is to be provided with a bin store room on each floor for garbage, food waste and recycling.

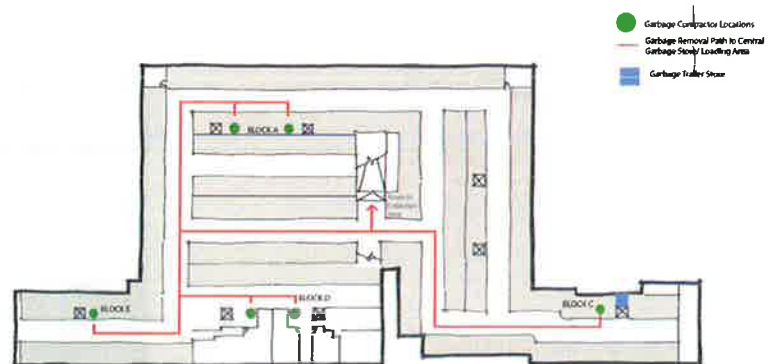
/ The proposed development due to its size and complexity results in extremely large waste requirements (both in terms of number of bins, size of collection rooms and vehicular movements required to service it) as such the proposed strategy has been devised with specialist input and proposes both waste shoots and garbage compactors. The waste shoots centralises the garbage collection for each building core and removes the need for residents moving the bins themselves, while the garbage compactor effectively halves the amount of bins and therefore amount of time required for collection.

The chute will also be provided with an option to select either recycled or normal waste and as a result will dramatically reduce the time and number of bins required.

Included in the strata waste management system the bins will be collected on a regular basis using a garbage train with a trailer which is stored in the basement. The train will run around the basement and be taken up the ramp to the ground level garbage room area adjacent to the loading bay from where the waste truck will serve the entire development. This strategy centralises the waste and is not reliant on individual residents moving their bins.

A separate waste room for commercial is to be provided.

/ Inclusion of Bulky goods has been provided with a more direct approach and is accessed via the waste storage areas. Refer to The MACK Group waste report which proposes 4spm per building to be provided in lieu of 183sqm based on councils current calculations which is considered to be too onerous as the area is calculated per unit. The specialist advice has recommended a waste room appropriate for the development of this and has been calculated per building.



BASMENT LEVEL (B)



GROUND FLOOR PLAN LEVEL L10



PHYSICAL FLOOR PLAN

1.4 ADAPTABLE UNITS

Adaptable units would require significant changes to accommodate people with disabilities contrary to the objectives of this control. Changes required should be minimal and are not to involve widening of doors, removal of walls or plumbing etc. This will require amendment to the proposed layout of the adaptable nominated units in order to minimise such changes.

ADAPTABLE UNITS

Adaptable units would require significant changes to accommodate people with disabilities contrary to the objectives of this control. Changes required should be minimal and are not to involve widening of doors, removal of walls or plumbing etc. This will require amendment to the proposed layout of the adaptable nominated units in order to minimise such changes.

/ 1 Bedroom adaptable units largely retained the layout as per the DA submission with some clarifications regarding the required work to achieve accessible layout. The pre-adaptation design will have a capped off plumbing system within the back wall of the study to allow for laundry relocation. This allows for minimal alteration to the bathroom with all shower, sink and toilet maintaining its location therefore using the same plumbing locations

/ 2 Bedroom unit in the DA submission has been replaced with A 3 bedroom unit which has a much greater spatial allowances and thus requires only a minimal change to achieve accessibility. As such



31 1 Bed Pre-Adaptable
1:100&A3



32 3 Bed Pre-Adaptable
1:100&A3



33 1 Bed Post-Adaptable
1:100&A3



34 3 Bed Post-Adaptable
1:100&A3

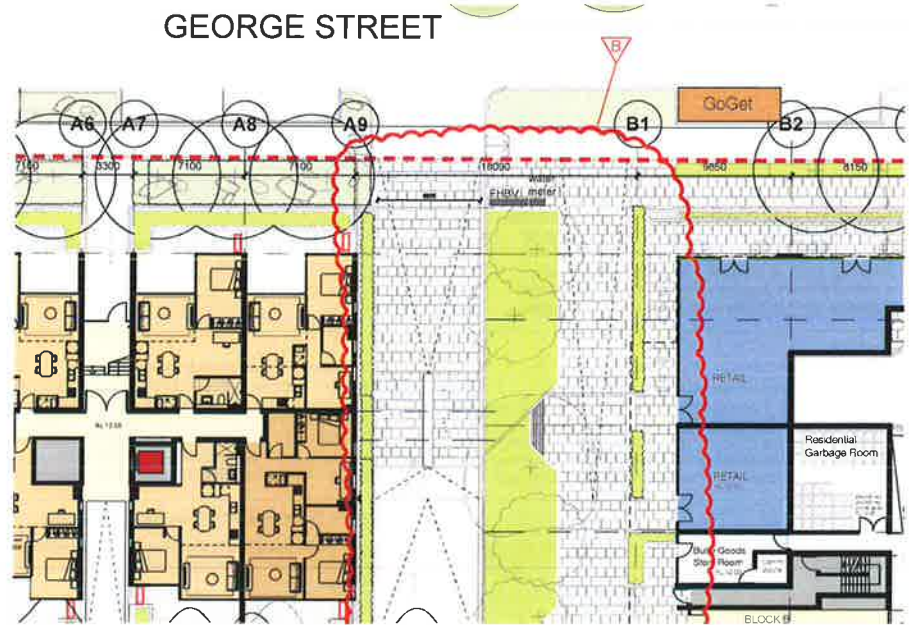
1.3 PARKING PROVISION

No support for any parking provision in through-site link due to potential safety conflicts.

7 Ground floor plan has been amended. All vehicle parking has now been removed from the through-site link and this space is solely a pedestrian link.

The GoGet spaces are to be relocated on site with one in the basement and one publicly accessible at grade.

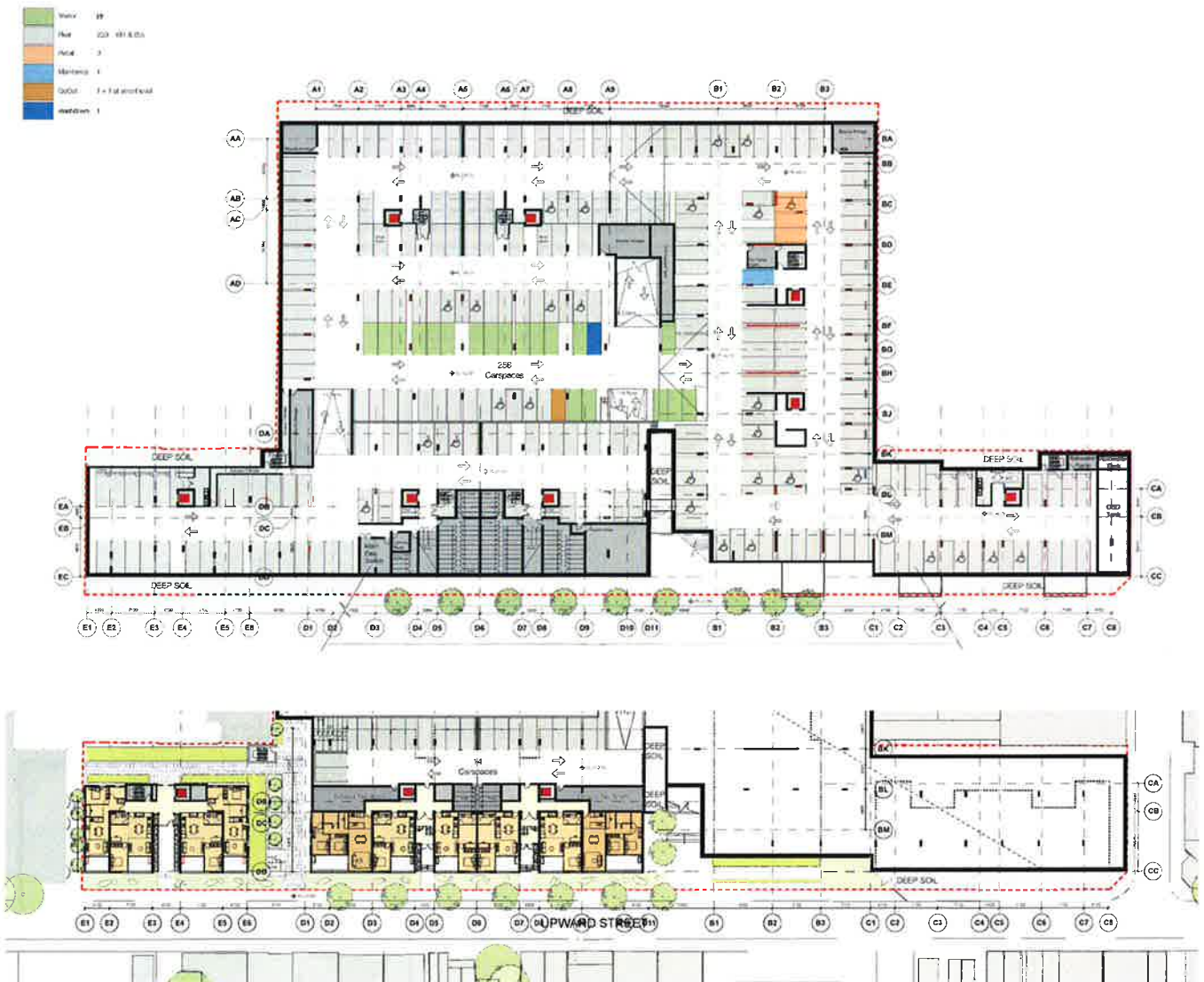
7 Ground floor plan and basement plan has been amended to provide one allocated GoGet space within the basement and a second GoGet space along George Street.



1.2 BASEMENT CAR PARK PARKING ALLOCATION

Allocation of retail, visitor, and resident spaces to be indicated on plans.

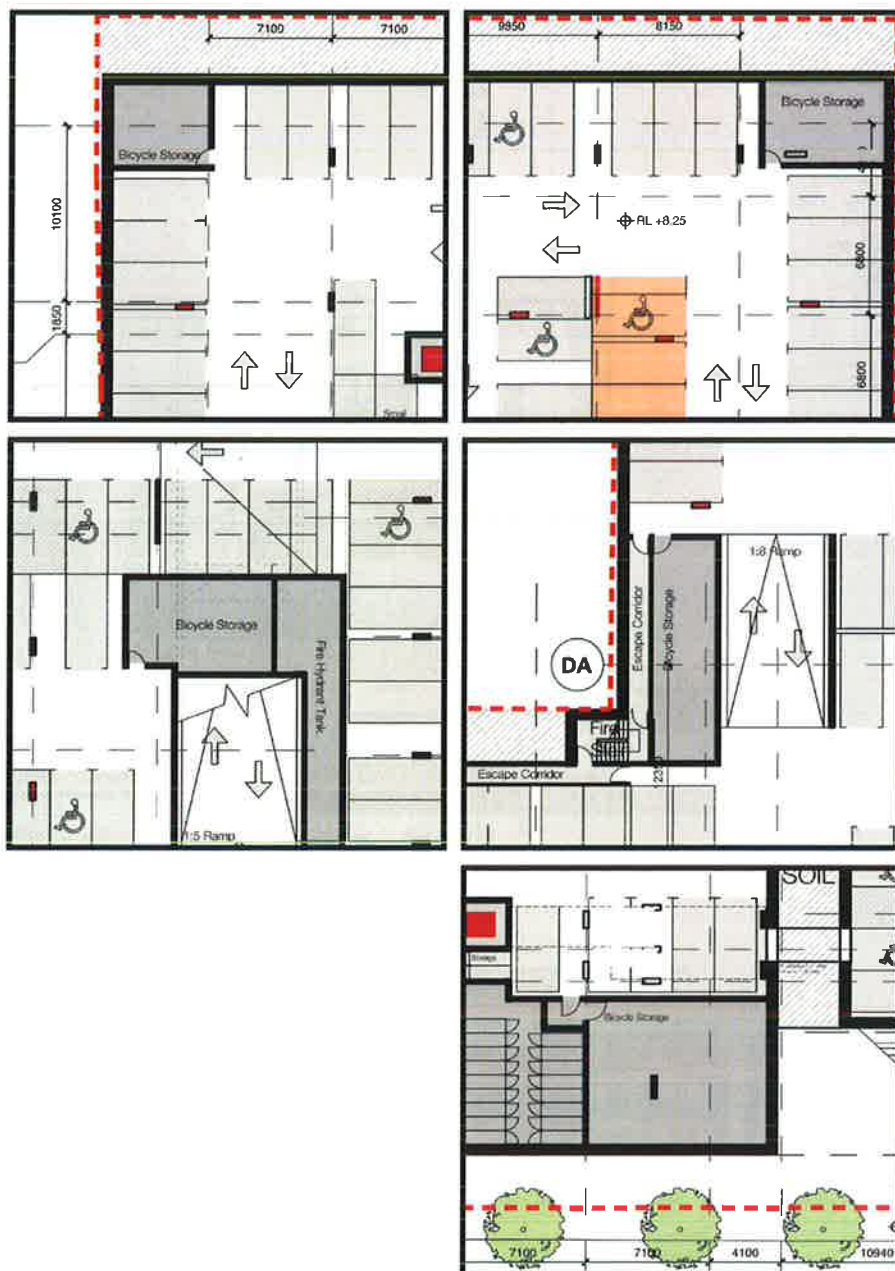
Allocation of retail, visitor and residential spaces has been illustrated on basement and lower ground floor drawings



1.2 BASEMENT CAR PARK BICYCLE STORAGE

Some bicycle storage areas within the basement cannot be accessed due to the location of car parking spaces nearby.

/ Bicycle stores locations have been amended to provide adequate access between the entry door and the adjacent parking bay



1.2 BASEMENT CAR PARK DESIGN

The design of the basement car park results in conflict points in particular at the cross junction at the base of the ramp.

/ Basement plan has been amended to resolve conflict points by allowing a two way directional path to all roadways.

A centralised removalist bay must also be accommodated within the basement

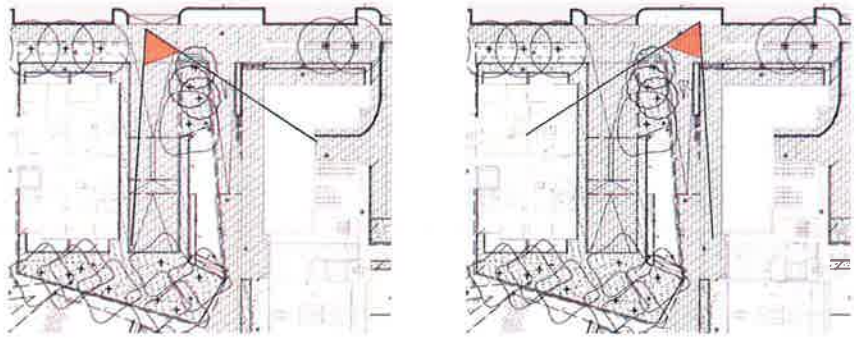
/ A centralised removalist bay has been provided at ground floor at the southern boundary of the site, with separate driveway accessed from George Street. The removalist bay has been separated from the basement to avoid conflict between trucks, cars and pedestrians.

One dedicated maintenance vehicle space is to be provided.

/ Basement plan has been amended to provided with one dedicated maintenance vehicle space which is adjacent to Block B3 providing direct access to the loading bay area.



1.1 IMAGES OF PROPOSED DRIVEWAY



1.1 LOCATION OF DRIVEWAY

'Location of driveway and conflict with shared zone is not acceptable - must be physically separated.'

Following the council's comments, the proposed development has been amended by repositioning the ramp and straightening the run alongside Block A (with a landscape buffer). The cars in the shared-way have been relocated to the basement while the shared-way has been deleted and is converted to purely a landscape/ pedestrian zone only.

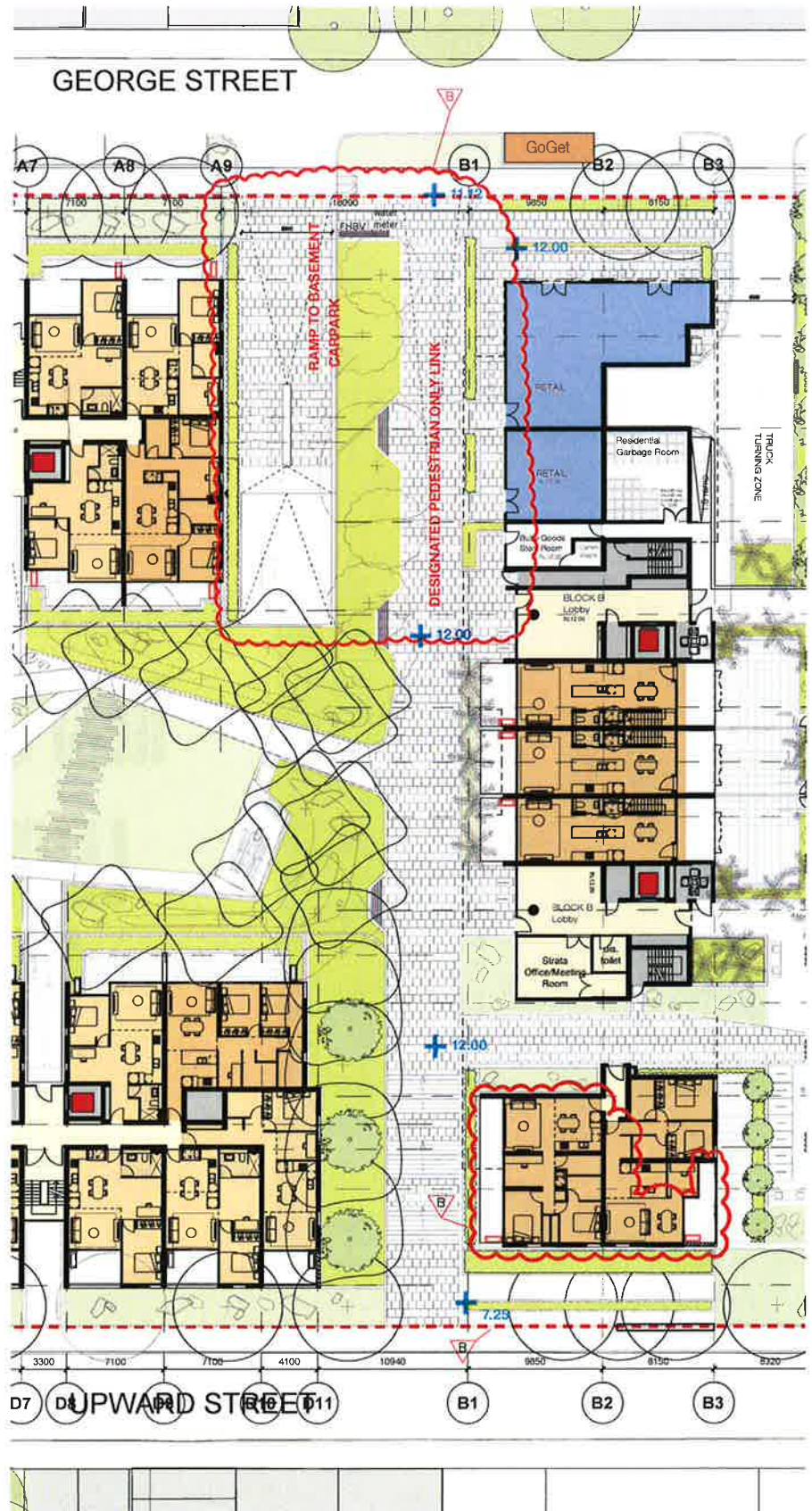
Please refer to the attached architectural drawings in Appendix A and particular the ground floor plan which has been amended to reflect the above changes.

The Landscape architect has also provided 3D visuals to illustrate the proposed landscaping for this area, please refer to the appendix B of this document and the visuals on the following page.

The access driveway width and height must be designed to accommodate a MRV/garbage truck.

/ Due to truck widths and heights accommodating a MRV/ Garbage truck in the basement would not be appropriate particularly as this site area is subject to flooding. As a result the entry ramp profile requires the creation of a high ridge level to be able to get above the 1:100 year flood plane. If this were to accommodate an MRV it would result in an extremely long ramp and a sizable 'cut' to the ground plane. In addition the resultant basement profile would also require deeper excavation further impacting on the below ground water levels and creating an adverse flooding impact.

No change has been proposed to the loading bay area as the above the ground level position is considered to be a superior solution, which is supported by the waste removal strategy.





1.0 RESPONSES TO LEICHHARDT COUNCIL

1.0 INTRODUCTION

INTRODUCTION

This report has been prepared by Bates Smart Pty Ltd for Greenland Australia and forms part of the amended submission (Issue B, dated 1st September 2014) to the Development Application submission to Leichhardt Council.

The clarifications and amendments to the previously issued design proposal have been prepared in direct response to the issues raised by Leichhardt Municipal Council and in particular in the correspondence as outlined in the sections as follows:

1.0 CONTENTS

1.0 RESPONSES TO COUNCIL MEETING ON MONDAY 4TH AUGUST 2014.

- 1.0 Location of drive way
- 1.1 Basement car park
 - Bicycle storage
 - Parking allocation
- 1.2 parking provision
- 1.3 Integrated Water Cycle Plan (by WGE)
- 1.4 Adaptable units
- 1.5 Residential bin collection
- 1.6 Upward Street interface
 - 1.6.1 Signage & fencing strategy
- 1.7 Communal space
- 1.8 Solar access (by WGE)

2.0 RESPONSES TO SEPP 65 REPORT BY CLARE DESIGN DATED 19TH AUGUST 2014

- 2.1 Relationship to the context (no comment)
- 2.2 Scale of the proposal - Block C Plenum
 - 2.2.1 Scale of the proposal - Building differentiation
- 2.3 Built form - Elevations (See Architectural drawings)
 - 2.3.1 Built form - Share way
 - 2.3.2 Built form - Block B lobbies
 - 2.3.3 Built form - Retail frontage
 - 2.3.4 Built form - Communal Space
 - 2.3.5 Built form - Street access
- 2.4 The proposed density (by URBIS)
 - 2.5.1 Resources & energy use - Solar (by WGE)
 - 2.5.2 Resources & energy use - Ventilation
 - 2.5.3 Resources & energy use - Sun-shading
 - 2.5.4 Resources & energy use - Stairwells
- 2.6.1 The proposed landscape (no comment)
- 2.7.1 The amenity of the proposal - Unit amendments
 - 2.8.1 Safety & security - Upward Street
 - 2.9.1 Social issues (by URBIS)
 - 2.10.1 The aesthetics (See Architectural drawings)

3.0 RESPONSE TO EMAIL CORRESPONDENCE FROM ADELE COWIE, DATED 20TH AUGUST 2014 REGARDING OVERSHADOWING DIAGRAMS

- 3.1 Overshadowing 21st June
- 3.2 Overshadowing 23rd September
- 3.3 Overshadowing 21st December

APPENDIX A:

Bates Smart drawings

APPENDIX B:

Landscape drawings



CLIENT

Greenland Group
Greenland Australia



CONSULTANTS

Architecture & Urban Design	Bates Smart
Town Planning	Urbis
Landscape Architect	McGregor Coxall
Structure	ARUP
Civil, Building Services & Basix	Wood & Grieve Engineers
Acoustic	Wood & Grieve Engineers
Traffic	GTA Consultants
Cost Plan	Davis Langdon

PROJECT NUMBER

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KOLOTEX SITE LEICHHARDT

S11722
DA DESIGN AMENDMENTS REPORT
SEPTEMBER 2014

