

PROJECT:
801-807 NEW CANTERBURY ROAD,
DULWICH HILL

CLIENT:
HARALAMBIS CONSTRUCTION PTY LTD

PROJECT No:
5729

DATE:
25 JUN 2015

ISSUE:
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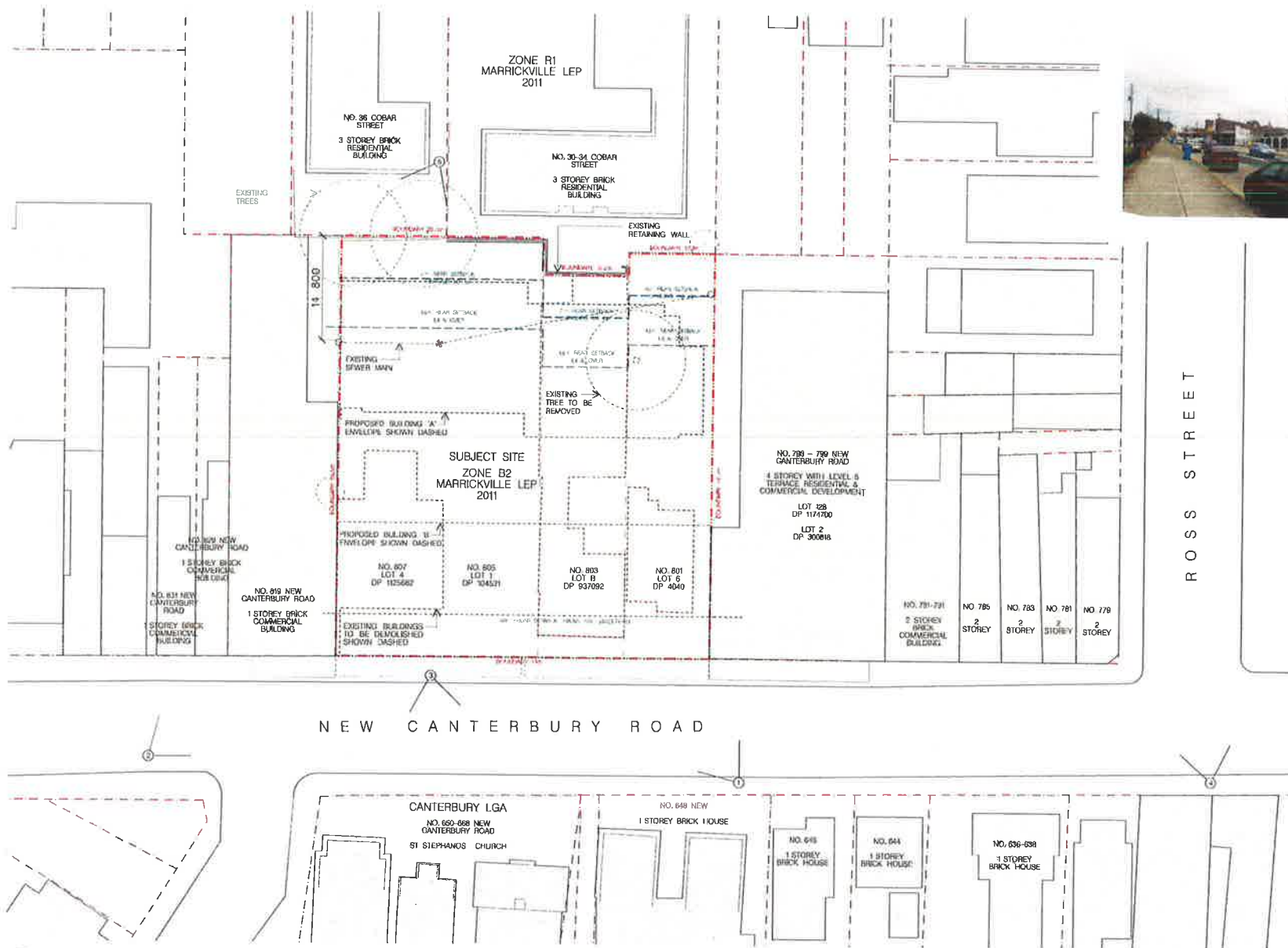
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ASSOCIATES

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DA 1000	COVER SHEET
DA 1001	SITE ANALYSIS
DA 1101	BASEMENT FLOOR PLAN B2
DA 1102	BASEMENT FLOOR PLAN B1
DA 1103	GROUND FLOOR PLAN
DA 1104	LEVEL 1 FLOOR PLAN
DA 1105	LEVEL 2 FLOOR PLAN
DA 1106	LEVEL 3 FLOOR PLAN
DA 1107	LEVEL 4 FLOOR PLAN
DA 1108	ROOF PLAN
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DA 1302	SOUTH ELEVATION (BUILDING A)
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DA 1304	SOUTH ELEVATION (BUILDING B)
DA 1305	EAST AND WEST ELEVATIONS
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DA 1450	SHADOW ANALYSIS
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DA 1602	PHOTOMONTAGE 2
DA 1603	PHOTOMONTAGE 3
DA 1801	DEVELOPMENT CALCULATIONS

Nyxtek Thermal Performance Specifications					
Internal Walls					
Wall Type	Insulation	U-Value		Comments	
Block Masonry	0.10	U _{g10} SA < 0.475		Therapeutic except as below	
Block Masonry	0.10	U _{g10} SA < 0.475		At 05, 08, 09	
Unrated Internal Glazing		Polyethylene board (Total R value wall and insulation 2.3)		U _{g10} SA < 0.475	
		SA Solar Absorption		Therapeutic	
Internal Walls					
Wall Type	Insulation	Comments			
Plaster board on Stud	None	Internally in areas			
Medium Parget + Block lining	None	Party walls			
Medium Parget + Block lining	None	Lobby/partition area walls			
Floors					
Floor Type	Insulation	Comments			
Concrete	0.10	All units with suspended floor over cavity			
Concrete	None	All units with adjoining wall below			
Ceilings					
Ceiling Type	Insulation	Comments			
Acousticboard	None	Therapeutic			
All production floor, 0.05 U rating suspended for light, ceiling fans and for the reasons outlined by the company installed in accordance with the BCR. Insulation floor due to ceiling suspended fans and lights installed in this area.					
Roof					
Roof Type	Insulation	U-Value		Comments	
Concrete	0.25	SA < SA 0.175 < 0.7		Therapeutic	
		SA Solar Absorption			
Windows					
Window Type	U-Value	SHGC		Comments	
Single Clear Aluminium	0.37	0.34		Therapeutic except as below	
Double Clear Aluminium	0.3	0.31		South facing glazing of units 01, 01, 01, 04, 01, 05, 01, 06, 01, 02, 01, 02, 01, 02, 04, 02, 04, 02, 05, 02, 06, 07, 03, 02, 05,	
Doors					
Door Type	U-Value	SHGC		Comments	
0.9	0.8	0.9		NA	

Windows are U_{g10} and SHGC values if specified are according to JRC. Alternate products or specifications may be used if their U-value is lower, and the SHGC value is less than 10%, higher or lower than the U and SHGC values of the product specified above.



1 SITE EXISTING CAR DEALERSHIP AND RESIDENCE



2 WEST NEIGHBOURS



3 SOUTHERN STREET FRONT



4 EXISTING DEVELOPMENT AT ROSS STREET



5 EXISTING TREES AT 36 COBARR STREET

01 SITE AND CONTROLS

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ANALYSIS
DRAWING NO.
DA - 1001

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DULWICH HILL
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GROUND FLOOR
PLAN

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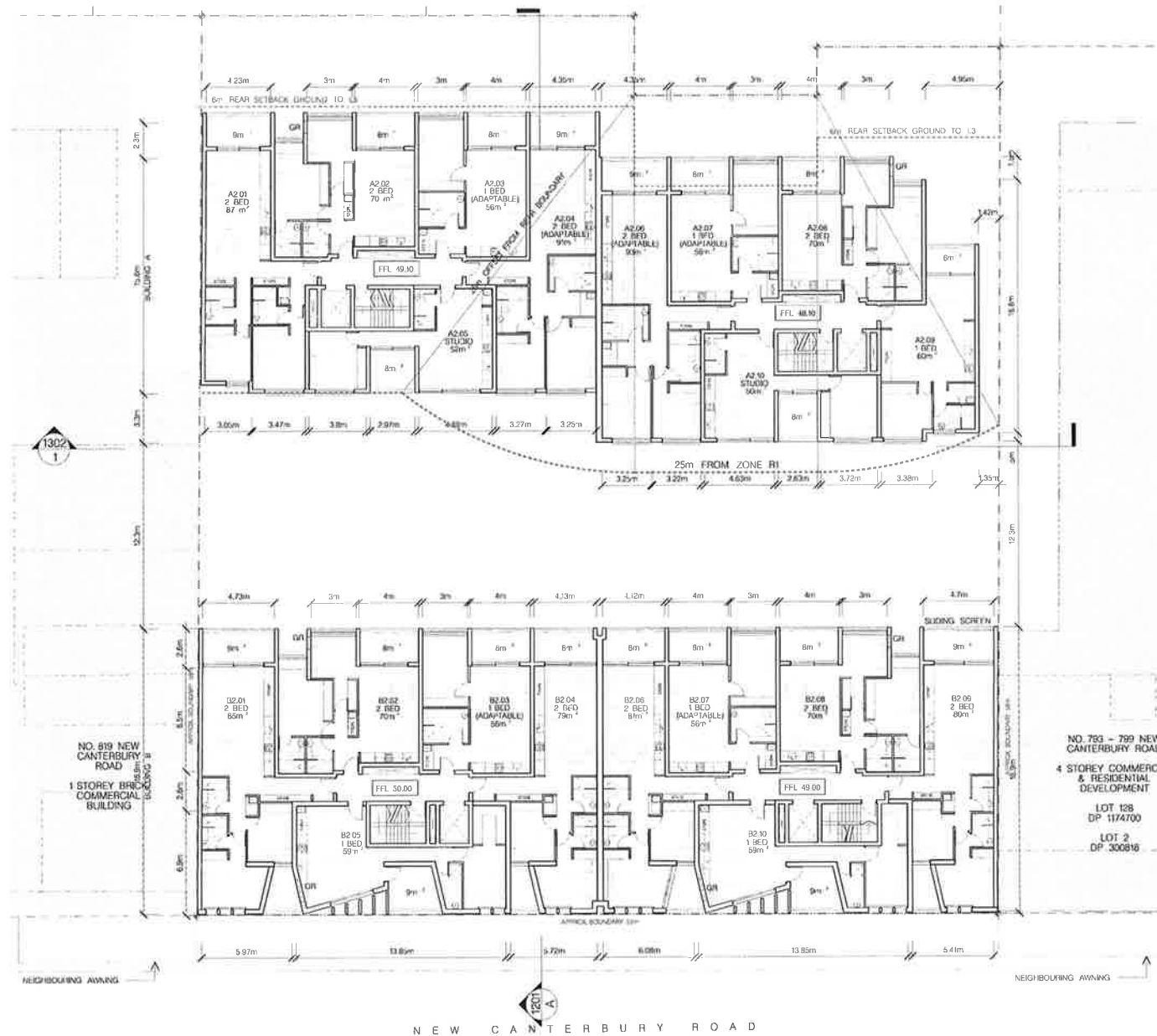
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01 LEVEL 2 FLOOR PLAN

NEW CANTERBURY ROAD

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DULWICH HILL.
CLIENT:
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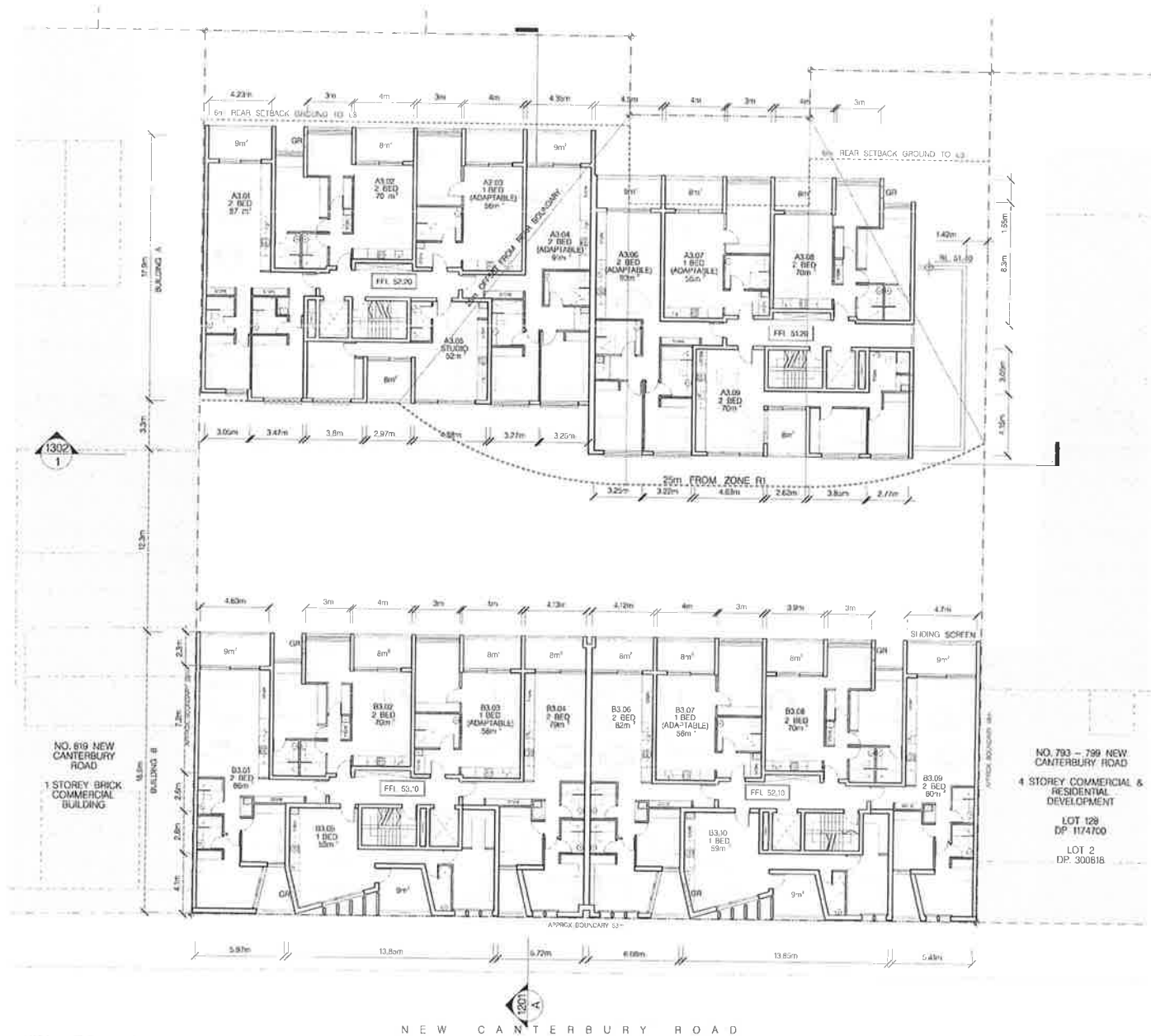


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DRAWING:
LEVEL 2
FLOOR PLAN

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01 LEVEL 3 FLOOR PLAN
1:200

NEW CANTERBURY ROAD

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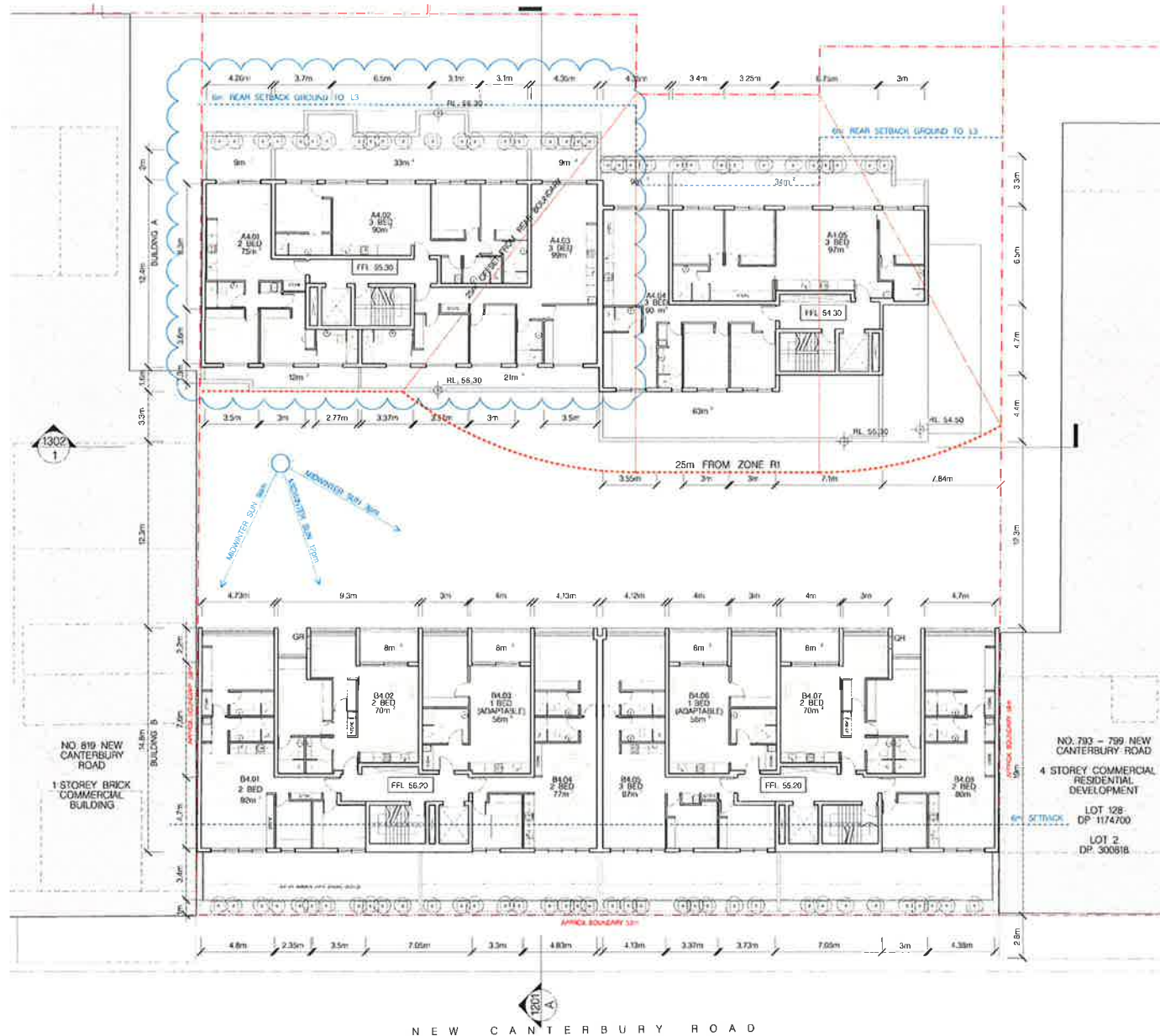
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DULWICH HILL
CLIENT:
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LEVEL 3 FLOOR PLAN
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01 LEVEL 4 FLOOR PLAN

NEW CANTERBURY ROAD

Rev	Description	Date
1	Issued for	20 JUN 2019
2	For construction	20 JUN 2019
3	For construction	20 JUN 2019
4	For construction	20 JUN 2019
5	For construction	20 JUN 2019
6	For construction	20 JUN 2019
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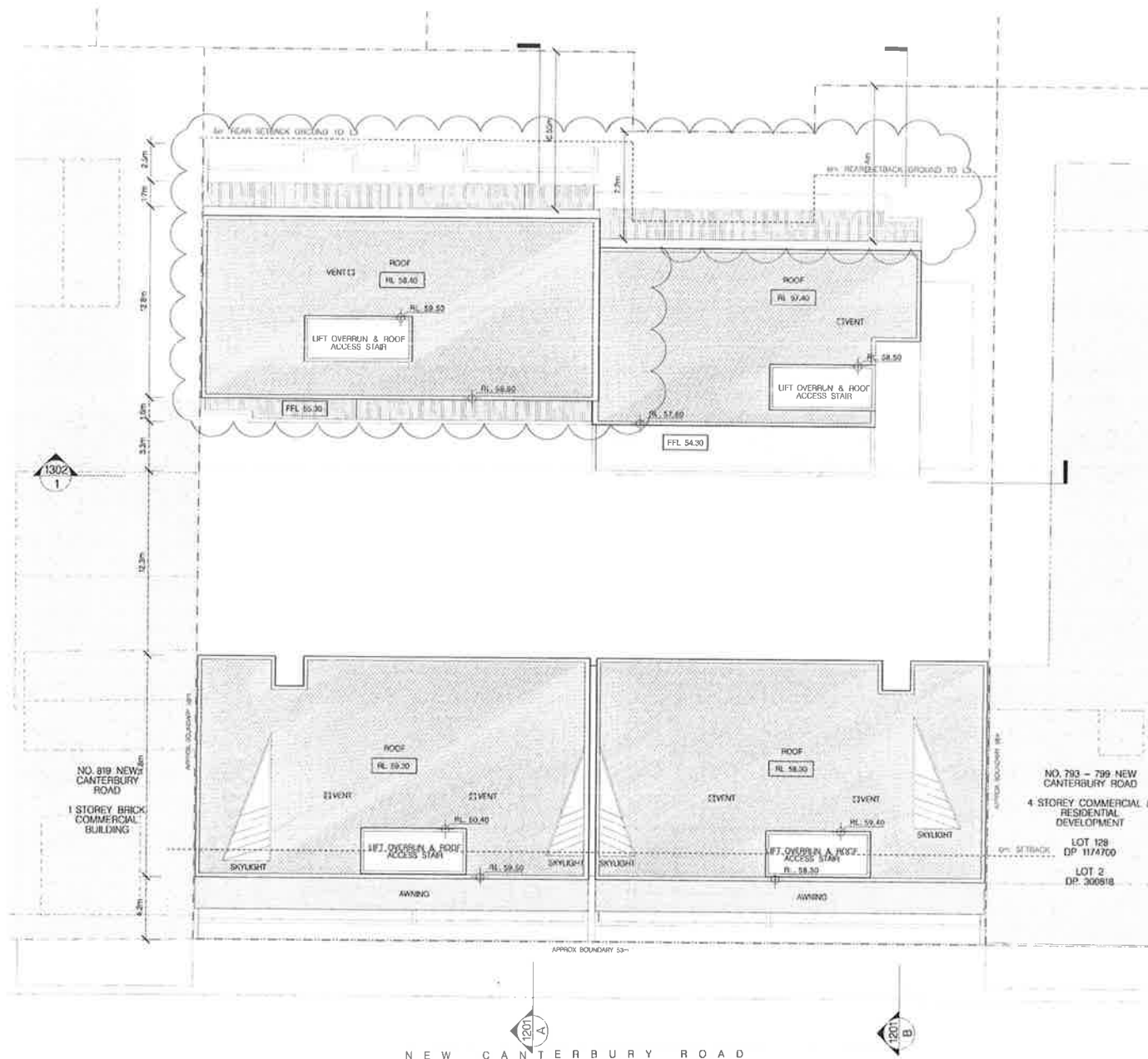
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D1 LEVEL 4 FLOOR PLAN
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NEW CANTERBURY ROAD

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1	ISSUED FOR TENDERS	25 JUN 2015	JL		
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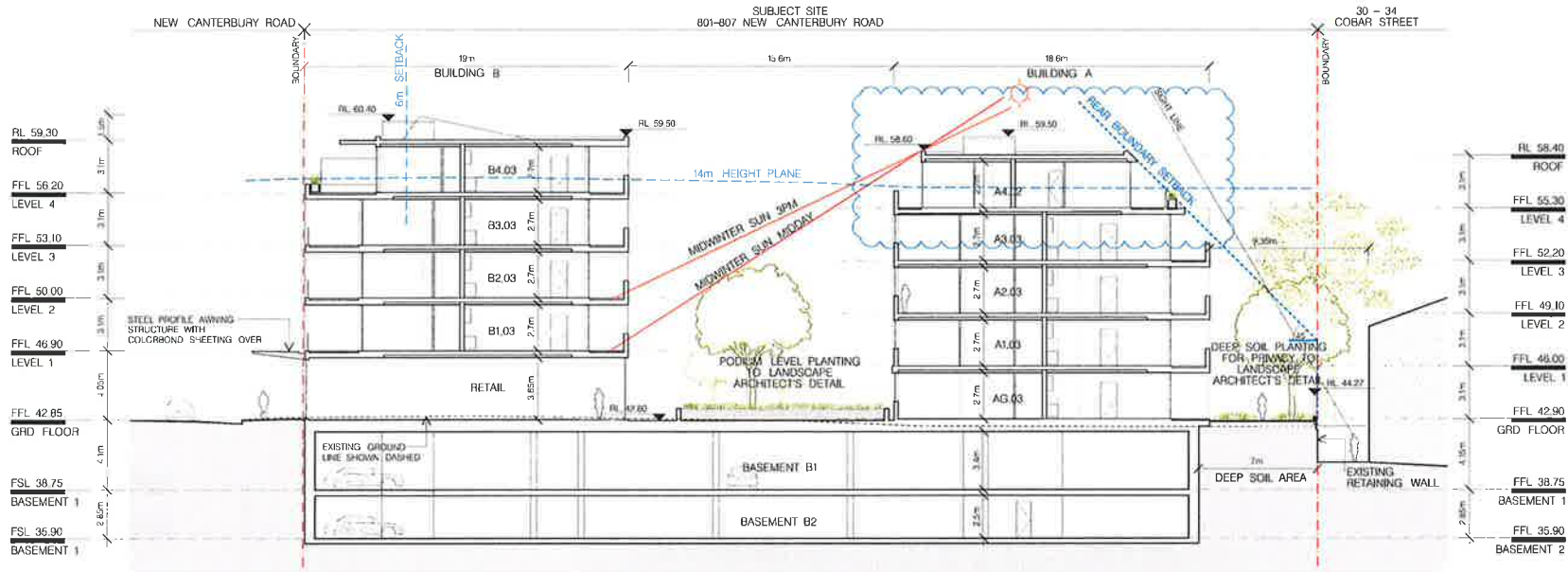
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DULWICH HILL
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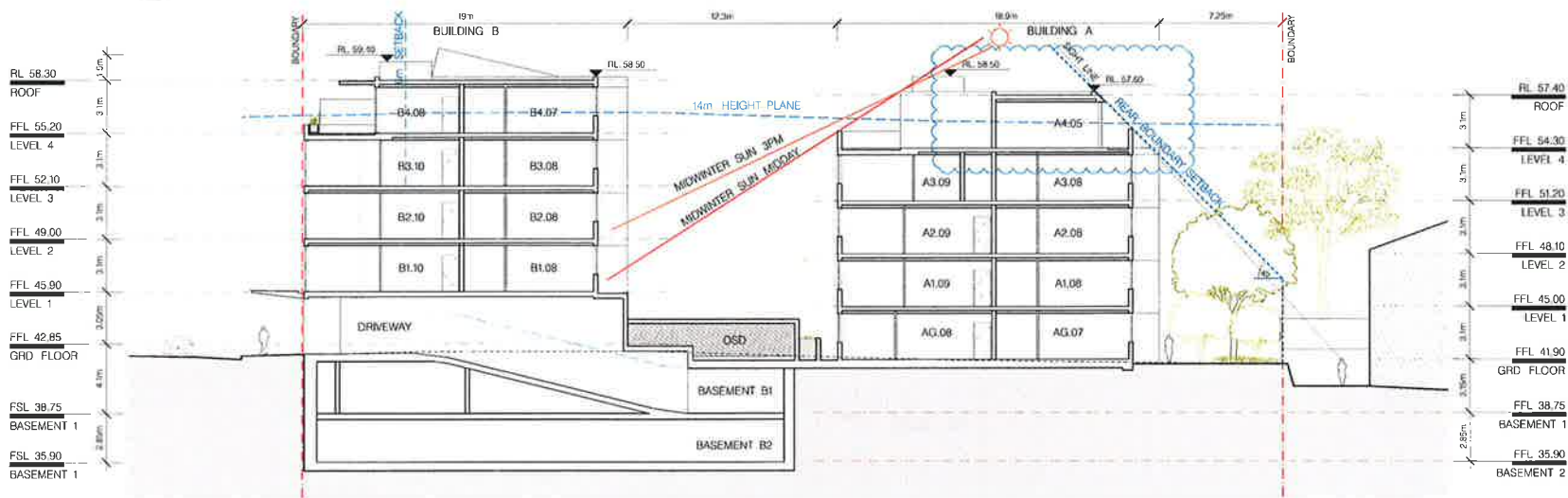
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ROOF PLAN
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01 SECTION AA



02 SECTION BB

REV	DATE	DESCRIPTION	BY	CHKD
1	20/06/2015	ISSUED FOR PERMIT	JL	
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-

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JL

DRAWING:
SECTION A & B

DRAWING No:
DA - 1201

DATE:
20 JUN 2015

PROJECT:
801-807 NEW CANTERBURY ROAD, DULWICH HILL

CLIENT:
HARALAMBIS MANAGEMENT PTY LTD

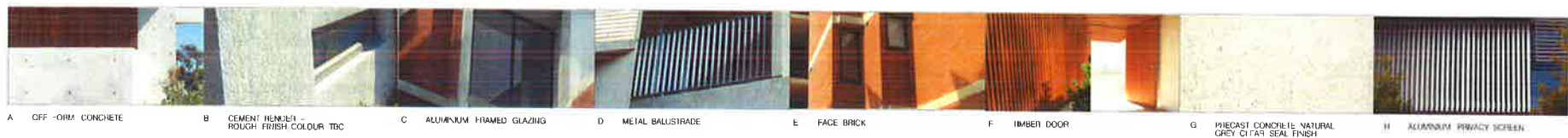
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DATE: 20/06/2015

PROJECT: 801-807 NEW CANTERBURY ROAD, DULWICH HILL

CLIENT: HARALAMBIS MANAGEMENT PTY LTD

SCALE: 1:200 @ A2



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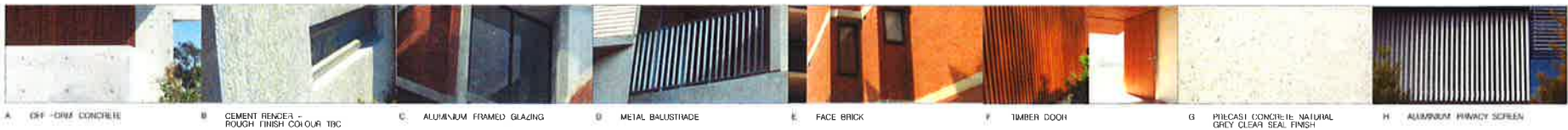
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PROJECT:
801-807 NEW CANTERBURY ROAD,
DULWICH HILL
CLIENT:
HARALAMBIS MANAGEMENT PTY LTD
SCALE: 1:200 @ A3
0m 2m 4m 10m

DATE:
20 JUN 2019
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NORTH ELEVATION
BUILDING A
DRAWING No:
DA - 1301

JOB No:
5729
ISSUE:
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NO.	REVISION	DATE	BY	CHKD	APPD	DESCRIPTION
1	ISSUED FOR PERMIT	25 JUN 2019	DA	DA	DA	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT	25 JUN 2019	DA	DA	DA	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT	25 JUN 2019	DA	DA	DA	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT	25 JUN 2019	DA	DA	DA	ISSUED FOR PERMIT
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PROJECT:
801-807 NEW CANTERBURY ROAD,
DULWICH HILL
CLIENT:
HARALAMBIS MANAGEMENT PTY LTD
SCALE: 1:200 @ A2
0m 2m 5m 10m

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BUILDING A
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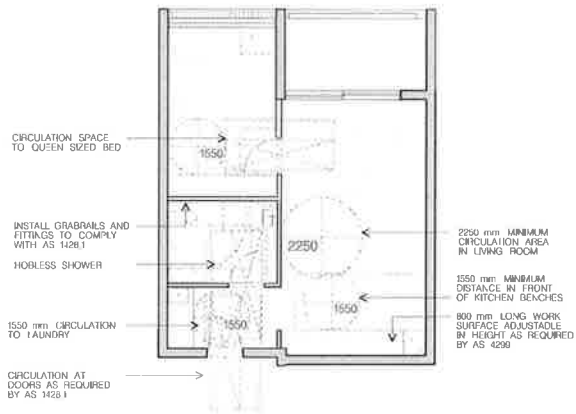
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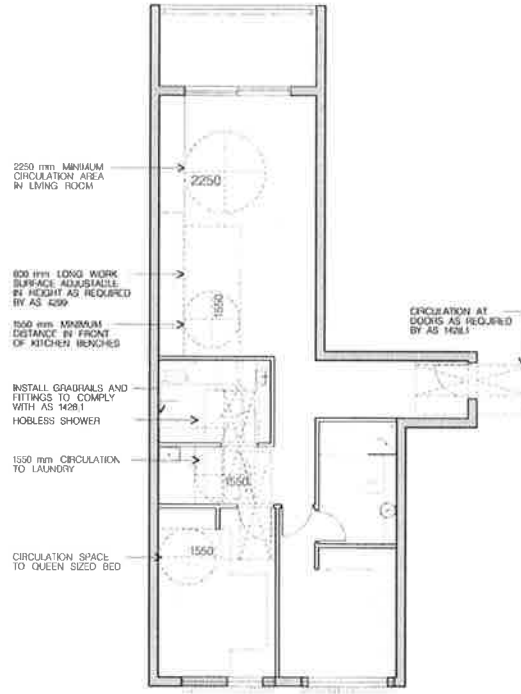
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NORTH ELEVATION
BUILDING B
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DA - 1303
ISSUE
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5729



02 ADAPTABLE UNIT PLAN - TYPE A

16 ADAPTABLE UNITS:

AG.03	B1.03
AG.07	B1.07
A1.03	B2.03
A1.07	B2.07
A2.03	B3.03
A2.07	B3.07
A3.03	B4.03
A3.07	B4.06



03 ADAPTABLE UNIT PLAN - TYPE B

6 ADAPTABLE UNITS:

A1.04
A1.06
A2.04
A2.06
A3.04
A3.06

Revised	By	Date	Description
1	JL	25 JUN 2015	ISSUED FOR PERMIT
2	JL	25 JUN 2015	ISSUED FOR PERMIT
3	JL	25 JUN 2015	ISSUED FOR PERMIT
4	JL	25 JUN 2015	ISSUED FOR PERMIT
5	JL	25 JUN 2015	ISSUED FOR PERMIT
6	JL	25 JUN 2015	ISSUED FOR PERMIT
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8	JL	25 JUN 2015	ISSUED FOR PERMIT
9	JL	25 JUN 2015	ISSUED FOR PERMIT
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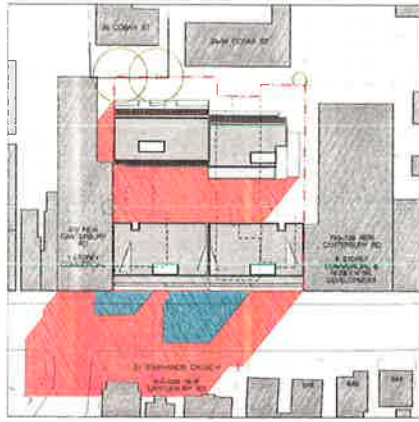
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UNIT PLANS

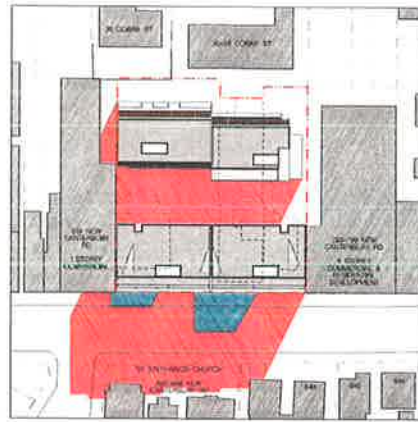
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SHADOW DIAGRAM - 9AM JUNE 21

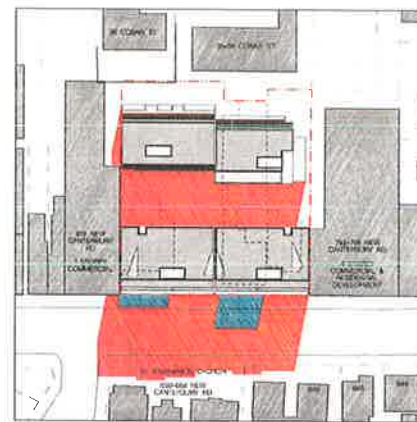
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SHADOW DIAGRAM - 10AM JUNE 21

1:1000

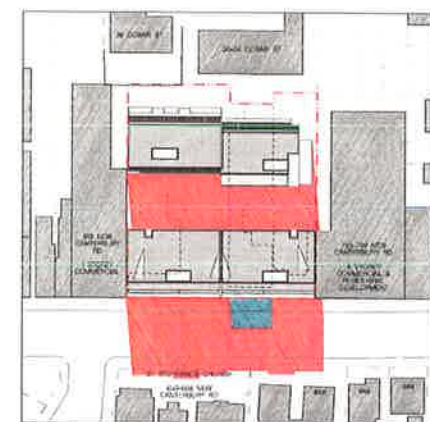
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SHADOW DIAGRAM - 11AM JUNE 21

1:1000

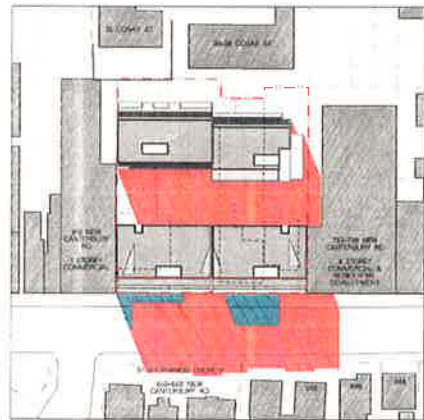
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SHADOW DIAGRAM - 12PM JUNE 21

1:1000

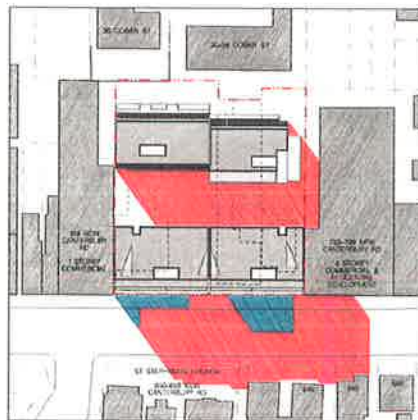
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SHADOW DIAGRAM - 1PM JUNE 21

1:1000

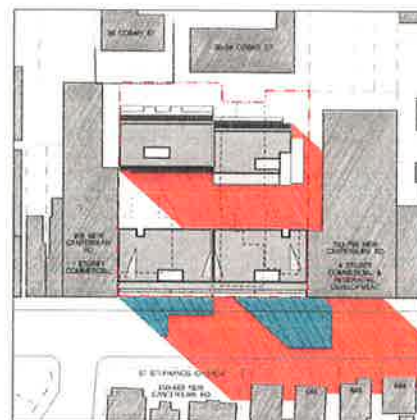
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SHADOW DIAGRAM - 2PM JUNE 21

1:1000

REFER DA-1452 FOR SHADOW ELEVATION STUDY OF 793-799 NEW CANTERBURY RD



SHADOW DIAGRAM - 3PM JUNE 21

1:1000

REFER DA-1452 FOR SHADOW ELEVATION STUDY OF 793-799 NEW CANTERBURY RD

KEY

--- SITE BOUNDARY LINE

EXISTING SHADOW

PROPOSED SHADOW

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SHADOW ELEVATION - 1PM JUNE 21 - EXISTING

NOT TO SCALE

SA1



SHADOW ELEVATION - 2PM JUNE 21 - EXISTING

NOT TO SCALE

SA1



SHADOW ELEVATION - 3PM JUNE 21 - EXISTING

NOT TO SCALE

SA1



SHADOW ELEVATION - 1PM JUNE 21 - EXISTING WITH TREE

NOT TO SCALE

SA2



SHADOW ELEVATION - 2PM JUNE 21 - EXISTING WITH TREE

NOT TO SCALE

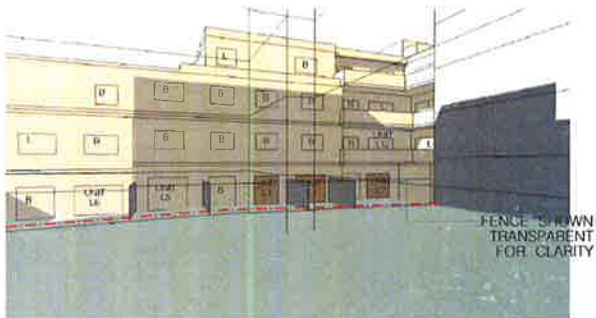
SA2



SHADOW ELEVATION - 3PM JUNE 21 - EXISTING WITH TREE

NOT TO SCALE

SA2



SHADOW ELEVATION - 1PM JUNE 21 - DA ISSUE A PROPOSAL

NOT TO SCALE

SA3



SHADOW ELEVATION - 2PM JUNE 21 - DA ISSUE A PROPOSAL

NOT TO SCALE

SA3



SHADOW ELEVATION - 3PM JUNE 21 - DA ISSUE A PROPOSAL

NOT TO SCALE

SA3

SHADOW ELEVATION ANALYSIS OF NEIGHBOUR AS A RESULT OF THE PROPOSAL
(NEIGHBOUR AT NO. 793 - 799 NEW CANTERBURY ROAD)

KEY: LIVING = L BEDROOM = B

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DULWICH HILL
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SCALE: NOT TO SCALE

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DIAGRAMS
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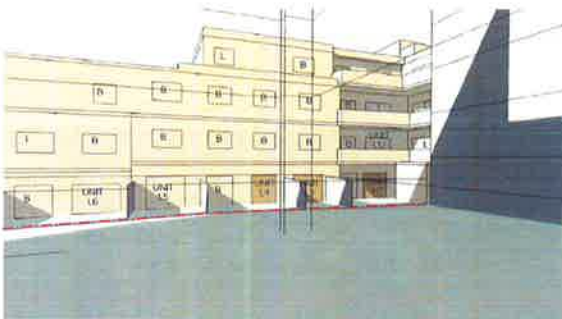
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NOT TO SCALE SA4



SHADOW ELEVATION - 2PM JUNE 21 - COMPLYING 6M SETBACK WITH COURTYARD
NOT TO SCALE SA4



SHADOW ELEVATION - 3PM JUNE 21 - COMPLYING 6M SETBACK WITH COURTYARD
NOT TO SCALE SA4



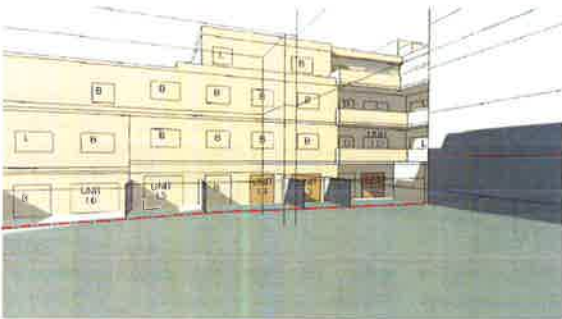
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NOT TO SCALE SA5



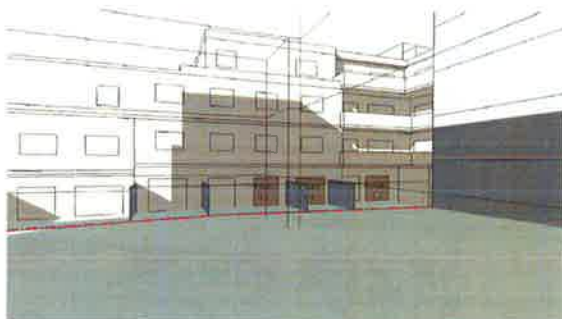
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NOT TO SCALE SA5



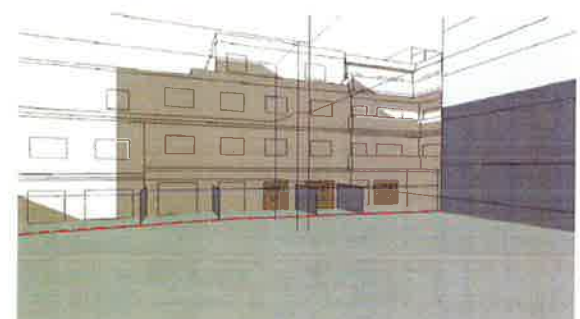
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NOT TO SCALE SA5



SHADOW ELEVATION - 1PM JUNE 21 - REDUCED PROPOSAL
NOT TO SCALE SA6



SHADOW ELEVATION - 2PM JUNE 21 - REDUCED PROPOSAL
NOT TO SCALE SA6



SHADOW ELEVATION - 3PM JUNE 21 - REDUCED PROPOSAL
NOT TO SCALE SA6

SHADOW ELEVATION ANALYSIS OF NEIGHBOUR AS A RESULT OF THE PROPOSAL
(NEIGHBOUR AT NO. 793 - 799 NEW CANTERBURY ROAD)

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PROJECT
801-807 NEW CANTERBURY ROAD,
DULWICH HILL
CLIENT
HARALAMBIS MANAGEMENT PTY LTD
SCALE: NOT TO SCALE

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SHADOW
DIAGRAMS
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DA - 1452

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GROUND

CALCULATIONS FOR JUNE/SEPTEMBER 21		TOTAL	8 UNITS
MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	8 UNIT		
LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	0 UNITS		
NATURAL CROSS VENTILATION	5 UNITS		



LEVEL 3

CALCULATIONS FOR JUNE/SEPTEMBER 21		TOTAL	19 UNITS
MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	15 UNIT		
LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	4 UNITS		
NATURAL CROSS VENTILATION	13 UNITS		



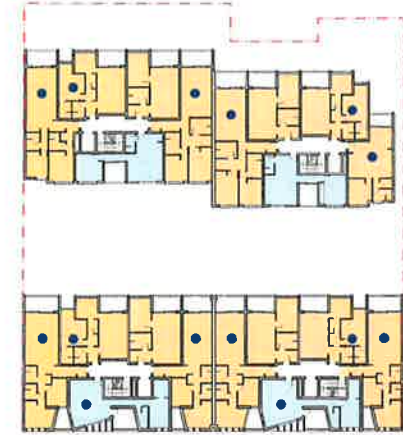
LEVEL 1

CALCULATIONS FOR JUNE/SEPTEMBER 21		TOTAL	20 UNITS
MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	16 UNIT		
LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	4 UNITS		
NATURAL CROSS VENTILATION	11 UNITS		



LEVEL 4

CALCULATIONS FOR JUNE/SEPTEMBER 21		TOTAL	13 UNITS
MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	13 UNIT		
LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	0 UNITS		
NATURAL CROSS VENTILATION	13 UNITS		



LEVEL 2

CALCULATIONS FOR JUNE/SEPTEMBER 21		TOTAL	20 UNITS
MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	16 UNIT		
LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	4 UNITS		
NATURAL CROSS VENTILATION	14 UNITS		

SOLAR ACCESS SUMMARY

	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS
GROUND LEVEL	8	0
LEVEL 01	16	4
LEVEL 02	16	4
LEVEL 03	15	4
LEVEL 04	13	0
TOTAL	68	12
PERCENTAGE (80 UNITS)	85%	15%

CROSS VENTILATION SUMMARY

	CROSS VENTILATED	NON-CROSS VENTILATED
GROUND LEVEL	5	3
LEVEL 01	14	6
LEVEL 02	14	6
LEVEL 03	14	5
LEVEL 04	13	0
TOTAL	60	20
PERCENTAGE (80 UNITS)	75%	25%

1. SITE PLAN
 2. FLOOR PLANS
 3. SECTION
 4. ELEVATIONS
 5. EXTERIOR ELEVATIONS
 6. INTERIOR ELEVATIONS
 7. FURNITURE
 8. EQUIPMENT
 9. MATERIALS
 10. FINISHES
 11. LIGHTING
 12. LANDSCAPE
 13. SIGNAGE
 14. OTHER

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 J.L.

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JOB No.
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01 PHOTOMONTAGE 1

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01 COURTYARD

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3. DESIGN: PROJECT 15
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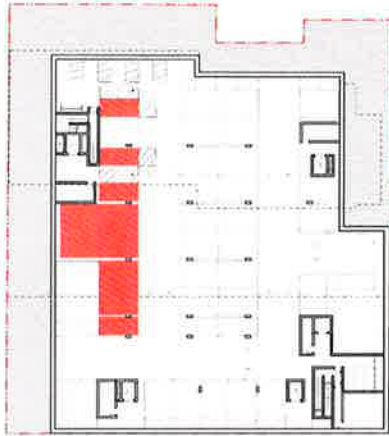
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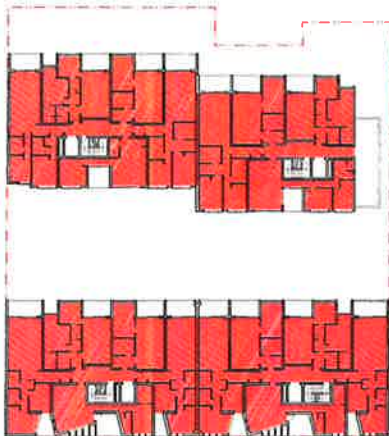
BASEMENT 1 FLOOR PLAN - 1:500



GROUND FLOOR PLAN - 1:500



LEVEL 1 & 2 FLOOR PLAN - 1:500



LEVEL 3 FLOOR PLAN - 1:500



LEVEL 4 FLOOR PLAN - 1:500

AREA CALCULATIONS

SITE	GFA	SITE AREA	FSR
B1	175	(13 car spaces in excess of the MDCP)	
G	1 371		
L1	1 530		
L2	1 530		
L3	1 490		
L4	1 148		
TOTAL	7 244	3 070	2.36:1

KEY



UNIT MIX

LEVEL	STUDIO	1 BED	2 BED	3 BED
G	1	2	3	2
L1	2	7	11	0
L2	2	7	11	0
L3	1	6	12	0
L4	0	2	6	5
	6 (7%)	24 (30%)	43 (54%)	7 (9%)
TOTAL	80 UNITS			

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 E: a.candelepas@canalepas.com.au
 NSW ARCHITECTS REG. NO. - 3743

PROJECT:
 801-807 NEW CANTERBURY ROAD,
 DULWICH HILL.
 CLIENT:
 HARALAMBIS MANAGEMENT PTY LTD

SCALE: 1:500 @ A2
 0m 5m 10m 20m

DATE:
 25 JUN 2015
 CHECKED 1:
 NO
 CHECKED 2:
 NO
 DRAWN BY:
 JL

DRAWING:
 DEVELOPMENT
 CALCULATIONS

DRAWING NO.
 DA - 1801

JOB NO.
 5729
 ISSUE
 G

