

Proposed Mixed-Use Development

5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144



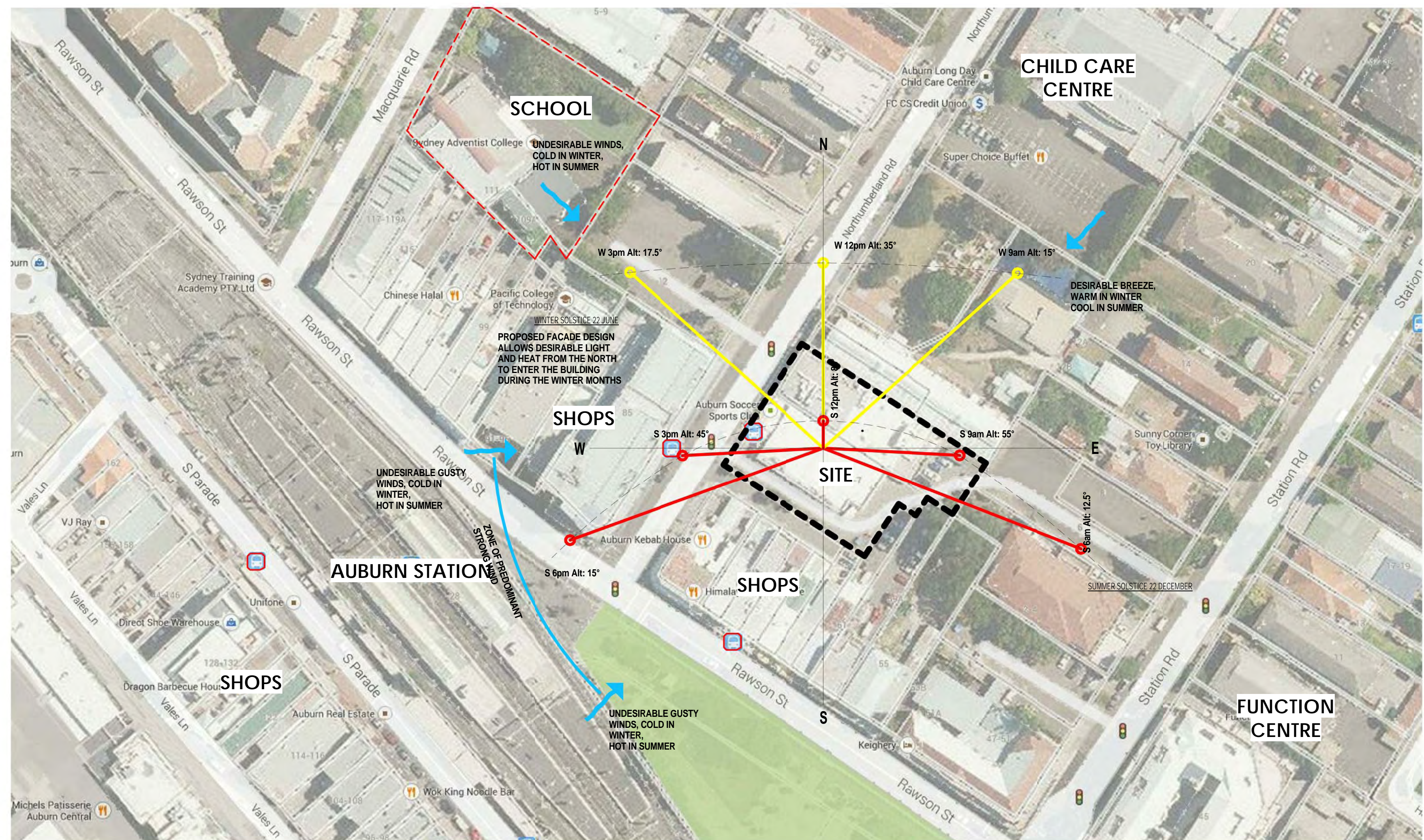
DEVELOPMENT SUMMARY

	REQUIRED	PROVIDED	COMPLIES
1. SITE AREA	-	2216m ²	N/A
2. ZONING	-	B4 – MIXED USE	YES
3. BUILDING HEIGHT	MAX. 38M (12 STOREYS)	38M MAX. HEIGHT	YES
4. FSR	5:1	4.97:1	YES
5. AREA			
• COMMERCIAL		856m ²	
• RESIDENTIAL		10146m ²	
• TOTAL		11002m ² (11002/2216 = FSR 4.97)	
6. UNIT MIX			

LEVEL	COMMERCIAL	1 BED	2 BED	3 BED	TOTAL No.
11		1	7	2	10 UNITS
10		1	7	2	10 UNITS
9		1	7	2	10 UNITS
8		1	7	2	10 UNITS
7		1	10		11 UNITS
6		1	10		11 UNITS
5		1	10		11UNITS
4		1	10		11 UNITS
3		1	10		11 UNITS
2		2	9		11 UNITS
1		1	9		10 UNITS
G	2x COMMERCIAL				2x COMMERCIAL
TOTAL		12	96	8	116 UNITS
10% Adaptable units = 12 units - complies					

7.	PARKING REQUIREMENTS	AUBURN DCP 2010 - PARKING & LOADING – PART 5.1.5 REQUIRED	PROVIDED	COMPLIES
	1 BED	1 /DWELLING = 12	12	
	2 BED	1 .2/DWELLING = 115.2	116	
	3 BED	1.5/DWELLING = 12	16	
	VISITORS	101-250 DWELLINGS = 12	12	
	COMMERCIAL	1/60m² GFA = 856/60 = 14.3	15	
	TOTAL	165.5	171 SPACES	YES
	DISABLED CAR SPACES	10% RESIDENTIAL UNITS = 12 SPACES	12 SPACES + 1 VISITOR + 1 COMMERCIAL	YES
	BICYCLE PARKING	RESIDENTIAL = 1/5 UNITS = 24 SPACES COMMERCIAL = 1/10 STAFF = 9 SPACES	24 SPACES 10 SPACES	YES
8.	UNIT SIZES	SEPP65 MIN. SIZES: 1 BED – MIN. 50m² 2 BED – MIN. 70m² 3 BED – MIN. 95m²	1 BED : 50.2-67.2m² 2 BED : 75.3-82.9m² 3 BED : 95.1-96.2m²	YES
9.	PRINCIPLE PRIVATE OPEN SPACE	MIN. 8m²	MIN. 10.5m²	
10.	COMMON OPEN SPACE		294.6m²	
11.	PRIVATE OPEN SPACE	MIN. 10m² MIN. DIM. 2.5m	MIN. 12m² MIN. DIM. 2.5m²	YES
12.	CROSS VENTILATION	SEPP65 – MIN. 60%	75/116 UNITS = 64.7%	YES
13.	SOLAR ACCESS	SEPP65 – MIN. 70%	83/116 UNITS = 71.6%	YES
14.	STORAGE	MIN. 8m³	MIN. 8m³ IN UNITS & BASEMENT	YES

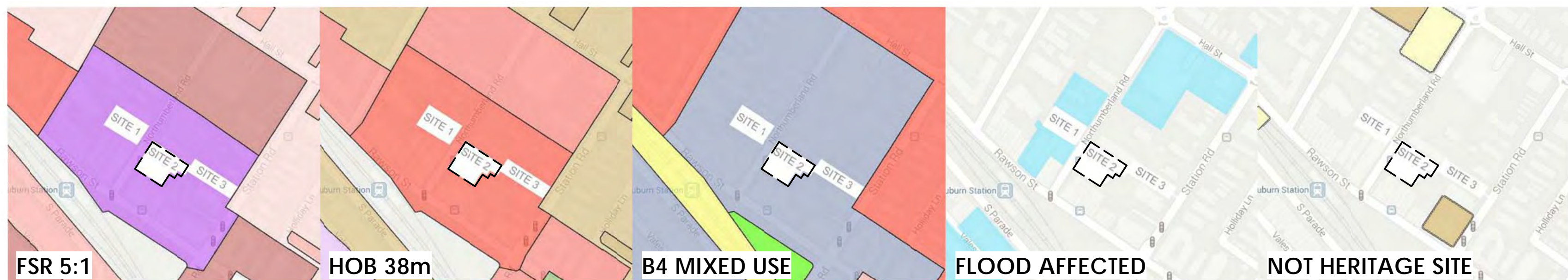
SITE ANALYSIS



SITE PHOTOS



LEP

[illegible]

GENERAL NOTES

Figuring dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhihar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions. Unless noted "issued for construction" drawing not to be used for construction.

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TRUE NORTH

PROJECT STATUS : **DEVELOPMENT APPLICATION**

SHEET TITLE:
Site Analysis

DESIGNED: RKK DRAWN: JA/AH COMMENCED: OCT 2014 SCALE: As indicated PRINT: A1 SHEET

L.G.A.: AUBURN COUNCIL

zhinar
ARCHITECTS
ZHINAR ARCHITECTS
Zhinar Architects Pty Ltd ABN 28 456 869 790
SUITE 1 LEVEL 2 / 2 ROWE STREET, EASTWOOD 2122
TEL: (02) 8893 8888 FAX: (02) 8893 8833 WEB: www.zhinar.com.au

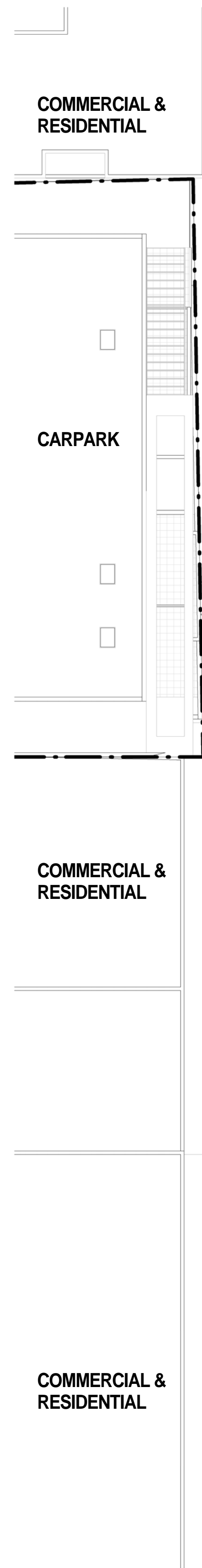
Proposed Mixed-Use Development

5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144

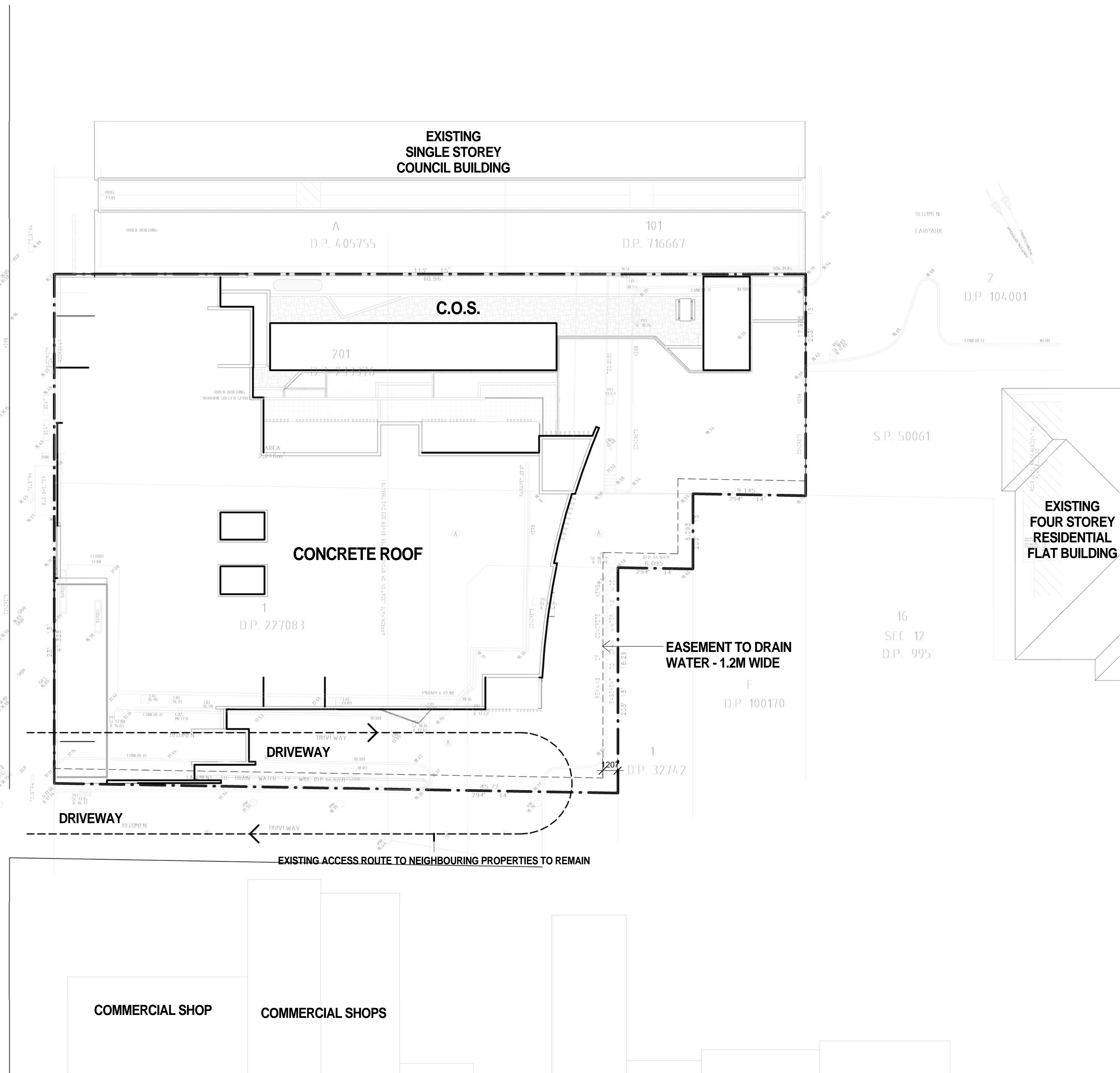
JOB No. 8370 DRAWING No. DA01

ISSUE: B

3



NORTHUMBERLAND ROAD

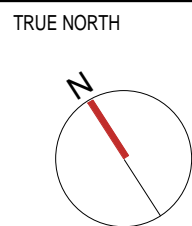


SITE PLAN
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

B	RESPONSE TO COUNCIL LETTER	18/05/2015	JA, AH	RKK	
A	ISSUED FOR DA SUBMISSION	9/12/2014	JA, AH	RKK	
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	



GENERAL NOTES
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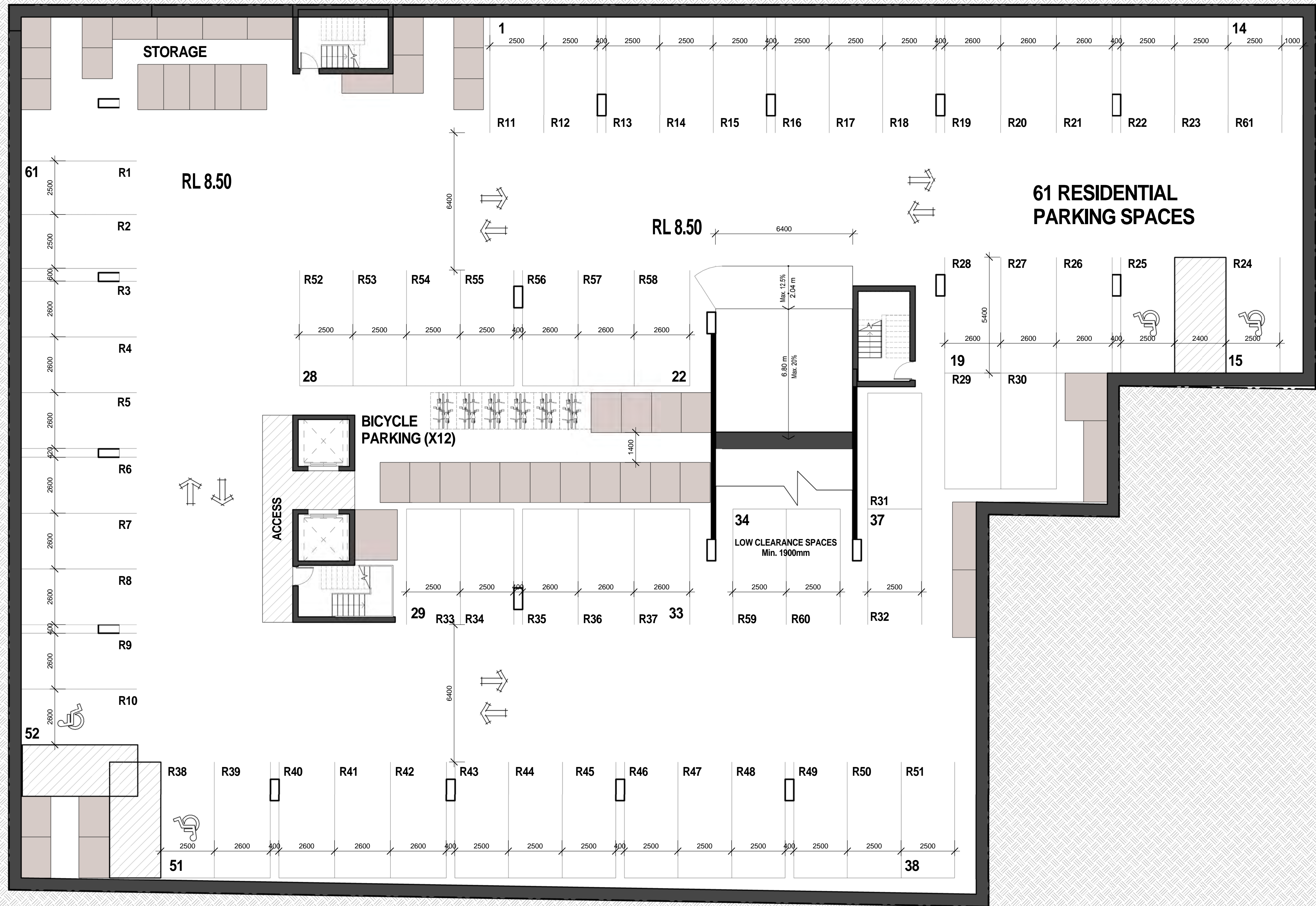
PROJECT STATUS:
DEVELOPMENT APPLICATION

SHEET TITLE:
Site Plan

DESIGNED: DRAWN: COMMENCED: SCALE: PRINT:
RKK JA/AH OCT 2014 1 : 200 A1 SHEET
L.G.A.: AUBURN COUNCIL



Proposed Mixed-Use Development
5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144
JOB No. 8370
DRAWING No. DA02
ISSUE: B



B3
1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

B	RESPONSE TO COUNCIL LETTER	18/05/2015	JA, AH	RKK	
A	ISSUED FOR DA SUBMISSION	9/12/2014	JA, AH	RKK	
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	

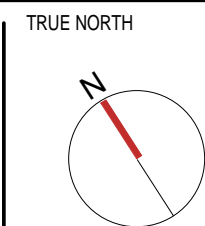
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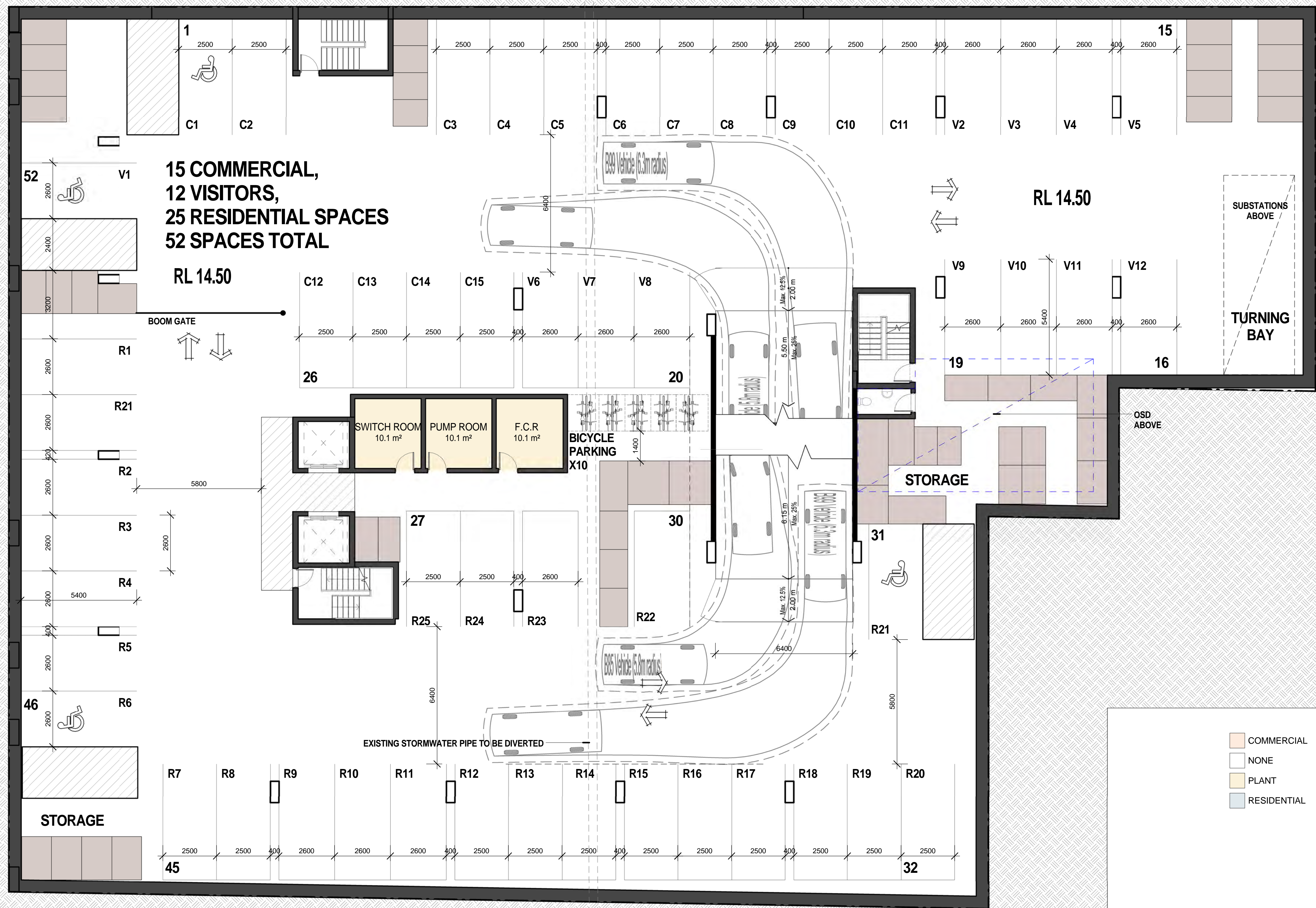
PROJECT STATUS:
DEVELOPMENT APPLICATION

SHEET TITLE:
Basement 3 Plan

DESIGNED: DRAWN: COMMENCED: SCALE: PRINT:
RKK JA/AH OCT 2014 1 : 100 A1 SHEET
L.G.A.: AUBURN COUNCIL



Proposed Mixed-Use Development
5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144
JOB No. 8370 DRAWING No. DA03
ISSUE: B



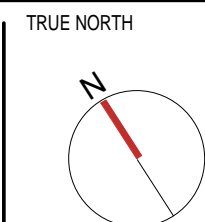
B1

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

B	RESPONSE TO COUNCIL LETTER	18/05/2015	JA, AH	RKK	
A	ISSUED FOR DA SUBMISSION	9/12/2014	JA, AH	RKK	
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	



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PROJECT STATUS:
DEVELOPMENT APPLICATION

SHEET TITLE:
Basement 1 Plan

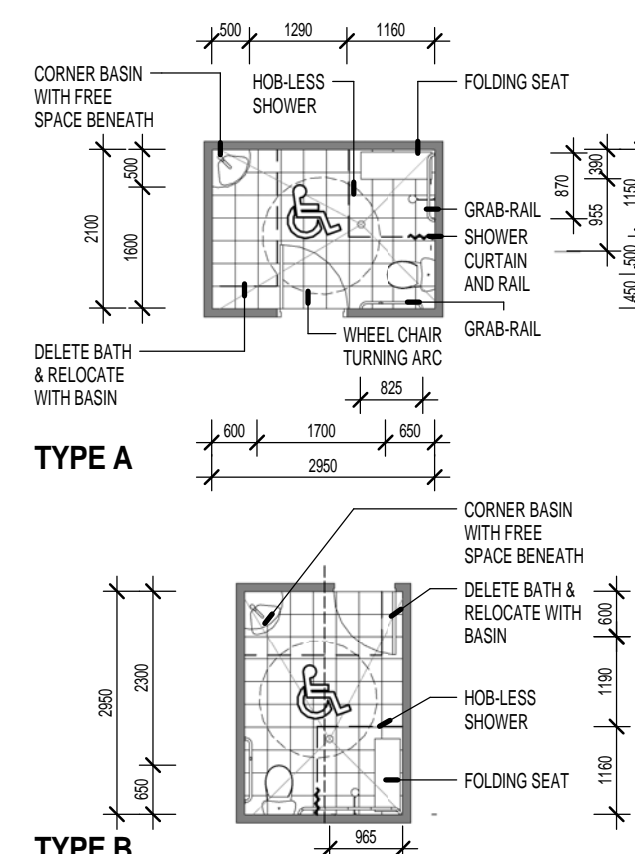
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RKK JA/AH OCT 2014 1 : 100 A1 SHEET
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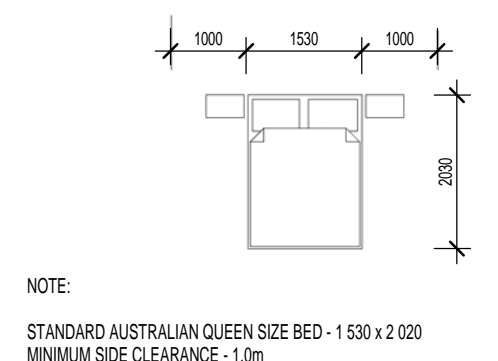
Proposed Mixed-Use Development
5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144
JOB No. 8370 DRAWING No. DA05
ISSUE: B



NOTE:
POS :PRIVATE OPEN SPACE
HL : HIGHLIGHT WINDOW



NOTE:
ALL FITTINGS AND INSTALLATION TO COMPLY AS 1428.1
(INCLUDING ALL FITTINGS NOT SHOWN (E.G. TOILET ROLL HOLDER))
FLOOR GRADE TO 1.80 FOR AUTO DRAINAGE - CLAUSE 10.1
DIMENSIONS SHOWN TO FINISHED SURFACE
IN OVERSIZED BATHROOMS WHERE TURNING TEMPLATE CAN BE
ACHIEVED AND COMPLIANCE MAINTAINED, BATHS NEED NOT BE
DELETED - ONLY BASINS SUBSTITUTED.

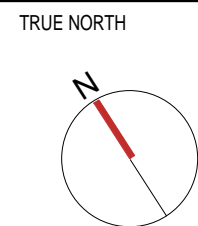


B	RESPONSE TO COUNCIL LETTER	18/05/2015	JA/AH	RKK
A	ISSUED FOR DA SUBMISSION	9/12/2014	JA/AH	RKK
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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PROJECT STATUS:
DEVELOPMENT APPLICATION

SHEET TITLE:
Level 1 Plan

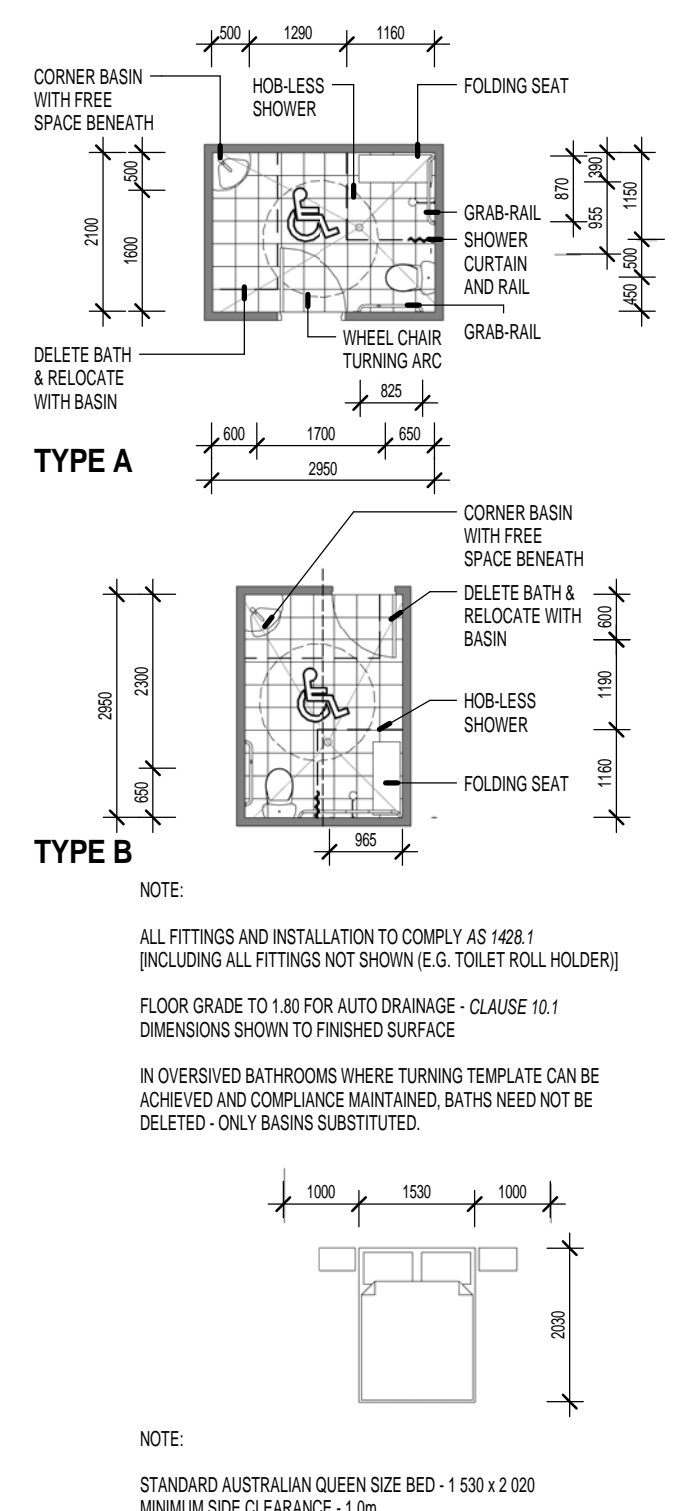
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RKK JA/AH OCT 2014 1 : 100 A1 SHEET
L.G.A.: AUBURN COUNCIL

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TEL: (02) 8893 8888 FAX: (02) 8893 8833 WEB: www.zhinar.com.au

Proposed Mixed-Use Development
5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144
JOB No. 8370 DRAWING No. DA07
ISSUE: B



L 3
1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



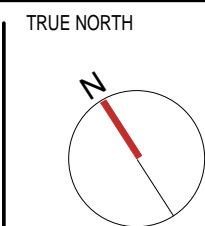
B RESPONSE TO COUNCIL LETTER				18/05/2015	JA/AH	RKK
A ISSUED FOR DA SUBMISSION				9/12/2014	JA/AH	RKK
ISSUE AMENDMENT				DATE	DRAWN	CHECK
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PROJECT STATUS :
DEVELOPMENT APPLICATION

SHEET TITLE:
Level 3-7 Plan - Typical

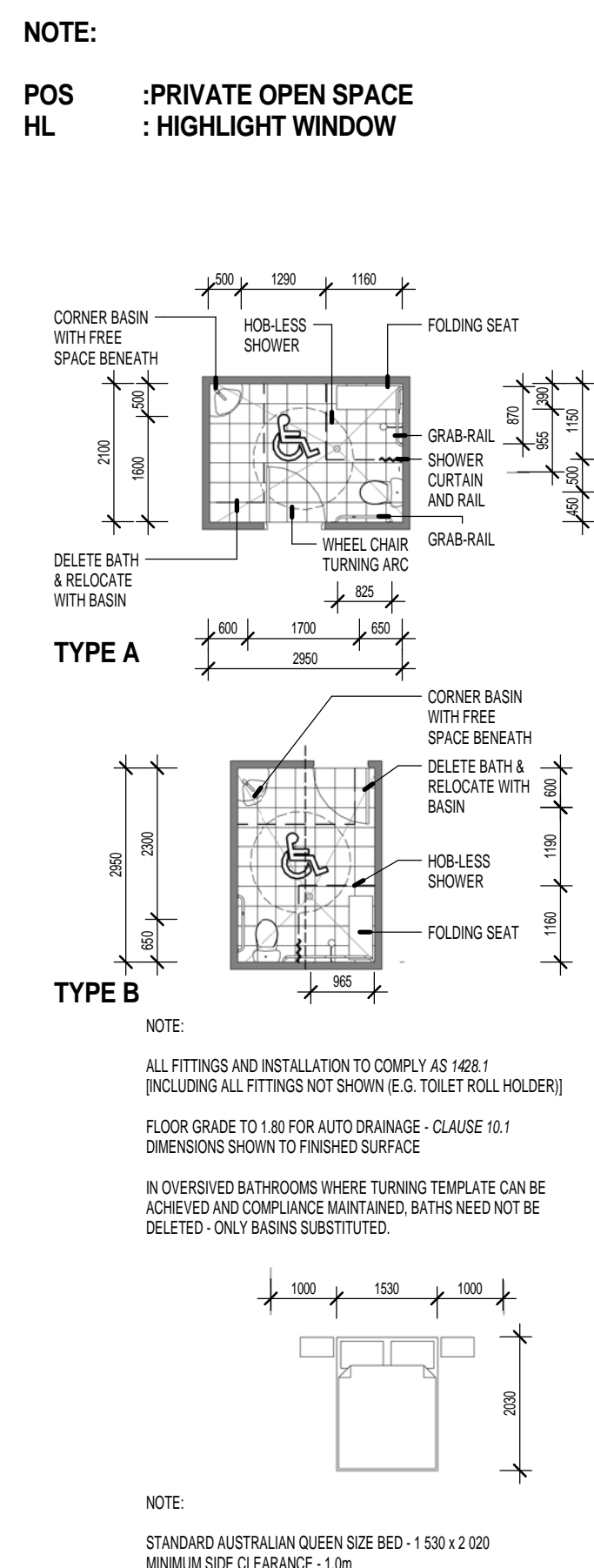
DESIGNED: DRAWN: COMMENCED: SCALE: PRINT:
RKK JA/AH OCT 2014 1 : 100 A1 SHEET
L.G.A.: AUBURN COUNCIL



Proposed Mixed-Use Development
5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144
JOB No. 8370 DRAWING No. DA09
ISSUE: B



L 8
1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



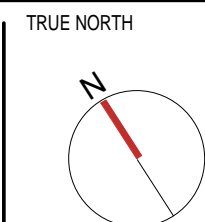
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A	ISSUED FOR DA SUBMISSION	9/12/2014	JA/AH	RKK
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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PROJECT STATUS:
DEVELOPMENT APPLICATION




SHEET TITLE:
Level 8 Plan

DESIGNED: DRAWN: COMMENCED: SCALE: PRINT:
RKK JA/AH OCT 2014 1 : 100 A1 SHEET
L.G.A.: AUBURN COUNCIL



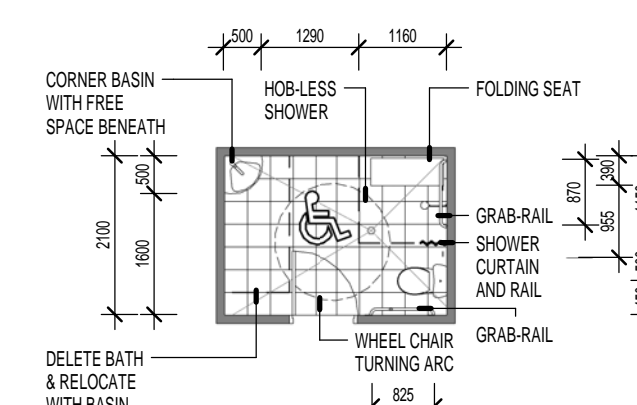
Proposed Mixed-Use Development
5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144
JOB No. 8370
DRAWING No. DA10
ISSUE: B



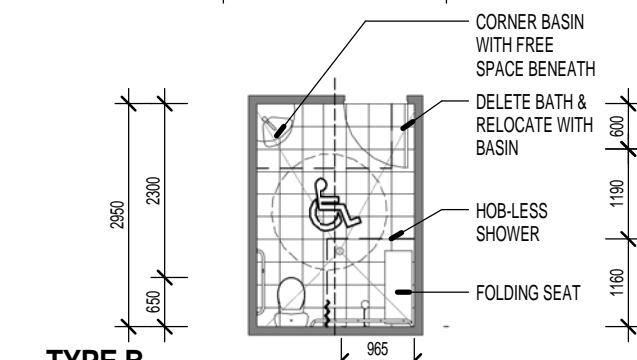
 1 BED
 2 BED
 3 BED

NOTE:

POS :PRIVATE OPEN SPACE
HL : HIGHLIGHT WINDOW



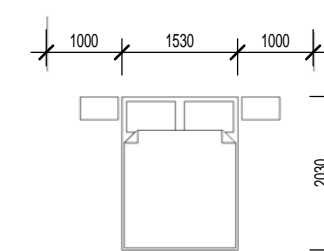
TYPE A



TYPE B

NOTE:
ALL FITTINGS AND INSTALLATION TO COMPLY AS 1428.1
(INCLUDING ALL FITTINGS NOT SHOWN (E.G. TOILET ROLL HOLDER))
FLOOR GRADE TO 1.80 FOR AUTO DRAINAGE - CLAUSE 10.1
DIMENSIONS SHOWN TO FINISHED SURFACE

IN OVERSIZED BATHROOMS WHERE TURNING TEMPLATE CAN BE ACHIEVED AND COMPLIANCE MAINTAINED, BATHS NEED NOT BE DELETED - ONLY BASINS SUBSTITUTED.



NOTE:
STANDARD AUSTRALIAN QUEEN SIZE BED - 1 530 x 2 020
MINIMUM SIDE CLEARANCE - 1.0m

L 9

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

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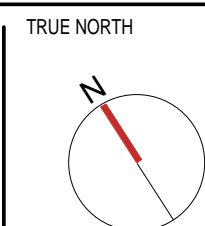
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PROJECT STATUS : **DEVELOPMENT APPLICATION**

SHEET TITLE:
Level 9-11 Plan - Typical

DESIGNED: RKK DRAWN: JA/AH COMMENCED: OCT 2014 SCALE: 1 : 100 PRINT: A1 SHEET

L.G.A.: AUBURN COUNCIL

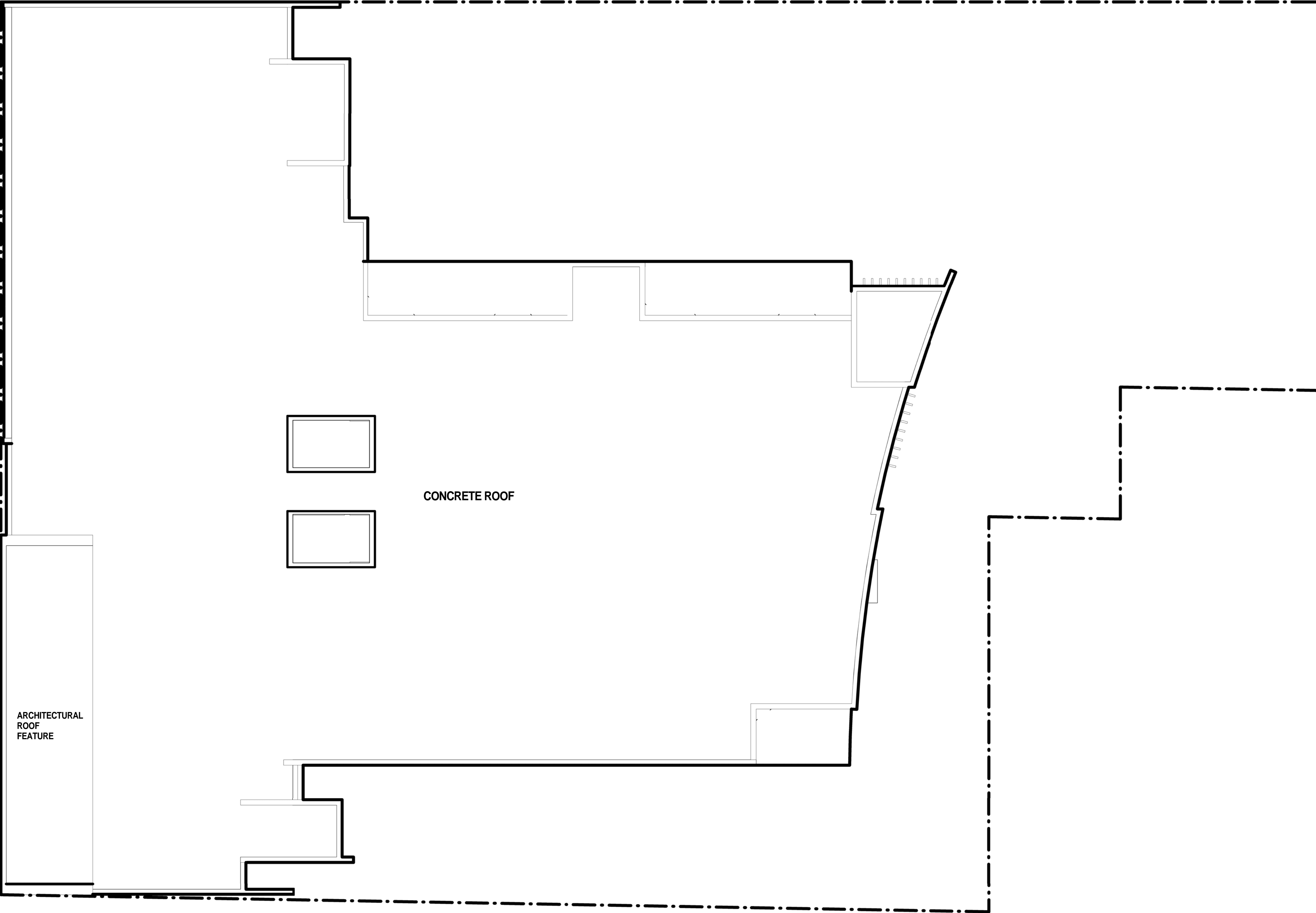


| Proposed Mixed-Use Development

5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144

JOB No. **8370** DRAWING No. **DA11**

ISSUE:
B



L 12
1 : 100

B	RESPONSE TO COUNCIL LETTER	18/05/2015	JA, AH	RKK	
A	ISSUED FOR DA SUBMISSION	9/12/2014	JA, AH	RKK	
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	

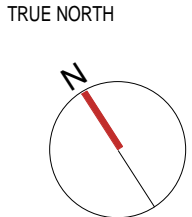
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PROJECT STATUS :
DEVELOPMENT APPLICATION

SHEET TITLE:
Roof Plan

DESIGNED: DRAWN: COMMENCED: SCALE: PRINT:
RKK JA/AH OCT 2014 1 : 100 A1 SHEET

L.G.A: AUBURN COUNCIL



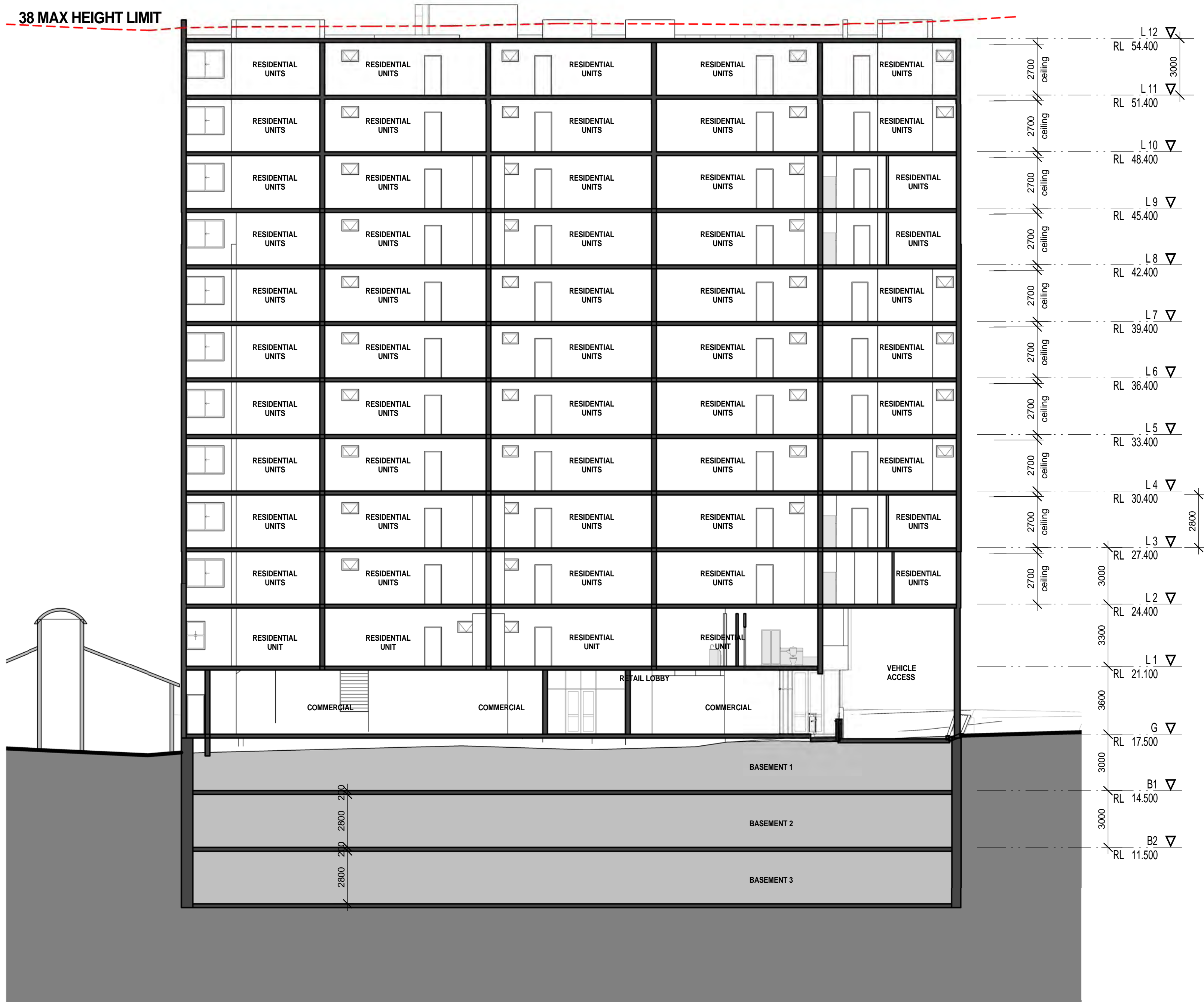
Proposed Mixed-Use Development

5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144

JOB No. 8370 DRAWING No. DA12

ISSUE: B

38 MAX HEIGHT LIMIT

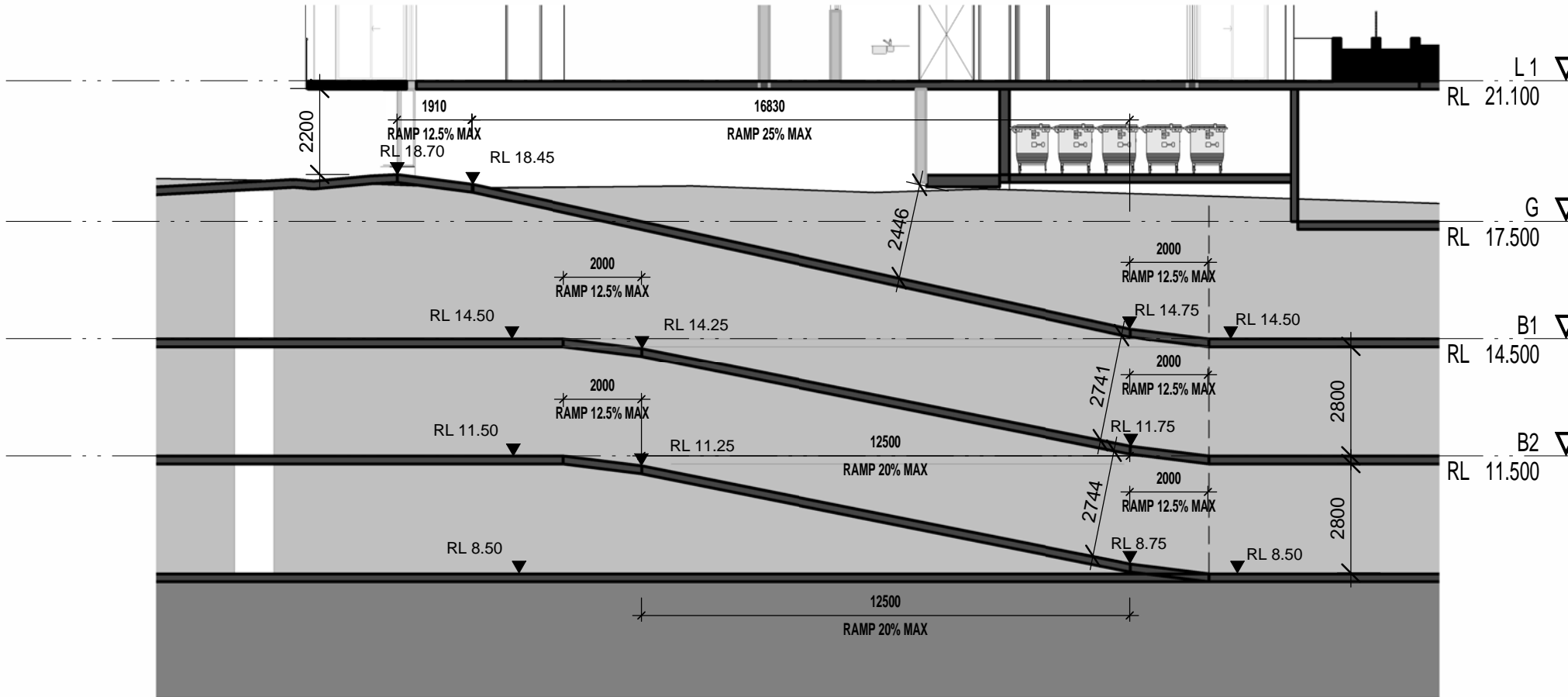


Section

1 : 150 @ A1 sheet
1 : 300 @ A3 sheet

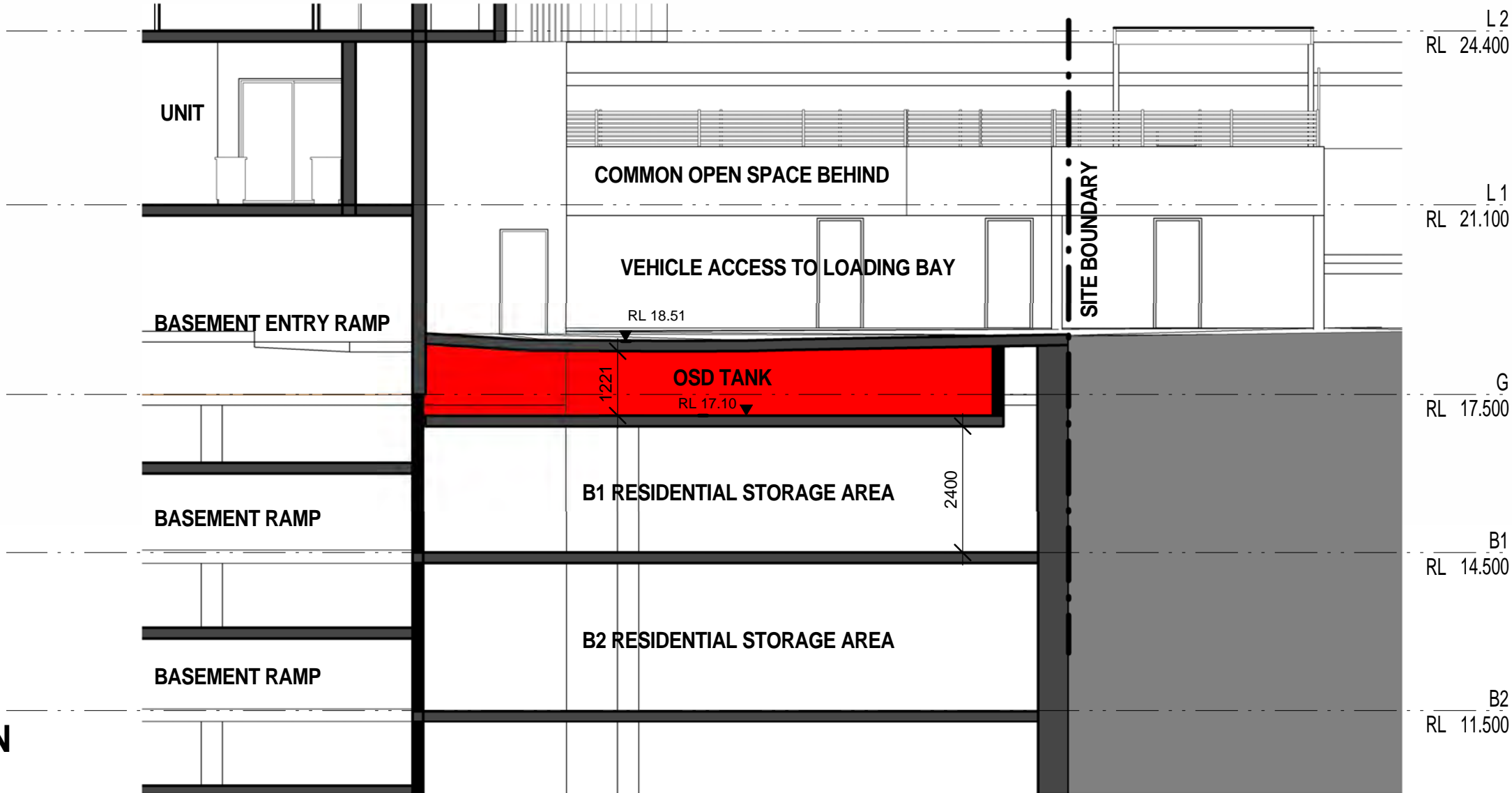
BASIX summary to be read in conjunction with

Ext. Walls:	Construction	Insulation		Colour	Details
	Brick Veneer	R1.5 added		Medium	As per plans
	Concrete Lined	R1.5 added		Medium	To stair/lift - refer to Assessor Certificate
Int. Walls:	Construction	Insulation			Details
	Plasterboard on stud	None			Medium As per plans
Floors:	Construction	Insulation			Details
	Concrete	R1.4 added			Where car park below
Ceilings:	Construction	Insulation			Details
	Plasterboard	None			As per plans
Roof:	Construction	Insulation		Colour	Details
	Concrete	60mm Anticon (R1.3)		Light	As per plans
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
	GGG-05-001a	Single Clear	Aluminium	6.57/0.74	Throughout
Skylights:	Product ID	Glass	Frame	Uw	Details
	GEN-04-006a	Single Clear	Aluminium	4.89	Refer to Assessor Certificate
Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights
	32	Suburban	Yes	Yes	No



Section 2 BASEMENT RAMPS

1 : 150 @ A1 sheet
1 : 300 @ A3 sheet



Section 3

1 : 100
OSD LOCATION

B	RESPONSE TO COUNCIL LETTER	18/05/2015	JA, AH	RKK	
A	ISSUED FOR DA SUBMISSION	9/12/2014	JA, AH	RKK	
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	
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TRUE NORTH

PROJECT STATUS:
DEVELOPMENT APPLICATION

SHEET TITLE:
Section

DESIGNED: DRAWN: COMMENCED: SCALE: PRINT:
RKK JA/AH OCT 2014 As A1 SHEET
LGA: AUBURN COUNCIL indicated



Proposed Mixed-Use Development

5-7 NORTHUMBERLAND RD
AUBURN, NSW 2144
JOB No: 8370
DRAWING No: DA13

ISSUE:
B

