8371

PROPOSED MIXED-USE DEVELOPMENT

12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

zhinar
ARCHITECTS
ZHINAR ARCHITECTS
Zhinar Architects Pty Ltd ABN 28 490 966 780
SUITE 1.1 LEVEL 2 / 2 ROWE STREET, EASTWOOD 2122
TEL (02)8893 8888 FAX (02)8893 8833 WEB www.zhinar.com.au

DEVELOPMENT SUMMARY

	REQUIRED	PROPOSED	COMPLIES
01. SITE AREA	-	1,673.02 m²	N/A
02. ZONE	B4	-	YES
03. BUILDING HEIGHT	MAX. 38 m	0 m	YES
04. NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 7 2 BEDROOM = 67 3 BEDROOM = 7 TOTAL = 81	YES
05. FSR	1 : 5 8365.1 m²	1 : 5 8361.6 m²	YES
06. COS	25% 418.25 m²	31.3% 523.1 m²	YES
07. CROSS VENTILATION	60% 49 UNITS	88.9% 72 UNITS	YES
08. SOLAR ACCESS	70% 57 UNITS	77.7% 63 UNITS	YES

09. NUMBER OR PARKING

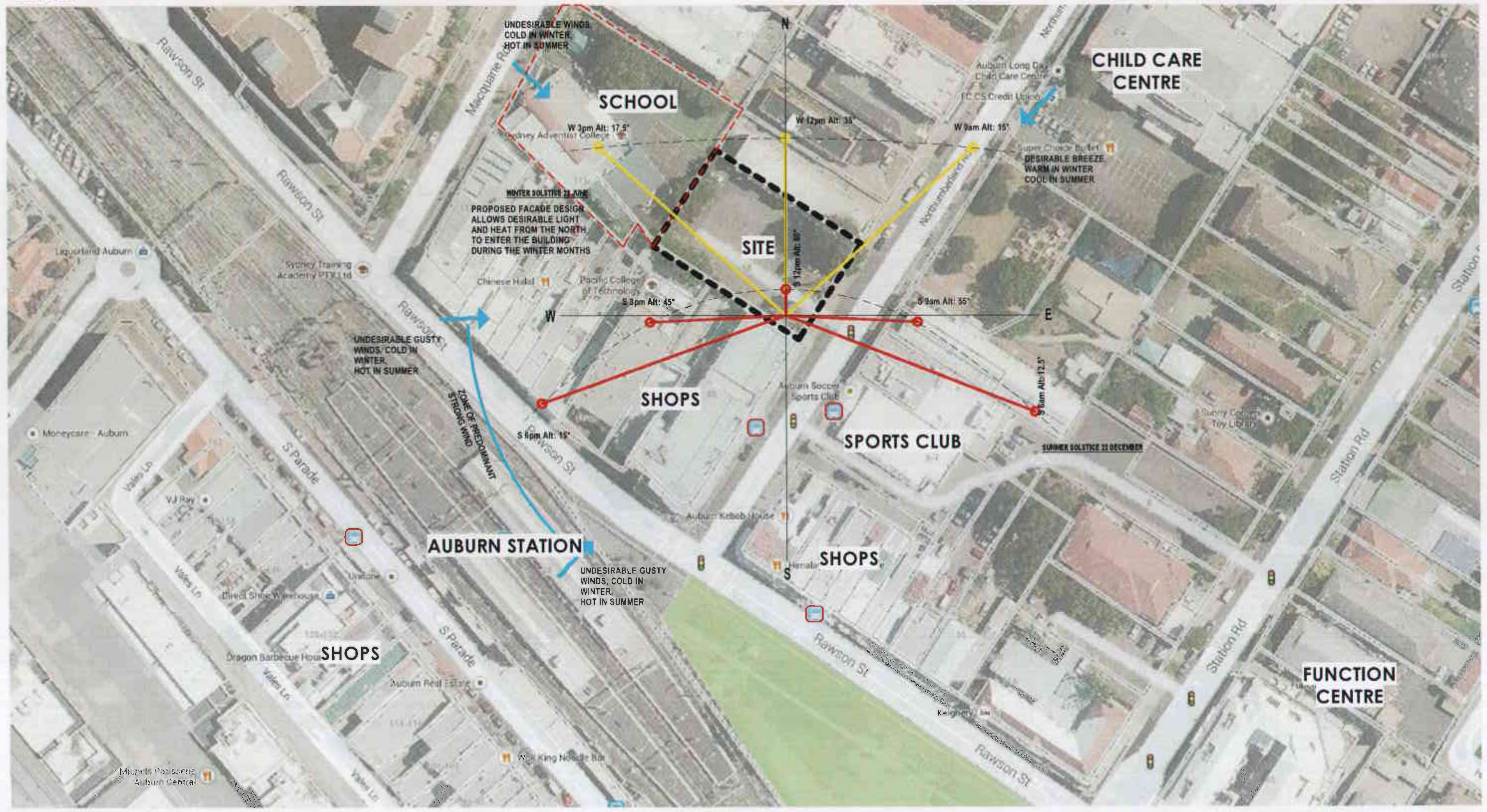
RESIDENTIAL			
1 BEDROOM	7 UNIT X 1CS	=	7
2 BEDROOM	67UNIT X 1.2CS	=	80.4
3 BEDROOM	7 UNIT X 1.5CS	=	10.5
VISITOR	8	=	8
RETAIL + CAFE	79.3m² / 40m²	=	1.98
CLUB	786.5m² x 0.15	=	117.97
TOTAL CAR PARK REQUIRED		=	226 CAR SPACES
TOTAL CAR PARK PROVIDED			
RESIDENTIAL		=	106
COMMERCIAL		=	115
TOTAL		=	221 CAR SPACES

BASIX summary

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

This certificate may not be valid if downlights are present.

SITE ANALYSIS



SITE PHOTOS

LEP

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

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TRUE NORTH

PROJECT STATUS: Development Application

SHEET TITLE: SITE ANALYSIS

DESIGNED: NS | DRAWN: JA,VV,CW | COMMENCED: | SCALE: As indicated | PRINT: A1 SHEET

LGA: AUBURN COUNCIL

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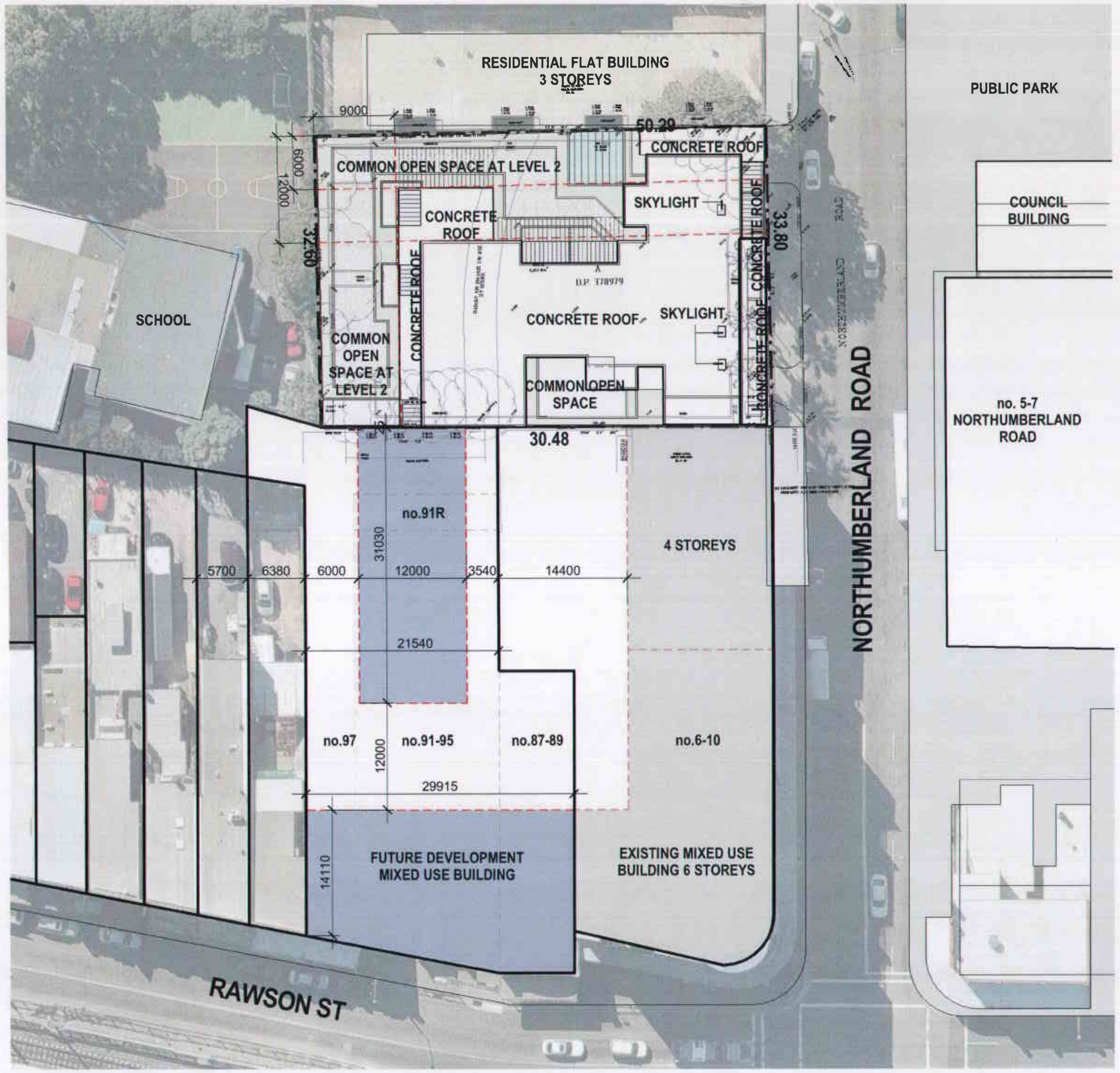
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No: 8371 | DRAWING No: DA 01 | ISSUE: B



FUTURE DEVELOPMENT RAWSON ST

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

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TRUE NORTH

PROJECT STATUS: Development Application

SHEET TITLE: SITE ANALYSIS NEXT DOOR BUILDING

DESIGNED: NS | DRAWN: JA,VV,CW | COMMENCED: | SCALE: 1 : 300 | PRINT: A1 SHEET

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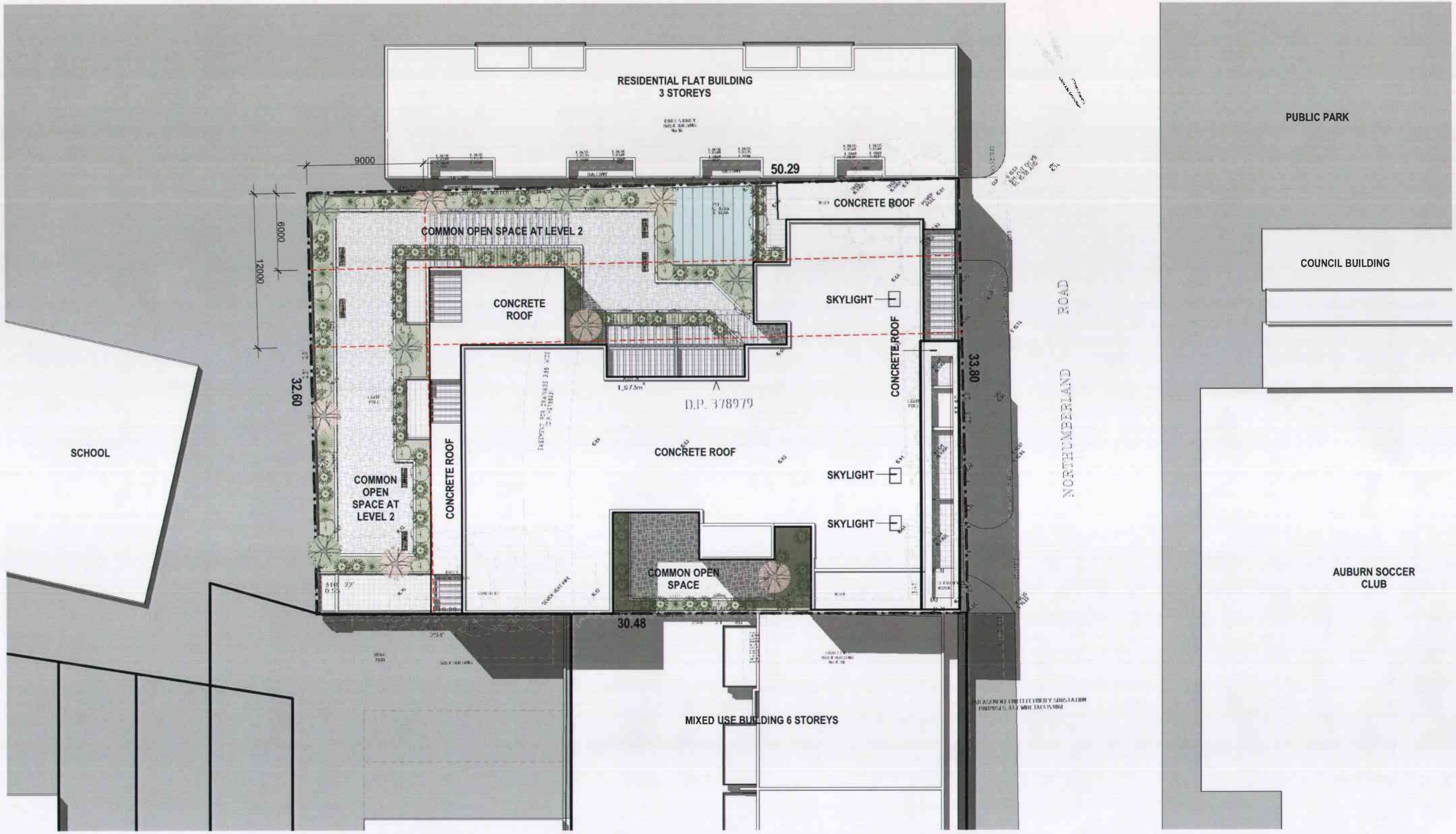
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No. 8371 | DRAWING No. DA 01B | ISSUE: B



SITE PLAN

1 : 150 @ A1 sheet
1 : 200 @ A3 sheet

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

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PROJECT STATUS
Development Application

SHEET TITLE
SITE PLAN

DESIGNED	DRAWN	COMMENCED	SCALE	PRINT
NS	JA,VV,CW		1 : 150	A1 SHEET

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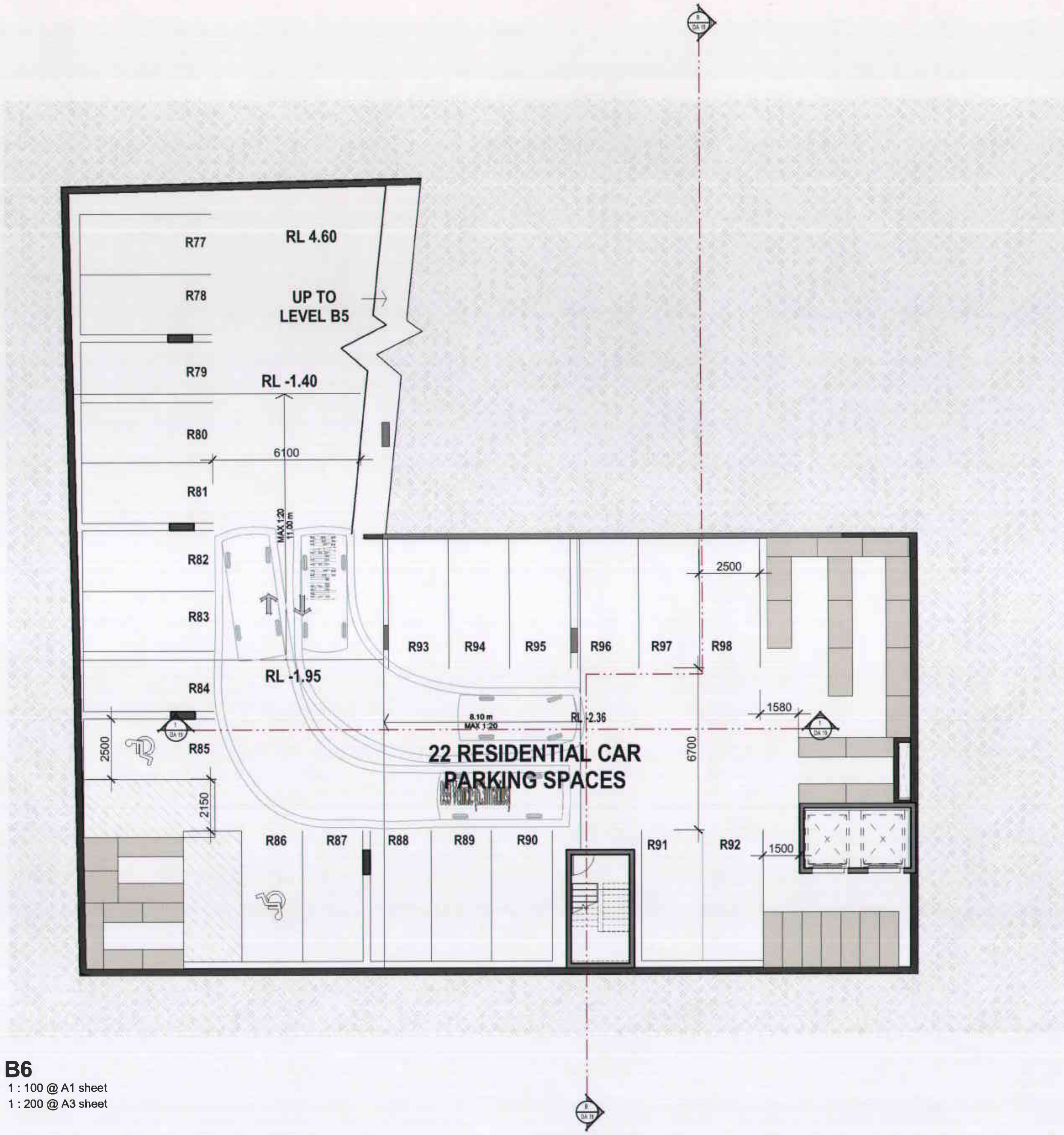
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

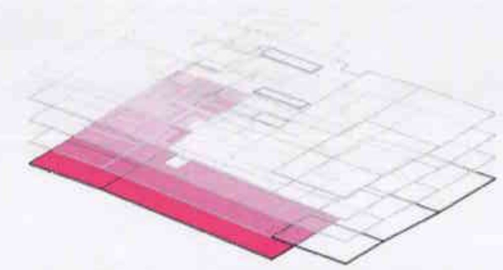
JOB No. 8371
DRAWING No. DA 02
ISSUE B



B6

1 : 100 @ A1 sheet

1 : 200 @ A3 sheet



KEYPLAN B6

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

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PROJECT STATUS: Development Application

SHEET TITLE: BASEMENT 6

DESIGNED: NS | DRAWN: JA,VV,CW | COMMENCED: | SCALE: 1 : 100 | PRINT: A1 SHEET

LGA: AUBURN COUNCIL

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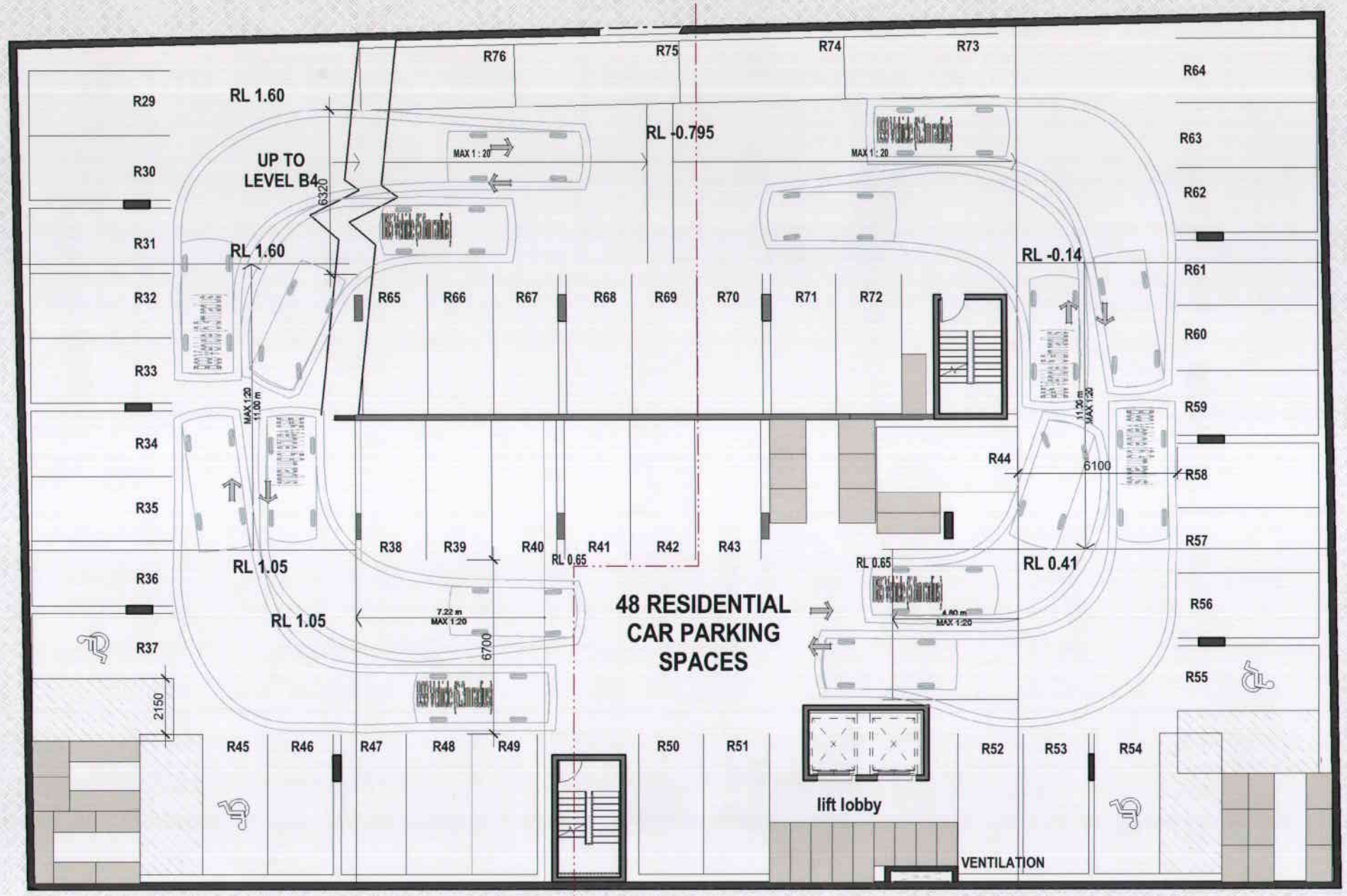
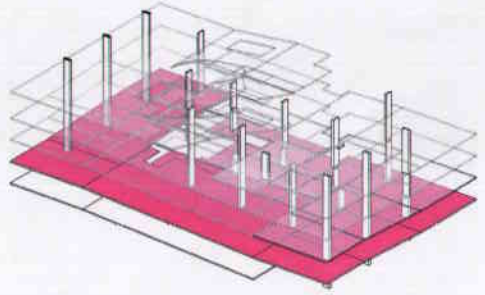
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No: 8371 | DRAWING No: DA 03 | ISSUE: B





KEYPLAN B5

B5
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1 : 200 @ A3 sheet

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

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PROJECT STATUS
Development Application

SHEET TITLE:
BASEMENT 5

DESIGNED: NS | DRAWN: JA,VV,CW | COMMENCED: | SCALE: 1 : 100 | PRINT: A1 SHEET

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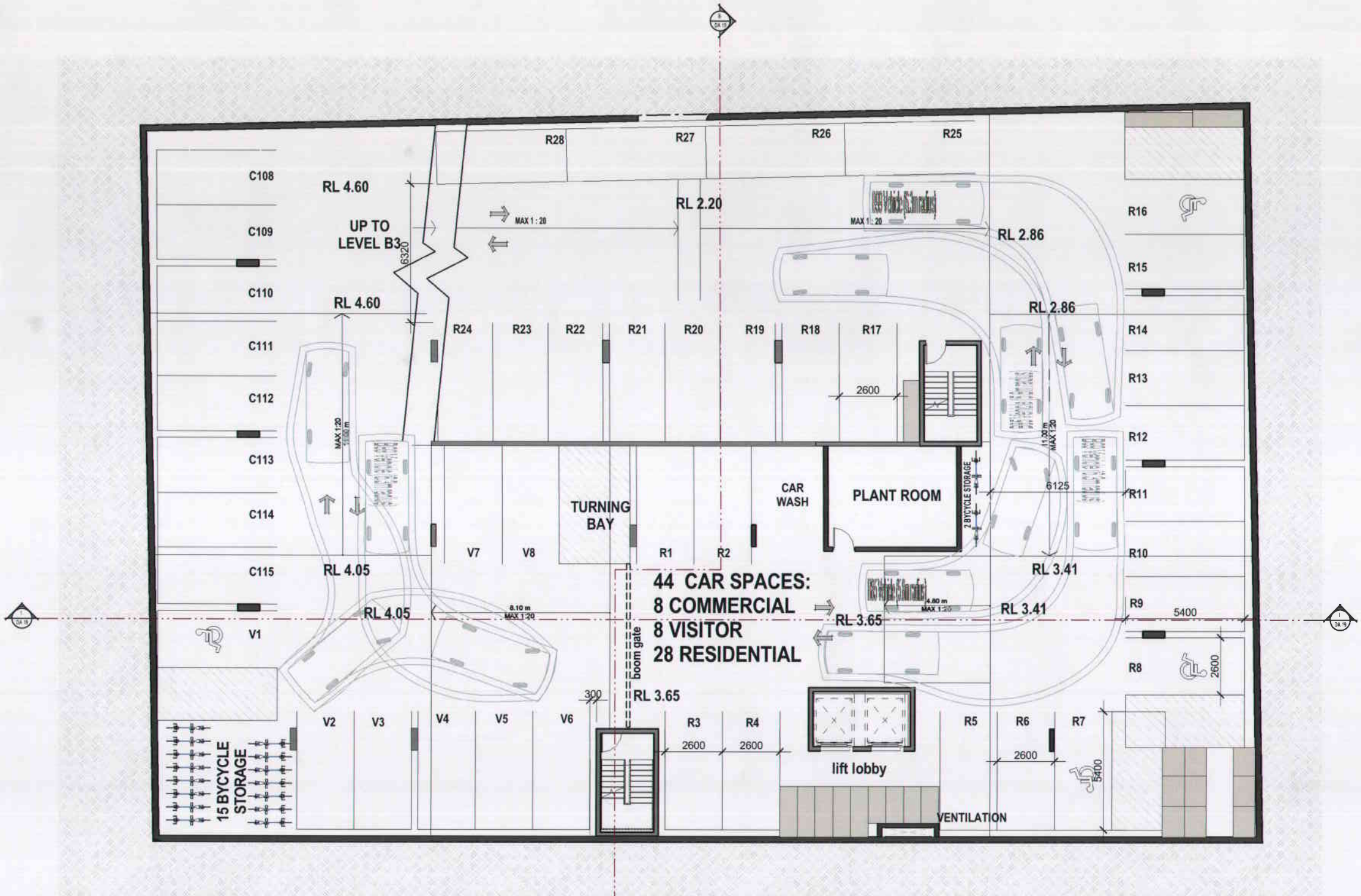
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No. 8371 | DRAWING No. DA 04 | ISSUE B



B4
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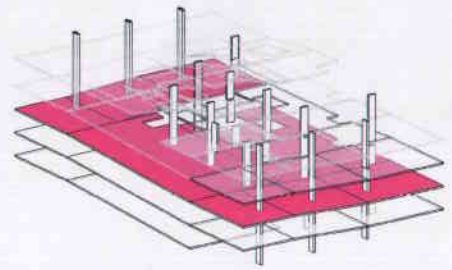
1 : 200 @ A3 sheet



KEYPLAN B4

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	ISSUED IN RESPONSE TO COUNCIL LETTER	18/08/2015	JA, VV, CW	RKK
A	ISSUED FOR DA SUBMISSION	9/12/2014	JA, VV, CW	RKK

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PROJECT STATUS
Development Application

SHEET TITLE
BASEMENT 4

DESIGNED: NS
DRAWN: JA,VV,CW
COMMENCED:
SCALE: 1 : 100
PRINT: A1 SHEET
L.G.A. AUBURN COUNCIL

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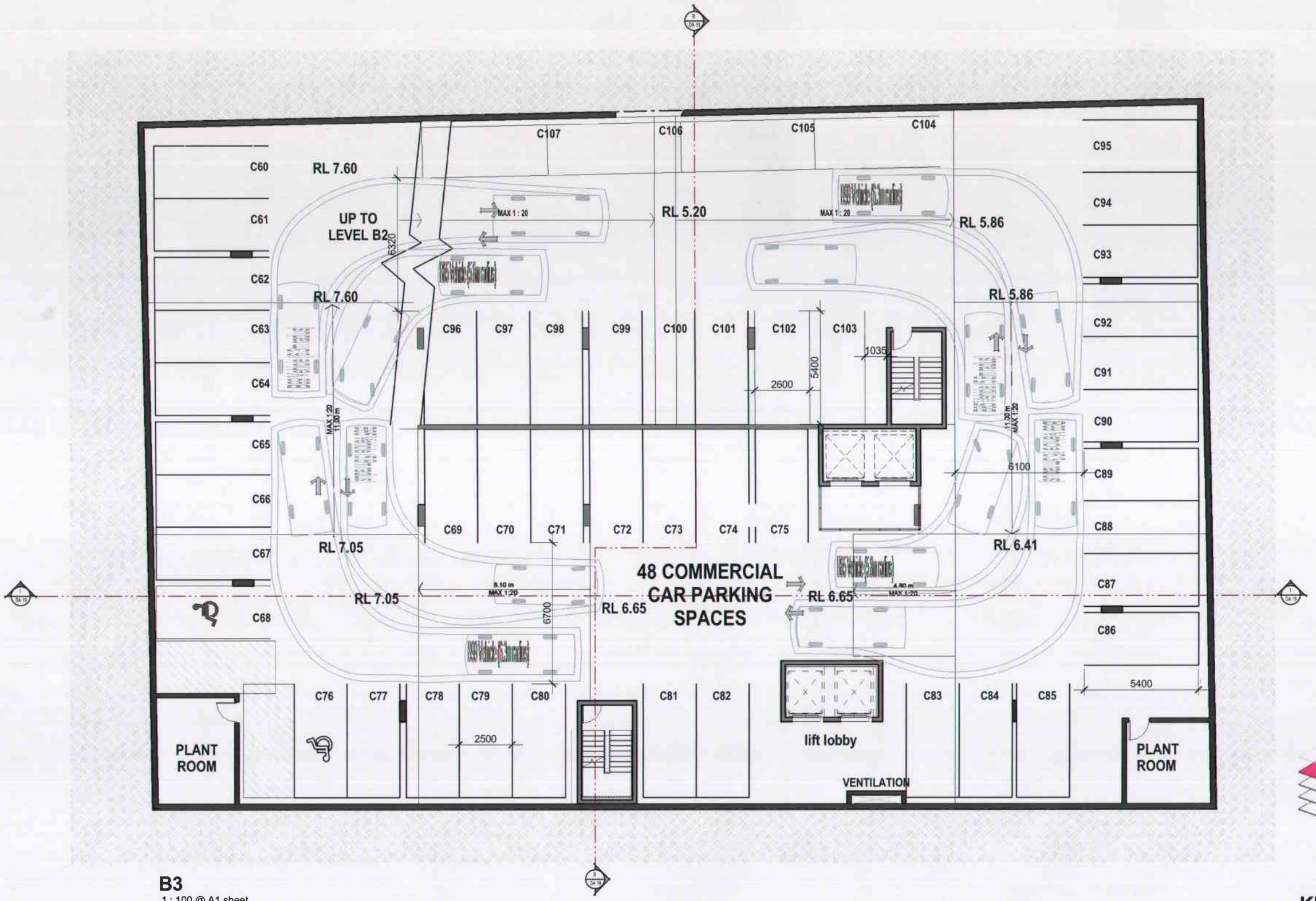
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No. 8371
DRAWING No. DA 05
ISSUE: B



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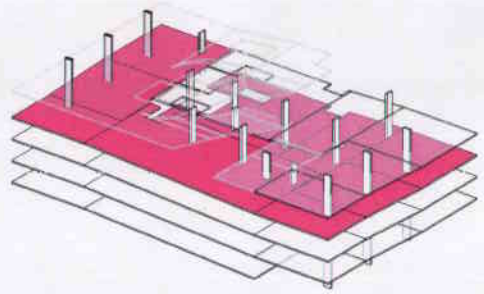

KEYPLAN B3

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

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PROJECT STATUS
Development Application

SHEET TITLE:
BASEMENT 3

DESIGNED: NS
DRAWN: JA,VV,CW
COMMENCED:
SCALE: 1 : 100
PRINT: A1 SHEET
I.G.A.: AUBURN COUNCIL

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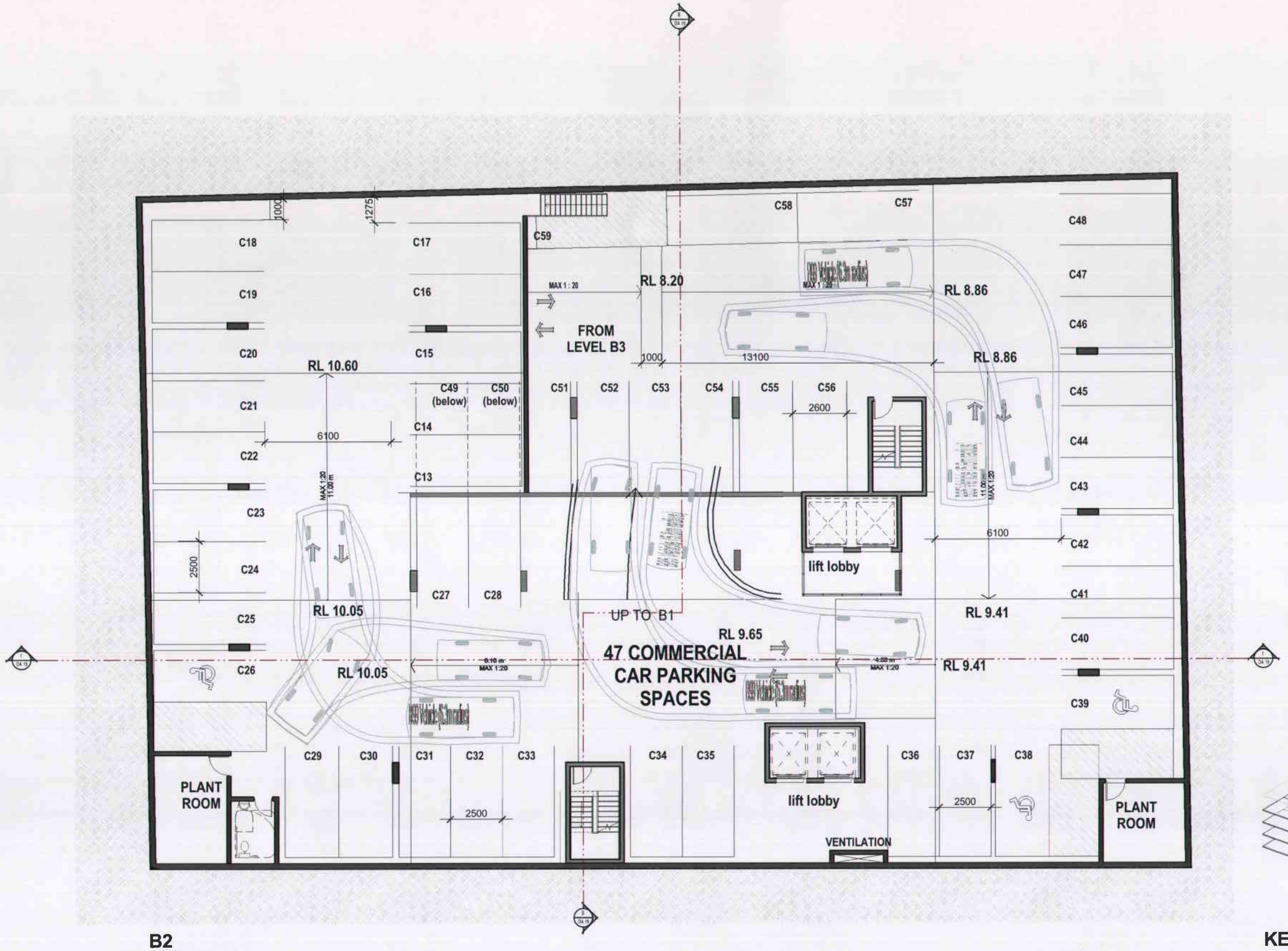
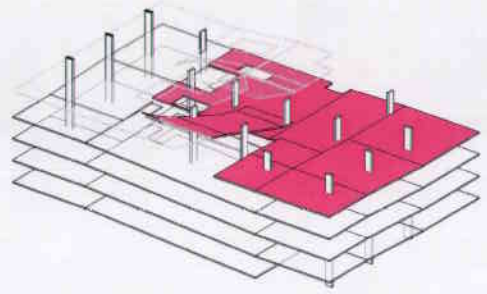
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No. 8371
DRAWING No DA 06
ISSUE: B





B2

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1 : 200 @ A3 sheet

KEYPLAN B2

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

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PROJECT STATUS
Development Application

SHEET TITLE
BASEMENT 2

DESIGNED: NS
DRAWN: JA,VV,CW
COMMENCED:
SCALE: 1 : 100
PRINT: A1 SHEET
L.G.A. AUBURN COUNCIL

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Zhinar Architects Pty Ltd ABN 24 455 169 730
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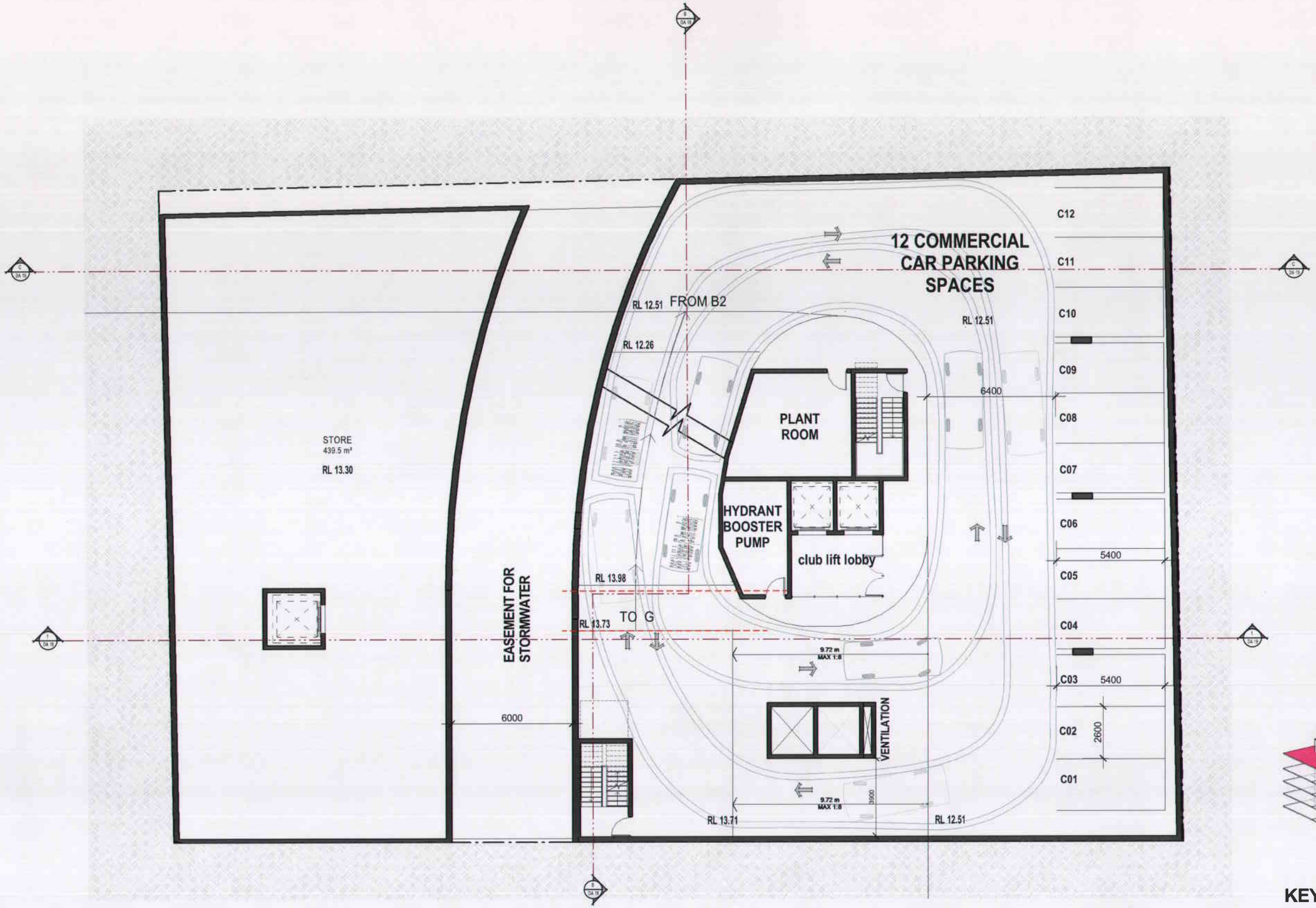
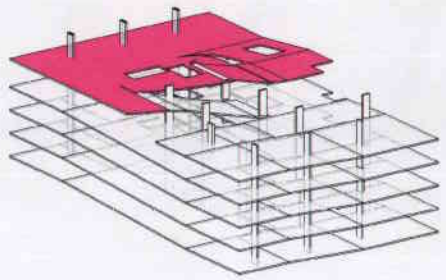
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No. 8371
DRAWING No. DA 07
ISSUE: B





KEYPLAN B1

B1
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1 : 200 @ A3 sheet

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

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PROJECT STATUS: Development Application

SHEET TITLE: BASEMENT 1

DESIGNED: NS | DRAWN: JA,VV,CW | COMMENCED: | SCALE: 1 : 100 | PRINT: A1 SHEET

LGA: AUBURN COUNCIL

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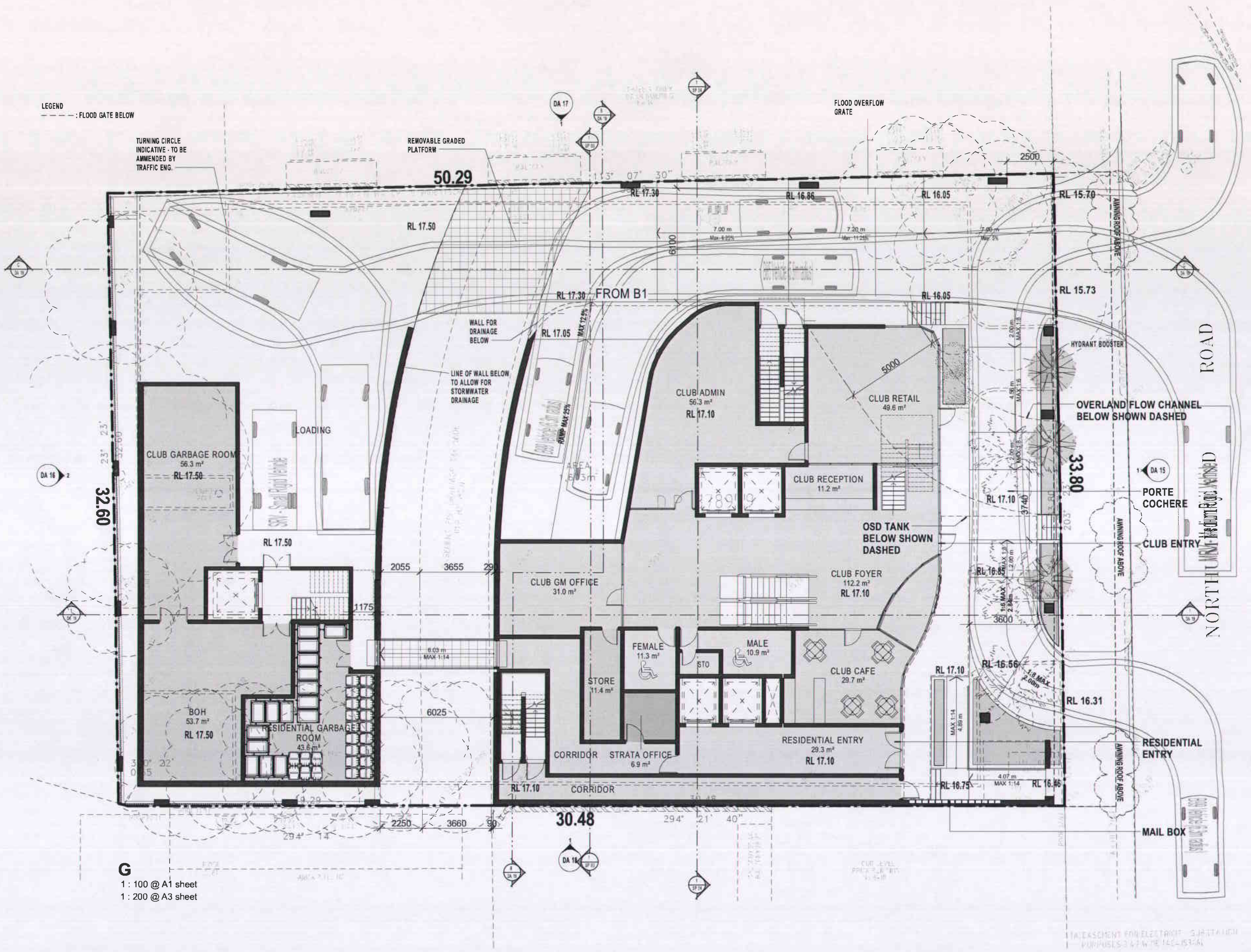
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No: 8371 | DRAWING No: DA 08 | ISSUE: B



ISSUE	AMENDMENT	DATE	DRAWN	CHECK
C	RESPONSE TO COUNCIL LETTER	20/11/2015	JA, CWL	RKK
B	ISSUED IN RESPONSE TO COUNCIL LETTER	18/05/2015	JA, VV, CW	RKK
A	ISSUED FOR DA SUBMISSION	9/12/2014	JA, VV, CW	RKK

19/11/2015 4:41:51 PM

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TRUE NORTH

PROJECT STATUS: Development Application

SHEET TITLE: GROUND FLOOR

DESIGNED: NS | DRAWN: JA,VV,CW | COMMENCED: | SCALE: 1 : 100 | PRINT: A1 SHEET

LGA: AUBURN COUNCIL

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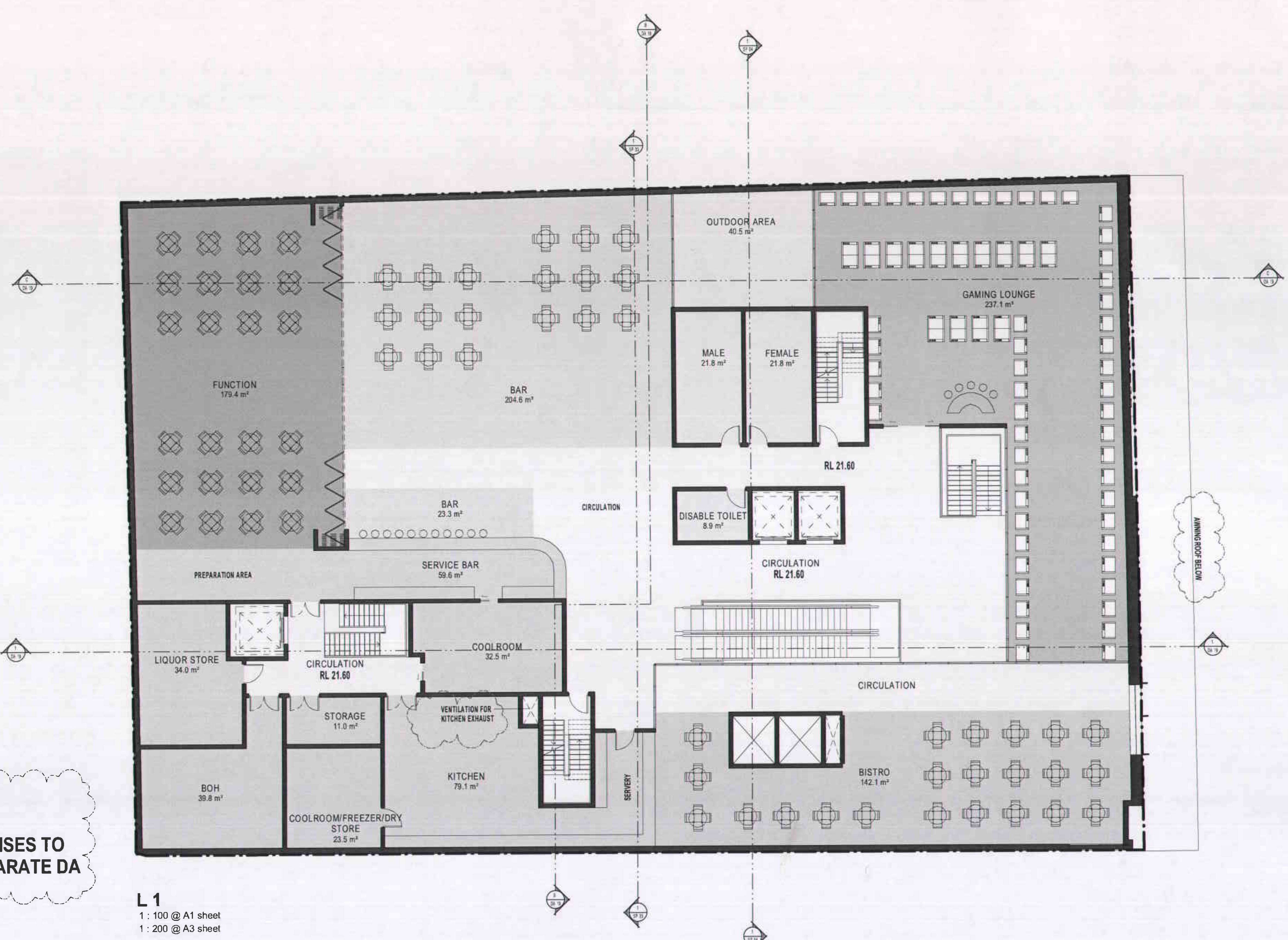
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No. 8371 | DRAWING No. DA 09 | ISSUE C



NOTE:
IN OCCUPANCY OF COMMERCIAL PREMISES TO BE SUBMITTED SEPARATE DA

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

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
C	RESPONSE TO COUNCIL LETTER	20/11/2015	JA, CWL	RKK
B	ISSUED IN RESPONSE TO COUNCIL LETTER	18/05/2015	JA, VV, CW	RKK
A	ISSUED FOR DA SUBMISSION	9/12/2014	JA, VV, CW	RKK

19/11/2015 4:41:52 PM

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TRUE NORTH

PROJECT STATUS: Development Application

SHEET TITLE: LEVEL 1

DESIGNED: NS | DRAWN: JA,VV,CW | COMMENCED: | SCALE: 1 : 100 | PRINT: A1 SHEET

L.G.A.: AUBURN COUNCIL

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Zhinar Architects Pty Ltd ABN 26 495 659 790
SUITE 1 LEVEL 2 12 ROWE STREET EASTWOOD 2122
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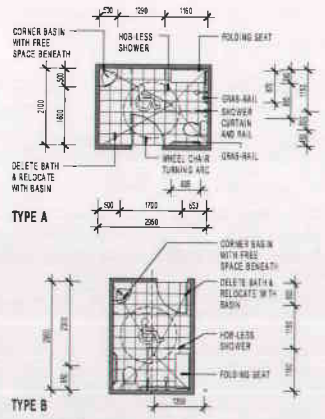
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No 8371 | DRAWING No DA 10 | ISSUE C



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 AJTO DRAINAGE - CLAUSE 10.7 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

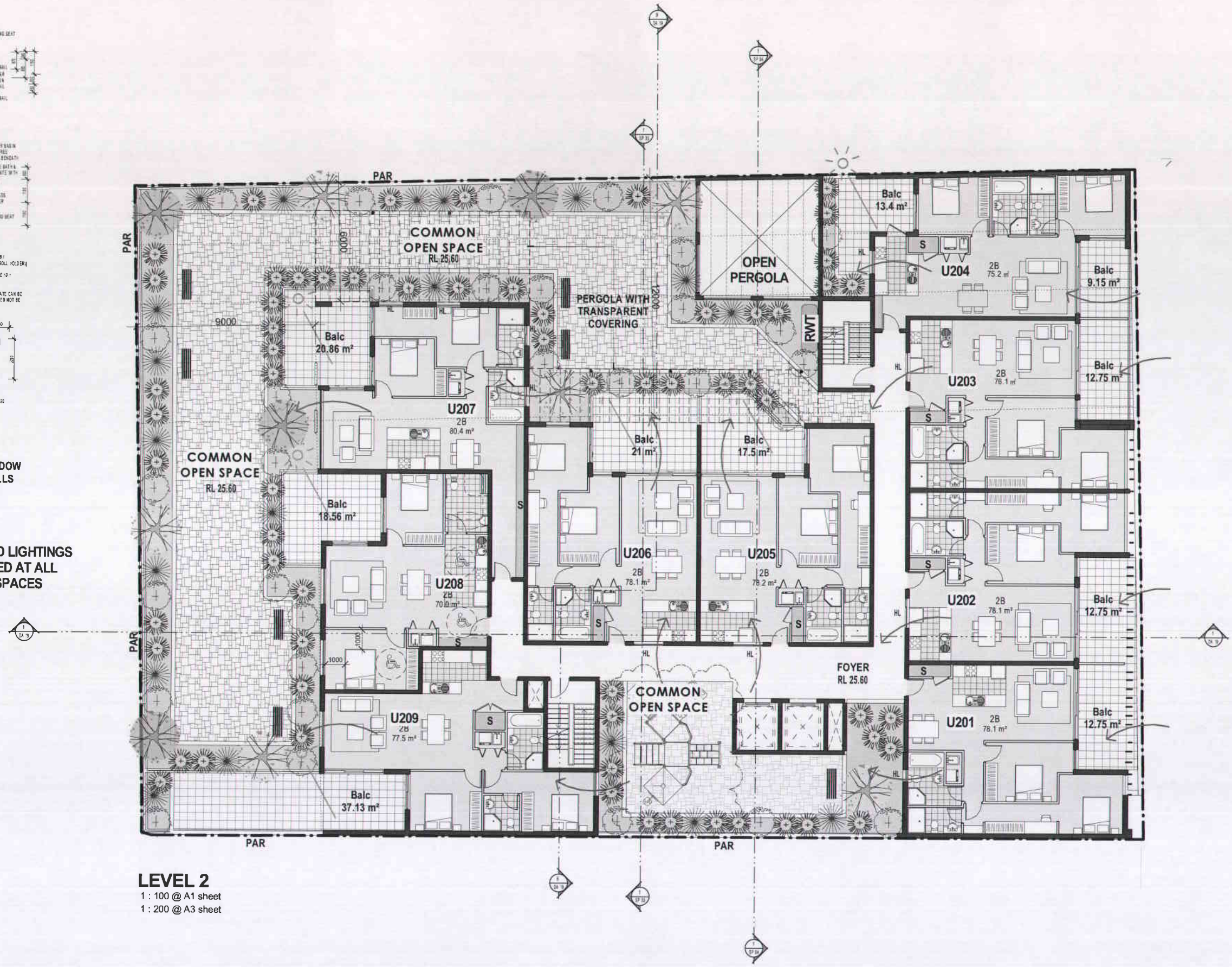
NOTE:

STANDARD AUSTRALIAN QUEEN SIZE BED - 1 530 x 2 000
MINIMUM SIDE CLEARANCE - 1.0m

LEGEND

HL: HIGHLIGHT WINDOW
PAR: PARAPET WALLS
BAL: BLAUSTRADE

NOTE:
SOLAR POWERED LIGHTINGS WILL BE PROVIDED AT ALL COMMON OPEN SPACES



LEVEL 2

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

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
C	RESPONSE TO COUNCIL LETTER	20/11/2015	JA, CWL	RKK
B	ISSUED IN RESPONSE TO COUNCIL LETTER	18/05/2015	JA, VV, CW	RKK
A	ISSUED FOR DA SUBMISSION	9/12/2014	JA, VV, CW	RKK

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TRUE NORTH

PROJECT STATUS
Development Application

SHEET TITLE:
LEVEL 2

DESIGNED NS | DRAWN JA,VV,CW | COMMENCED | SCALE 1 : 100 | PRINT A1 SHEET

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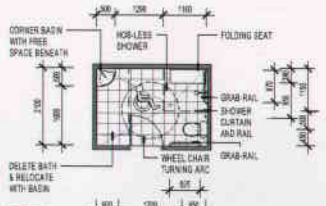
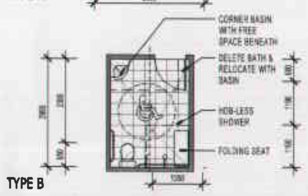
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No 8371 | DRAWING No DA 11 | ISSUE C



TYPE A



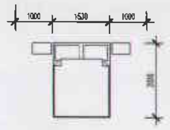
TYPE B

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

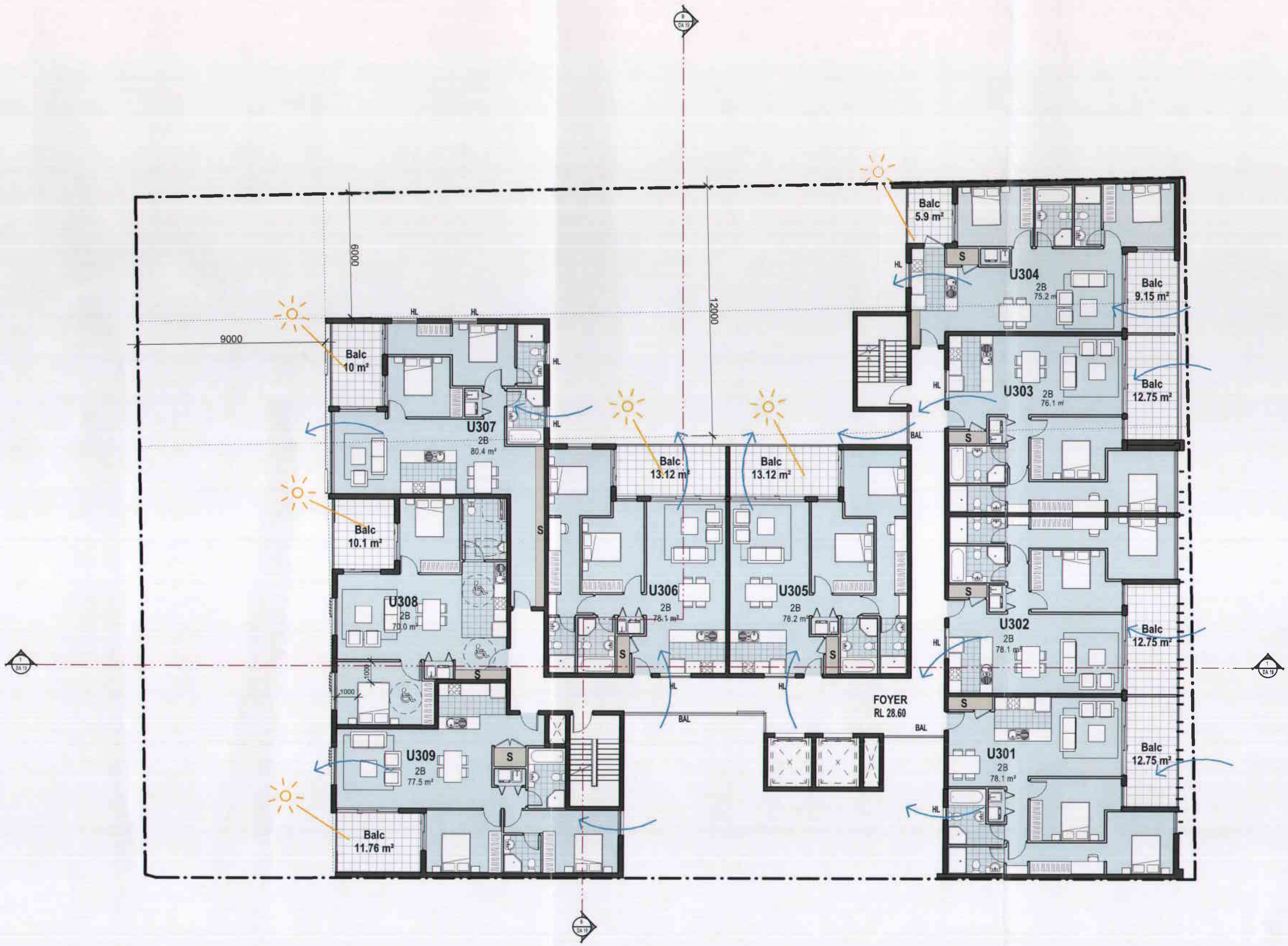


NOTE

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

LEGEND

HL: HIGHLIGHT WINDOW
PAR: PARAPET WALLS
BAL: BLAUSTRADE



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

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

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PROJECT STATUS
Development Application

SHEET TITLE:
LEVEL 3

DESIGNED: NS
DRAWN: JA,VV,CW
COMMENCED:
SCALE: 1 : 100
PRINT: A1 SHEET
LGA: AUBURN COUNCIL

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Zhinar Architects Pty Ltd
SUITE 1 LEVEL 2 / 2 ROWE STREET, EASTWOOD 2122
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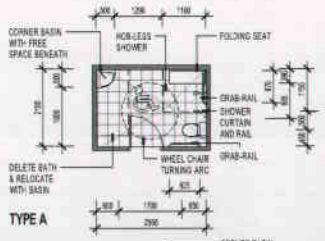
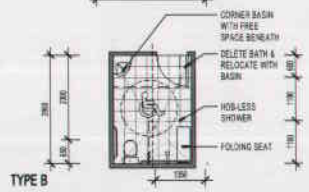
PROPOSED MIXED-USE DEVELOPMENT
12 - 14 NORTHUMBERLAND ROAD
AUBURN, NSW 2144

JOB No: 8371
DRAWING No: DA 12
ISSUE: 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

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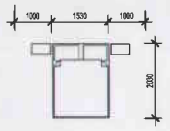
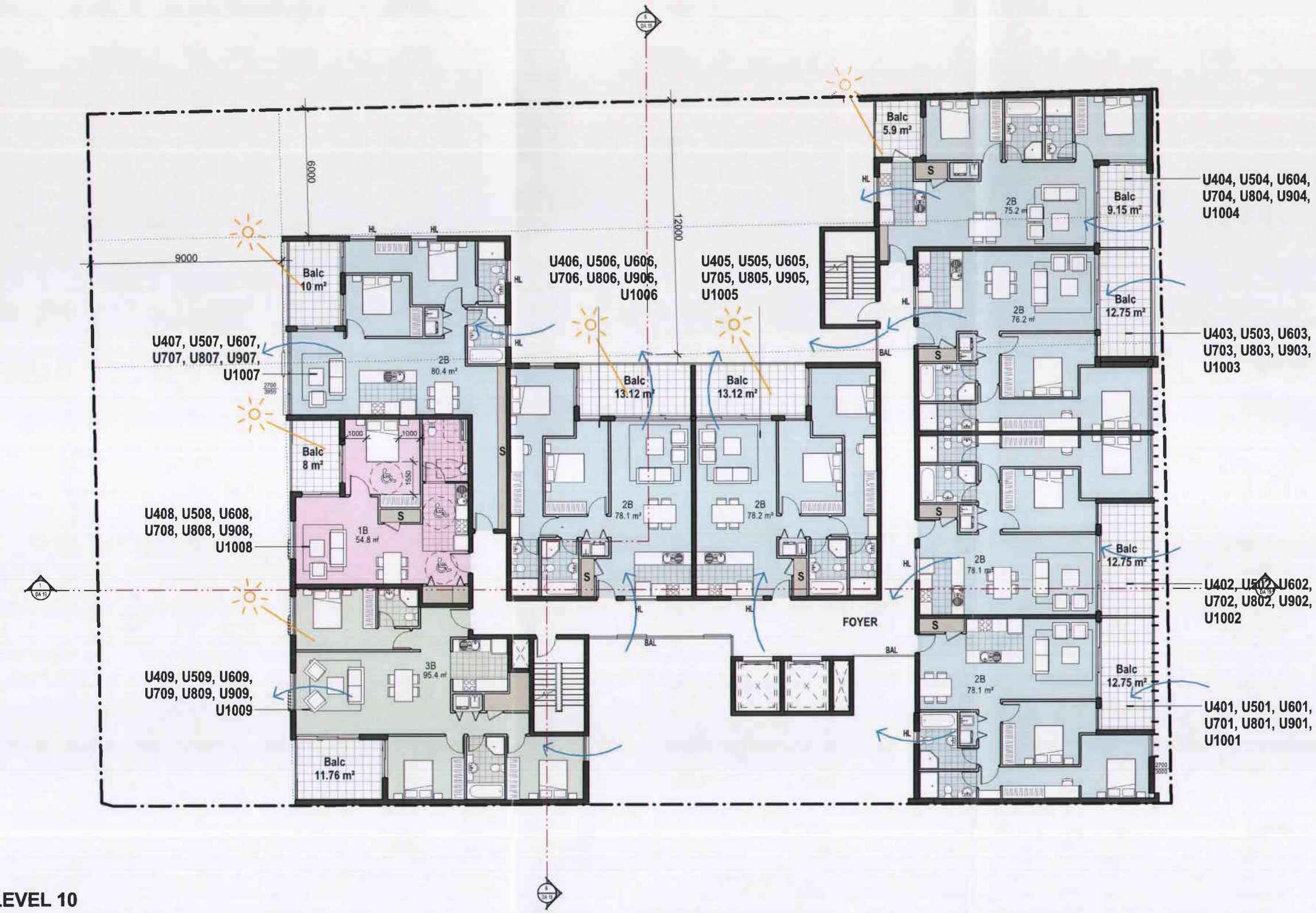


NOTE:

STANDARD AUSTRALIAN QUEEN SIZE BED - 1 530 x 2 030
MINIMUM SIDE CLEARANCE - 1.0m

LEGEND

HL: HIGHLIGHT WINDOW
PAR: PARAPET WALLS
BAL: BLAUSTRADE



LEVEL 4 - LEVEL 10

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

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

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PROJECT STATUS
Development Application

SHEET TITLE:
TYPICAL PLAN

DESIGNED: NS | DRAWN: JA,VV,CW | COMMENCED: | SCALE 1 : 100 | PRINT A1 SHEET

L.G.A. AUBURN COUNCIL

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Zhinar Architects Pty Ltd ABN 28 495 968 799
SUITE 1 LEVEL 2 / 2 ROWE STREET, EASTWOOD 2122
TEL (02)9874 8868 FAX (02)9874 8923 WEB www.zhinar.com.au

PROPOSED MIXED-USE DEVELOPMENT
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AUBURN, NSW 2144

JOB No. 8371 | DRAWING No. DA 13 | ISSUE: B