

THE MILLS

PROPOSED RESIDENTIAL FLAT BUILDING

1-11 NEIL STREET

MERRYLANDS

DEVELOPMENT APPLICATION

06/02/2015

DRAWING SCHEDULE

DWG. NO.	REV	TITLE	SCALE AT A3
DA-0.00	A	COVER	AS NOTED
DA-0.01	A	AERIAL PHOTO	NTS
DA-0.02	A	SURVEY	1:600
DA-0.03	A	SITE PLAN	1:600
DA-0.04	A	SITE ANALYSIS	1:600
DA-1.01	A	BASEMENT TWO PLAN	1:250
DA-1.02	A	BASEMENT ONE PLAN	1:250
DA-1.03	A	GROUND FLOOR PLAN - 1 OF 2	1:250
DA-1.04	A	GROUND FLOOR PLAN - 2 OF 2	1:250
DA-1.05	A	LEVELS 1-3 FLOOR PLAN	1:250
DA-1.06	A	LEVELS 4-7 FLOOR PLAN	1:250
DA-1.07	A	LEVELS 8 & 9 FLOOR PLAN	1:250
DA-1.08	A	ROOF PLAN	1:250
DA-2.01	A	BUILDING 5 - NORTH WEST ELEVATION	1:250
DA-2.02	A	BUILDING 5 - SOUTH EAST ELEVATION	1:250
DA-2.03	A	BUILDING 6 - NORTH WEST ELEVATION	1:250
DA-2.04	A	BUILDING 6 - SOUTH EAST ELEVATION	1:250
DA-2.05	A	BUILDING 5 + 6 - NORTH EAST ELEVATION	1:250
DA-3.01	A	SECTION A	1:250
DA-3.02	A	SECTION B	1:250
DA-4.01	A	SHADOW STUDY - MID WINTER 01	NTS
DA-4.02	A	SHADOW STUDY - MID WINTER 02	NTS
DA-5.01	A	ADAPTABLE UNIT PLANS 01	1:100
DA-5.02	A	ADAPTABLE UNIT PLANS 02	1:100
DA-6.01	A	PERSPECTIVE VIEWS 01	NTS
DA-6.02	A	PERSPECTIVE VIEWS 02	NTS
DA-6.03	A	PHOTOMONTAGE	NTS
DA-6.04	A	EXTERIOR FINISHES	NTS

CONSULTANTS

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ACCESSIBILITY	<b>ACCESSIBLE BUILDING SOLUTIONS</b> 124 UPPER WASHINGTON DRIVE, BONNET BAY 2226 9528 0276 CONTACT: HOWARD MOUTRIE

DEVELOPMENT DATA

LEVEL	UNIT MIX				AREA (m²)			SEPP65	
	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	GBA	CROSS VENT.	SOLAR ACCESS
G	6	8	0	14	986	1034	1987	9	10
1	3	12	0	15	1102	1187	1685	10	11
2	3	12	0	15	1102	1187	1652	10	11
3	3	12	0	15	1102	1187	1652	10	11
4	3	8	0	11	794	874	1164	6	7
5	3	8	0	11	794	874	1164	6	7
6	3	8	0	11	794	874	1164	6	7
7	3	8	0	11	794	874	1164	6	7
8	2	7	1	10	751	822	1166	5	7
9	2	7	1	10	751	822	1123	6	10
TOTAL	31	90	2	123	8970	9735	13921	74	88
	25%	73%	2%					60.2%	71.5%

CARPARKING (REQUIRED)		CARPARKING (PROPOSED)	
1B (0.8/UNIT)	24.8	RESIDENTIAL	98
2B (1/UNIT)	90	ADAPTABLE UNITS	25
3B (1.2/UNIT)	2.4	VISITORS (BASEMENT)	14
VISITORS (0.2/X UNITS)	24.6	VISITORS (ON STREET)	3
TOTAL	141.8	TOTAL	140
		BICYCLES	28

SITE AREA CALCULATIONS

TOTAL SITE AREA:	15,765m²
FSR CONTROL:	
LOT 1	3:1 5203m² x 3 = 15,609m²
LOT 11	2.8:1 10,560m² x 2.8 = 29,568m²
TOTAL ALLOWABLE GFA:	45,177m²

STAGE	AREA (m²)			COMMON OPEN SPACE		DEEP SOIL	
	SITE	GFA	FSR( X:1)	m²	%	m²	%
1	4625	9735	2.10	1928	41.7%	1063	23.0%
2	5158	15043	2.92	2011	39.0%	1317	25.5%
3	1875	7885	4.21	320	17.1%	138	7.4%
4	4107	12068	2.94	1276	31.1%	1105	26.9%
TOTAL	15765	44731	2.84	5535	35.1%	3623	23.0%

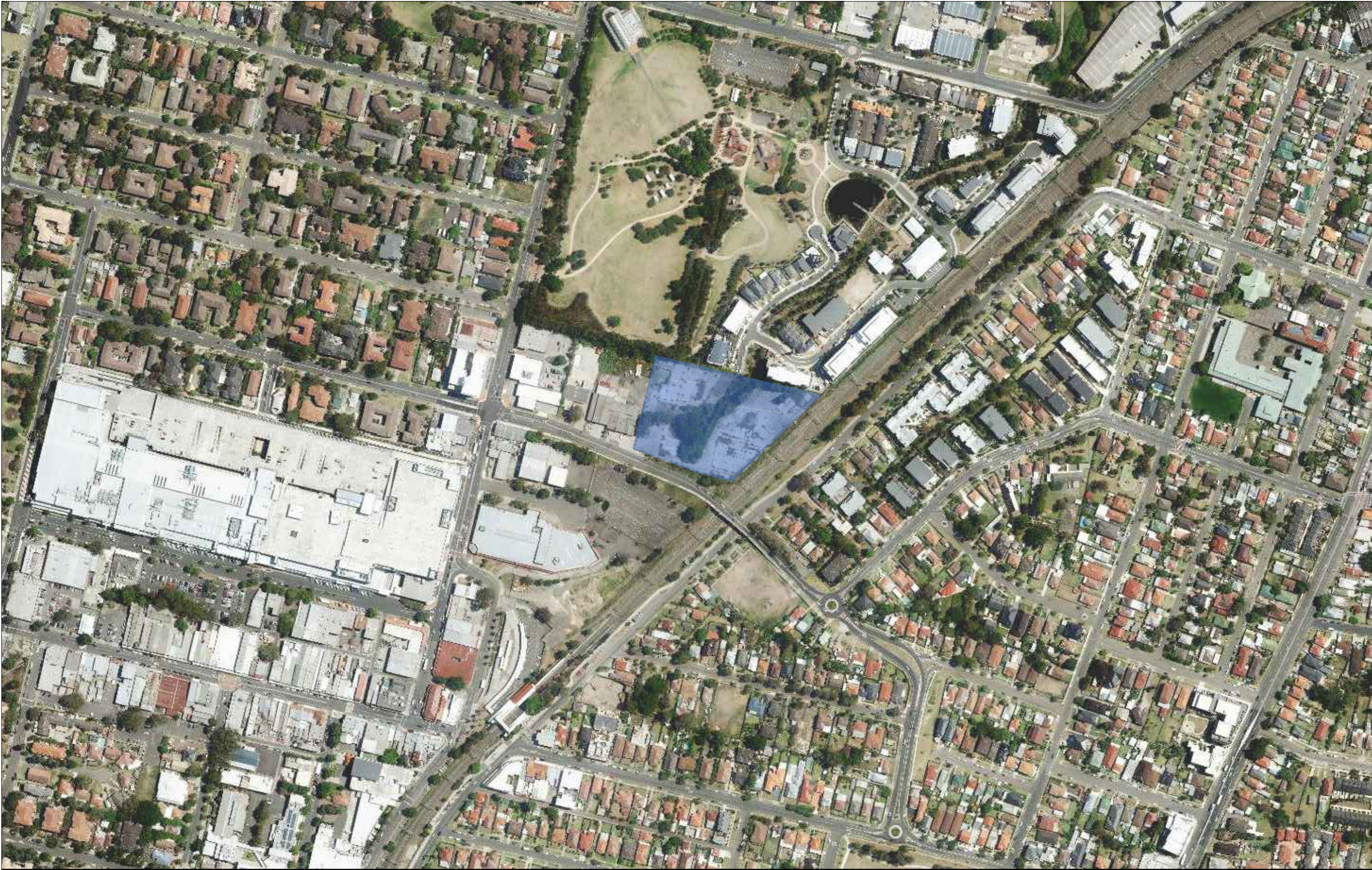
SITE LOCATION NTS



3D MODEL VIEW NTS





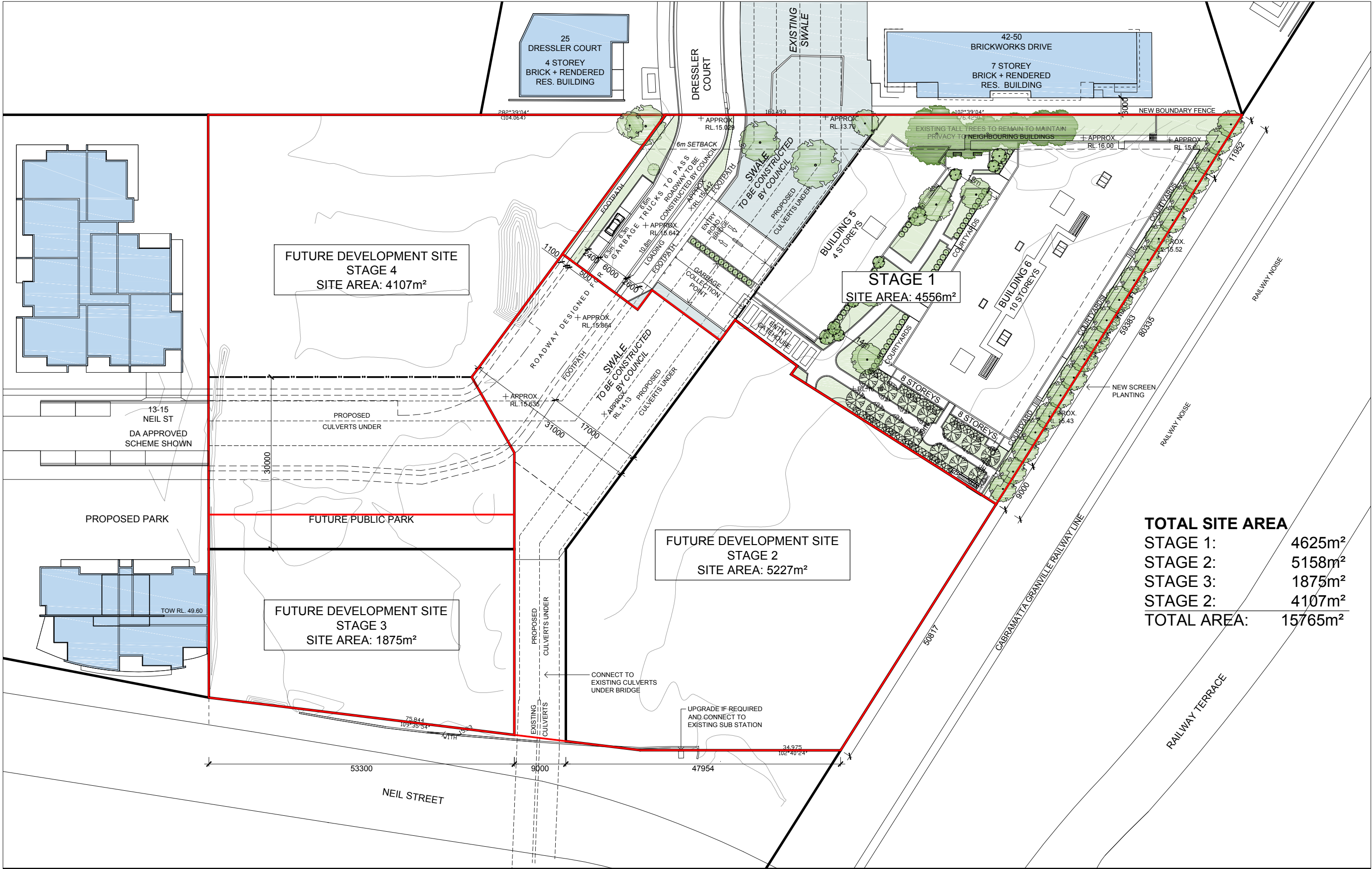


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	<div><div><div></div><div>21</div></div></div>						
	CLIENT			DRAWING TITLE			
	LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION			AERIAL PHOTO			
	PROJECT			SCALE	DATE	DRAWN	CHECKED
	THE MILLS 1-11 NEIL STREET, MERRYLANDS			NTS	06/02/2015	LP	SZ
	JOB			DRAWING	REVISION		
	14001			DA 0.01	A		





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	A	06.02.15	FIRST ISSUE	LP			LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION				SURVEY	
	PROJECT						SCALE	DATE	DRAWN	CHECKED		
THE MILLS 1-11 NEIL STREET, MERRYLANDS				1:600 @ A3	06/02/2015	LP	SZ	JOB		DRAWING		REVISION
				14001	DA 0.02		A					



TOTAL SITE AREA	
STAGE 1:	4625m <sup>2</sup>
STAGE 2:	5158m <sup>2</sup>
STAGE 3:	1875m <sup>2</sup>
STAGE 4:	4107m <sup>2</sup>
TOTAL AREA:	15765m <sup>2</sup>

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**LANDMARK GROUP**  
SUITE 2201, LEVEL 22, TOWER TWO  
WESTFIELD, BONDI JUNCTION

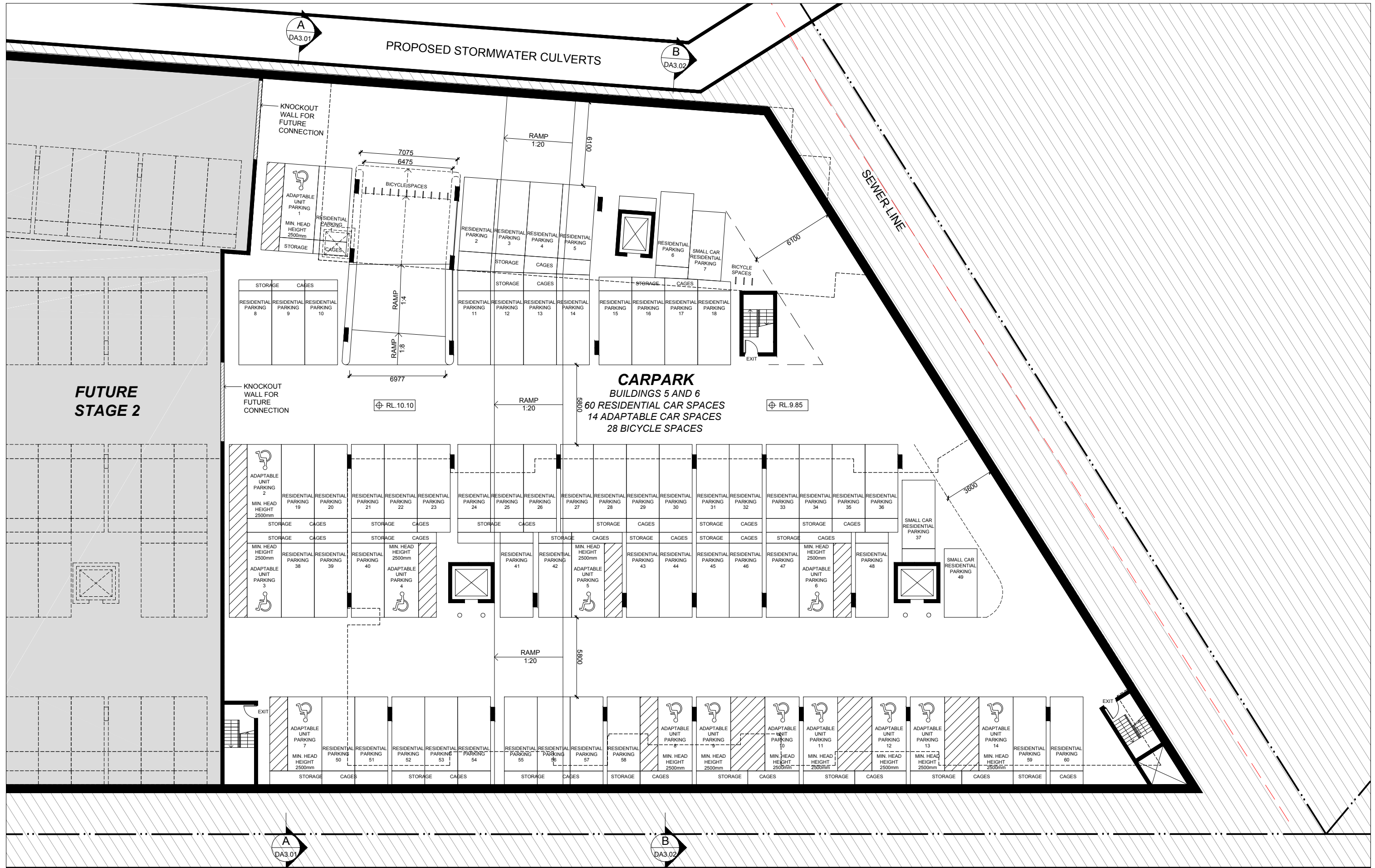
PROJECT  
**THE MILLS**  
1-11 NEIL STREET, MERRYLANDS

DRAWING TITLE <b>SITE PLAN</b>	
SCALE 1:600 @ A3	DATE 06/02/2015
JOB 14001	DRAWN LP
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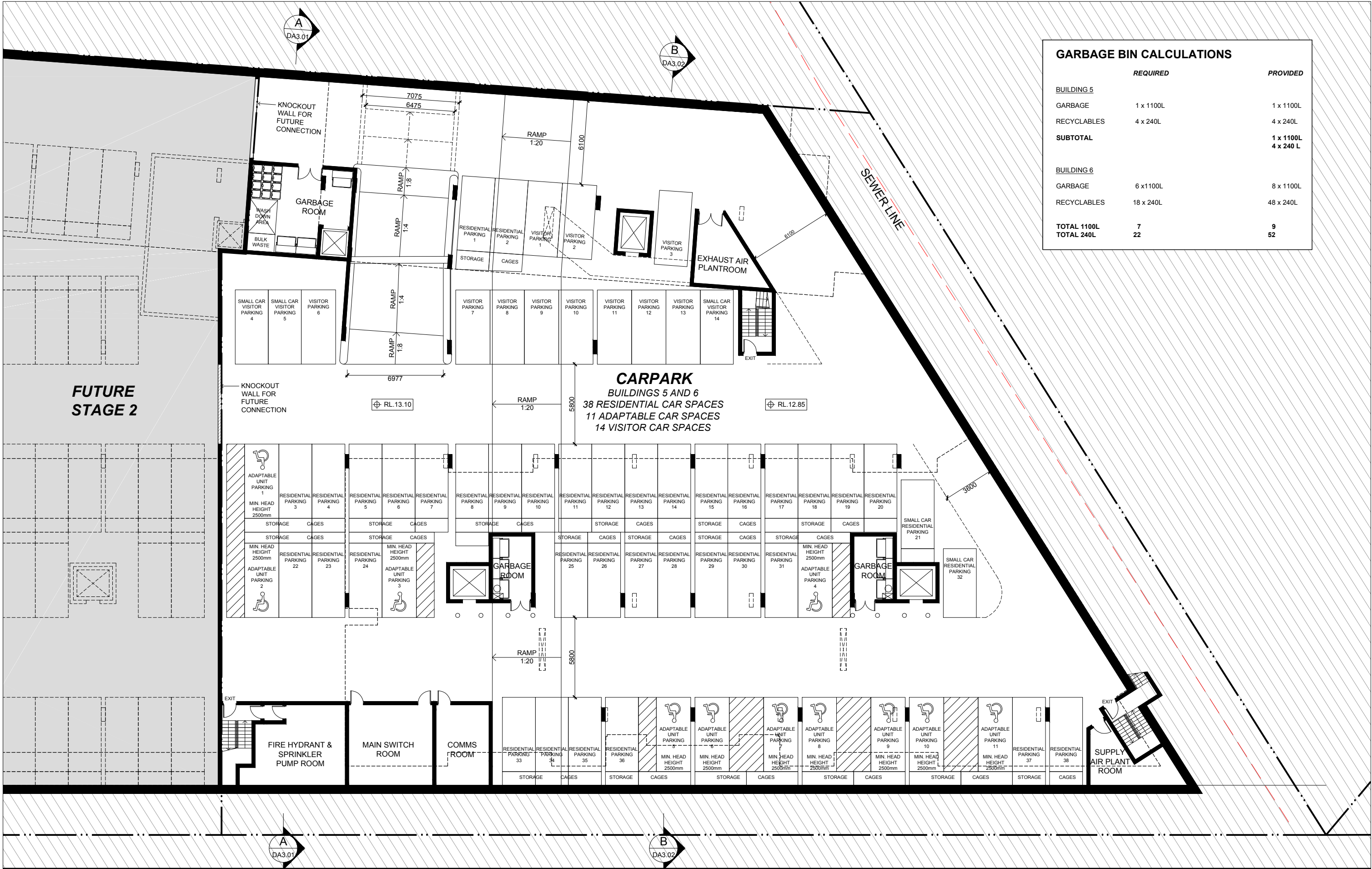






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	A		06.02.15	FIRST ISSUE	LP			LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION		BASEMENT 2 FLOOR PLAN	
	PROJECT		THE MILLS 1-11 NEIL STREET, MERRYLANDS		SCALE 1:250 @ A3			DATE 06/02/2015		DRAWN LP	
JOB		14001		DRAWING DA 1.01		REVISION A					





GARBAGE BIN CALCULATIONS		
	REQUIRED	PROVIDED
<b>BUILDING 5</b>		
GARBAGE	1 x 1100L	1 x 1100L
RECYCLABLES	4 x 240L	4 x 240L
<b>SUBTOTAL</b>		<b>1 x 1100L 4 x 240 L</b>
<b>BUILDING 6</b>		
GARBAGE	6 x1100L	8 x 1100L
RECYCLABLES	18 x 240L	48 x 240L
<b>TOTAL 1100L</b>	<b>7</b>	<b>9</b>
<b>TOTAL 240L</b>	<b>22</b>	<b>52</b>

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CLIENT  
**LANDMARK GROUP**  
SUITE 2201, LEVEL 22, TOWER TWO  
WESTFIELD, BONDI JUNCTION

PROJECT  
**THE MILLS**  
1-11 NEIL STREET, MERRYLANDS

DRAWING TITLE  
**BASEMENT 1 FLOOR PLAN**

SCALE 1:250 @ A3	DATE 06/02/2015	DRAWN LP	CHECKED SZ
JOB 14001	DRAWING DA 1.02	REVISION A	

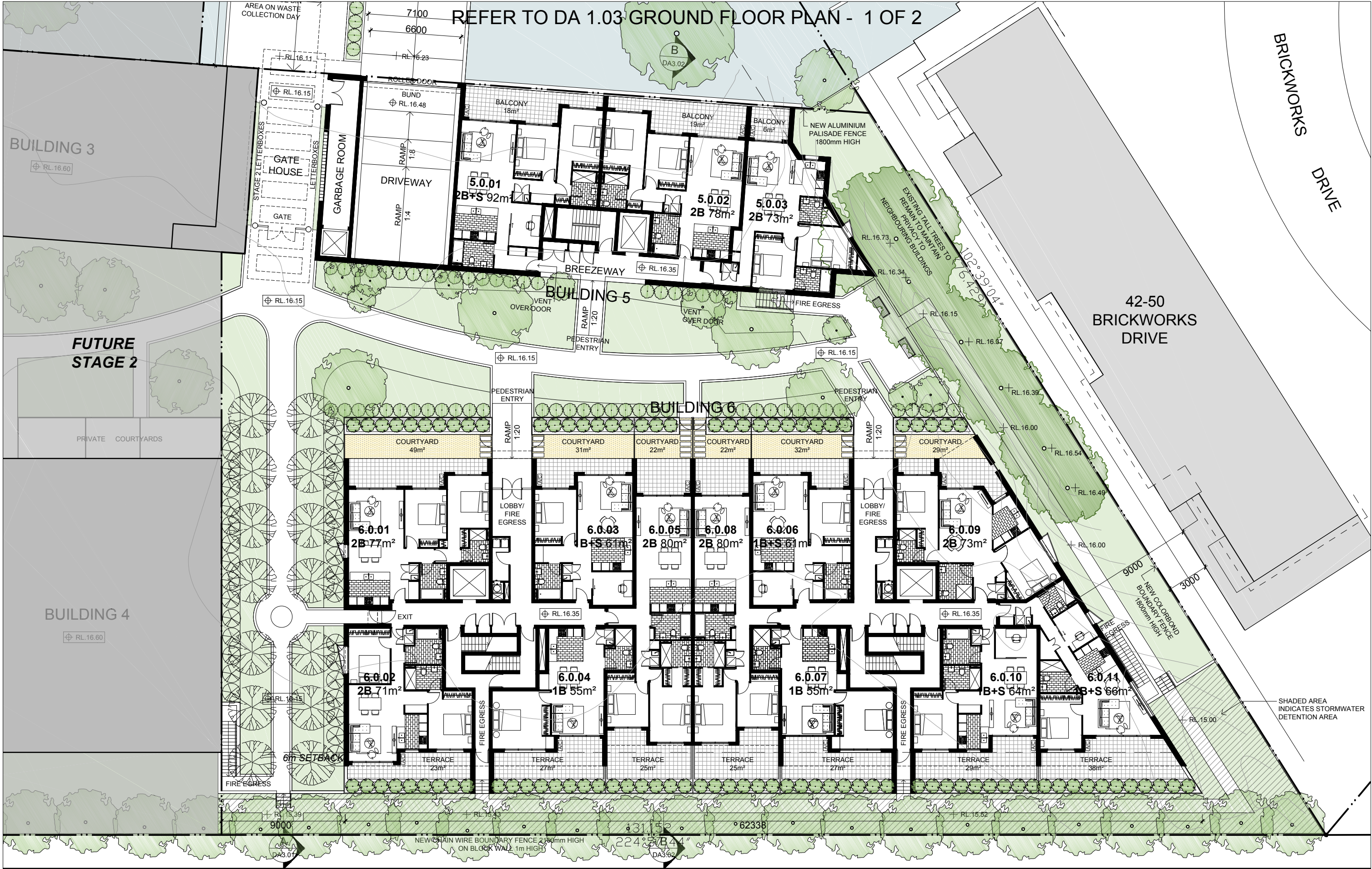




REFER TO DA 1.04 GROUND FLOOR PLAN - 2 OF 2

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	A	06.02.15	FIRST ISSUE	LP			LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION	GROUND FLOOR PLAN 1 OF 2			
	PROJECT		SCALE	DATE			DRAWN	CHECKED			
THE MILLS 1-11 NEIL STREET, MERRYLANDS		1:250 @ A3	06/02/2015	LP	SZ						
JOB		DRAWING		REVISION							
14001		DA 1.03		A							





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SUITE 2201, LEVEL 22, TOWER TWO  
WESTFIELD, BONDI JUNCTION

PROJECT  
**THE MILLS**  
1-11 NEIL STREET, MERRYLANDS

DRAWING TITLE <b>GROUND FLOOR PLAN</b>			
SCALE	DATE	DRAWN	CHECKED
1:250 @ A3	06/02/2015	LP	SZ
JOB	DRAWING	REVISION	
14001	DA 1.04	A	





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	A		06.02.15	FIRST ISSUE	LP			LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION		LEVELS 1-3 FLOOR PLAN			
	PROJECT		THE MILLS 1-11 NEIL STREET, MERRYLANDS		SCALE 1:250 @ A3			DATE 06/02/2015		DRAWN LP		CHECKED SZ	
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<b>CLIENT</b> LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION			<b>DRAWING TITLE</b> LEVELS 4-7 FLOOR PLAN		
<b>PROJECT</b> THE MILLS 1-11 NEIL STREET, MERRYLANDS			<b>SCALE</b> 1:250 @ A3	<b>DATE</b> 06/02/2015	<b>DRAWN</b> LP
<b>JOB</b> 14001			<b>DRAWING</b> DA 1.06	<b>CHECKED</b> SZ	<b>REVISION</b> A





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	PROJECT THE MILLS 1-11 NEIL STREET, MERRYLANDS						SCALE 1:250 @ A3	DATE 06/02/2015	DRAWN LP	CHECKED SZ					
	JOB 14001						DRAWING DA 1.07		REVISION A						

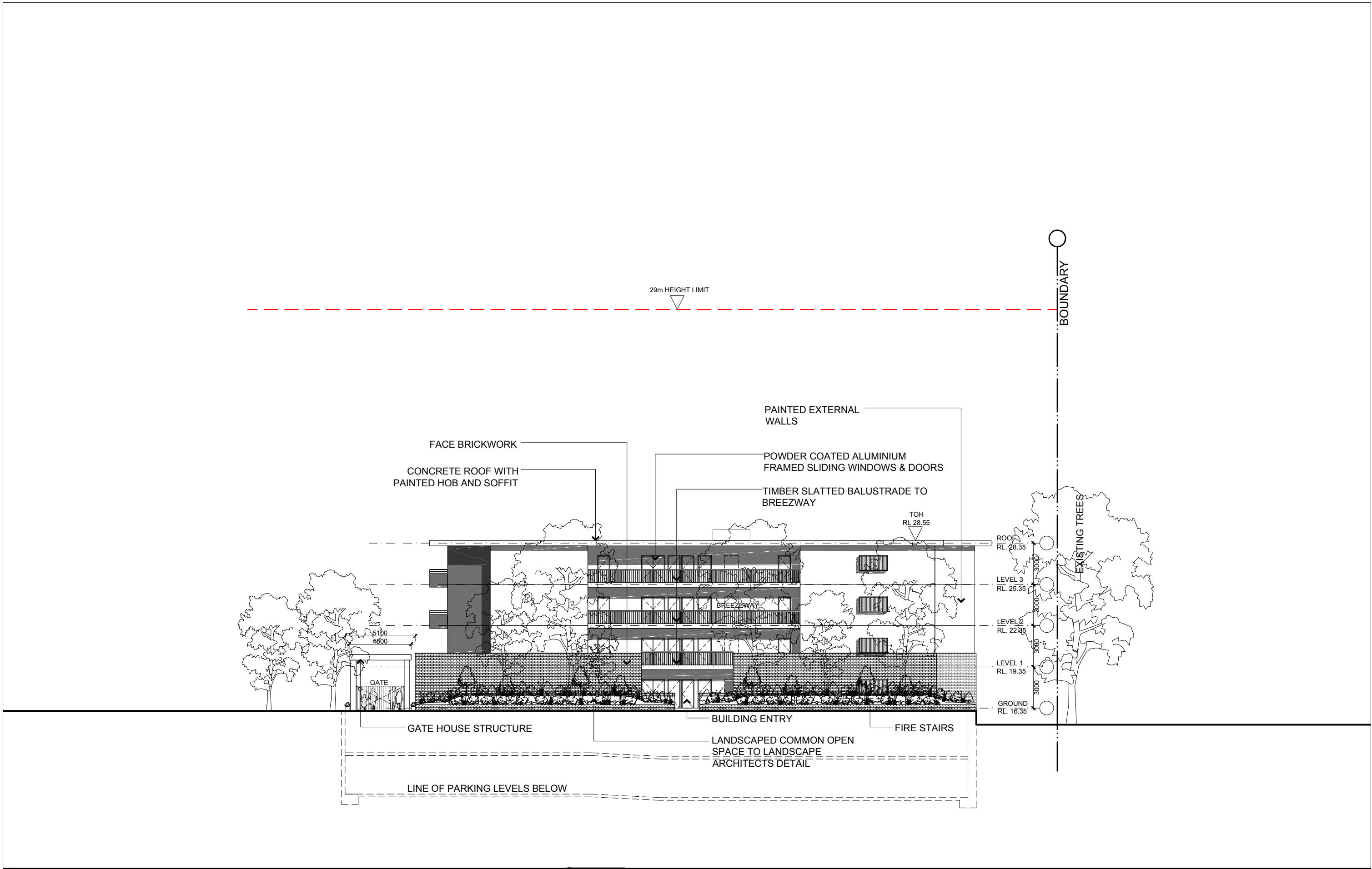












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	A			06.02.15	FIRST ISSUE	LP				LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION				BUILDING 5 - SOUTH EAST ELEVATION			
	PROJECT				THE MILLS 1-11 NEIL STREET, MERRYLANDS					SCALE	DATE		DRAWN	CHECKED			
										1:250 @ A3	06/02/2015		LP	SZ			
	JOB			14001			DRAWING			DA 2.02			REVISION				
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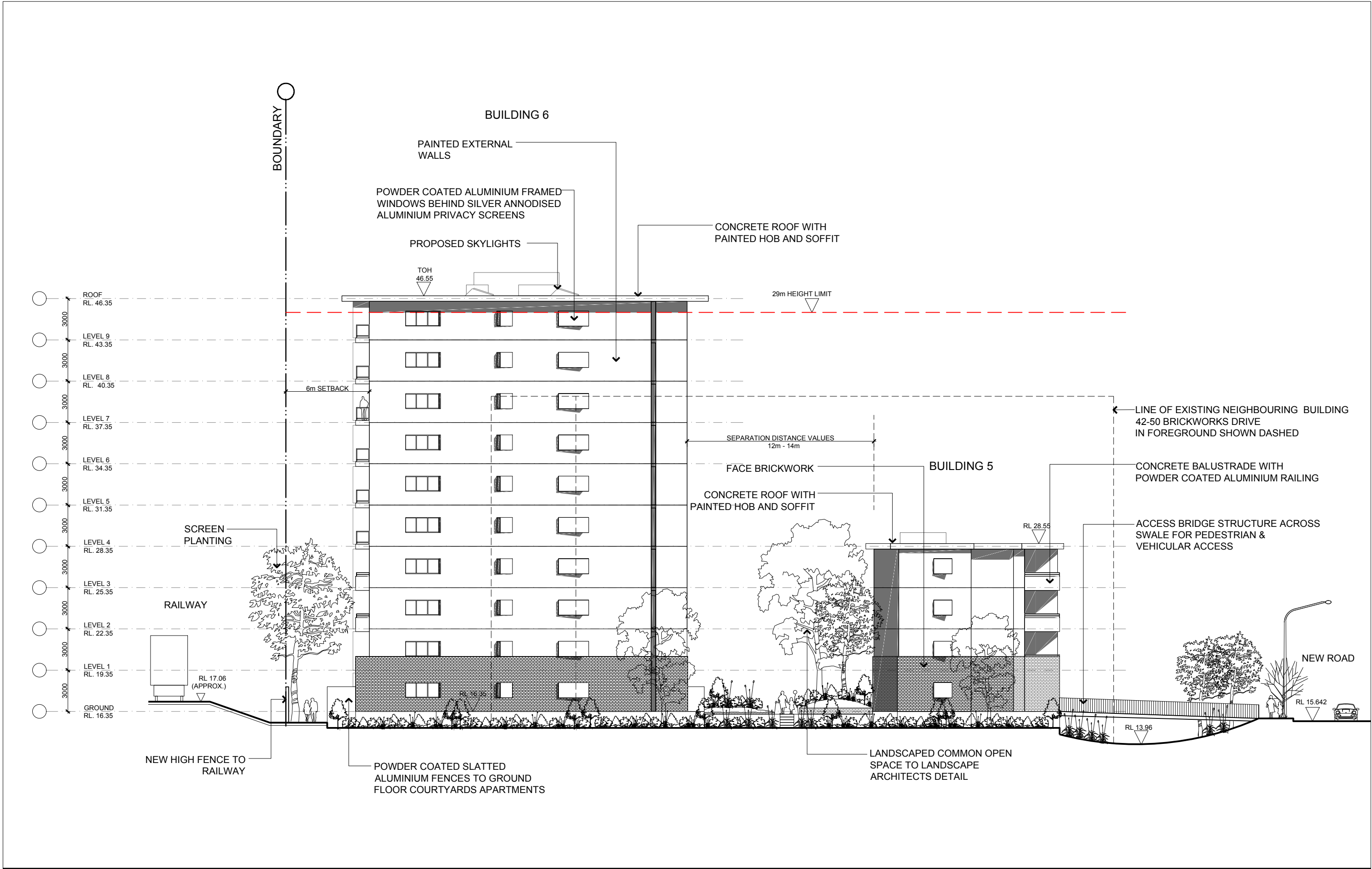






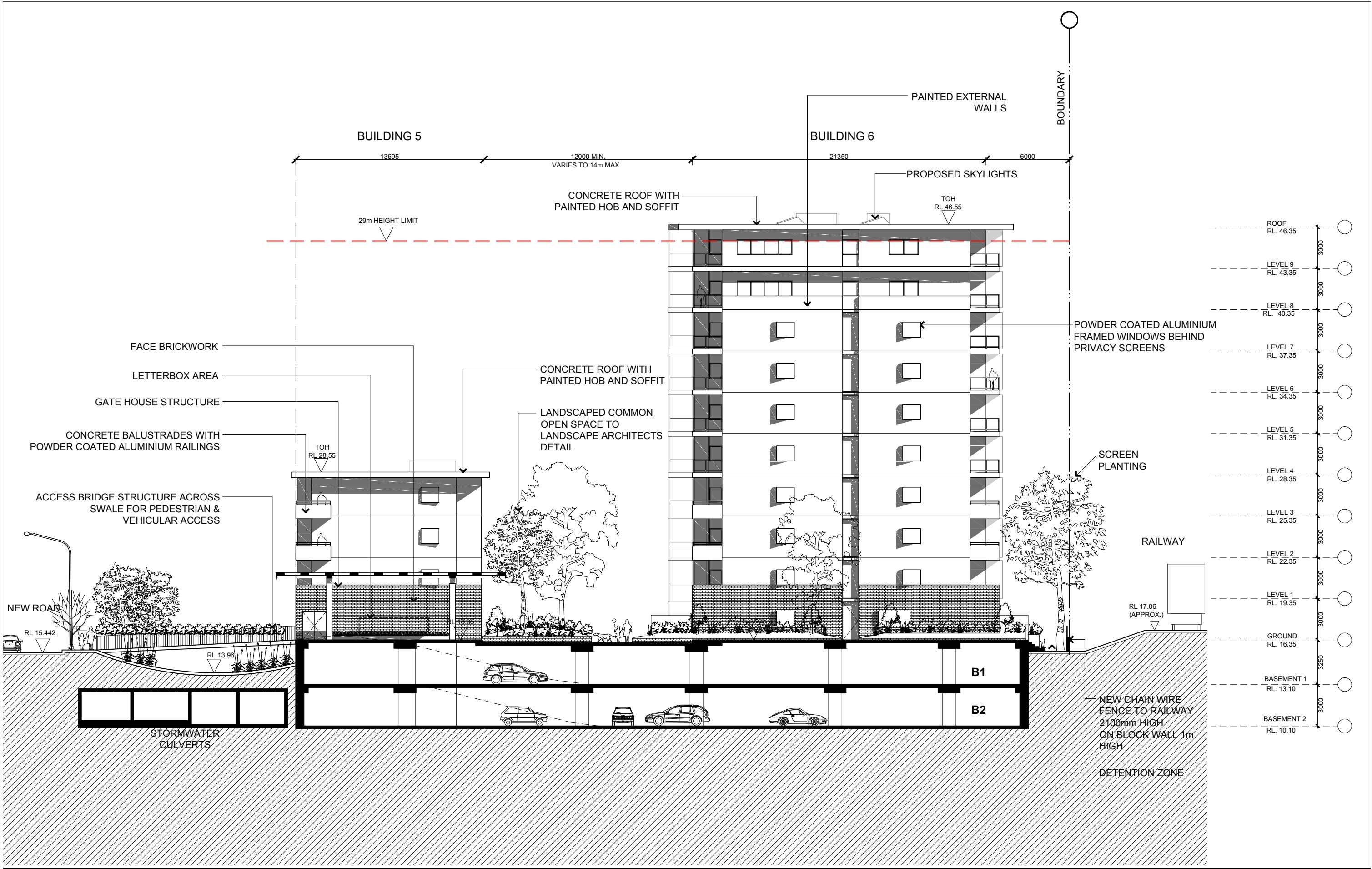
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	A	06.02.15	FIRST ISSUE	LP							
					<div>PROJECT</div> <div>THE MILLS 1-11 NEIL STREET, MERRYLANDS</div>		<div>SCALE</div> <div>1:250 @ A3</div>	<div>DATE</div> <div>06/02/2015</div>	<div>DRAWN</div> <div>LP</div>	<div>CHECKED</div> <div>SZ</div>	
							<div>JOB</div> <div>14001</div>	<div>DRAWING</div> <div>DA 2.04</div>		<div>REVISION</div> <div>A</div>	





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	A	06.02.15	FIRST ISSUE	LP				<div>PROJECT</div> <div>THE MILLS 1-11 NEIL STREET, MERRYLANDS</div>	<div>SCALE</div> <div>1:250 @ A3</div>	<div>DATE</div> <div>06/02/2015</div>	<div>DRAWN</div> <div>LP</div>	<div>CHECKED</div> <div>SZ</div>
									<div>JOB</div> <div>14001</div>	<div>DRAWING</div> <div>DA 2.05</div>		<div>REVISION</div> <div>A</div>





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<b>marchesepartners</b> <small>Marchese Partners International Pty Ltd Level 7, 107 Mount Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com.au www.marchesepartners.com.au Sydney · Brisbane · Melbourne · Canberra · San Francisco · Guangzhou ACN 098 552 151 ABN 20 098 552 151</small>			<b>CLIENT</b> LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION		
<b>PROJECT</b> THE MILLS 1-11 NEIL STREET, MERRYLANDS			<b>DRAWING TITLE</b> SECTION A-A		
<b>SCALE</b> 1:250 @ A3		<b>DATE</b> 06/02/2015	<b>DRAWN</b> LP	<b>CHECKED</b> SZ	<b>REVISION</b> A
<b>JOB</b> 14001	<b>DRAWING</b> DA 3.01				









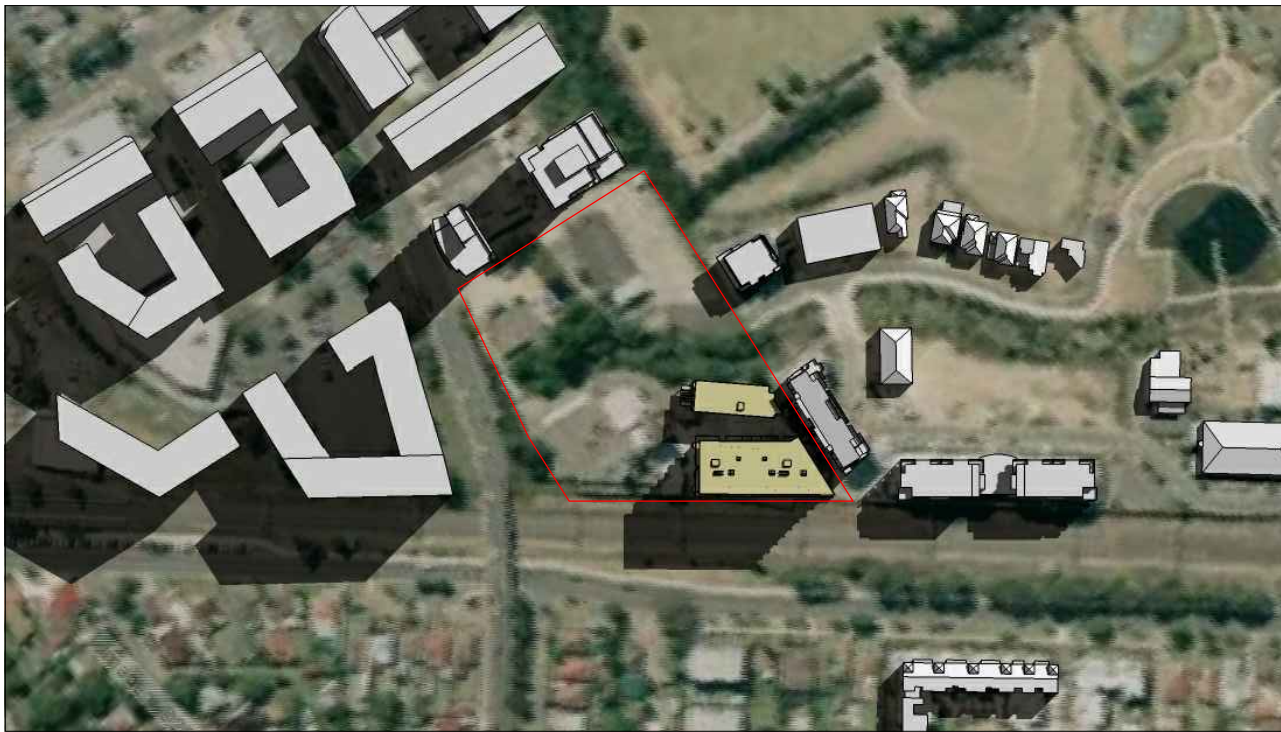
9AM - 21 JUNE



10AM - 21 JUNE



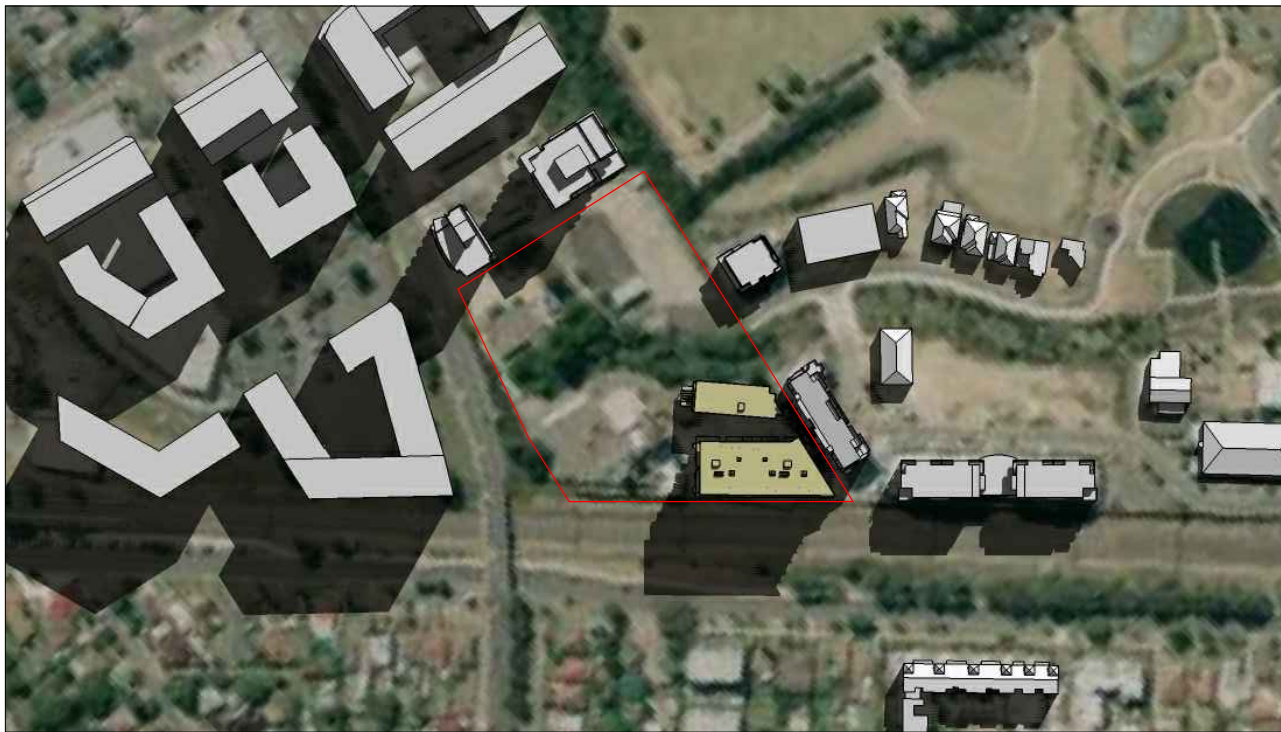
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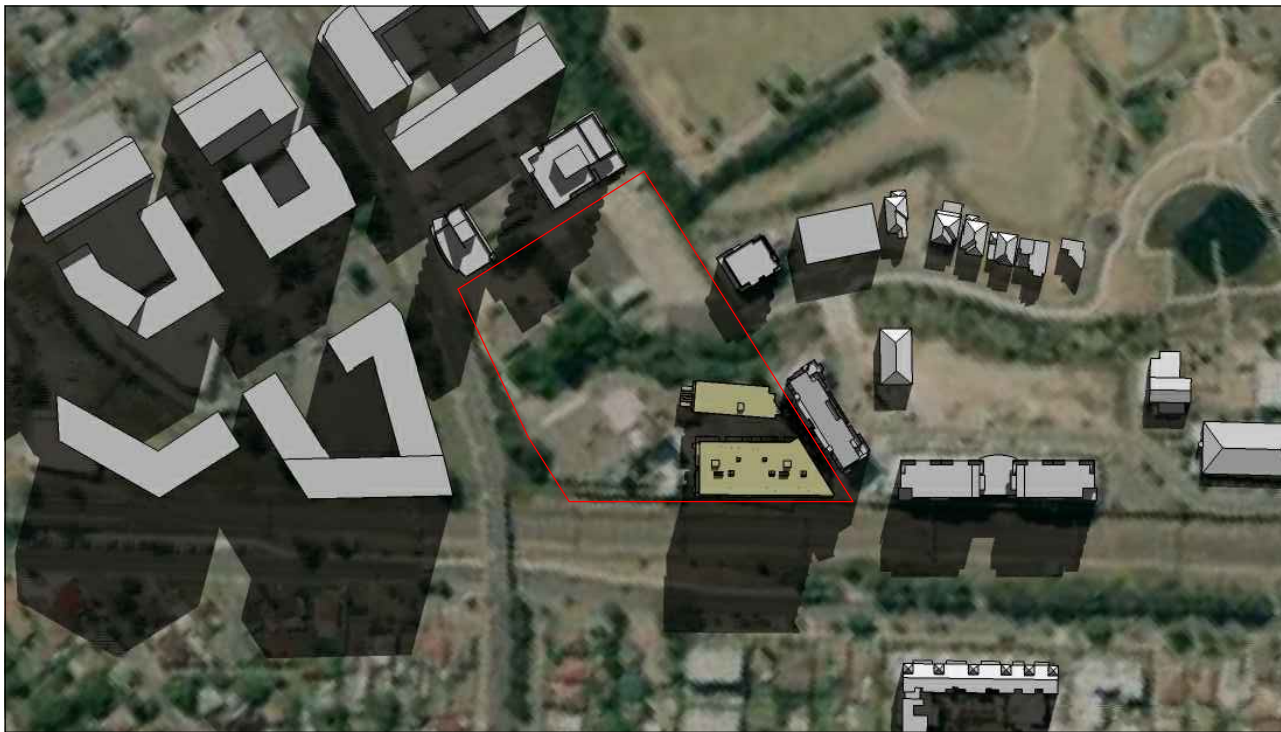
12 NOON - 21 JUNE

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	LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION			SHADOW STUDY MID WINTER 01								
	PROJECT THE MILLS 1-11 NEIL STREET, MERRYLANDS			SCALE NTS			DATE 06/02/2015	DRAWN LP	CHECKED SZ			
	JOB 14001	DRAWING DA 4.01		REVISION A								





1PM - 21 JUNE

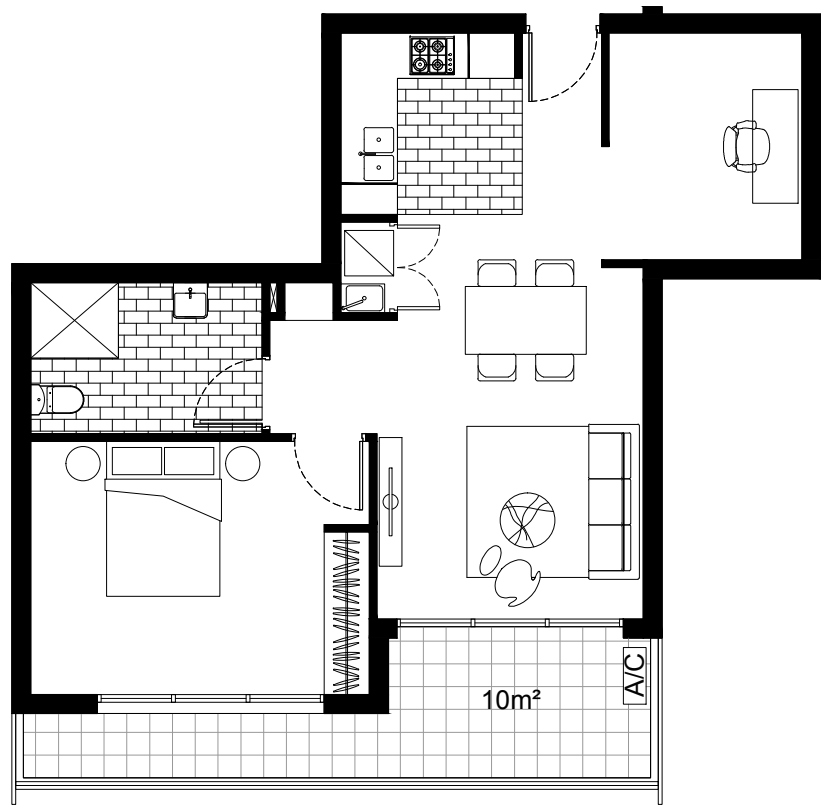


2PM - 21 JUNE

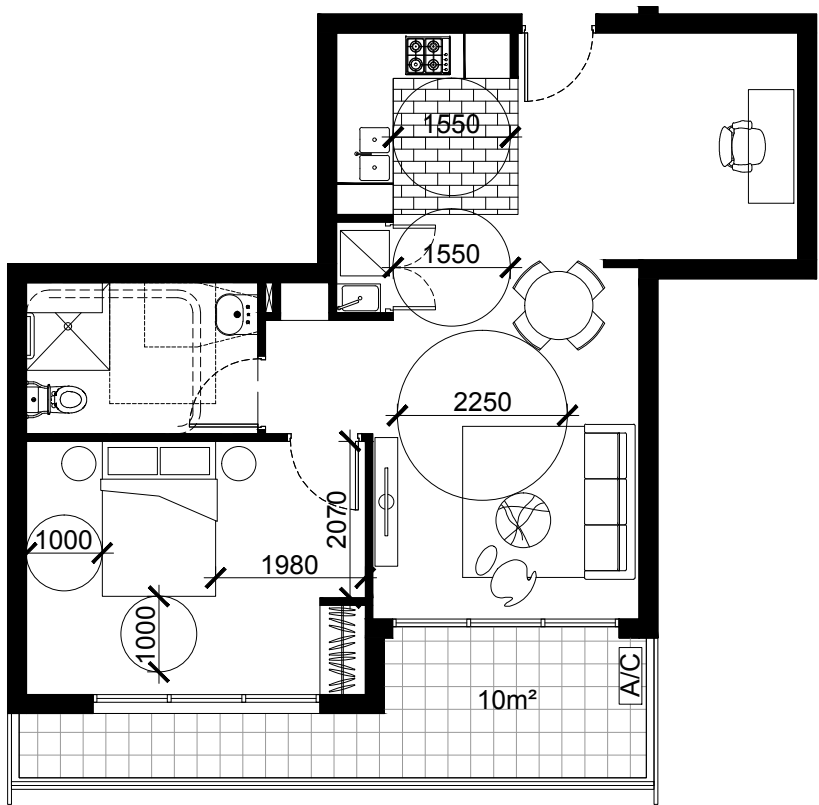


3PM - 21 JUNE

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	A	06.02.15	FIRST ISSUE	LP			LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION		SHADOW STUDY MID WINTER 02				
							PROJECT	THE MILLS 1-11 NEIL STREET, MERRYLANDS		SCALE NTS	DATE 06/02/2015	DRAWN LP	CHECKED SZ
							JOB 14001			DRAWING DA 4.02	REVISION A		



1 BED + STUDY 59m<sup>2</sup>  
PRE-ADAPTION LAYOUT

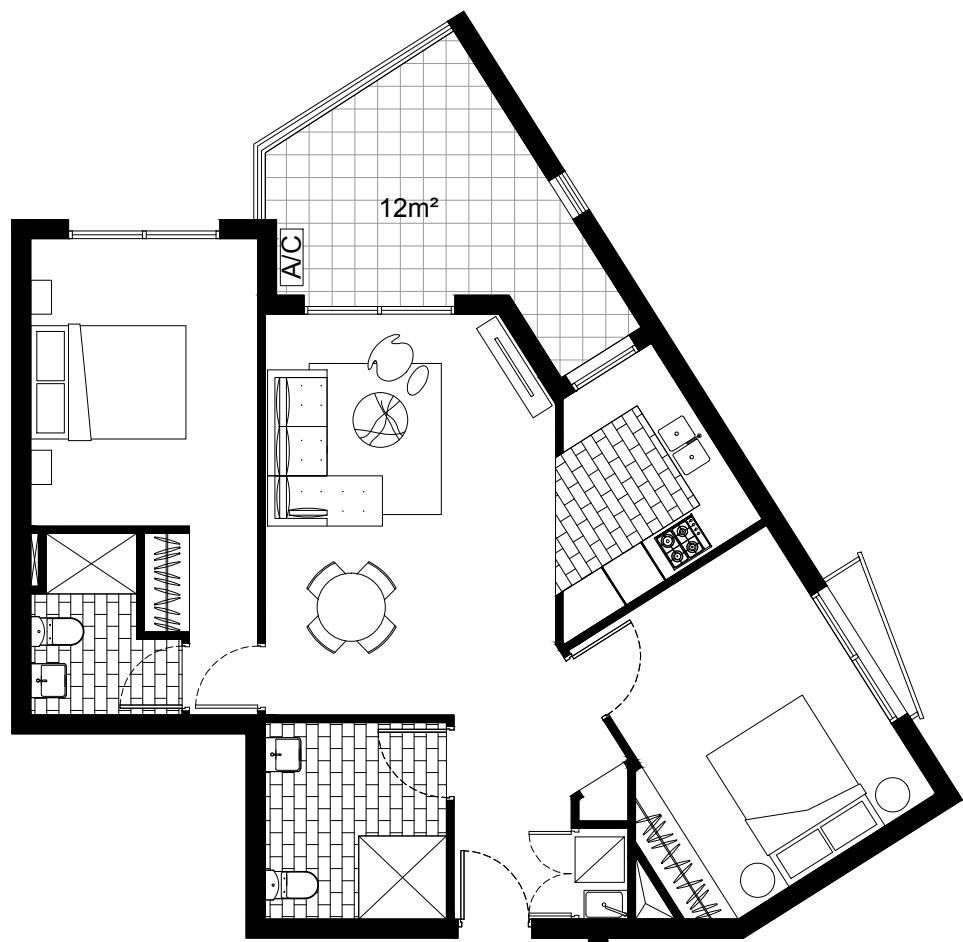


1 BED + STUDY 59m<sup>2</sup>  
POST ADAPTION LAYOUT

UNITS ON LEVELS 1-7: 6.L.04, 6.L.07  
UNITS ON LEVELS 8-9: 6.L.06

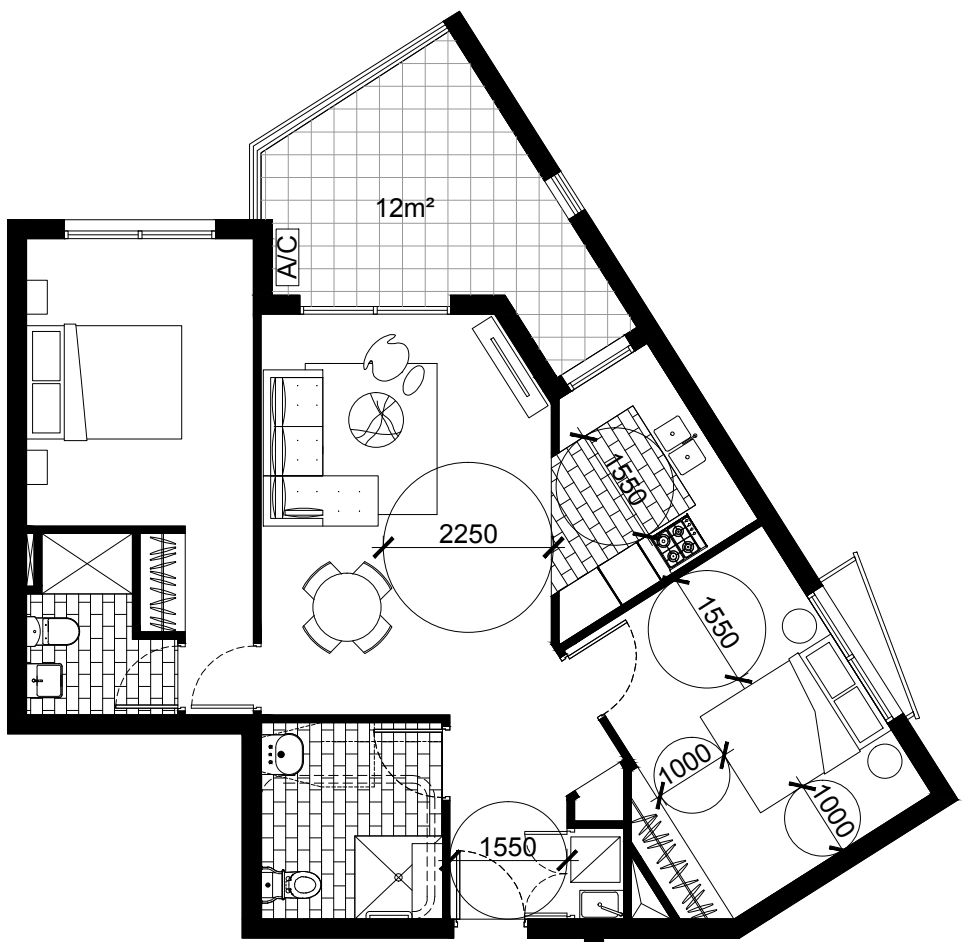
<div>IMPORTANT NOTES:</div> <div>Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.</div>	REVISION	DATE	DESCRIPTION	BY	<div>marchesepartners</div> <div>Marchese Partners International Pty Ltd Level 7, 107 Mount Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com.au www.marchesepartners.com.au Sydney · Brisbane · Melbourne · Canberra · San Francisco · Guangzhou ACN 098 552 151 ABN 20 098 552 151</div>	CLIENT		DRAWING TITLE					
	A	06.02.15	FIRST ISSUE	LP				LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION		ADAPTABLE UNIT PLANS 01			
	PROJECT		SCALE					JOB	DRAWING	CHECKED	REVISION	THE MILLS 1-11 NEIL STREET, MERRYLANDS	
14001		1:100 @ A3		DA 5.01									





2 BED 73m<sup>2</sup>  
PRE-ADAPTION LAYOUT

UNITS ON LEVELS 1-7: 6.L.09  
UNITS ON LEVELS 8-9: 6.L.08



2 BED 73m<sup>2</sup>  
POST ADAPTION LAYOUT

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	A	06.02.15	FIRST ISSUE	LP				LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION				ADAPTABLE UNIT PLANS 02			
								PROJECT							
								THE MILLS 1-11 NEIL STREET, MERRYLANDS							
									SCALE	DATE	DRAWN	CHECKED			
									1:100 @ A3	06/02/2015	LP	SZ			
									JOB	DRAWING	REVISION				
									14001	DA 5.02	A				



VIEW 01



VIEW 02



VIEW 03



VIEW 04

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	A	06.02.15	FIRST ISSUE	LP				LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION		PERSPECTIVE VIEWS 01			
								PROJECT		SCALE	DATE	DRAWN	CHECKED
								THE MILLS 1-11 NEIL STREET, MERRYLANDS		NTS	06/02/2015	LP	SZ
								JOB	DRAWING	REVISION			
								14001	DA 6.01	A			





VIEW 05



VIEW 06



VIEW 07

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	A	06.02.15	FIRST ISSUE	LP		LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION		PERSPECTIVE VIEWS 02			
	PROJECT		THE MILLS 1-11 NEIL STREET, MERRYLANDS			SCALE NTS	DATE 06/02/2015	DRAWN LP	CHECKED SZ		
	JOB 14001		DRAWING DA 6.02			REVISION A					





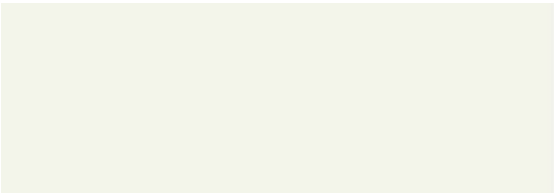
VIEW OF ENTRY FROM SWADE BRIDGE

<div>IMPORTANT NOTES:</div> <div>Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.</div>	REVISION	DATE	DESCRIPTION		BY
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	<div>CLIENT</div> <div>LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION</div>				
<div>DRAWING TITLE</div> <div>PHOTOMONTAGE</div>					
<div>PROJECT</div> <div>THE MILLS 1-11 NEIL STREET, MERRYLANDS</div>					
SCALE		DATE	DRAWN		CHECKED
NTS		06/02/2015	LP		SZ
JOB		DRAWING		REVISION	
14001		DA 6.03		A	





3D MODEL VIEW



1. DULUX PAINT COLOUR - *VIVID WHITE*  
BALCONY BALUSTRADES, SLAB EDGES AND SOFFITS



2. DULUX PAINT COLOUR - *MILTON MOON*  
EXTERIOR WALLS



3. DULUX PAINT COLOUR - *TIMELESS GREY*  
EXTERIOR WALLS



4. POWDER COATED ALUMINIUM  
DULUX COLOUR - *SILVER PEARL*  
WINDOW FRAMES



5. BRICK - PGH *MOWBRAY BLUE*  
GROUND LEVEL PODIUM WALLS



6. RANDOM RUBBLE SANDSTONE  
ENTRY BRIDGE PLANTER

<div>IMPORTANT NOTES:</div> <div>Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.</div>	REVISION	DATE	DESCRIPTION	BY	<div>marchesepartners</div> <div>Marchese Partners International Pty Ltd Level 7, 107 Mount Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com.au www.marchesepartners.com.au Sydney · Brisbane · Melbourne · Canberra · San Francisco · Guangzhou ACN 098 552 151 ABN 20 098 552 151</div>		CLIENT		DRAWING TITLE			
	A	06.02.15	FIRST ISSUE	LP			LANDMARK GROUP SUITE 2201, LEVEL 22, TOWER TWO WESTFIELD, BONDI JUNCTION		EXTERIOR FINISHES			
							PROJECT		SCALE	DATE	DRAWN	CHECKED
							THE MILLS 1-11 NEIL STREET, MERRYLANDS		NTS	06/02/2015	LP	SZ
								JOB	DRAWING	REVISION		
								14001	DA 6.04	A		