

PROPOSED 9-STOREY RESIDENTIAL FLAT BUILDING
AT 17-23 GOULBURN STREET LIVERPOOL



Drawing List	
Sheet Number	Sheet Name
A000	Cover Page
A001	Site Analysis
A002	Site Information
A101	Basement Plans/ Driveway Section
A102	Level 0 Plan/Shadow Diagrams
A103	Level 1-3 Plans
A104	Level 4-6 Plans
A105	Level 7&8 Plans
A106	Typical Unit Layouts
A107	Typical Unit Layouts
A108	Typical Unit Layouts
A109	Typical Unit Layouts
A201	Elevations
A202	Sections
A301	Solar Access Study / Cross Ventilation Study

Gus Fares Architects PL



ACN 112691237
Tel 02 9635 3838
22/103 George Street Parramatta NSW
Email: gus@gfares.com web: www.gfares.com
Nominated Architect: Ghassan Fares Reg 5808

Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA



Notes:

1. Do not scale the drawings, read all dimensions shown.
2. The contractor shall check and verify all dimensions before commencing new work, and shall ask if in doubt.
3. The contractor shall comply with all relevant Australian Standards (AS) and the Building Code of Australia (BCA).
4. This document is for the purpose of Development Application approval only. They cannot be used as construction documents, tender documents, contract administration drawings, nor workshop drawings.
5. All sheets should be read as one document. For any discrepancy, the project manager should inform the architect immediately.
6. Note that ground levels may vary due to site conditions.

NOT FOR CONSTRUCTION

ISSUE	AMENDMENT	DATE
A	DA Lodgement	Dec 2015
B	DA Amendment	Mar 2016
C	DA Amendment	Sep 2016
D	DA Amendment	Mar 2017

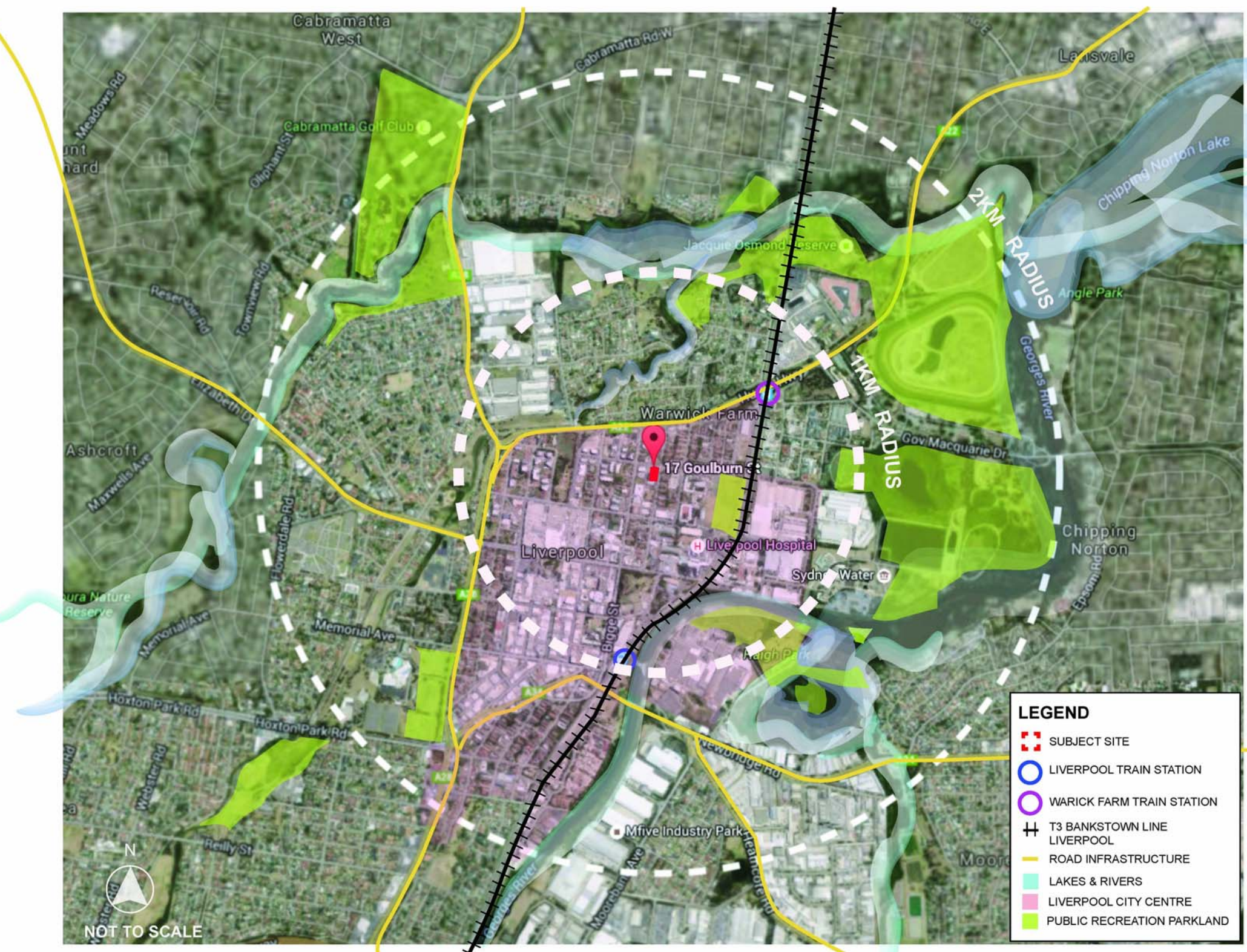
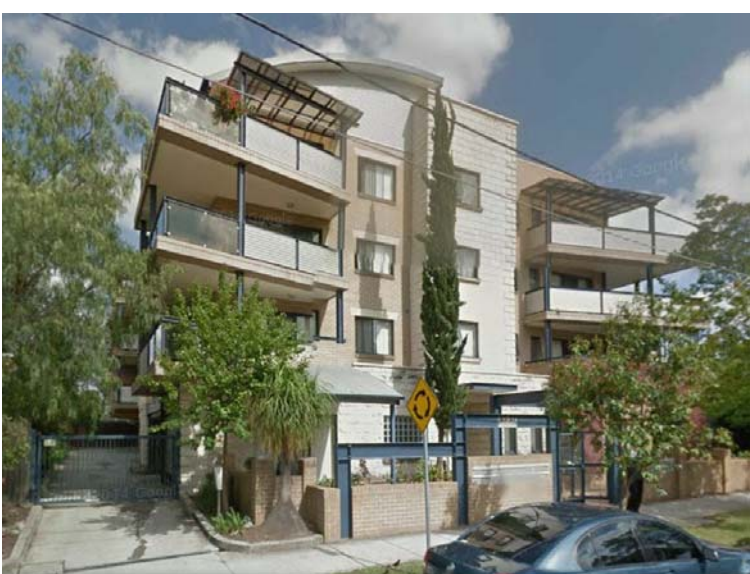
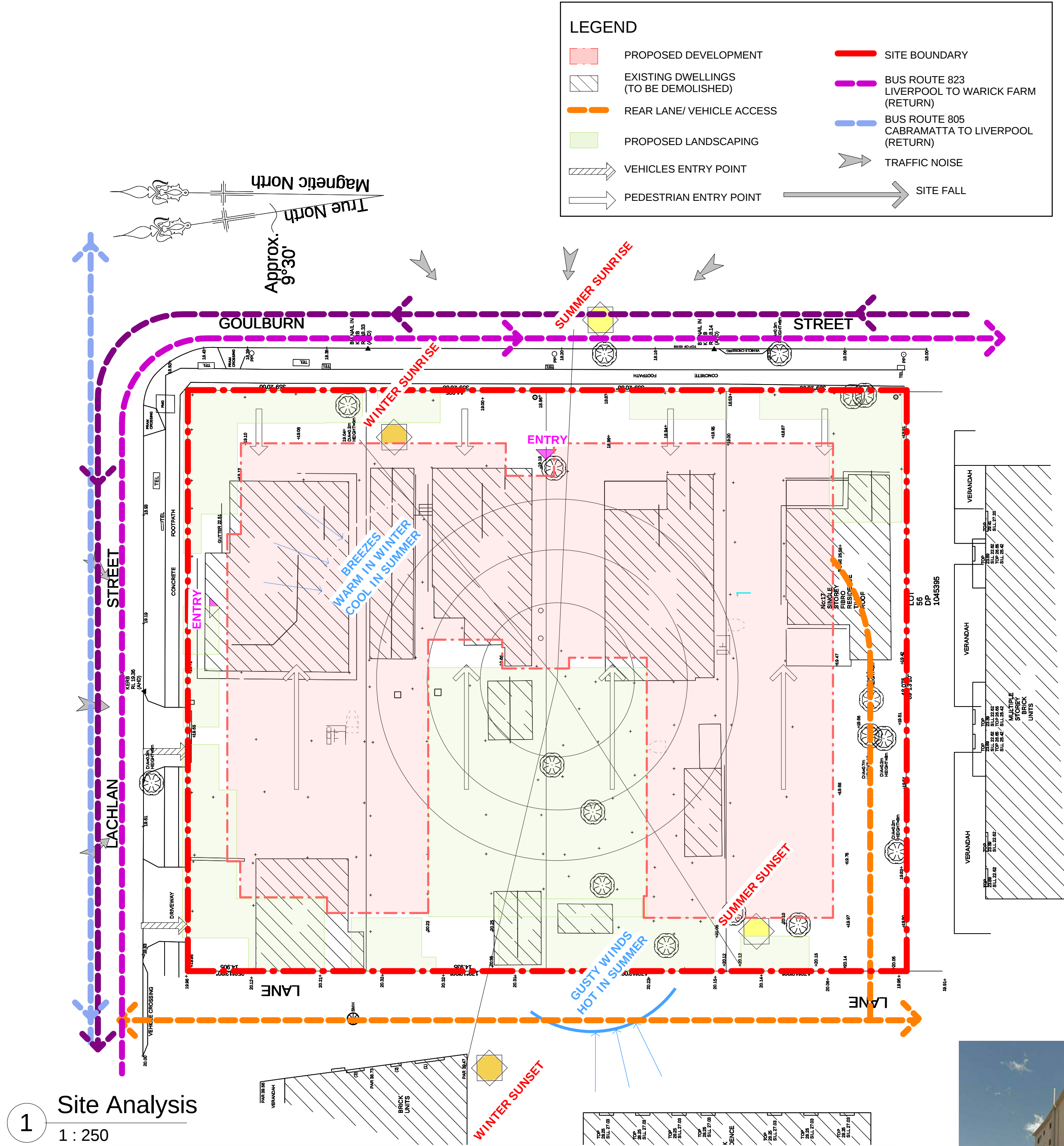
Client
Goulburn Liverpool (NSW) P/L

Project Address
17-23 Goulburn Street Liverpool

Cover Page

Project number
2015-24
Date
DEC 2015
Drawn by
AH
Checked by
GF

A000
Scale
Issue
D



Gus Fares Architects PL

ACN 112691237
Tel 02 9635 3838 Mob: 0413 331 144
Suite 22, 103 George Street,
Parramatta NSW 2150
email: gus@gfares.com web: www.gfares.com
Nominated Architect: Ghassan Fares Reg 5808

Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA

Member Australian Institute of Architects

Notes:
1. Do not scale the drawings, read all dimensions shown.
2. The contractor shall check and verify all dimensions before commencing new work, and shall ask if in doubt.
3. The contractor shall comply with all relevant Australian Standards (AS) and the Building Code of Australia (BCA).
4. This document is for the purpose of Development Application approval only. They cannot be used as construction documents, tender documents, contract administration drawings, nor workshop drawings.
5. All sheets should be read as one document. For any discrepancy, the project manager should inform the architect immediately.
6. Note that ground levels may vary due to site conditions.

ABBREVIATIONS:

EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED OR RELOCATED
RL 154.45 DENOTES REDUCED LEVEL
EXISTING CONTOUR LINE
MECHANICAL VENTILATION TO MECHANICAL ENGINEER'S
SMOKE DETECTION ALARM TO AUSTRALIAN STANDARDS
WINDOW NUMBER (REFER TO SCHEDULE)
EXTERNAL/INTERNAL DOOR NUMBER (REFER TO SCHEDULE)
HOT WATER TANK
RAINWATER TANK
EXIT SIGN WITH BACKUP BATTERY
STORMWATER PIT SEE ENG'S PLANS
AIR COMPRESSOR

Issue	Description	Date
A	DA Lodgement	Dec 2015
B	Building Footprint Changed	Mar 2016
C	Setbacks Revised	Sep 2016
D	DA Amendment	Mar 2017

Client
Goulburn Liverpool (NSW) P/L

Project Address
17-23 Goulburn Street Liverpool

Site Analysis

NOT FOR CONSTRUCTION

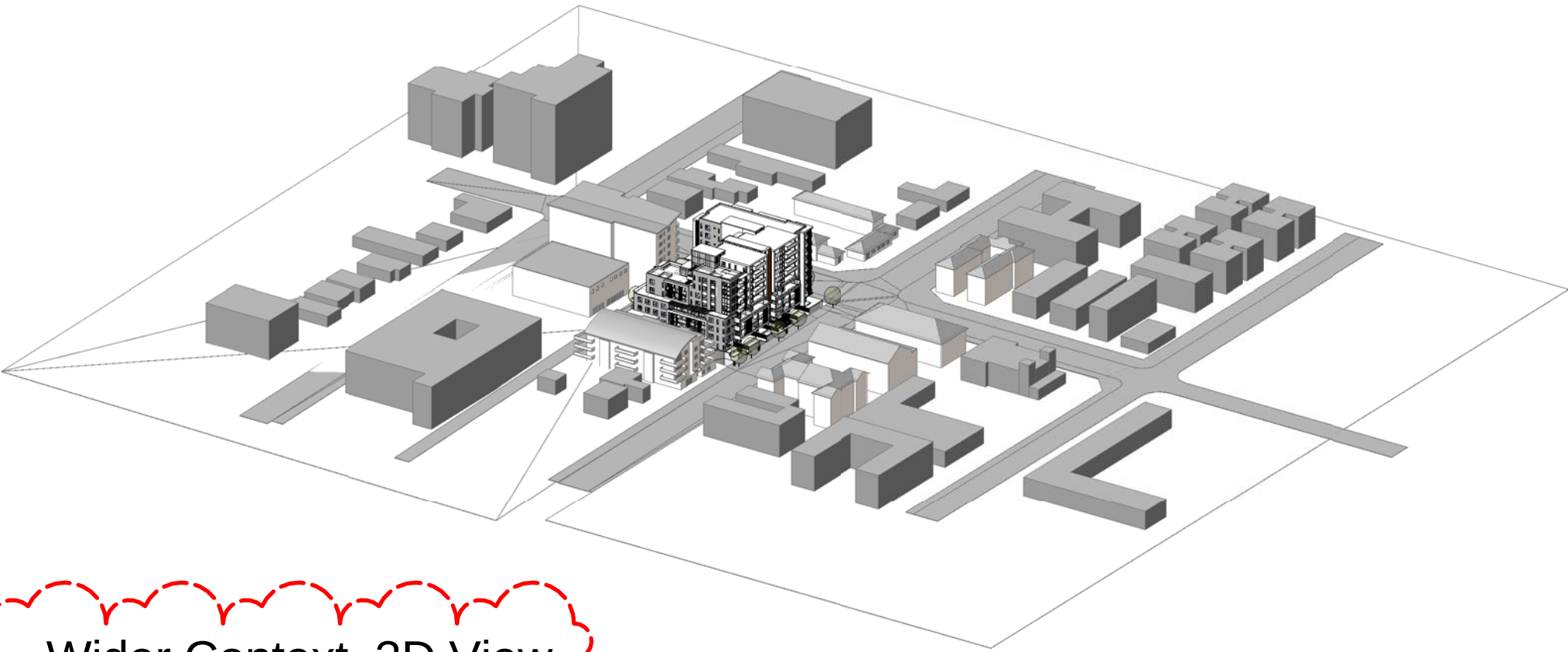
Project number 2015-24
Date DEC 2015
Drawn by AH Printed 7/03/2017 3:21:30 PM
Checked by GF

A001

Scale As indicated Drawing: DA Issue D

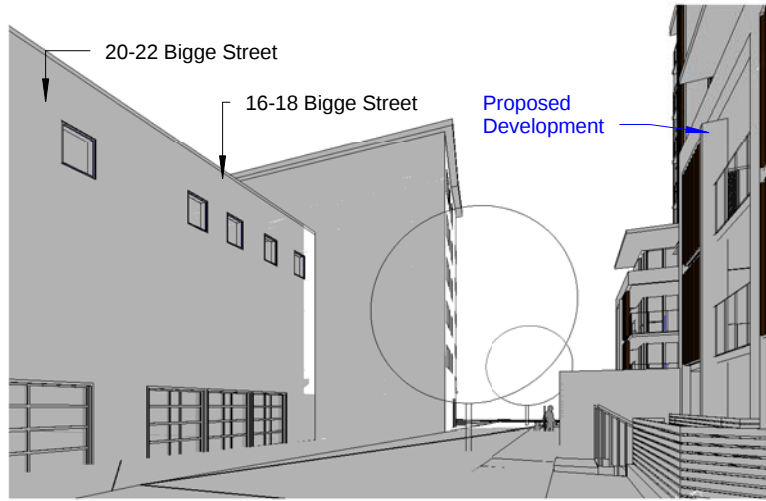
General Information	
Council	Liverpool Council
Project Address	17-23 Goulburn Street Liverpool
Site area	2871.5 m²
Maximum allowable FSR(R4) & HOB =35m	31
Maximum allowable GFA	= 8614.5 m²
Heritage	N/A
HOB	35 m
Zoning	High Density Residential (R4)
Site Frontage	60 m
Site Coverage	50% of Site =1436 m²
Deep Soil (Under ADG-SEP65 2015)	7% of Site (with 6m Dimensions) = 201m²
Landscaping	25% of Site =718 m²
Communal Open Space	25% of Site =718 m²

Proposal					
Unit Numbers	1 Bed	2 Bed	3 Bed	Extra	Total
	15	73	13		101
Adaptable units			10%		11
Proposed GFA					8613 m²
Proposed FSR					3.0 : 1
Carpark (Residential)	15	73	20		108
Carpark (Visitor)			1 per 10 dwellings		11
Carpark (Service)			1 per 40 dwellings		3
Required					121
Proposed					127
Carpark (Shared area)		3 disabled carpark			2
Motorcycle		5% of carpark			7
Bicycle carpark		1/200 of unit area			43
Site Coverage					1353.9m²
Deep Soil					219.1m²
Landscaping					823.0m²
Communal Open Space					776.7m²

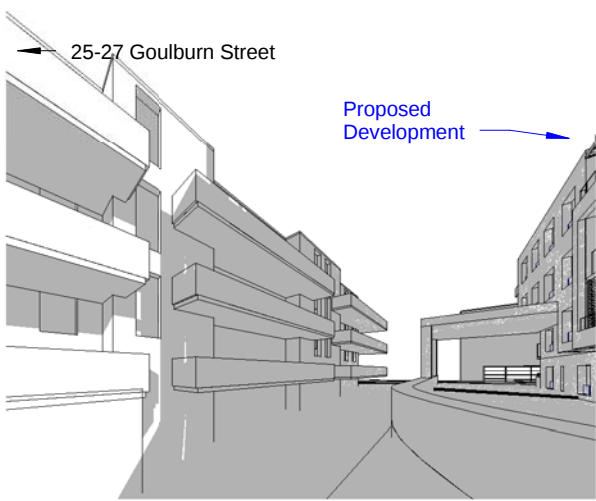


Wider Context_3D View

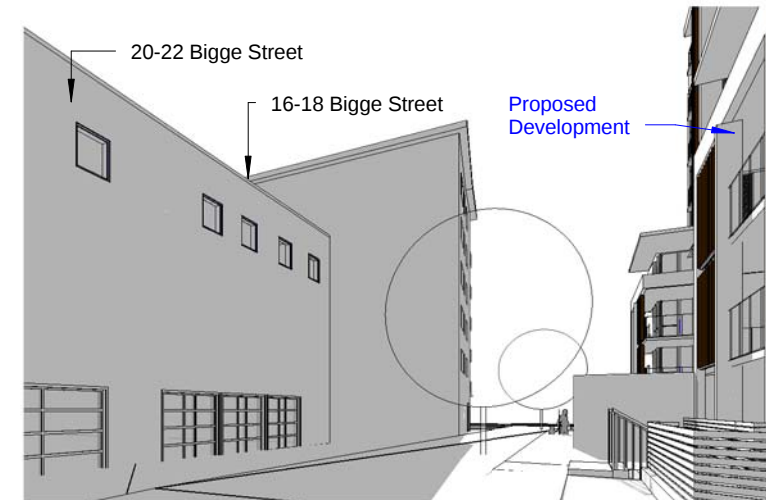
SHADOW ANALYSIS OF ADJOINING ELEVATIONS:



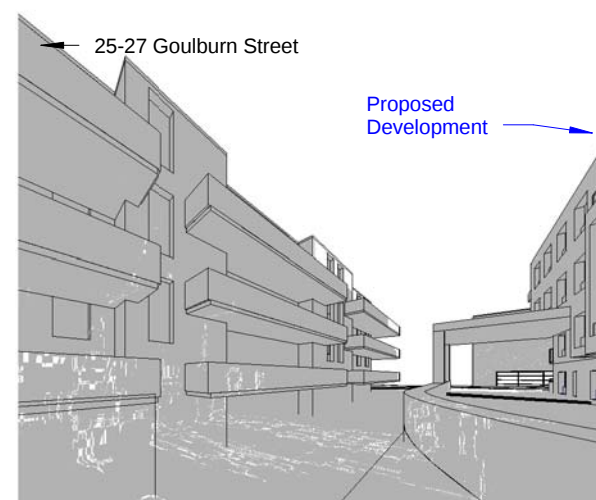
Mid-winter 9AM



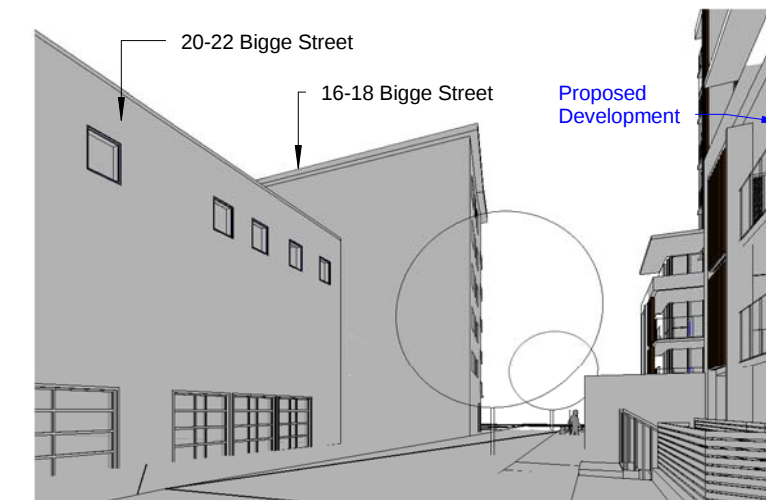
Mid-winter 9AM



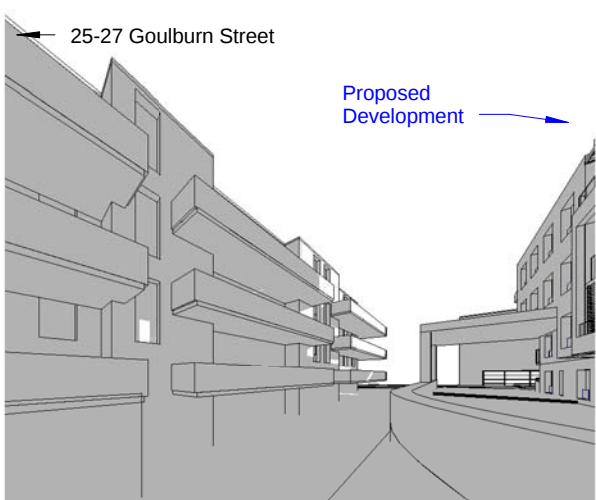
Mid-winter 12PM



Mid-winter 12PM



Mid-winter 3PM



Mid-winter 3PM



Local Context_Lachlan Street

Local Context_Goulburn Street



Site/Roof Plan

1 : 250



BASIX COMMITMENTS

UNITS:

FIXTURE:

ALL SHOWER-HEADS: 3 STAR RATING (> 4.5 BUT <= 6L/MIN)
TOILET FLUSHING: 4 STAR RATING
KITCHEN TAPS/ BATHROOM TAPS: 4 STAR RATING
HW RECIRCULATION OR DIVERSION: NO

-RAINWATER TANK: NO
-ROOF RUNOFF TO RAINWATER TANK: NO
-RAINWATER TANK CONNECTION: NO

THERMAL:

-ALL ROOF TO HAVE SARKING
-ALL CEILINGS ON TOP FLOOR TO HAVE R3.5 INSULATION
-HEATING LOAD AND COOLING LOAD REFER TABLE BELOW

ENERGY:

-HOT WATER SYSTEM: GAS INSTANTANEOUS WITH 3 STAR RATING
-HEATING AND COOLING: 1- PHASE AIR CONDITIONING IN LIVING ROOMS(COOLING ONLY)
3 STAR RATING
INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF
OPERATION CONTROL: MANUAL SWITCH ON/OFF
INDIVIDUAL FAN, NOT DUCTED
OPERATION CONTROL: MANUAL SWITCH ON/OFF
INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF
OPERATION CONTROL: MANUAL SWITCH ON/OFF
ALL LIGHTINGS TO BE EITHER LED OR FLUORESCENT LIGHTING

-REFRIGERATOR TO BE WELL VENTILATED
-ALL UNITS HAVE GAS COOKTOP AND ELECTRIC OVEN
-ALL UNITS HAVE INDOOR OR SHELTERED CLOTHES DRYING LINE

Gus Fares Architects PL



ACN 112691237
Tel 02 9635 3838 Mob: 0413 331 144
Suite 22, 103 George Street,
Parramatta NSW 2150
email: gus@gusfares.com web: www.gusfares.com
Nominated Architect: Ghassan Fares Reg 5808

Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA



Notes:

- Do not scale the drawings, read all dimensions shown.
- The contractor shall check and verify all dimensions before commencing new work, and shall ask if in doubt.
- The contractor shall comply with all relevant Australian Standards (AS) and the Building Code of Australia (BCA).
- This document is for the purpose of Development Application approval only. They cannot be used as construction documents, tender documents, contract administration drawings, nor workshop drawings.
- All sheets should be read as one document. For any discrepancy, the project manager should inform the architect immediately.
- Note that ground levels may vary due to site conditions.

ABBREVIATIONS:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED OR RELOCATED
- RL 154.45 DENOTES REDUCED LEVEL
- EXISTING CONTOUR LINE
- MECHANICAL VENTILATION TO MECHANICAL ENGINEER'S
- SMOKE DETECTION ALARM TO AUSTRALIAN STANDARDS
- WINDOW NUMBER (REFER TO SCHEDULE)
- EXTERNAL/INTERNAL DOOR NUMBER (REFER TO SCHEDULE)
- HOT WATER TANK
- RAINWATER TANK
- EXIT SIGN WITH BACKUP BATTERY
- STORMWATER PIT SEE ENG'S PLANS
- AIR COMPRESSOR

Issue	Description	Date
A	DA Lodgement	Dec 2015
B	DA Amendment	Mar 2016
C	DA Amendment	Sep 2016
D	Calculations, Roof Plans, Shadow Diagrams and 3D Views Updated	Mar 2017

Client	Goulburn Liverpool (NSW) P/L
Project Address	17-23 Goulburn Street Liverpool

Site Information

NOT FOR CONSTRUCTION

Project number	2015-24
Date	DEC 2015

Drawn by	AH	Printed	7/03/2017 3:23:27 PM
----------	----	---------	----------------------

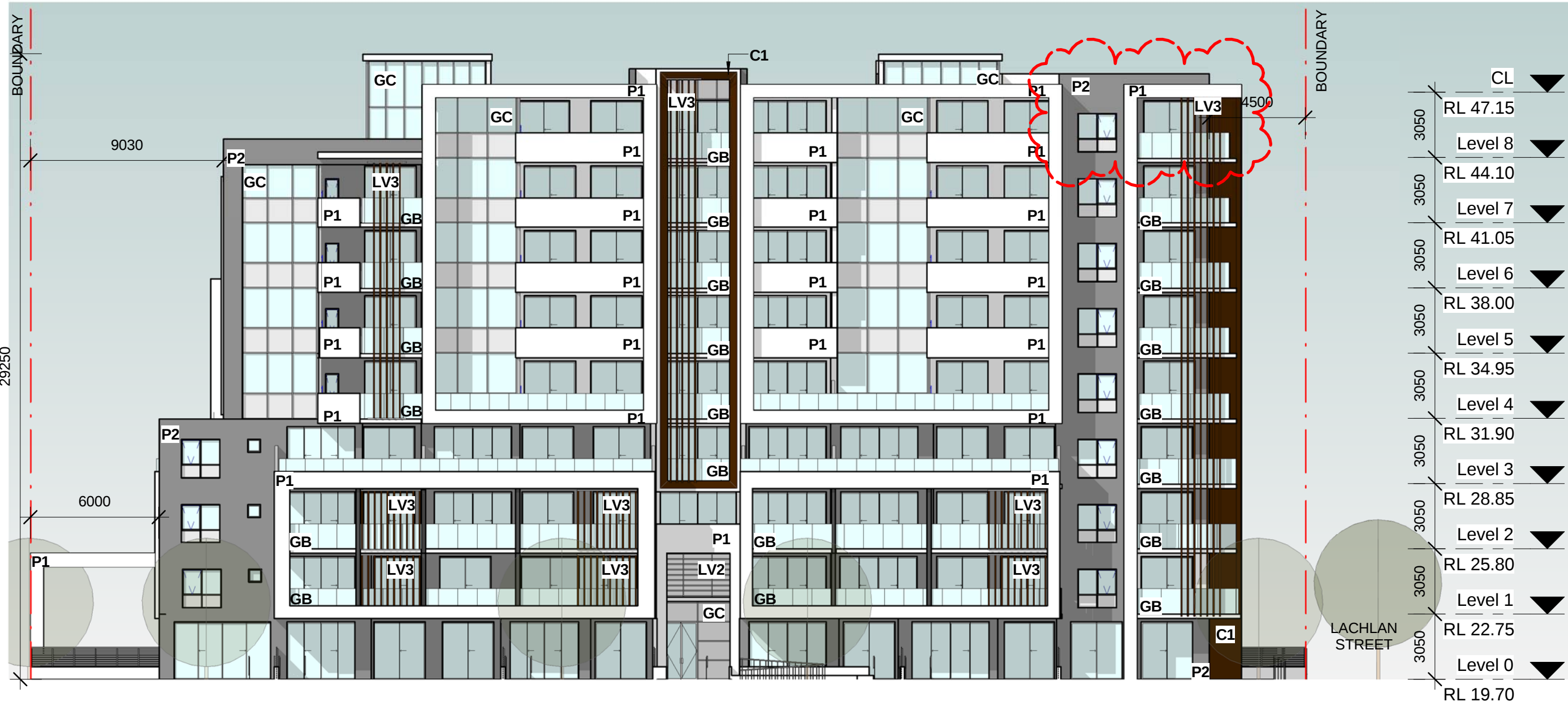
Checked by	GF
------------	----

A002

Scale	As indicated	Drawing :	DA	Issue	D
-------	--------------	-----------	----	-------	---



1 North Elevation (Lachlan St)
1 : 200



2 East Elevation (Goulburn St)
1 : 200



5 Street View (Lachlan)

SCHEDULE OF FINISHES

WALLS & CLADDINGS



(P1) RENDER & PAINTED WHITE



(P2) RENDER & PAINTED GREY



(C1) COMPOSITE TIMBER CLADDING



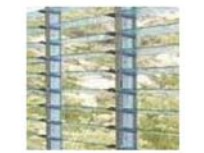
(GB) TRANSPARENT GLASS BALUSTRADE,
CONCEALED FIXED WITH OFFSET BRACKET



(GC) CURTAIN WALL LIDCO COMMERCIAL
FRAMING 718 SYSTEM OR SIMILAR



(LV1) ALUMINIUM LOUVRES PANEL SLIDING LIGHT
GREY CAPRAL SUN CONTROL LOUVRE PANEL OR
SIMILAR (NORTH & SOUTH ONLY)



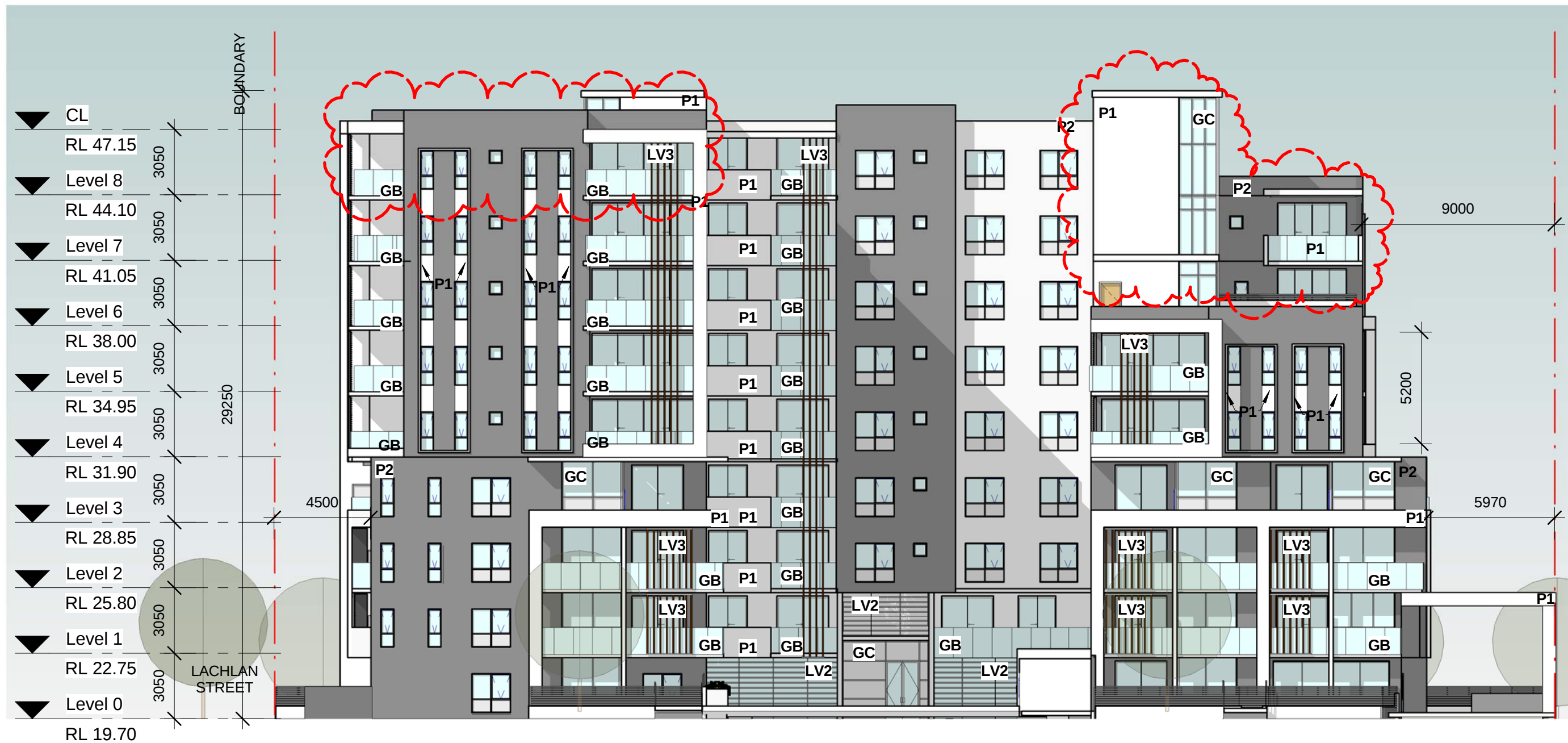
(LV2) ADJUSTABLE LOUVRES WITH ALUMINIUM
FRAME CAPRAL 125 OR SIMILAR (LOBBY)



(LV3) VERTICAL LOUVRES DARK BROWN OR
COPPER COLOUR (MOSTLY EASTERN &
WESTERN)



3 South Elevation
1 : 200



4 West Elevation (Goulburn Ln)
1 : 200

Gus Fares Architects PL



ACN 112691237
Tel 02 9635 3838 Mob: 0413 331 144
Suite 22, 103 George Street,
Parramatta NSW 2150
email: gus@gfares.com web: www.gfares.com
Nominated Architect: Ghassan Fares Reg 5808

Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA



- Notes:
1. Do not scale the drawings, read all dimensions shown.
 2. The contractor shall check and verify all dimensions before commencing new work, and shall ask if in doubt.
 3. The contractor shall comply with all relevant Australian Standards (AS) and the Building Code of Australia (BCA).
 4. This document is for the purpose of Development Application approval only. They cannot be used as construction documents, tender documents, contract administration drawings, nor workshop drawings.
 5. All sheets should be read as one document. For any discrepancy, the project manager should inform the architect immediately.
 6. Note that ground levels may vary due to site conditions.

Issue	Description	Date
A	DA Lodgement	Dec 2015
B	DA Amendment	Mar 2016
C	DA Amendment	Sep 2016
D	Elevations Updated	Mar 2017

Client
Goulburn Liverpool (NSW) P/L

Project Address
17-23 Goulburn Street Liverpool

Elevations

NOT FOR CONSTRUCTION

Project number 2015-24

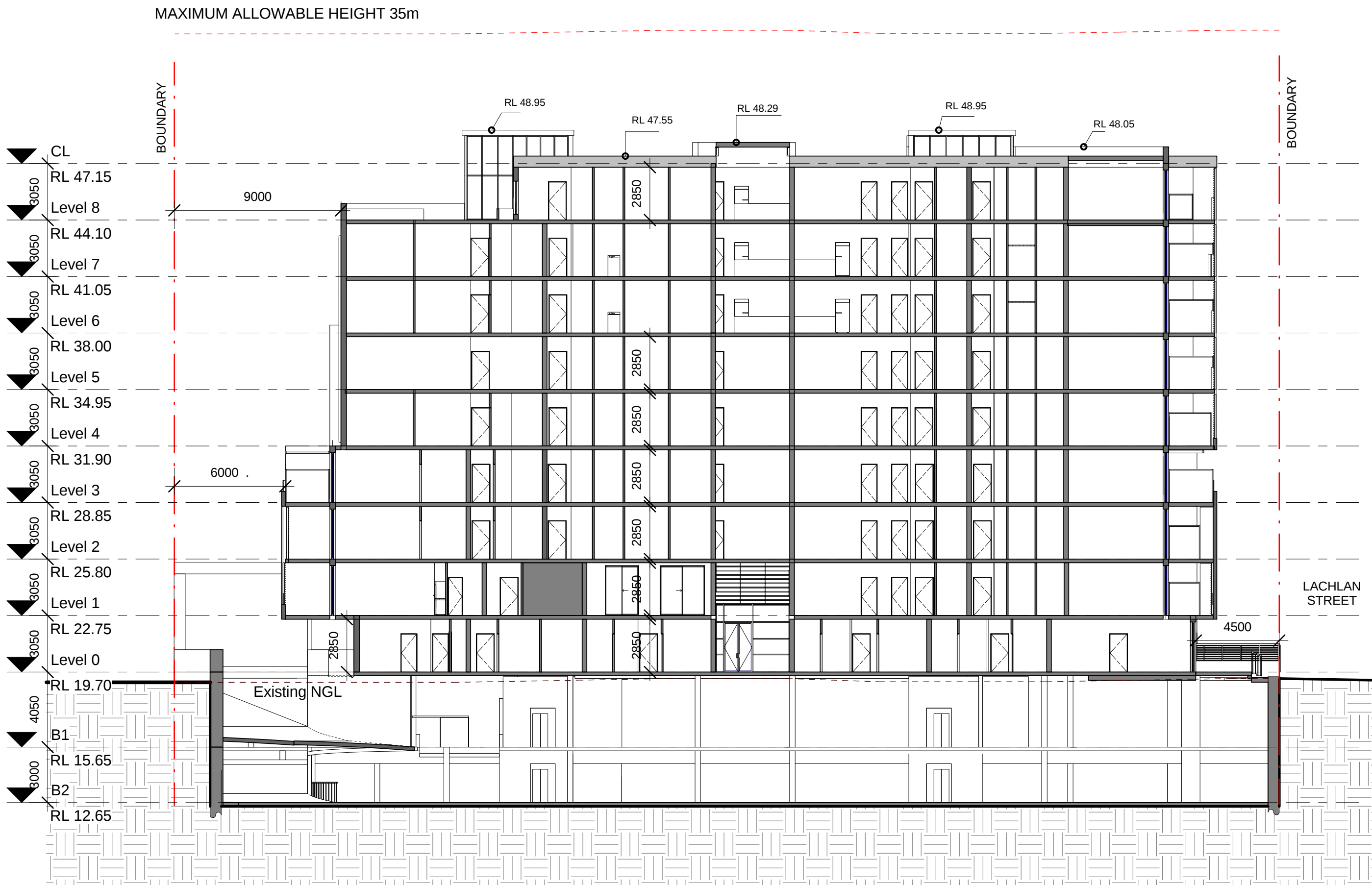
Date DEC 2015

Drawn by AH Printed 7/03/2017 3:24:48 PM

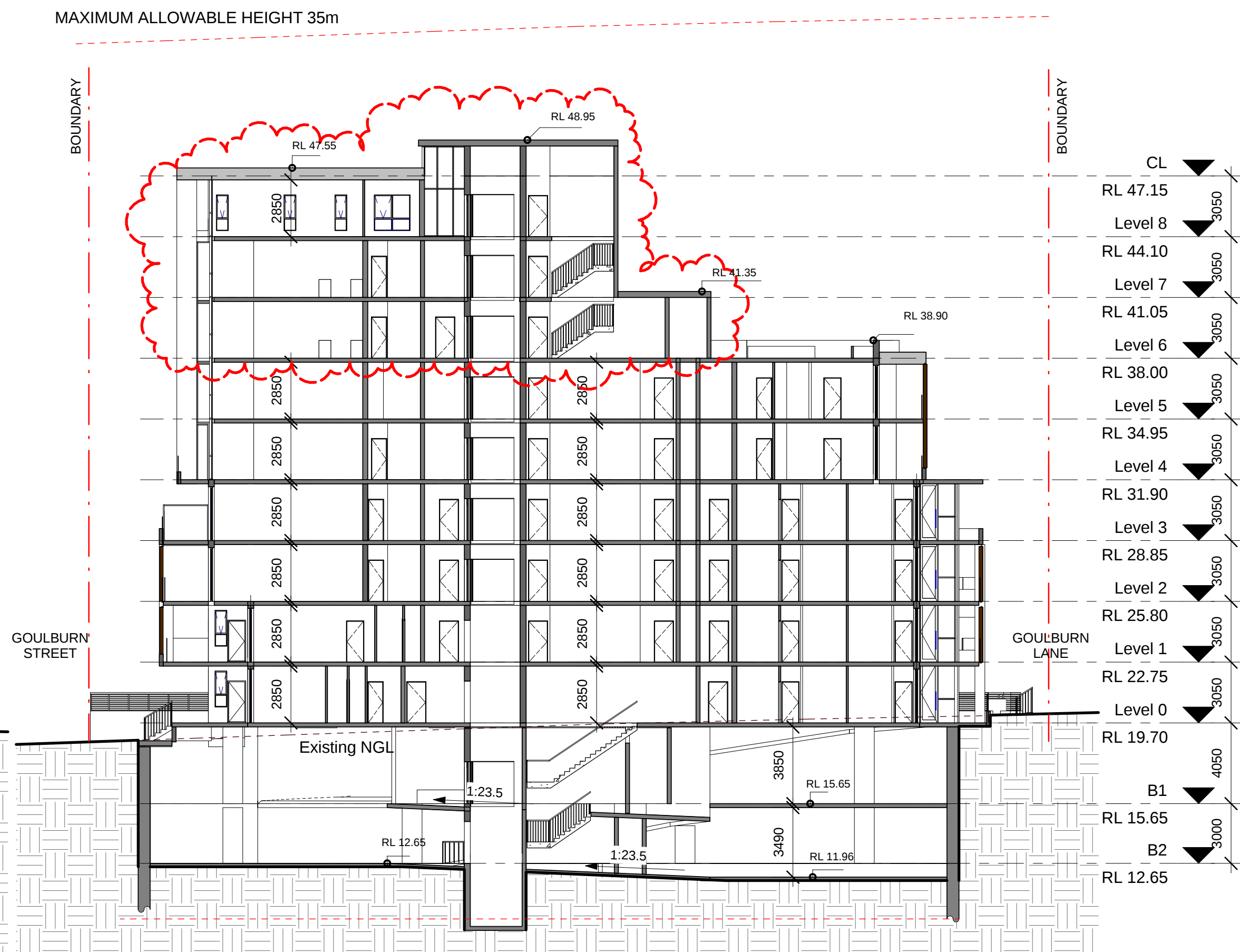
Checked by GF

A201

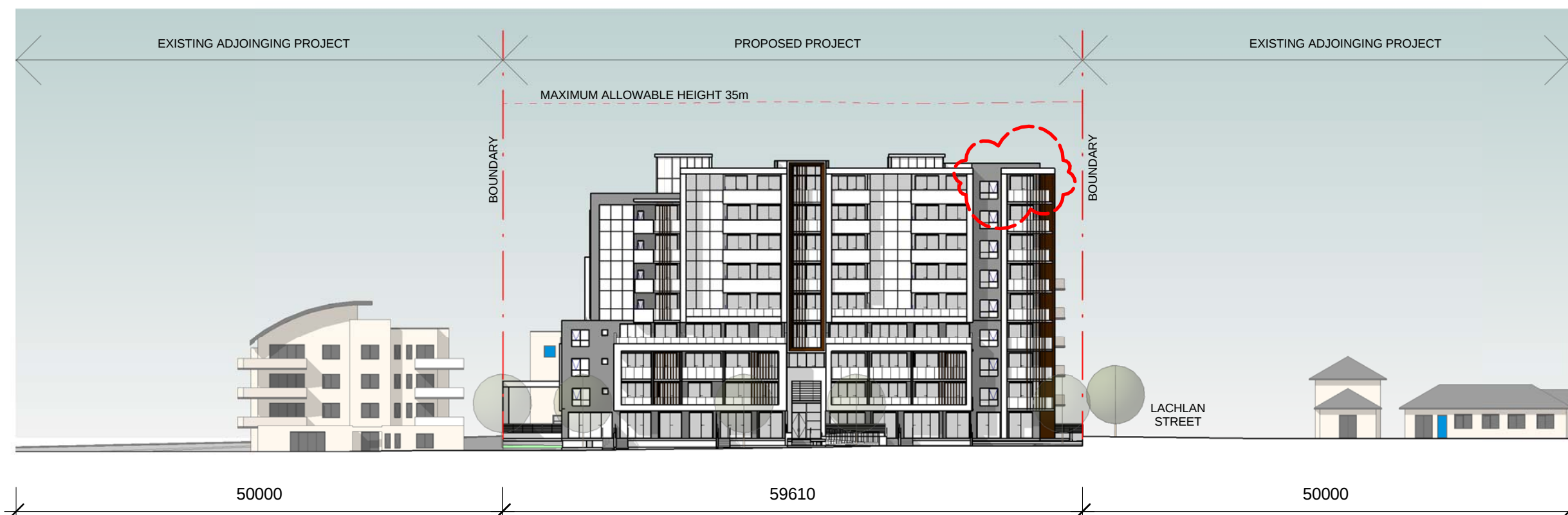
Scale 1 : 200 Drawing : DA Issue D



1 Long Section
1 : 200



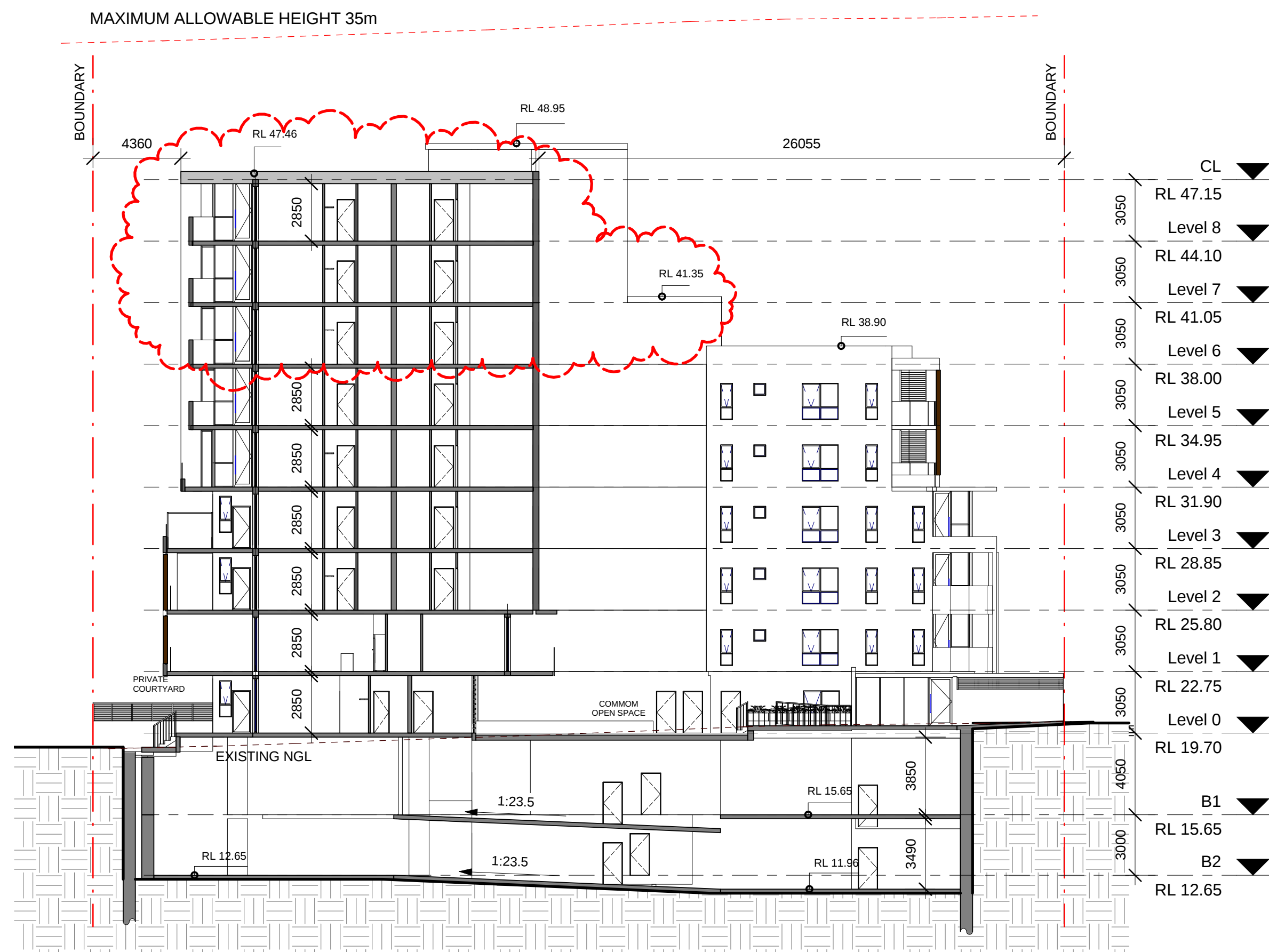
2 Cross Section
1 : 200



4 Streetscape Goulburn Street
1 : 500



5 Streetscape Lachlan Street
1 : 500



3 Cross Section (Through Courtyard)
1 : 200

Gus Fares Architects PL



ACN 112691237
Tel 02 9635 3838 Mob: 0413 331 144
Suite 22, 103 George Street,
Parramatta NSW 2150
email: gus@fares.com web: www.gusfares.com
Nominated Architect: Ghassan Fares Reg 5808

Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA



- Notes:
- Do not scale the drawings, read all dimensions shown.
 - The contractor shall check and verify all dimensions before commencing new work, and shall ask if in doubt.
 - The contractor shall comply with all relevant Australian Standards (AS) and the Building Code of Australia (BCA).
 - This document is for the purpose of Development Application approval only. They cannot be used as construction documents, tender documents, contract administration drawings, nor workshop drawings.
 - All sheets should be read as one document. For any discrepancy, the project manager should inform the architect immediately.
 - Note that ground levels may vary due to site conditions.

ABBREVIATIONS:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED OR RELOCATED
- RL 154.45 DENOTES REDUCED LEVEL
- EXISTING CONTOUR LINE
- MECHANICAL VENTILATION TO MECHANICAL ENGINEER'S
- SMOKE DETECTION ALARM TO AUSTRALIAN STANDARDS
- WINDOW NUMBER (REFER TO SCHEDULE)
- EXTERNAL/INTERNAL DOOR NUMBER (REFER TO SCHEDULE)
- HOT WATER TANK
- RAINWATER TANK
- EXIT SIGN WITH BACKUP BATTERY
- STORMWATER PIT SEE ENG'S PLANS
- AIR COMPRESSOR

Issue	Description	Date
A	DA Lodgement	Dec 2015
B	DA Amendment	Mar 2016
C	DA Amendment	Sep 2016
D	Sections Updated	Mar 2017

Client
Goulburn Liverpool (NSW) P/L

Project Address
17-23 Goulburn Street Liverpool

Sections

NOT FOR CONSTRUCTION

Project number 2015-24

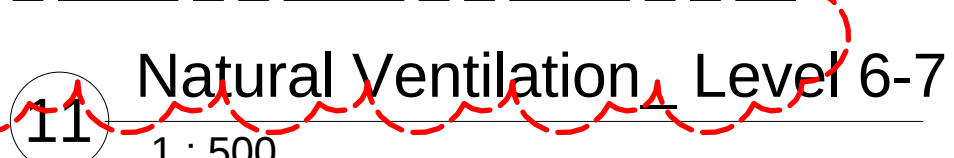
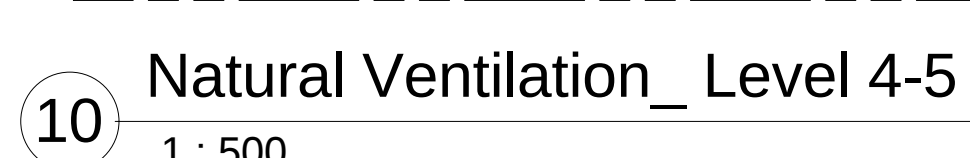
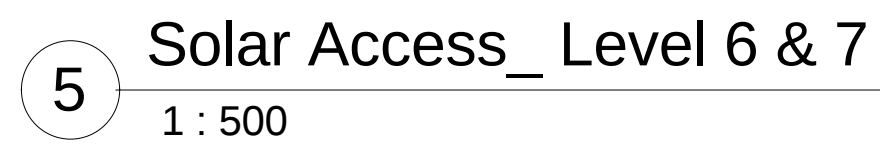
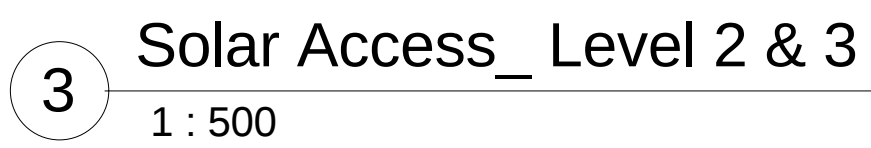
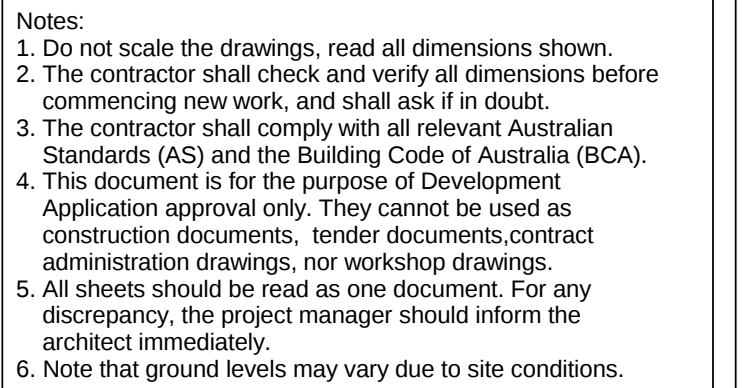
Date DEC 2015

Drawn by AH Printed 7/03/2017 3:25:30 PM

Checked by GF

A202

Scale As indicated Drawing : DA Issue D



A001	No	Yes
A002	No	Yes
A003	Yes	Yes
A004	No	No
A005	Yes	Yes
A006	Yes	Yes
B001	No	Yes
B002	No	Yes
B003	Yes	Yes
B004	No	Yes
B005	Yes	Yes
B006	Yes	Yes
A101	Yes	Yes
A102	No	Yes

A103	Yes	No
A104	No	No
A105	Yes	Yes
A106	Yes	Yes
B101	Yes	No
B102	No	Yes
B103	Yes	Yes
B104	No	Yes
B105	Yes	Yes
B106	Yes	Yes
A201	Yes	No
A202	No	Yes
A203	No	Yes
A204	Yes	No

A205	No	No
A206	Yes	Yes
A207	Yes	Yes
B201	Yes	No
B202	No	Yes
B203	Yes	Yes
B204	No	Yes
B205	Yes	Yes
B206	Yes	Yes
A301	Yes	No
A302	No	Yes
A303	No	Yes
A304	Yes	Yes
A305	No	No

A306	Yes	Yes
A307	Yes	Yes
B301	Yes	No
B302	No	Yes
B303	Yes	Yes
B304	No	Yes
B305	Yes	Yes
B306	Yes	Yes
A401	Yes	No
A402	No	Yes
A403	Yes	Yes
A404	No	No
A405	Yes	No
A406	Yes	Yes

B401	Yes	No
B402	No	Yes
B403	Yes	Yes
B404	No	Yes
B405	Yes	Yes
B406	Yes	Yes
A501	Yes	No
A502	No	Yes
A503	Yes	Yes
A504	No	No
A505	Yes	No
A506	Yes	Yes
B501	Yes	No
B502	No	Yes

B503	Yes	Yes
B504	No	Yes
B505	Yes	Yes
B506	Yes	Yes
A601	Yes	No
A602	No	Yes
A603	Yes	Yes
A604	Yes	No
B601	Yes	No
B602	No	Yes
B603	Yes	Yes
B604	No	Yes
B605	Yes	Yes
B606	Yes	Yes

A604	No	No
A701	Yes	No
A702	No	Yes
A703	Yes	Yes
B701	Yes	No
B702	No	Yes
B703	Yes	Yes
B704	No	Yes
B705	Yes	Yes
B706	Yes	Yes
A801	Yes	No
A802	Yes	Yes
B801	Yes	No
B802	Yes	Yes

B803	Yes	Yes
B804	Yes	No
B805	Yes	Yes
B806	Yes	Yes
	63%	73%

Communal Open Space: 776

Area receiving sufficient sunlight: 251

Percentage: 32

Scale As indicated	Drawing : DA	Issue D
------------------------------	------------------------	-------------------