

DEVELOPMENT SUMMARY

SITE AREA	2,457.88 m²	
ZONE	B4 - Mixed Used	
BUILDING HEIGHT	Required	= Max. 38 m
	Proposed	= 38 m
FSR	Proposed	12,738.57 m² (5.18 : 1)
GFA	Ground Floor	848.25 m²
	First Floor	1,085.8 m²
	Second - Seventh Floor	1,087.45 m² x 6 = 6,524.7 m²
	Eighth - Eleventh Floor	951.44 x 4 = 3,805.7 m²
	Penthouse unit	474.12 m2
	TOTAL	12,738.57 m²
C.O.S	217.05 m² (Ground Fl podium)	
	436.73 m² (Rooftop terrace)	
	TOTAL = 653.78 m2 (26.6%)	

UNIT MIX / YIELD

	1BR	2BR	3BR	4BR	Penthouse-4BR	
Ground Floor	2 units (1AD)	8 units (1AD)	--	1 unit (1AD)	=	11 units (3AD)
Level 1	1 unit (1AD)	13 units (2AD)	--	--	=	14 units (3AD)
Level 2-7	--	84 units (6AD)	--	--	=	84 units (6AD)
Level 8-11	--	44 units (4AD)	4 units	--	=	48 units (4AD)
Level 12	--	--	--	--	1 unit	= 1 unit
Subtotal	3 units (2AD)	149 units (13AD)	4 units	1 unit (1AD)	1 unit	= 158 UNITS (16 AD)

Includes 10% adaptable or accessible
(10% x 158 units = 16 units)

PARKING

Residents	1 car / 1 bed	3 spaces	Residents	1 car / 1 bed	3 spaces
	1.2 cars / 2 bed	179 spaces		3 cars / 2 bed	447 spaces
	1.5 cars / 3 bed	6 spaces		4 cars / 3 bed	16 spaces
	2 cars / 4 bed	4 spaces		6 cars / 4 bed	12 spaces
Visitors	for total of 101-250 units 12 spaces		for total of 101-250 units 55 spaces		
TOTAL min.required car spaces		204 spaces	TOTAL max.required car spaces 533 spaces		
TOTAL car space (PROVIDED)		403 car spaces			

DRAWING REGISTER

8348 S96 - F 00	Cover Page
8348 DA - C 01	Site Analysis
8348 S96 - D 02	Basement 6 Plan
8348 S96 - D 03	Basement 5 Plan
8348 S96 - D 04	Basement 4 Plan
8348 S96 - D 05	Basement 3 Plan
8348 S96 - D 06	Basement 2 Plan
8348 S96 - D 07	Basement 1 Plan
8348 S96 - F 07.1	Site Plan
8348 S96 - F 07.2	Ground Floor
8348 DA - C 08	Level 1 Plan
8348 DA - C 09	Level 2-4 Plan
8348 DA - C 10	Level 5-7 Plan
8348 DA - C 11	Level 8 Plan
8348 DA - C 12	Level 9 Plan
8348 DA - C 13	Level 10 Plan
8348 DA - C 14	Level 11 Plan
8348 DA - E 15	Penthouse level
8348 DA - E 16	Top Roof Plan
8348 DA - E 17	North Elevation
8348 S96 - F 18	South Elevation
8348 S96 - F 19	East Elevation
8348 S96 - F 20	West Elevation
8348 S96 - E 21	Section A
8348 S96 - E 22	Section B
8348 DA - C 23.1	Shadow Diagram (Winter Solstice)
8348 DA - C 23.2	Shadow Diagrams (Summer Solstice)
8348 DA - C 24	Shadow Diagram (Equinox)
8348 DA - C 25	Shadow perspectives to 30 Kerr Pde

Assessor: BDAV/12/1475			Issued: 6 th October 2016		
32-40 Kerr Parade, Lidcombe, NSW, 2141 - Thermal Performance Specifications					
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents					
Windows	Glass	Frame	U value	SHGC	Detail
Generic	Single clear	Al. Standard	7.32	0.77	Generally
Generic	Double clear	Al. Standard	4.96	0.69	To units: 2, 25 – all glazing 4 - bedroom glazing
Skylights	Glass	Frame	U value	SHGC	Detail
Window and skylight U and SHGC values, if specified, are according to ANAG 2005. 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.					
External walls	Construction	Added insulation	Colour – solar abs.	Detail	
Brick Veneer	None	Medium	Generally		
Brick Veneer	R2.0	Medium	To units: 1,2,3,4,5,6,7,8,9,10,11, 12, 15, 25, 29, 43, 54, 57 68, 71, 82, 85, 96, 98, 99, 110, 112, 113, 115, 122, 124, 125, 127, 134, 136, 137, 139, 146, 147, 148, 149, 150, 151, 152, 157, 158		
Internal walls	Construction	Added insulation	Detail		
Plasterboard on Stud	None	To all units			
Brick plastered	None	To all units			
Brick plastered	R2.0	To units: 1 – bin room wall; 2 – bin room, lift & stair walls; 3 – stair corridor wall, 4 – stairs & stair corridor walls; 5 – stair & stair corridor walls; 12 – stair & stair corridor walls; 96 – lift & stair walls; 98 – stair walls			
Floors	Construction	Added insulation	Covering	Detail	
Concrete	None	Carpet generally; tiles for wet areas			
Ceilings	Construction	Added insulation	Detail		
Concrete	None	Generally			
Roof	Construction	Added insulation	Colour – solar abs.	Detail	
Concrete	None	Medium			
Concrete	R2.5	Medium To units: 152, 153, 154, 155, 156, 157, 158			
Window cover	Internal (curtains)		External (awnings, shutters, etc)		
None	As shown plans		As shown plans		
Fixed shading	Eaves (width – inc. gutters, ht above windows)		Verandahs, Pergolas (type, description)		
0	As shown plans		As shown plans		
Overshadowing	Overshadowing structures		Overshadowing trees		



Perspective

S96 - F	GROUND FL PODIUM C.O.S AMENDED AS PREVIOUSLY APPROVED LAYOUT. RE-ISSUED FOR S96 APPLICATION.	6/12/2016	YT	AHM
S96 - E1	UNIT PRIVATE TERRACES ON GROUND FL MODIFIED TO COMMON OPEN SPACE. RE-ISSUED FOR S96 APPLICATION.	20/10/2016	YT	AHM
S96 - E	ROOFTOP TERRACE REPLACED WITH PENTHOUSE UNIT. RE-ISSUED FOR SECTION 96 APPLICATION.	12/10/2016	YT	AHM
S96 - D	SIXTH BASEMENT ADDED. ISSUED FOR SECTION 96 APPLICATION.	02/12/2014	YT	AHM
DA-C	RE-ISSUED FOR DEVELOPMENT APPLICATION (FSR 5.1). ADDITIONAL 63 UNITS & 2 BASEMENT LEVELS PROPOSED.	02/12/2014	YT	AHM
ISSUE	AMENDMENT			

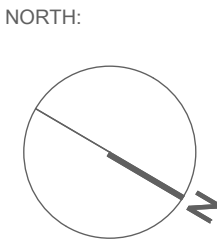
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Section 96 Application

Original Design:
Zhinar Architects



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SHEET TITLE:
Cover Page

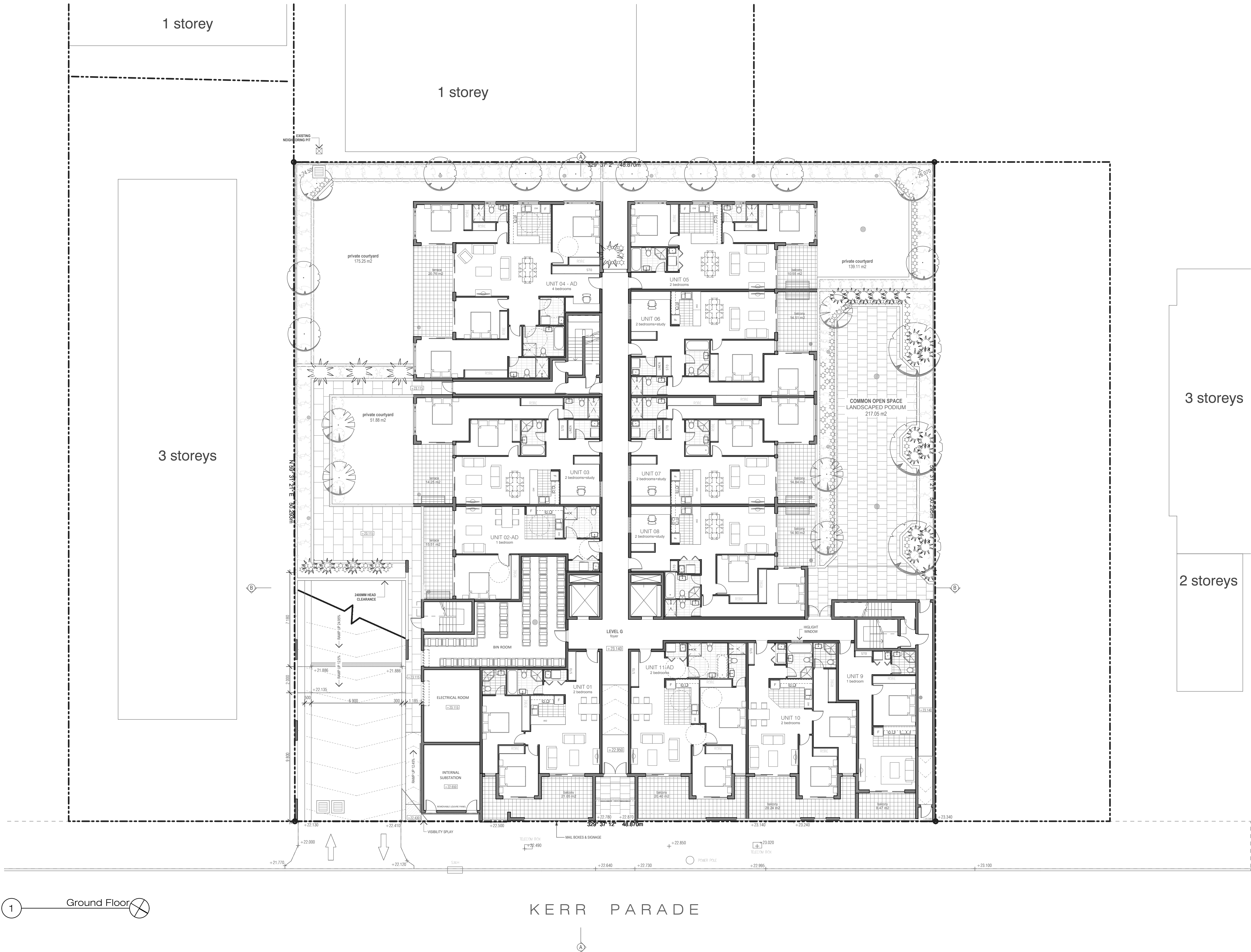
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AHM	YT	June 2015	AS NOTED	A1 SHEET
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Residential Apartments
32-40 Kerr Parade,
Auburn NSW 2144

JOB No.:
8348 S96 - F:00

ISSUE:
F



1 Ground Floor

KERR PARADE

S96 - F	GROUND FL PODIUM C.O.S AMENDED AS PREVIOUSLY APPROVED LAYOUT. RE-ISSUED FOR S96 APPLICATION.	6/12/2016	YT	AHM
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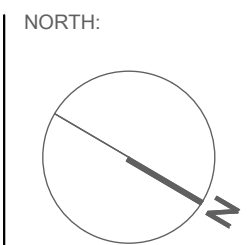
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Zhinar Architects



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SHEET TITLE: Site Plan

CONCEPT: AHM
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PLOT: PLOT
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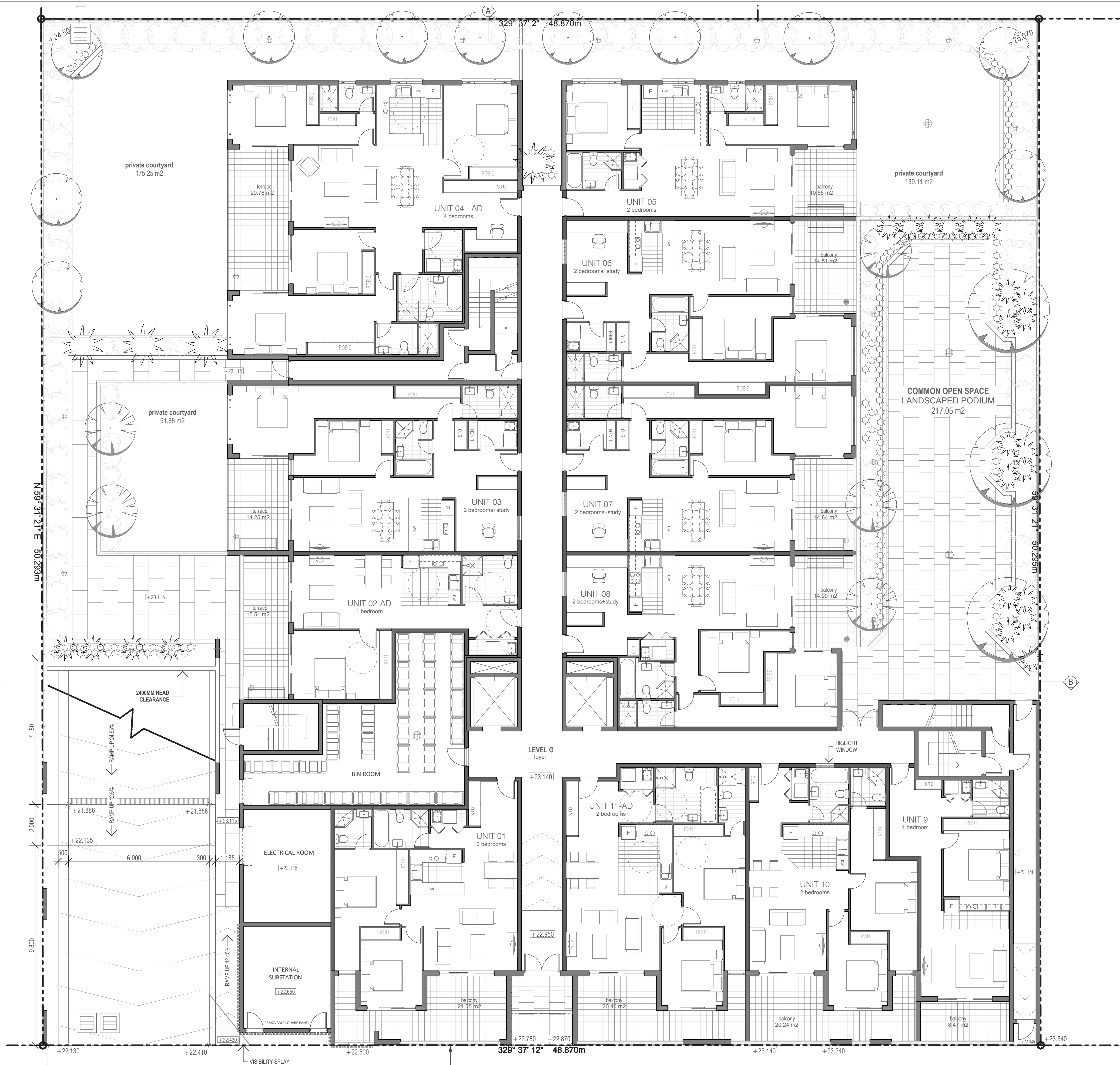
Residential Apartments

32-40 Kerr Parade,
Auburn NSW 2144

JOB No.:
8348 S96 - F:07.1

ISSUE:

F



1 Ground Floor
Scale 1:200 @ A3

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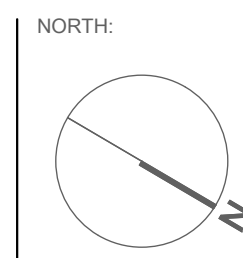
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Section 96 Application

Original Design:
Zhinar Architects



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SHEET TITLE:
Ground Floor

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Residential Apartments
32-40 Kerr Parade,
Auburn NSW 2144

JOB No.:
8348 S96 - F:07.2

ISSUE:
F

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DA-A	ISSUED FOR DEVELOPMENT APPLICATION.			19/12/2013	YT			AHM	
DA-B	PLANS AMENDED AS PER COUNCIL RFL. RESUBMIT FOR DA APPLICATION.			11/03/2014	YT			AHM	
DA-B.1	SUBSTATION RELOCATED NEXT TO DRIVEWAY. RL ON ENTRY DRIVEWAY AMENDED.			24/03/2014	YT			AHM	
DA-C	RE-ISSUED FOR DEVELOPMENT APPLICATION (FSR 5.1). ADDITIONAL 63 UNITS & 2 BASEMENT LEVEL PROPOSED.			02/12/2014	YT			AHM	
S96 - F	DRAWINGS AMENDED. RE-ISSUED FOR S96 APPLICATION.			12/10/2016	YT			AHM	
S96 - F.1	COS AREA UPDATED. RE-ISSUED FOR S96 APPLICATION.			20/10/2016	YT			AHM	
S96 - F	ROOFTOP COS RELOCATED AT THE FRONT OF PENTHOUSE UNIT. RE- ISSUED FOR S96 APPLICATION.			6/12/2016	YT			AHM	

- REVISION - F :
- PENTHOUSE UNIT PROPOSED
 - ROOFTOP TERRACE C.O.S RELOCATED AT FRONT OF PENTHOUSE UNIT

zhinar
ARCHITECTS
ZHINAR ARCHITECTS
Zhinar Architects Pty Ltd
Suite 1 Level 2, 2 Rowe Street (Cnr Ryedale Road), Eastwood NSW 2122
PH: (+61 2) 8993 8888 WEB: www.zhinar.com.au



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Section 96 Application

PROJECT:
Residential Apartments
32-40 Kerr Parade,
Auburn NSW 2144

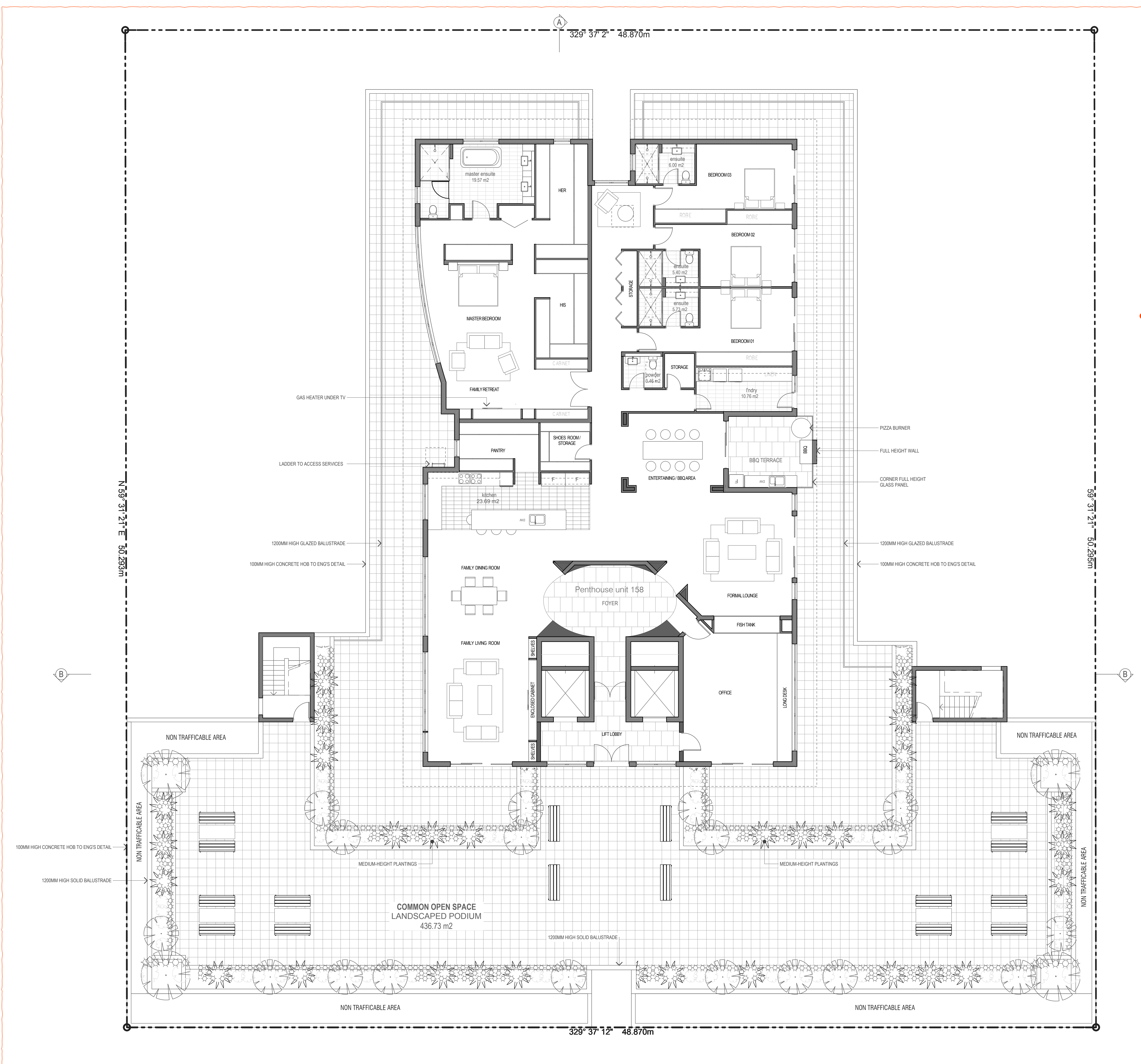
SHEET TITLE:
Penthouse level

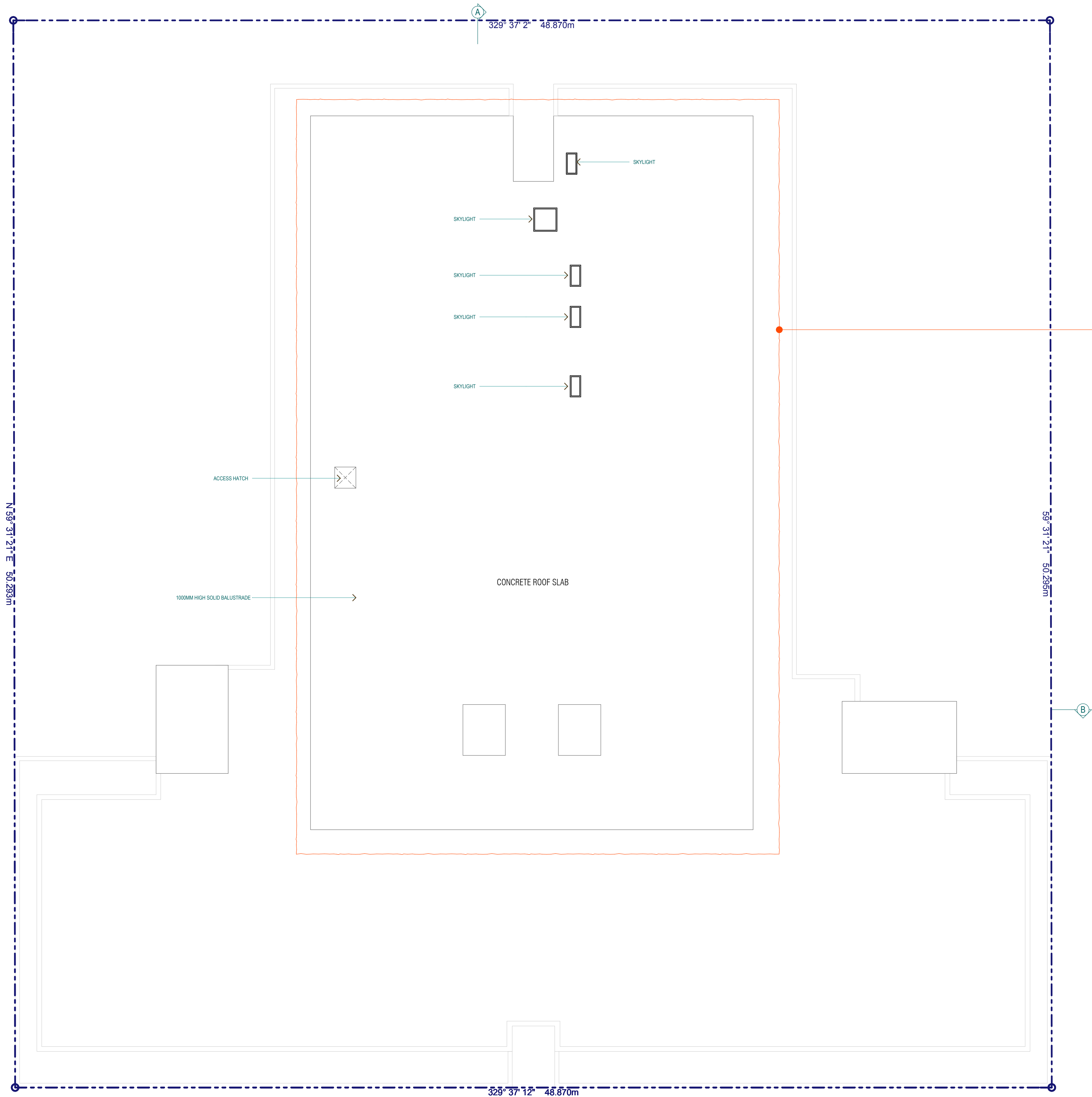
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Top Roof Plan
Scale 1:100 @ A1
Scale 1:200 @ A3

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S96 - F	ROOFTOP COS RELOCATED AT THE FRONT OF PENTHOUSE UNIT. RE-ISSUED FOR S96 APPLICATION.	01/12/2016	YT	AHM

REVISION - F :
- METAL ROOF REPLACED WITH CONCRETE SLAB ROOF

zhinar

ARCHITECTS

ZHINAR ARCHITECTS

Zhinar Architects Pty Ltd

Suite 1 Level 2, 2 Rowe Street (Cnr Ryedale Road), Eastwood NSW 2122

PH: (+61 2) 8993 8888

ABN: 28 695 869 790

Eastwood NSW 2122

WEB: www.zhinar.com.au

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Section 96 Application

Scale 1:100 @ A1
Scale 1:200 @ A3

PROJECT:
Residential Apartments
32-40 Kerr Parade,
Auburn NSW 2144

SHEET TITLE:
Top Roof Plan

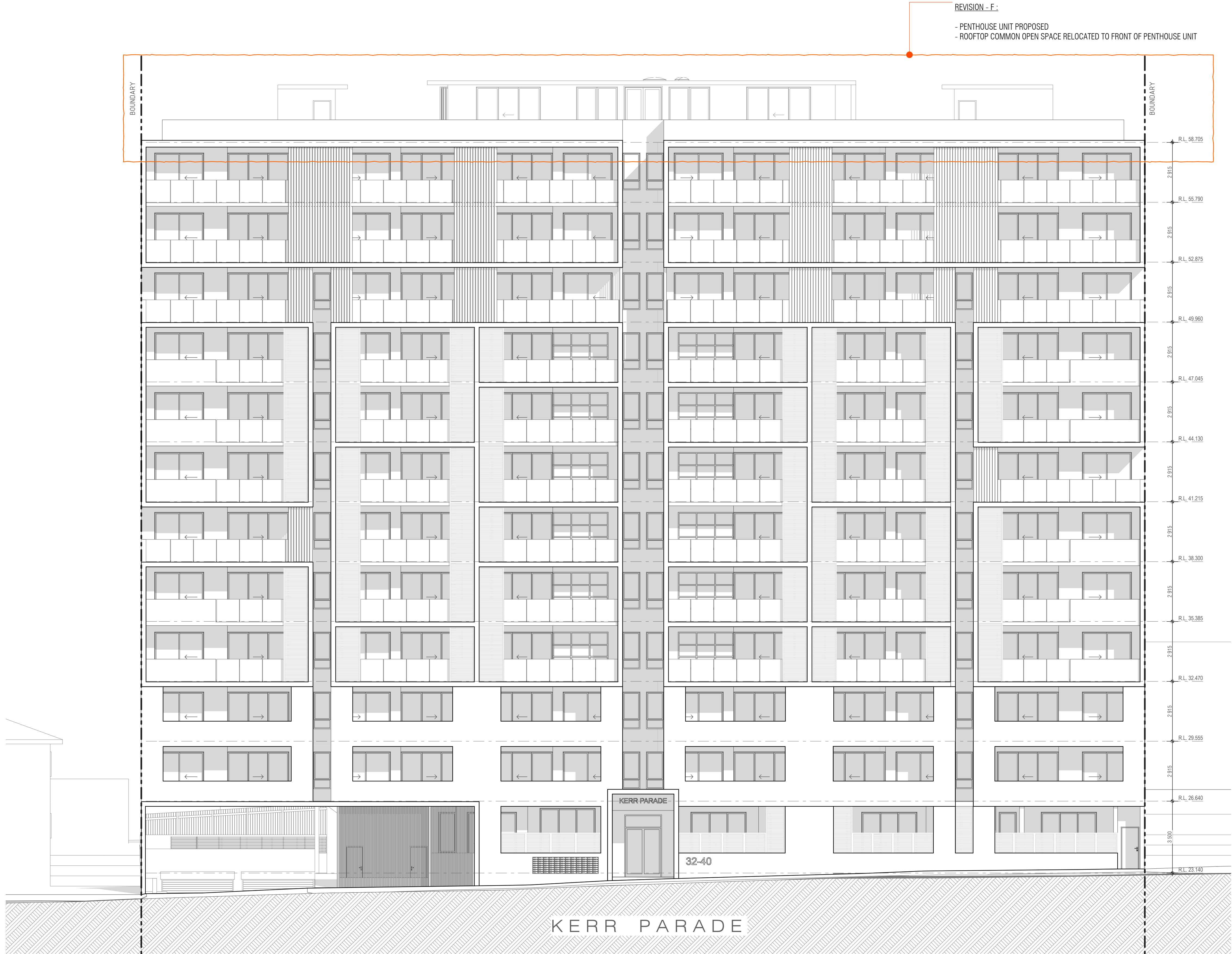
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S96-F	ROOFTOP COS RELOCATED AT THE FRONT OF PENTHOUSE UNIT. RE-ISSUED FOR S96 APPLICATION.	01/12/2016	YT			AHM	

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ARCHITECTS
ZHINAR ARCHITECTS
Zhinar Architects Pty Ltd
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Section 96 Application
Scale 1:100 @ A1
Scale 1:200 @ A3

PROJECT:
Residential Apartments
32-40 Kerr Parade,
Auburn NSW 2144

SHEET TITLE:
North Elevation

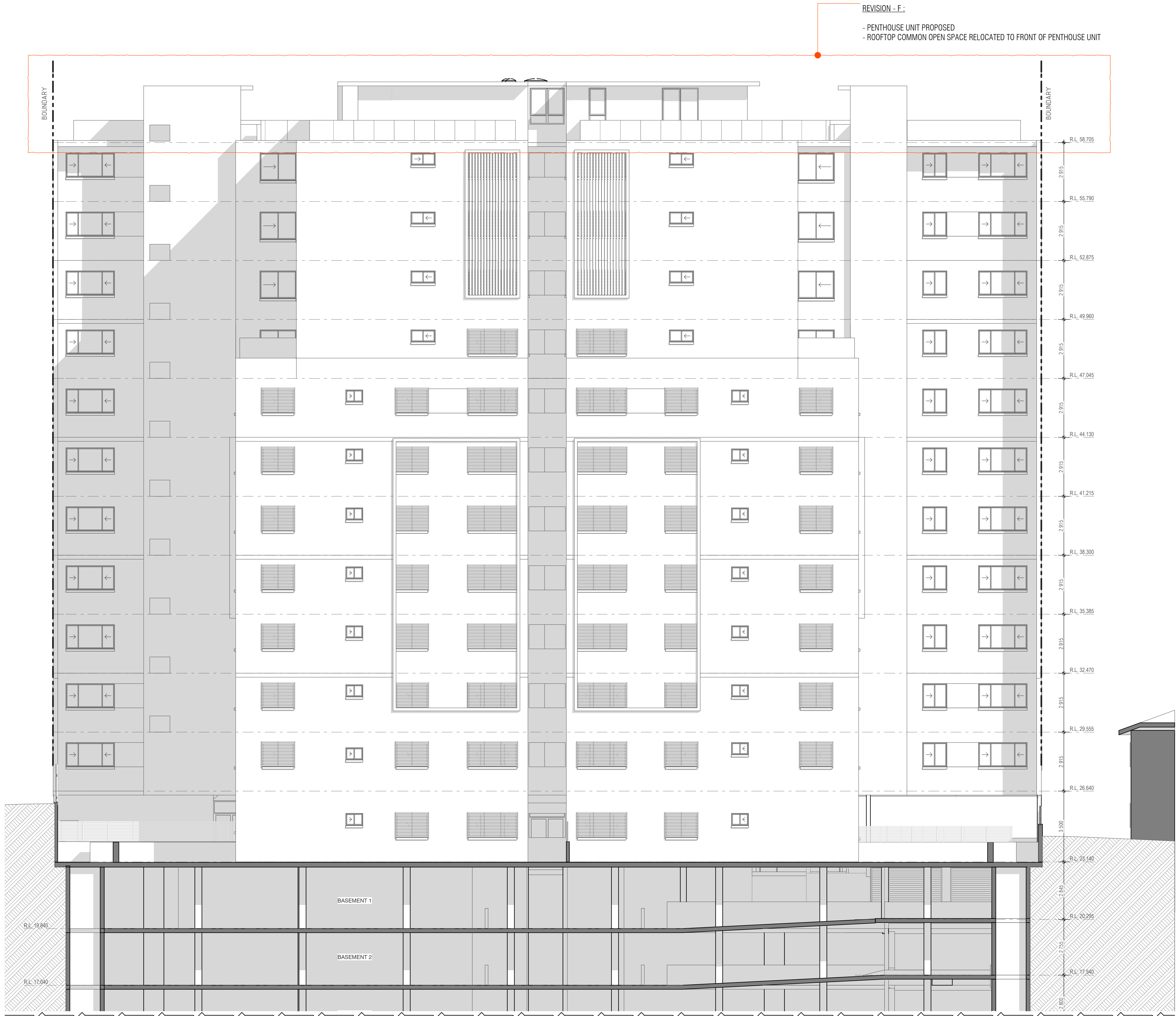
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zhinar
ARCHITECTS
ZHINAR ARCHITECTS
Zhinar Architects Pty Ltd
Suite 1 Level 2, 2 Rowe Street (Cnr Rydeville Road), Eastwood NSW 2122
PH: (+61 2) 8953 8888 WEB: www.zhinar.com.au



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Section 96 Application
Scale 1:100 @ A1
Scale 1:200 @ A3

PROJECT:
Residential Apartments
32-40 Kerr Parade,
Auburn NSW 2144
SHEET TITLE:
South Elevation

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S96 - F-1	COS AREA UPDATED. RE-ISSUED FOR S96 APPLICATION.	20/10/2016	YT	AHM
S96 - F	ROOFTOP COS RELOCATED AT THE FRONT OF PENTHOUSE UNIT. RE-ISSUED FOR S96 APPLICATION.	01/12/2016	YT	AHM

zhinar
ARCHITECTS
ZHINAR ARCHITECTS
Zhinar Architects Pty Ltd
Suite 1 Level 2, 2 Rowe Street (Cnr Ryecroft Road), Eastwood NSW 2122
PH: (+61 2) 8963 8888
WEB: www.zhinar.com.au
ABN: 28 695 869 790

NORTH:



PLOT:
Tuesday, 6 December 2016 5:28 PM

Section 96 Application

PROJECT:
Residential Apartments

**32-40 Kerr Parade,
Auburn NSW 2144**

SHEET TITLE:
East Elevation

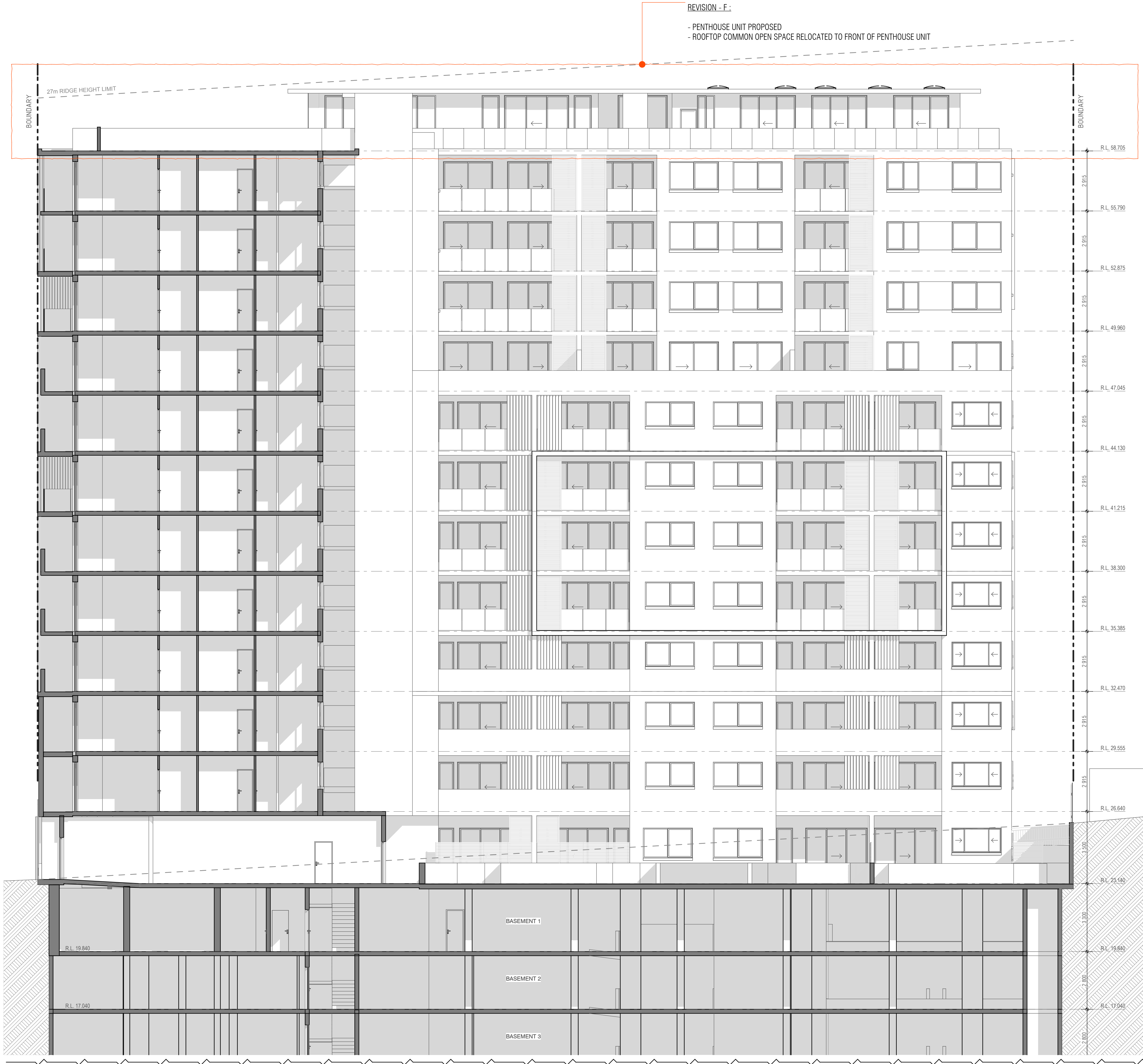
L.G.A: Auburn City Council

DESIGNED: AHM
DRAWN: YT
COMMENCED: June 2015
SCALE: AS NOTED
PRINT: A1 SHEET

JOB No. 8348 S96 - F:19

ISSUE: F

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ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-A	ISSUED FOR DEVELOPMENT APPLICATION.	19/12/2013	YT	AHM
DA-B	PLANS AMENDED AS PER COUNCIL RFI. RESUBMIT FOR DA APPLICATION.	11/03/2014	YT	AHM
DA-B-1	SUBSTATION RELOCATED NEXT TO DRIVEWAY. RL ON ENTRY DRIVEWAY AMENDED.	24/03/2014	YT	AHM
DA-C	RE-ISSUED FOR DEVELOPMENT APPLICATION (FSR 5.1). ADDITIONAL 63 UNITS & 2 BASEMENT LEVEL PROPOSED.	02/12/2014	YT	AHM
S96 - E	DRAWINGS AMENDED. RE-ISSUED FOR S96 APPLICATION.	12/10/2016	YT	AHM
S96 - E.1	COS AREA UPDATED. RE-ISSUED FOR S96 APPLICATION.	20/10/2016	YT	AHM
S96 - F	ROOFTOP COS RELOCATED AT THE FRONT OF PENTHOUSE UNIT. RE-ISSUED FOR S96 APPLICATION.	04/12/2016	YT	AHM

zhinar
ARCHITECTS
ZHINAR ARCHITECTS
Zhinar Architects Pty Ltd
Suite 1 Level 2, 2 Rowe Street (Cnr Ryedale Road), Eastwood NSW 2122
PH: (+61 2) 8953 8888
ABN: 28 695 869 790
Eastwood NSW 2122
WEB: www.zhinar.com.au



PROJECT:
Residential Apartments
32-40 Kerr Parade,
Auburn NSW 2144

Scale 1:100 @ A1
Scale 1:200 @ A3

SHEET TITLE:
West Elevation

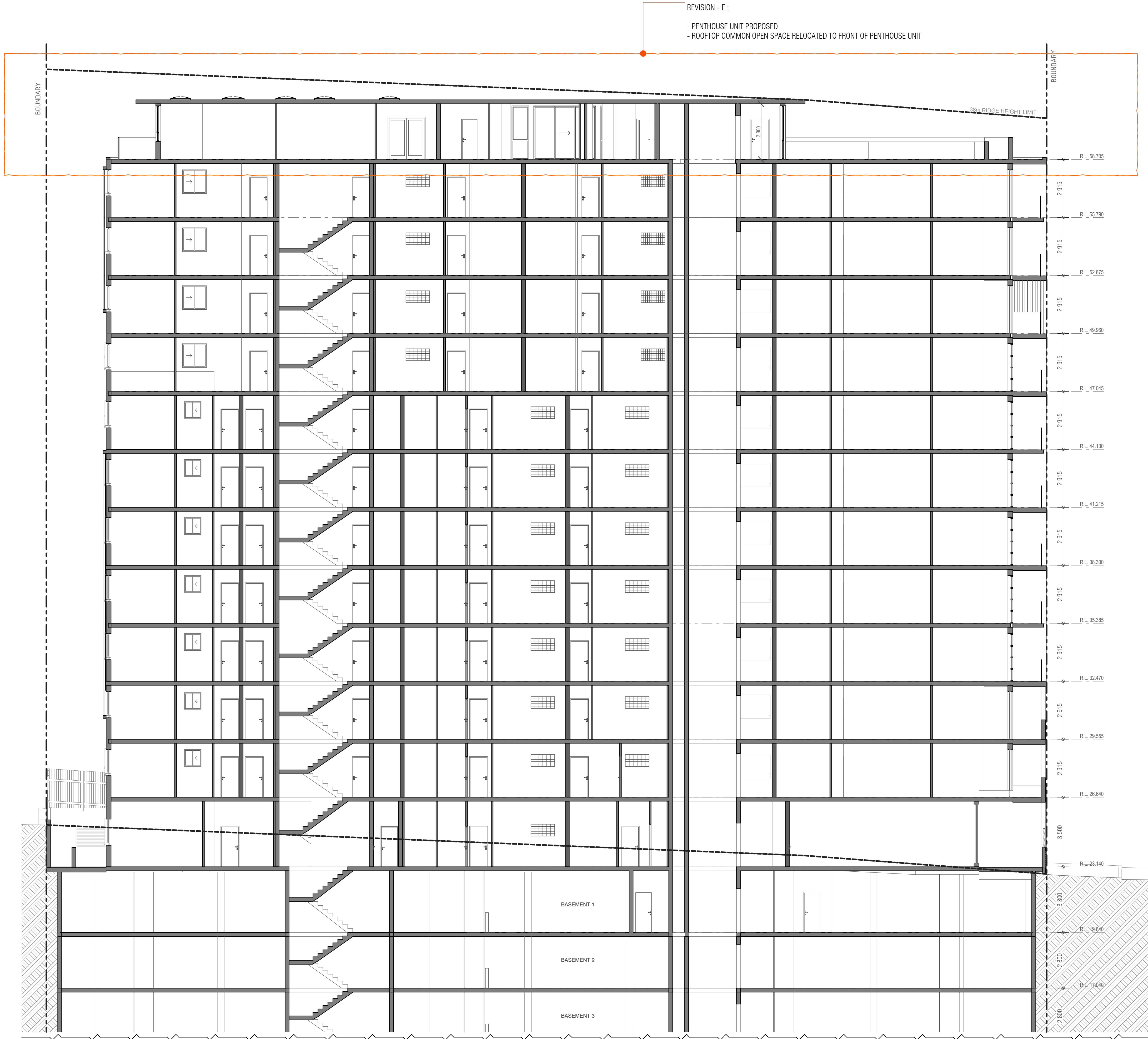
L.G.A: Auburn City Council

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DRAWN: YT
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JOB No. 8348 S96 - F:20

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DA-B.1	SUBSTATION RELOCATED NEXT TO DRIVEWAY. RL ON ENTRY DRIVEWAY AMENDED.	24/03/2014	YT	AHM
DA-C	RE-ISSUED FOR DEVELOPMENT APPLICATION (FSR 5.1). ADDITIONAL 63 UNITS & 2 BASEMENT LEVEL PROPOSED.	02/12/2014	YT	AHM
S96 - F	DRAWINGS AMENDED. RE-ISSUED FOR S96 APPLICATION.	12/10/2016	YT	AHM
S96 - F.1	COS AREA UPDATED. RE-ISSUED FOR S96 APPLICATION.	20/10/2016	YT	AHM
S96 - F	ROOFTOP COS RELOCATED AT THE FRONT OF PENTHOUSE UNIT. RE-ISSUED FOR S96 APPLICATION.	01/12/2016	YT	AHM



Section 96 Application

Scale 1:100 @ A1
Scale 1:200 @ A3

PROJECT:

Residential Apartments

32-40 Kerr Parade,
Auburn NSW 2144

SHEET TITLE:

Section A

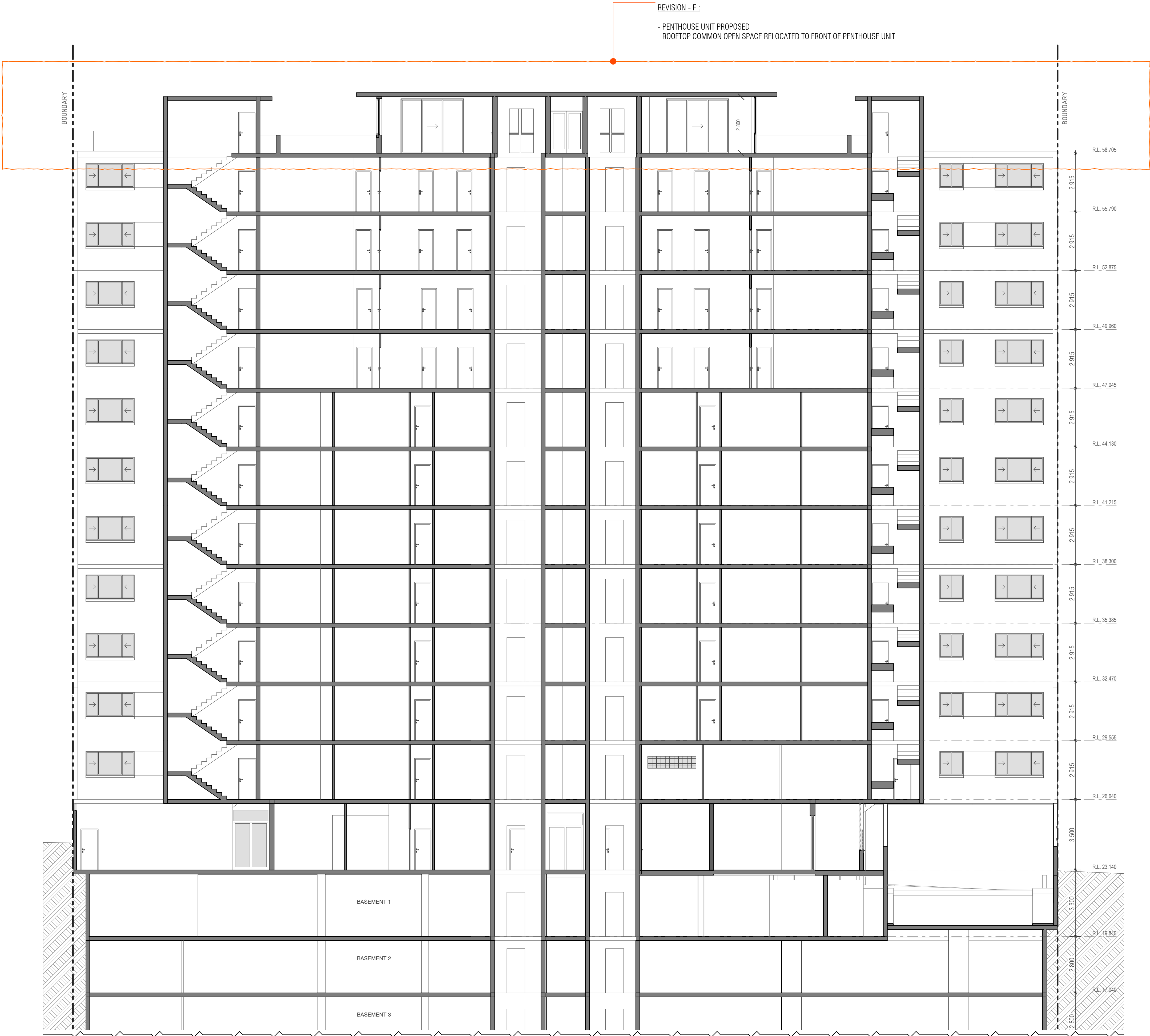
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AHM YT June 2015 AS NOTED A1 SHEET

JOB No. ISSUE:

8348 S96 - F:21 F

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DA-A	ISSUED FOR DEVELOPMENT APPLICATION.	19/12/2013	YT	AHM
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S96 - E.1	COS AREA UPDATED. RE-ISSUED FOR S96 APPLICATION.	20/10/2016	YT	AHM
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zhinar
ARCHITECTS
ZHINAR ARCHITECTS
Zhinar Architects Pty Ltd
Suite 1 Level 2, 2 Rowe Street (Cnr Pyralis Road), Eastwood NSW 2122
PH: (+61 2) 8953 8888
ABN: 28 695 869 790
Eastwood NSW 2122
WEB: www.zhinar.com.au

NORTH:

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Tuesday, 6 December 2016 5:26 PM

Section 96 Application

Scale 1:100 @ A1
Scale 1:200 @ A3

PROJECT:
Residential Apartments
32-40 Kerr Parade,
Auburn NSW 2144

SHEET TITLE:
Section B

L.G.A: Auburn City Council

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