



MELROSE PARK VICTORIA ROAD SITE

657-661 VICTORIA ROAD &
4-6 WHARF ROAD
MELROSE PARK, NSW

AREA SCHEDULE

GROUND										NLA		GFA	
Retail 1										71.0		71.0	
TOTAL										71.0		71.0	

Apartment Areas																				
BUILDING 1																				
LEVEL	APARTMENT MIX								TOTAL	NSA	UCA	TOTAL	2 HOUR SOLAR	NO SOLAR	CROSS VENT	ADAPT-ABLE	GFA			
	STU	1B	1B + S	2B 2BA	2B + S	2B SOHO	3B	3B SOHO												
Ground	0	1	0	4	0	0	0	0	5	374.8	188.0	562.8	3	2	2	0	489			
Level 01	1	1	1	8	2	0	0	0	13	944.9	285.1	1210.0	9	2	8	2	1098			
Level 02	1	1	3	8	1	0	0	0	14	976.5	131.7	1108.2	10	2	8	1	1130			
Level 03	0	1	3	9	1	0	0	0	14	1000.8	138.2	1139.0	9	2	8	1	1162			
Level 04	0	1	3	9	1	0	0	0	14	1000.9	138.2	1139.1	9	2	8	1	1162			
Level 05	0	1	3	9	1	0	0	0	14	1000.8	138.2	1139.0	9	2	8	1	1162			
Level 06	0	1	3	9	1	0	0	0	14	1000.9	138.2	1139.1	12	0	11	1	1162			
Level 07	0	0	0	3	0	0	0	0	3	234.8	33.6	268.4	2	0	2	0	282			
Level 08	0	0	0	1	0	0	2	0	3	287.1	29.8	316.9	2	0	2	0	318			
Level 09	0	0	0	1	0	0	2	0	3	287.1	29.8	316.9	2	0	3	0	318			
Level 10	0	0	0	1	0	0	2	0	3	287.1	29.8	316.9	3	0	3	0	318			
TOTAL	2	7	16	62	7	0	6	0	7395.7	1260.6	8656.3	70	12	63	7	8601				
	2	23		69			6			100										
Actual %	2.0%	7.0%	16.0%	62.0%	7.0%	0.0%	6.0%	0.0%	70%									12%	63%	7%
Target %	min.70% max.15% min.60%																			

BUILDING 2																				
LEVEL	APARTMENT MIX								TOTAL	NSA	UCA	TOTAL	2 HOUR SOLAR	NO SOLAR	CROSS VENT	ADAPT-ABLE	GFA			
	STU	1B	1B + S	2B 2BA	2B + S	2B SOHO	3B	3B SOHO												
Ground	0	1	0	1	0	0	0	0	2	131.2	100.4	231.6	0	0	1	1	270			
Level 01	0	6	0	3	0	0	0	0	9	597.0	277.0	874.0	6	0	7	2	852			
Level 02	0	6	0	3	0	0	0	0	9	554.8	78.4	633.2	6	0	6	3	650			
Level 03	0	6	0	3	0	0	0	0	9	554.8	78.4	633.2	6	0	6	3	650			
Level 04	0	6	0	3	0	0	0	0	9	554.8	78.4	633.2	6	0	6	3	650			
Level 05	0	3	0	4	1	0	0	0	8	563.8	74.7	638.5	6	0	6	3	655			
Level 06	0	3	0	5	1	0	0	0	9	638.8	84.7	723.5	7	0	7	3	655			
Level 07	0	3	0	4	1	0	0	0	8	563.8	74.7	638.5	7	0	6	3	655			
Level 08	0	1	0	1	1	0	0	0	3	216.9	28.6	245.5	3	0	3	0	360			
TOTAL	0	35	0	27	4	0	0	0	4375.9	875.3	5251.2	47	0	48	21	5197				
	0	35		31			0			66										
Percentages	0.0%	53.0%	0.0%	40.9%	6.1%	0.0%	0.0%	0.0%	71%									0%	73%	32%
Target %	min.70% max.15% min.60%																			

BUILDING 3																				
LEVEL	APARTMENT MIX								TOTAL	NSA	UCA	TOTAL	2 HOUR SOLAR	NO SOLAR	CROSS VENT	ADAPT-ABLE	GFA			
	STU	1B	1B + S	2B 2BA	2B + S	2B SOHO	3B	3B SOHO												
Ground	0	0	0	2	0	0	0	0	2	152.4	77.0	229.4	0	2	1	0	194			
Level 01	0	1	1	10	0	0	0	0	12	878.4	384.7	1263.1	8	2	9	0	1134			
Level 02	2	1	1	9	0	0	1	0	14	987.6	149.4	1137.0	10	2	9	0	1170			
Level 03	2	1	1	9	0	0	1	0	14	989.0	149.4	1138.4	10	2	9	0	1170			
Level 04	2	1	1	9	0	0	1	0	14	988.8	149.3	1138.1	10	2	9	0	1169			
Level 05	2	1	1	9	0	0	1	0	14	987.7	149.3	1137.0	10	1	9	0	1169			
Level 06	2	1	1	9	0	0	1	0	14	989.2	149.3	1138.5	10	1	10	0	1169			
Level 07	0	0	0	5	0	0	1	0	6	484.9	62.4	547.3	6	0	5	0	581			
Level 08	0	1	0	6	0	0	0	0	7	519.1	69.6	588.7	7	0	6	0	607			
Level 09	0	1	0	6	0	0	0	0	7	519.1	69.6	588.7	7	0	6	0	607			
Level 10	0	1	0	6	0	0	0	0	7	519.1	0.0	519.1	0	0	0	0	608			
TOTAL	10	9	6	80	0	0	6	0	8025.3	1410.0	9435.3	78	12	73	0	9578				
	10	15		80			6			111										
Percentages	9.0%	8.1%	5.4%	72.1%	0.0%	0.0%	5.4%	0.0%	70%									11%	66%	0%
Target %	min.70% max.15% min.60%																			

TOTAL RESIDENTIAL																				
	12	51	22	168	11	0	12	0	19797	3546	23343	195	24	184	28	23376				
	12	73		180			12			277										
Percentages	4.3%	18.4%	7.9%	61.0%	4.0%	0.0%	4.3%	0.0%	70%									9%	66%	10%
Target %	min.70% max.15% min.60%																			




GRAND TOTAL																	
19868																	
23376																	

ARCHITECTURAL DRAWING LIST

DA0000	COVER SHEET	
DA1000	SITE PLAN & SITE ANALYSIS	
DA2009	BASEMENT 4	
DA2010	BASEMENT 3	
DA2011	BASEMENT 2	
DA2012	BLD 1 & 2 & 3 - GND/BASEMENT 1	
DA2013	BLD 1 & 2 - L1	
DA2014	BLD 1 & 2 - L2 & BLD 3 - L1	
DA2015	BLD 1 & 2 - L3 & BLD 3 - L2	
DA2016	BLD 1 & 2 - L4 & BLD 3 - L3	
DA2017	BLD 1 & 2 - L5 & BLD 3 - L4	
DA2018	BLD 1 & 2 - L6 & BLD 3 - L5	
DA2019	BLD 1 & 2 - L7 & BLD 3 - L6	
DA2020	BLD 1 & 2 - L8 & BLD 3 - L7	
DA2021	BLD 1 - L9 & BLD 3 - L8	
DA2022	BLD 1 - L10 & BLD 3 - L9	
DA2023	BLD 1 - ROOF & BLD 3 - L10 & ROOF	
DA3101	ELEVATIONS - BUILDING 1 & 2 & 3 - NORTH AND SOUTH	
DA3102	ELEVATIONS - BUILDING 1 & 2 - EAST AND WEST	
DA3103	ELEVATIONS - BUILDING 3 - EAST AND WEST	
DA3200	STAGE 1 SITE SECTIONS	
DA3210	BASEMENT SECTIONS	
DA5110	ADAPTABLE APARTMENT PLANS	
DA8010	SOLAR ACCESS STUDIES (SUN'S EYE VIEW)	NTS
DA9100	GFA DIAGRAMS - BUILDING 1	
DA9101	GFA DIAGRAMS - BUILDING 2	
DA9102	GFA DIAGRAMS - BUILDING 3	
DA9103	SHADOW DIAGRAMS-COMMUNAL OPEN SPACE 3	
DA9104	SHADOW DIAGRAMS-COMMUNAL OPEN SPACE 5	
DA9105	SHADOW DIAGRAMS-COMMUNAL OPEN SPACE 4	
DA9106	SHADOW DIAGRAMS-COMMUNAL OPEN SPACE 2	
DA9107	SHADOW DIAGRAMS-COMMUNAL OPEN SPACE 1	
DA9200	SOLAR ACCESS ANALYSIS	
DA9201	SOLAR ACCESS ANALYSIS 2	
DA9202	NATURAL VENTILATION ANALYSIS 1	
DA9203	NATURAL VENTILATION ANALYSIS 2	
DA9204	SOLAR ANALYSIS SCHEDULE	
DA9205	SOLAR ANALYSIS SCHEDULE	
DA9300	BUILDING 1 ENTRY PLAN	
DA9301	BUILDING 1 ENTRY SECTION & ELEVATION	
DA9302	BUILDING 2 ENTRY	
DA9303	BUILDING 3 ENTRY	
DA9304	COURTYARD DETAIL 1	
DA9305	COURTYARD DETAIL 2	
DA9306	COURTYARD DETAIL 3	
DA9307	COURTYARD DETAIL 4	
DA9308	COURTYARD DETAIL 5	

BASIS COMMITMENTS	
Water efficiency:	
- Three Rainwater tank,	
- 500L tank in Building 1 to collect water from roof area of 301m2	
- 5000L tank in Building 2 to collect water from roof area of 460.5m2	
- 5000L tank in Building 3 to collect water from roof area of 702m2	
Rainwater to serve:	
o All common landscape area including roof garden (about 4215m2)	
- Fire sprinkler test water to reticulated	
- 3-Star WELS rated showers (>6 but <= 7.5 L/min)	
- 4-Star WELS rated toilets	
- 5-Star WELS kitchen and bathroom taps	
- 2-star WELS dishwashers	
Thermal Comfort:	
- R3.0 bulk insulation with foil in all external exposed walls (total R-Value of 3.66)	
- R4.0 bulk insulation under exposed roofs (total R-Value of 4.16)	
- R2.0 insulation for all suspended floors (total R-Value of 2.21) and R1.5 insulation for all suspended floors above carpark	
glazing requirements as follows:	
- Building 1:	
Double low-e glazing (U-Value: 4.9 & SHGC: 0.33) - Ground, Level 1, Level 2, Level 3 and Level 10	
Single low-e glazing (U-Value: 5.6 & SHGC: 0.36) - Level 4, Level 5, Level 6, Level 7, Level 8 and Level 9	
- Building 2:	
Double low-e glazing (U-Value: 4.9 & SHGC: 0.33) - Ground, Level 1, Level 2, Level 3	
Single low-e glazing (U-Value: 5.6 & SHGC: 0.36) - Level 4, Level 5, Level 6, Level 7, Level 8 and Level 9	
- Building 3:	
Double low-e glazing (U-Value: 4.9 & SHGC: 0.33) - Ground, Level 1, Level 2, Level 3 and Level 10	
Single low-e glazing (U-Value: 5.6 & SHGC: 0.36) - Level 4, Level 5, Level 6, Level 7, Level 8 and Level 9	
o Provision of NO downlights/spoollights in the apartments or provision of thermally sealed fittings	
Weather seals for all exhaust & ventilation vents	
Energy efficiency:	
- Central gas instantaneous hot water systems with R1.0 piping insulation for all external & internal pipes for each building	
- Gearless traction lift with Variable Voltage & Frequency (VVVF) motor	
- CO sensors control for carpark ventilation, with VSD driven fans	
- Air conditioning system for security room and community room controlled by time clock or BMS	
- No Mechanical ventilation in other plant & service rooms, Ground floor lobbies & all hallways	
- Exhaust ventilation only in garbage and waste holding rooms	
- Fluorescent lighting with motion sensor control for carpark	
- LED lighting for security room with time clock and motion sensors	
- LED lighting for all lifts and lighting connected to lift call button	
- Fluorescent lighting with motion sensor control for all garbage rooms, community room, plant and service rooms	
- LED lighting for all lobbies and hallways with time clock and motion sensor control for after hours	
- Individual exhaust fan ducted to facade or roof for bathrooms, kitchens and laundries ventilation and interlocked to light	
- 1-phase air conditioning units with 3.0-3.5 Energy Efficiency Ratio (EER) for heating and cooling	
- Dedicated Compact Fluorescent LED fittings for all internal areas	
- Gas cooktops and electric ovens	
- Day-night zoning between bedrooms and living areas	
- Indoor or sheltered clothes drying lines	



<div>Revisions</div> <table><thead><tr><th>No.</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td>1</td><td>29-08-16</td><td>PRE DA ISSUE</td></tr><tr><td>2</td><td>06-09-16</td><td>PRE DA ISSUE UPDATE</td></tr><tr><td>3</td><td>30-09-16</td><td>FOR INFORMATION</td></tr><tr><td>4</td><td>08-11-16</td><td>FOR INFORMATION</td></tr><tr><td>5</td><td>11-11-16</td><td>FOR INFORMATION</td></tr><tr><td>6</td><td>18-11-16</td><td>DA ISSUE</td></tr><tr><td>7</td><td>29-11-16</td><td>DA ISSUE</td></tr><tr><td>8</td><td>02-06-17</td><td>AMENDED FOR COUNCIL</td></tr></tbody></table>			No.	Date	Description	1	29-08-16	PRE DA ISSUE	2	06-09-16	PRE DA ISSUE UPDATE	3	30-09-16	FOR INFORMATION	4	08-11-16	FOR INFORMATION	5	11-11-16	FOR INFORMATION	6	18-11-16	DA ISSUE	7	29-11-16	DA ISSUE	8	02-06-17	AMENDED FOR COUNCIL	<div>Ver App'd</div>		<div>Key</div> <div></div>		<div>Client</div> <div> Payce Consolidated Limited</div>		<div>Architect</div> <div> 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250</div>		<div>Project</div> <div>MELROSE PARK - VRS - STAGE 1 DA 657-661 VICTORIA ROAD 4-6 WHARF ROAD MELROSE PARK, NSW Proj. No. 16012</div>		<div>Drawing Title</div> <div>SITE PLAN & SITE ANALYSIS</div> <div><div>Sheet Status</div><div>NOT FOR CONSTRUCTION</div></div>		<div>Scale</div> <div>1 : 500 @A1</div>		<div>Drawing No.</div> <div>DA1000</div>		<div>Issue</div> <div>8</div>	
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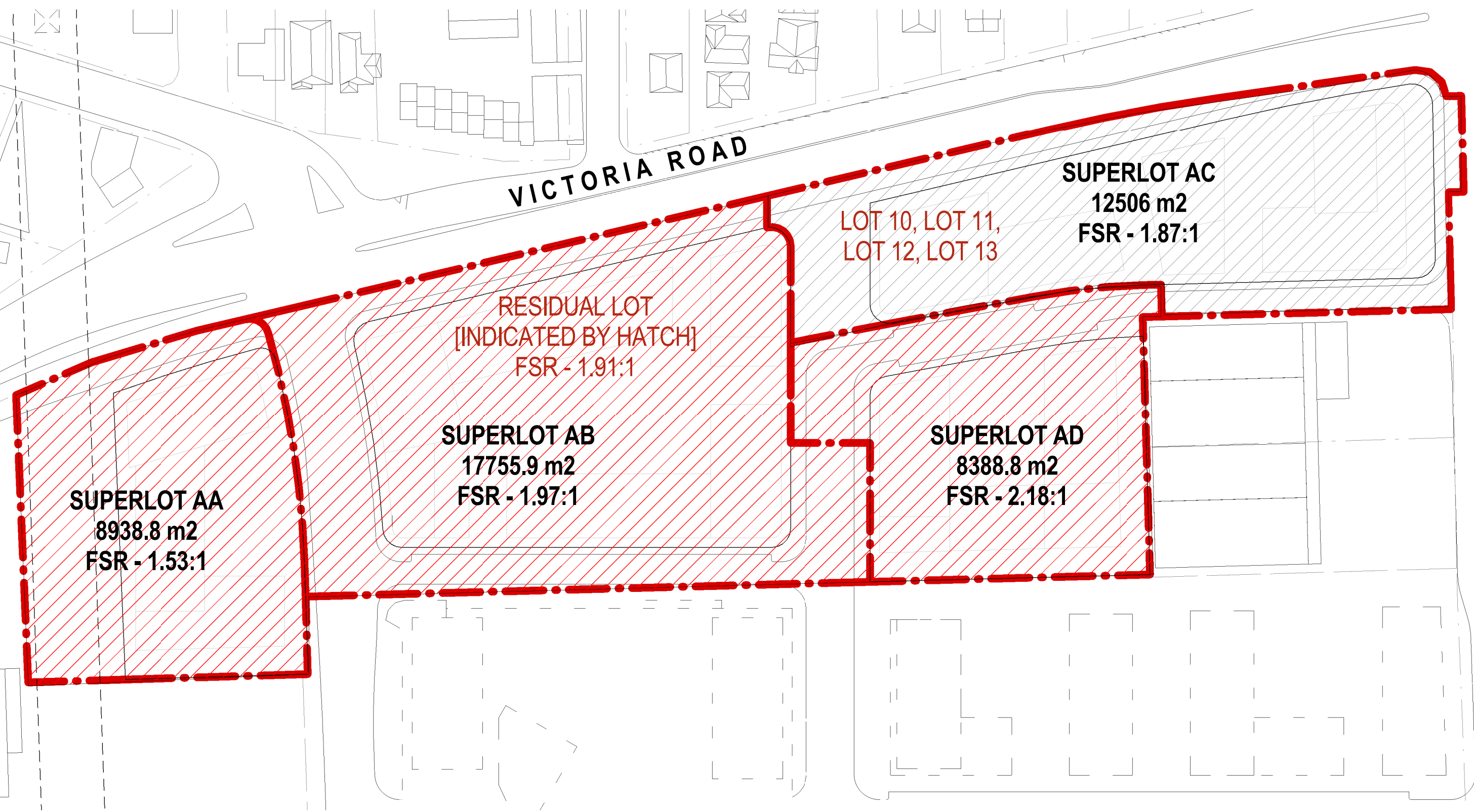
DEVELOPMENT SCHEDULE

OVERALL

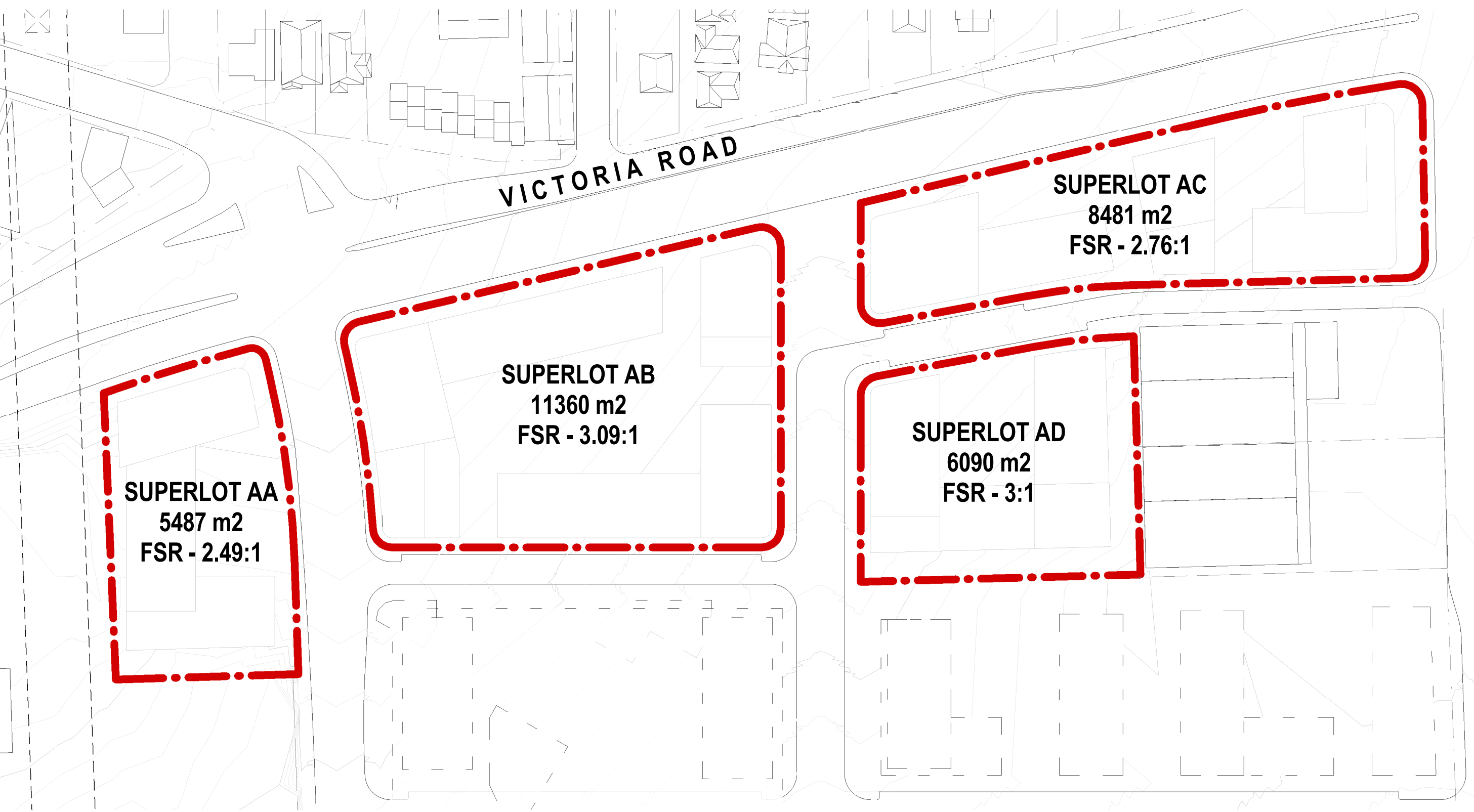
Site Area	47589 m2
Site area dedicated to new roads/ footpaths	12610 m2
Site area dedicated to Public Open Space	3564 m2
Allowable Floor Space Ratio	2.00 :1
Actual Floor Space Ratio	1.90 :1
Total Gross Floor Area	90405 m2
Approx. No. of Apartments	1077

								By Superlot		By Superlot Less Roads / Public Open Space					
	TOTAL BUILDING ENVELOPE (m2)	TOTAL GROSS FLOOR AREA (m2) [75% BUILDING ENVELOPE]	COMMERCIAL GROSS FLOOR AREA (m2)	RESIDENTIAL GROSS FLOOR AREA (m2)	RESIDENTIAL NETT SELLABLE ARE [85% GROSS FLOOR AREA]	APPROX. NUMBER OF APARTMENTS [Average NSA for superlots AA,AB & AD is 70.5m2; AC is 71 m2]	% OF TOTAL GROSS FLOOR AREA	INDIVIDUAL FLOOR SPACE RATIO	LOT AREA (m2)	INDIVIDUAL FLOOR SPACE RATIO	LOT AREA (m2)	DEEP SOIL AREA (m2)	DEEP SOIL % SUPERLOT [PDOP 2011 requires 15% site area]	COMMON OPEN SPACE AREA (m2)	COMMON OPEN SPACE % SUPERLOT [ADG requires 25% site area]
Superlot AA	18228.0	13671	0	13671	11620	165	15%	1.53	8938.80	2.49	5487.0	1010.0	18.4%	1403.0	25.6%
Superlot AB	46597.0	35064	696	34368	29213	414	39%	1.97	17755.90	3.09	11360.0	1704.0	15.0%	2830.0	24.9%
Superlot AC	31168.0	23376	71	23376	19745	277	26%	1.87	12506.00	2.76	8481.0	1578.0	18.6%	2083.0	24.6%
Superlot AD	24393.0	18295	0	18295	15551	221	20%	2.18	8388.80	3.00	6090.0	1358.0	22.3%	1557.0	25.6%
TOTALS	120386	90405	767	89710	76129	1077			47590		31416	5650		7873	

SUPERLOT AREAS INCLUDING ROADS AND PUBLIC OPEN SPACE



SUPERLOT AREAS NOT INCLUDING ROADS AND PUBLIC OPEN SPACE

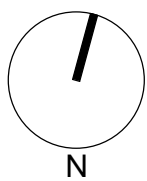


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FOR DA APPROVAL

Issue	Date	Description
1	15-11-16	FOR INFORMATION
2	28-11-16	DA ISSUE
3	07-06-17	AMENDED

0 12 24 48 96 m



MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP0900 - FSR CALCULATIONS



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FOR DA APPROVAL

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1	16-11-16	FOR INFORMATION
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4	15-09-17	AMENDED DA ISSUE

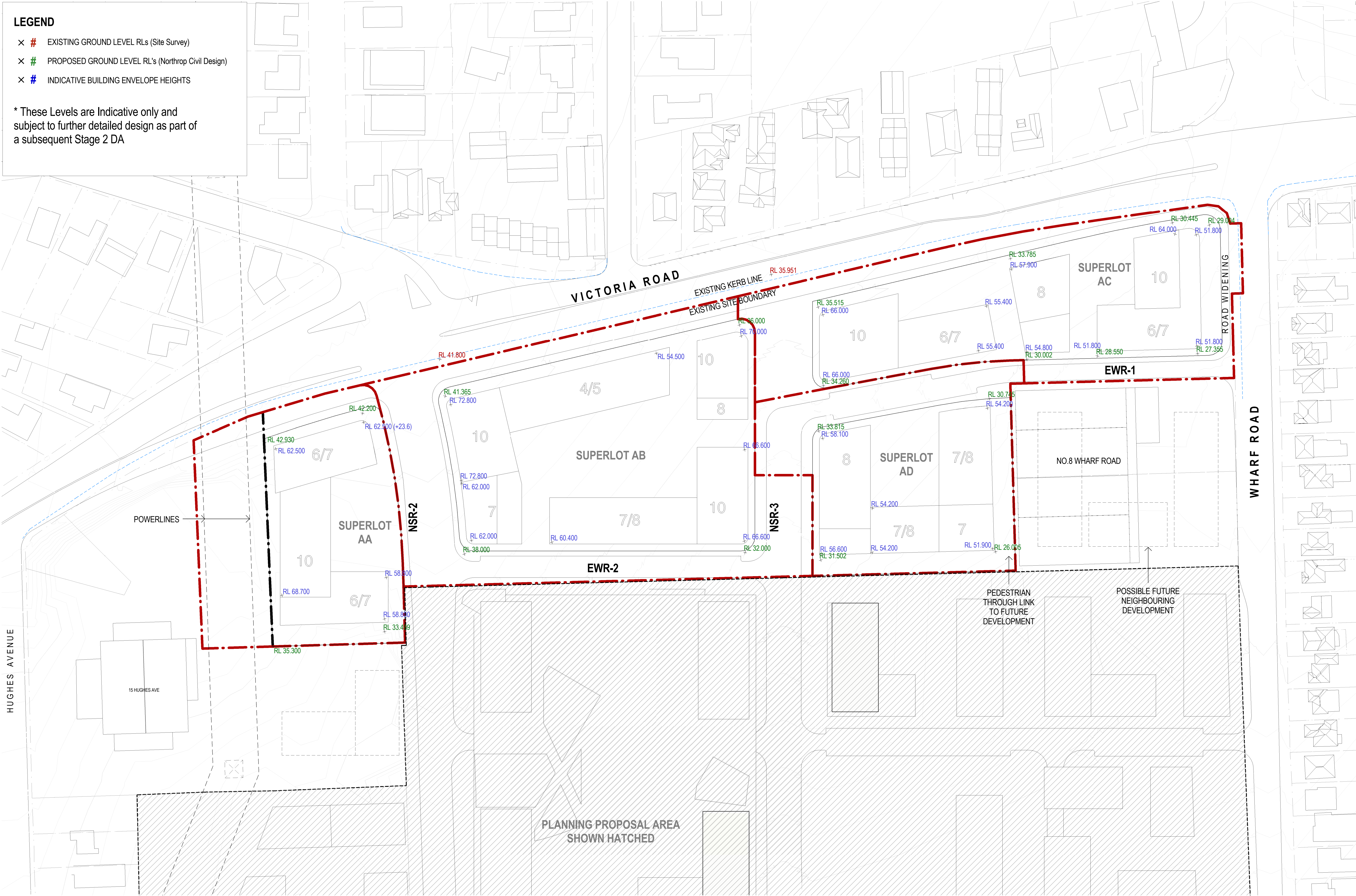
0 7.5 15 30 60 m



MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP1000 - BUILDING ENVELOPES PLAN

AJ+C
ALLEN JACK+COTTIER

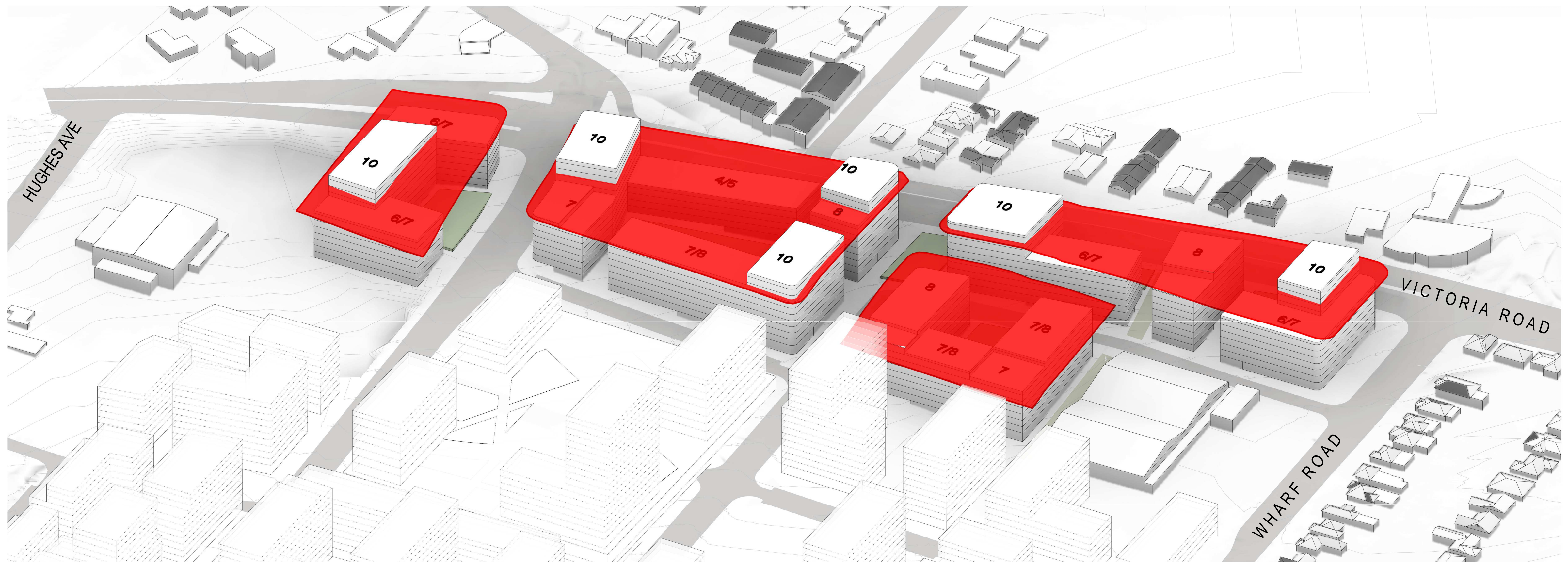


LEGEND

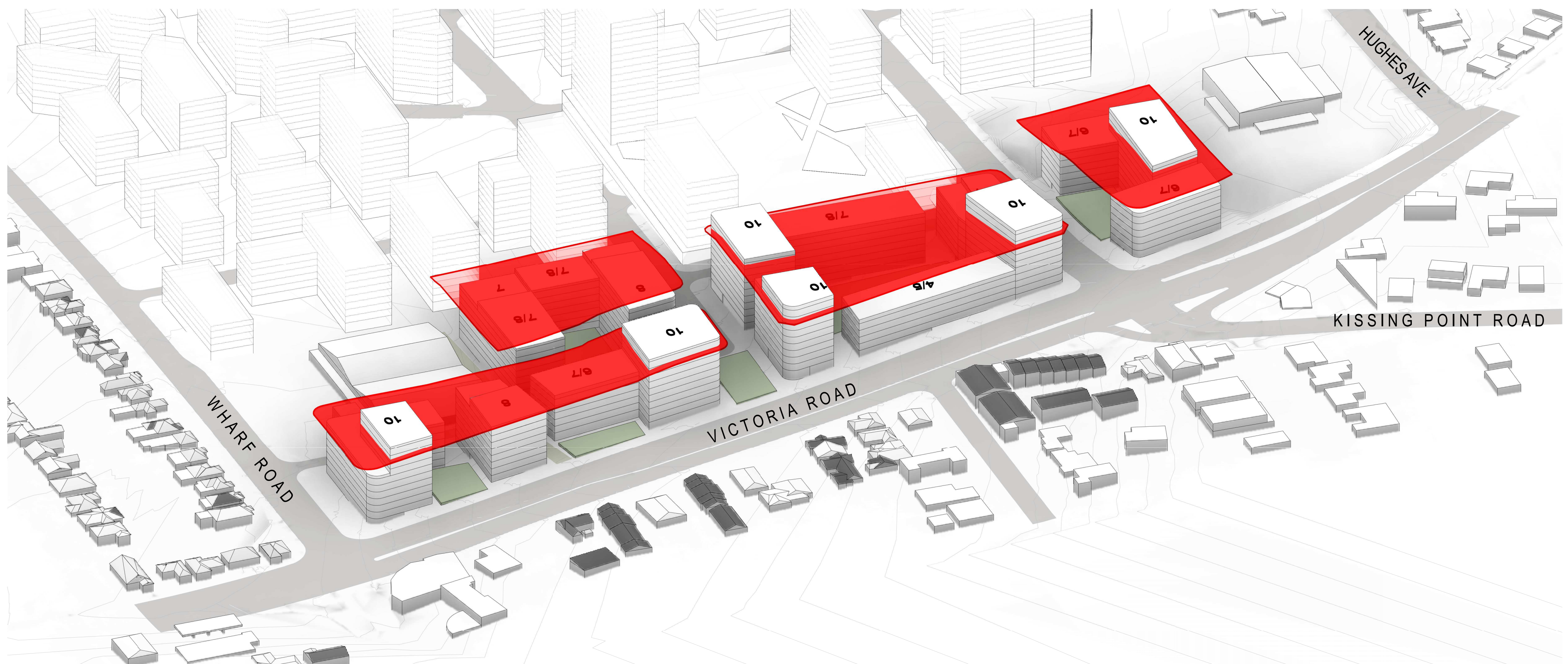
- × # EXISTING GROUND LEVEL RLs (Site Survey)
- × # PROPOSED GROUND LEVEL RL's (Northrop Civil Design)
- × # INDICATIVE BUILDING ENVELOPE HEIGHTS

* These Levels are Indicative only and subject to further detailed design as part of a subsequent Stage 2 DA





2 CONCEPT PLAN, 28m / 8 Storey Envelope_VIEW 2 Copy 1



1 CONCEPT PLAN, 28m / 8 Storey Envelope Copy 2

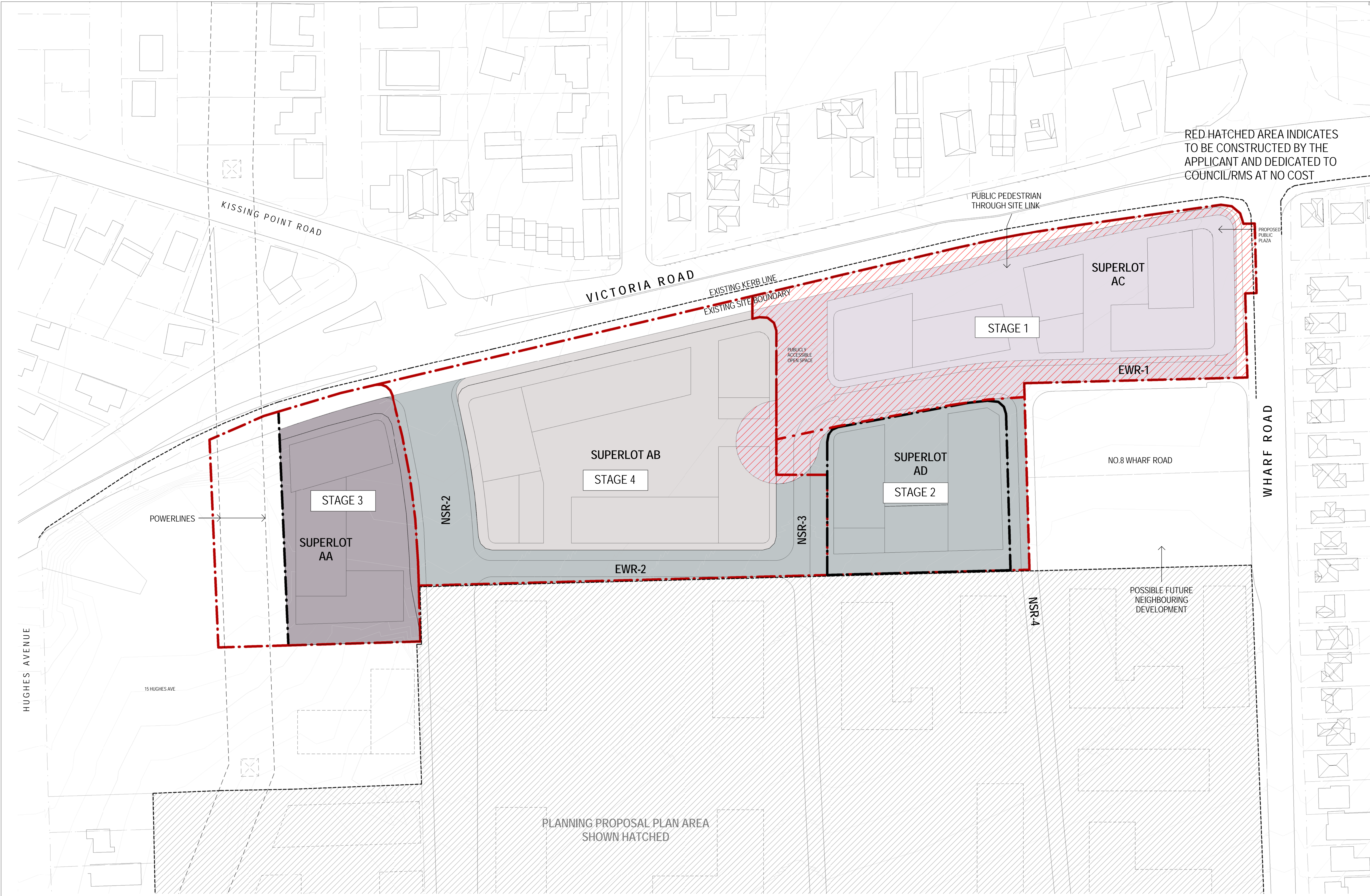
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INDICATIVE DRAWING - NOT FOR DA APPROVAL

Issue	Date	Description
1	16-11-16	FOR INFORMATION
2	28-11-16	DA ISSUE
3	07-06-17	AMENDED

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012
CP1011 - PROPOSED SCHEME WITH LEP
HEIGHT PLANE

AJ+C
ALLEN JACK+COTTIER



RED HATCHED AREA INDICATES
TO BE CONSTRUCTED BY THE
APPLICANT AND DEDICATED TO
COUNCIL/RMS AT NO COST

WHARF ROAD

VICTORIA ROAD

KISSING POINT ROAD

HUGHES AVENUE

15 HUGHES AVE

NO.8 WHARF ROAD

SUPERLOT AB

STAGE 4

SUPERLOT AD

STAGE 2

SUPERLOT AC

STAGE 1

EWR-1

EWR-2

NSR-2

NSR-3

NSR-4

STAGE 3

SUPERLOT AA

POWERLINES

POSSIBLE FUTURE
NEIGHBOURING
DEVELOPMENT

PLANNING PROPOSAL PLAN AREA
SHOWN HATCHED

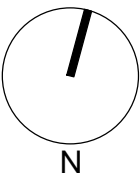
PROPOSED
PUBLIC
PLAZA

PUBLIC PEDESTRIAN
THROUGH SITE LINK

EXISTING KERB LINE
EXISTING SITE BOUNDARY

PUBLICLY
ACCESSIBLE
OPEN SPACE

Revisions No.	Date	Description	Ver	App'd
1	15-09-17	FOR INFORMATION		



Client
PAYCE
Payce Consolidated Limited

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AJ+C
ALLEN JACK+COTTIER
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ABN 53 003 782 250

Project
**MELROSE PARK - VICTORIA ROAD
SITE - STAGE 1 DA**
657-661 VICTORIA ROAD
4-6 WHARF ROAD
MELROSE PARK, NSW
Proj. No. 16012

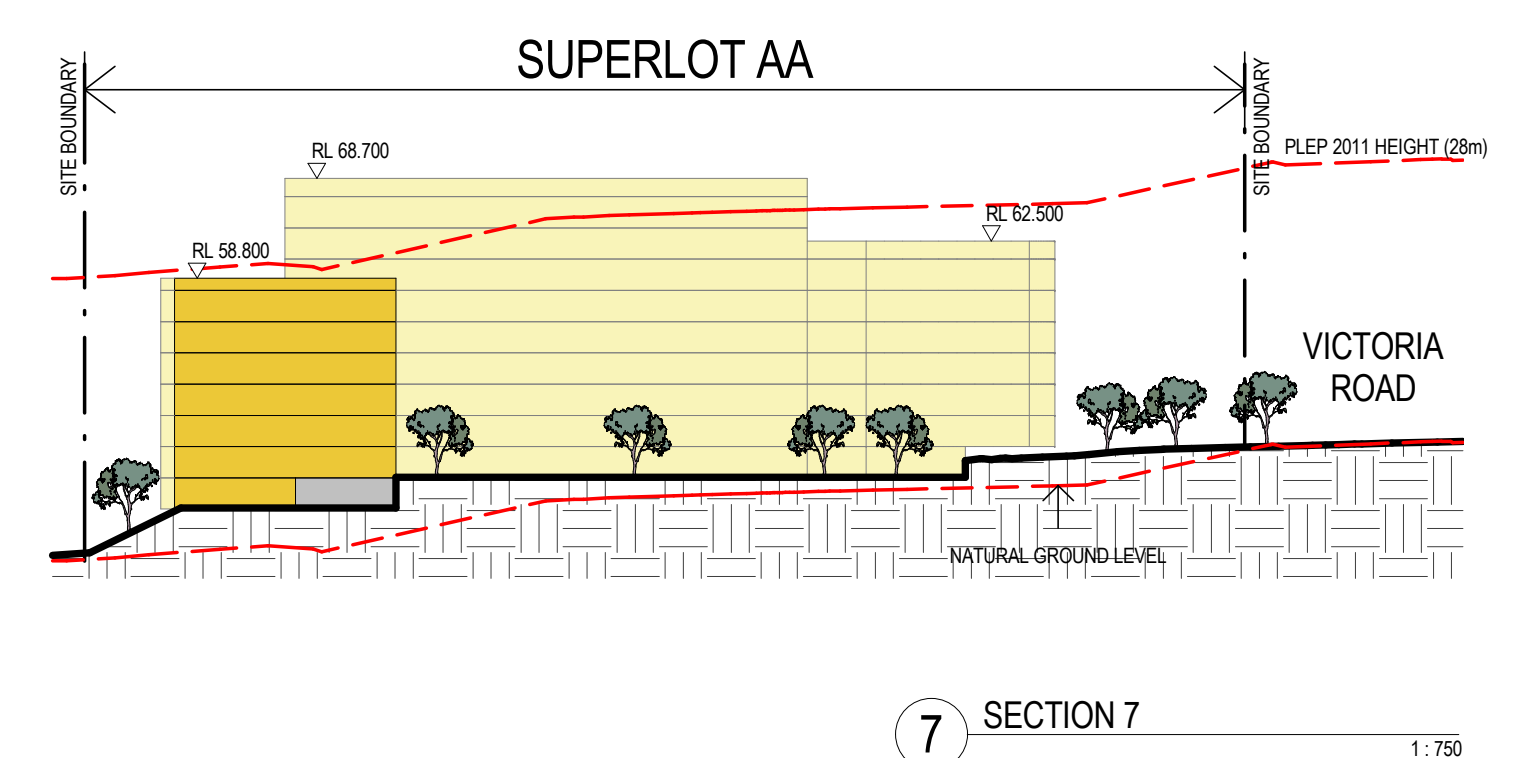
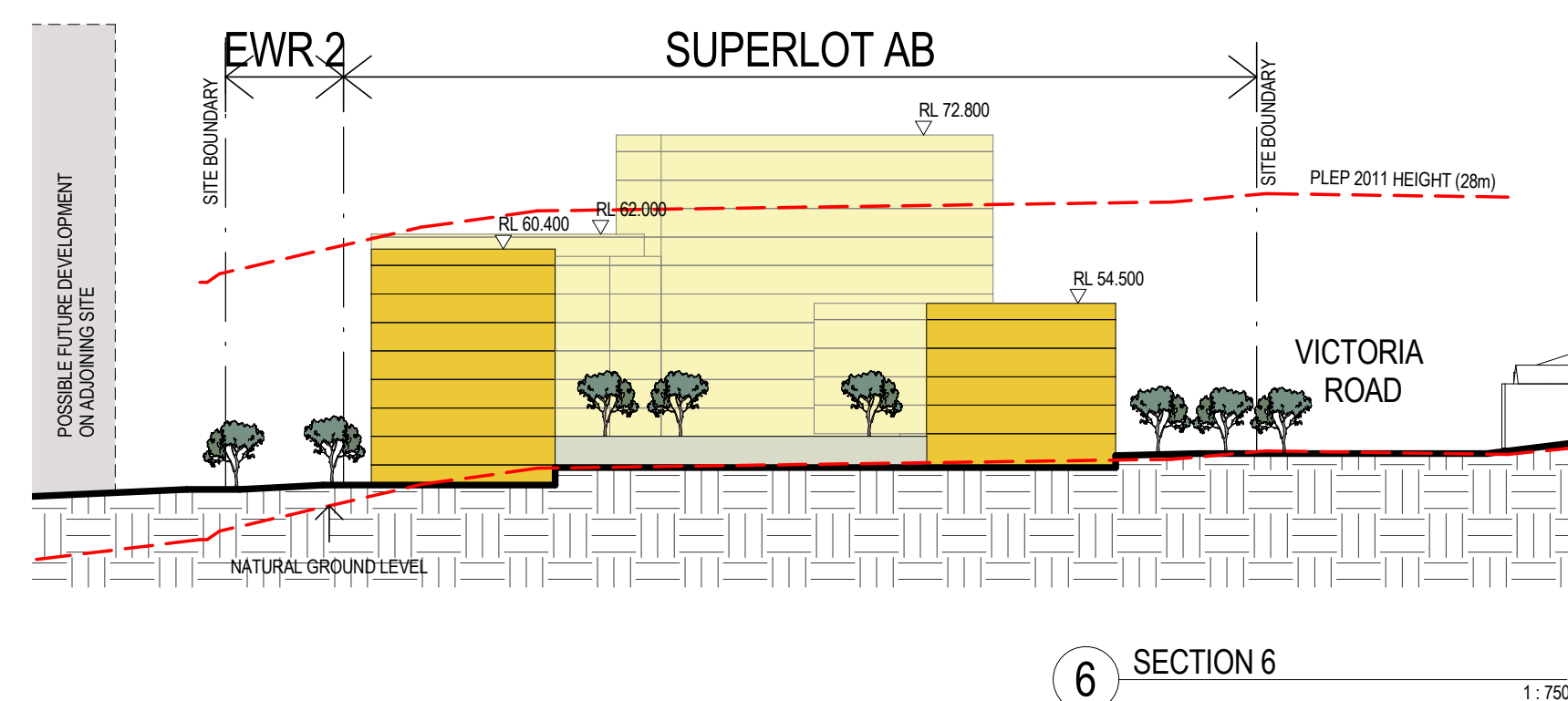
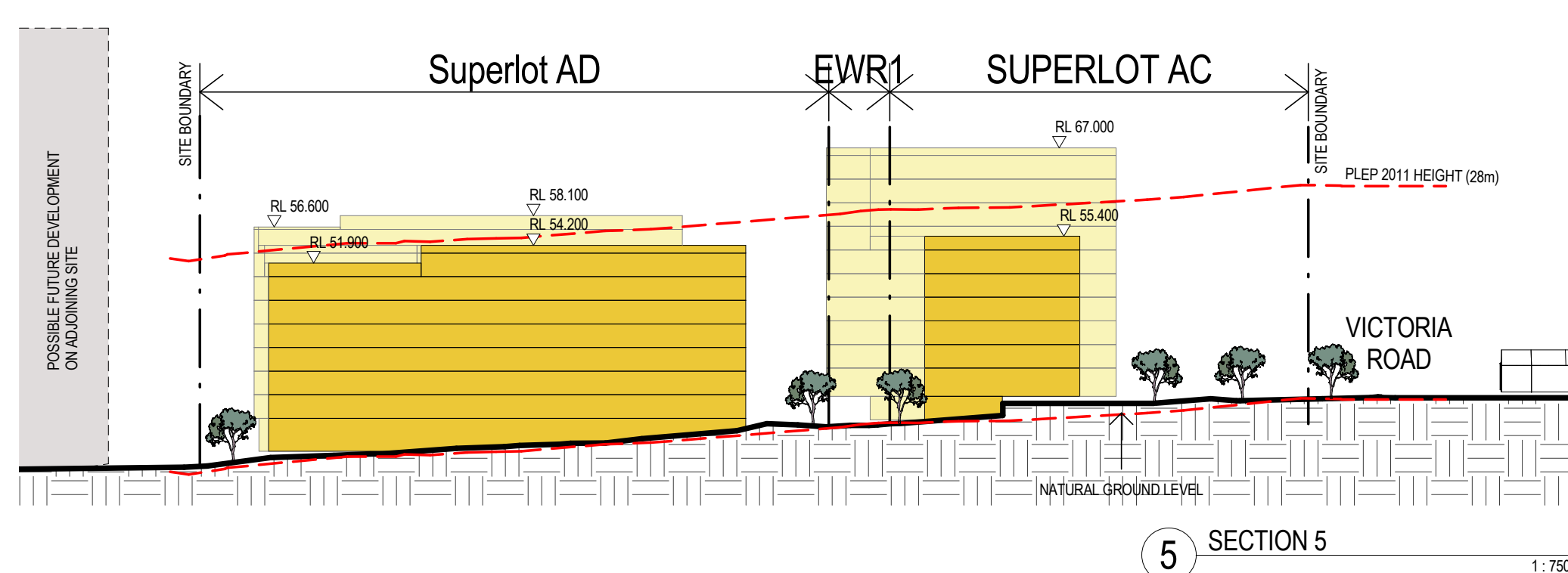
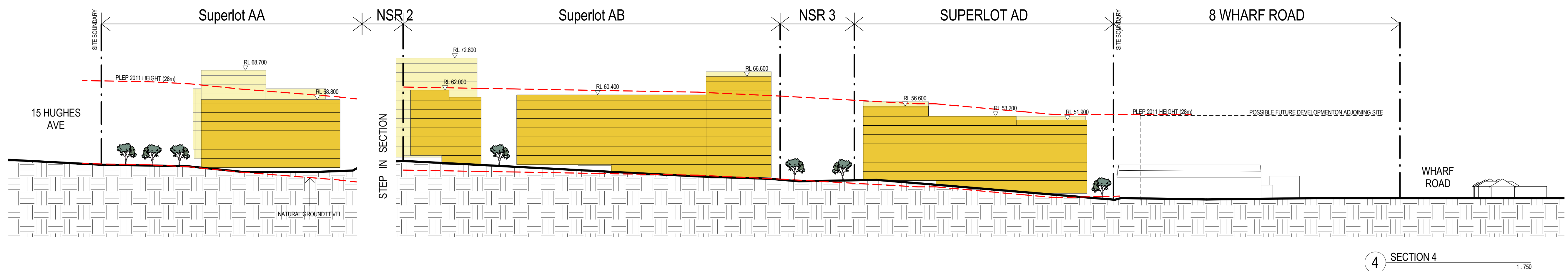
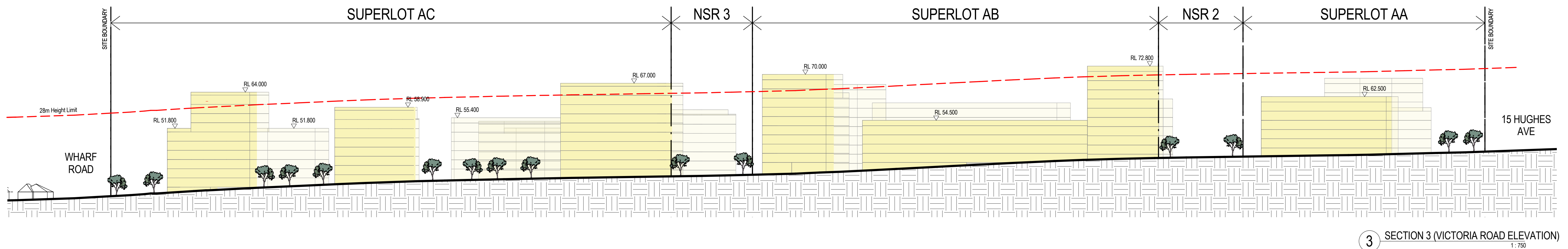
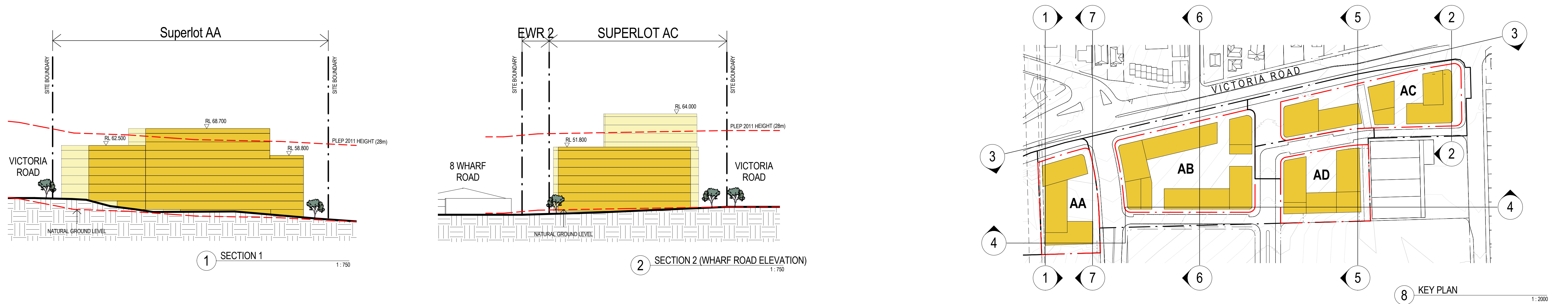
Drawing Title
Staging Options - 1

Sheet Status
NOT FOR CONSTRUCTION

Scale
1 : 750 @A1

Drawing No.
SK103

Issue
1



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INDICATIVE DRAWING - NOT FOR DA APPROVAL

Issue	Date	Description
1	27-09-16	FOR INFORMATION
2	16-11-16	FOR INFORMATION
3	28-11-16	DA ISSUE
4	07-06-17	AMENDED

0 7.5 15 30 60 m

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP3203 - ENVELOPE SECTIONS

AJ+C
ALLEN JACK+COTTIER