

Additional Information Received (DA's & CC's & CDA's)

RECEIVED

8 AUG 2016

CUSTOMER SERVICE

Property Address: 723-731 VICTORIA ROAD,
RYDE CUSTOMER SERVICE CENTRE

LDA No: LDA 2015/0654 CC No: _____
(include prefix - eg LDA2009/0001) (include prefix - eg PCA2009/1234)

CDA No: _____
(include prefix - eg CDA2009/0001)

Assessing Officer / Inspector: SANJU REDDY

Information Received: AS PER URDP COMMENTS
(D2016/103730)

If additional DA/CDA plans: 3 sets provided 4 SETS (Initials)

If additional CC plans: 3 sets provided N/A (Initials)

Do the additional plans include site plan, elevations or shadow diagrams?
(please circle)

YES - 3 sets A4's provided (DA Only) NO - See (Initials)

NO

Events Updated: See (Initials)

Register information to: DA or CC or CDA (please circle)

Received by: LOUISE DI CRISTO Date: 8/8/16

☒ Original and Spare Copies are Separated by a Blue Sheet

RECORDS

Received: _____

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TO ASSESSING OFFICER / INSPECTOR

RECEIVED City of Ryde Records Management Services 9 AUG 2016 Doc No: _____ File No: _____
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Sanju Reddy
Senior Assessment Officer
Ryde Council
Locked Bag 2069
North Ryde NSW 1670



8th August 2016

Dear Sir,

Subject: 723-731 Victoria Road, Ryde – Local Development Application No. LDA2015/0654 Urban Design Review Panel Response

We refer to recent correspondence from Ryde Council on behalf of the Urban Design Review Panel (UDRP) dated 5 July 2016 for the proposed development at 723-731 Victoria Road RYDE.

We have considered the issues raised in this correspondence and have modified the plans accordingly. The below table provides a summary of the modifications made and replies to the issues raised in Council's correspondence.

723-731 Victoria Road, Ryde	
UDRP Comments	Applicant Comments
The Panel has reviewed a number of pre-DA proposals for this site. The material provided deals primarily with site planning, building form, a preliminary architectural expression and the building's general arrangement. The proposal is for a mixed residential scheme comprising 4 buildings, ranging from 3 to 6 storeys in height.	No action required
Earlier review by the Panel concluded that a number of apartments provided inadequate amenity, and that some critical interfaces between the building and the public domain were not creating desirable design outcomes. The revised proposal has addressed these earlier shortcomings in a satisfactory manner. However, the Panel has identified a number of relatively minor matters which if addressed will enhance the overall quality of the proposal.	No action required
The general site planning approach and indicative architectural resolution is supported by the Panel. The preliminary material palette and references to the sandstone St Anne's church are supported. The Panel encourages the ongoing refinement of the architectural expression as a key means of achieving a strong contextual fit in the neighbourhood.	No action required.

The scale of the proposal is generally consistent with the applicable building height controls and has been modelled to respond to the scale of the adjacent St Anne's church, by dropping Building A to 3 storeys. This strategy is supported by the Panel. Along the Victoria Road elevation, the Panel supports the vertical emphasis provided between Building B and C, whereby 2 bays of the building are deeply recessed. The Panel suggests this recess and setback be continuous from ground level to the top of both Buildings B and C. This implies the modification of Unit CG01.	No action required Unit CG01 balcony & CLG01 roof slab (outside BG03 on Victoria Road) have been revised to continue the vertical recess in between building B & C
The proposal is generally consistent with the applicable floor space and density controls for the site. The built form and siting strategies have been considered in a manner with creates internal amenity and minimizes off-site impacts typically associated with increased density. The impacts of building form and scale have been previously discussed and are generally supported by the Panel.	No action required
Specific sustainability strategies were not discussed, however achievement of ADG targets for solar access, and cross ventilation, along with satisfactory BASIX scores will address this objective.	A BASIX report is enclosed, supporting the sustainability required targets. Solar access and ventilation diagrams are also included in the enclosed Architectural Set. (DA701 & 702), which demonstrate compliance with the ADG objectives.
A detailed landscape design has not yet been prepared, but the site planning and building siting strategies are strong and clear and capable of achieving high quality public realm and communal open spaces. The indicative landscape design is supported by the Panel. The Panel understands the applicant will propose a public art installation and an indicative location on Little Church Street adjacent to the ground floor commercial tenancy has been identified. The Panel supports this suggested arrangement. The Panel encourages the provision of access to the roof of Building C for residents of Buildings C and D as an augmentation of the communal open space provided elsewhere in the scheme. Any formal Development Application must be accompanied by a detailed landscape plan.	The proposal has been assessed and considered by a qualify landscape Architect. Updated Landscape plans have been enclosed for Council consideration The proposal has been assessed and considered by a qualify public art consultant. A public Art proposal is enclosed and has received Council's approval Building C has been revised to include a roof terrace. Refer to the landscape design
A significant improvement evident in the proposal is the removal of earlier, 'subterranean' apartments	An opaque glass awning is provided to the ground floor commercial area, increasing the

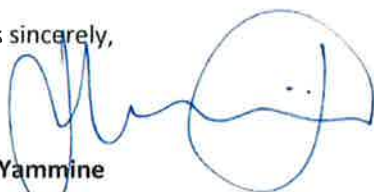
along Little Church Street. The Panel supports the new proposed arrangement of ground floor apartments in this location and the reconfiguration of the ground floor commercial tenancy, noting that the introduction of a projecting awning will allow better potential for outdoor seating in this area and also provide acoustic and visual privacy for residents above. The Panel is concerned for the amenity provided in Lower Ground apartment CLG04, which is deeply recessed below the building and overlooks the basement carpark ramp. The Panel recommends this dwelling be eliminated from the proposal. Similarly, the Panel is concerned for amenity provided in Ground Floor apartments CG04 and DG04, which both orient key habitable spaces towards the same undercroft location. The Panel recommends reconfiguring these apartments to improve outlook and amenity. In the case of apartment CG04, the Panel also notes its concern for large study rooms, which could be confused as habitable bedrooms with inadequate amenity, rather than ancillary spaces. The Panel is concerned for amenity provided in bedrooms such as DG03 and any others with a similar configuration, which rely on a 'snorkel' arrangement to obtain outlook and natural light. The ADG provides guidance on this matter. The Panel is concerned for compromised privacy and outlook between adjacent apartments in the internal corners of the building, typically in apartments B103 and above, and apartments C102 and above. Some reconfiguration is encouraged to address the limited outlook.	provision for outdoor seating and improving the amenity of the units above. A planter has been added to the south-eastern side of the Unit CLG04, which improves the amenity of the unit and decreases any perceived negative impact on the driveway directly below. The amenity of Unit CG04 has been greatly improved by its reconfiguration of the unit to remove the study and reorientate the outlook. The amenity of the bedroom to Unit DG03 and others are not impacted and do not rely on the snorkel arrangement. The recess is purely a design measure to break the elevation. The recess affords direct outlook unimpeded and is not compromising vertically which is open to the sky above.
The Panel is keen to ensure there is a clear demarcation between the public and private realms, and that the communal spaces are defensible and secure. Similarly, the Panel is keen to ensure that ground floor apartments each have an independent address and 'front door' to the street.	The plans have been modified to clearly indicate the proposed fence lines demarking the public and private domains All the ground floor apartments have been provided with independent access to the street front with the exception of Unit CLG04
The proposed planning suggests an acceptable apartment mix.	No action required
As noted above, the early architectural expression is supported in principle. The Panel expects a level of design development associated with a formal	The material legend on all elevations and the material schedule have been amended to

Development Application that commits to a material palette and refined typical façade systems and details. The Panel noted that the parapet visible in the 3D views above Building B, when viewed from the corner of Victoria Road and Little Church Street could be set back to recede from the view and to allow the white balcony projection to be the element which terminates the building against the sky.	provide more detail with respect of colours and materiality The elevations of the buildings to the corner of Victoria Road and Little Church Street have been amended to reduce the initial parapet and further accentuate the slab edge. Much like the levels below the main parapet has been setback further within the floor plate to reduce the visual bulk to the building edge.
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We trust we have addressed all the issues raised by Council and the UDRP and anticipate a favorable and timely determination of our application.

Should you wish to discuss further, please contact our office on 9267 2000.

Yours sincerely,



Jacob Yammine
 B. Arch UNSW
 CD Architects Pty Ltd
Senior Associate
 Nominated Architect: NSW – Reg No. 8395

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 688210M_02



This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 18/09/2014 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 688210M lodged with the consent authority or certifier on 17 December 2015 with application LDA2015/0654.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Wednesday, 01 June 2016

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &
Environment

Project summary	
Project name	Victoria Road Ryde CD61_02
Street address	723-731 Victoria Road Ryde 2112
Local Government Area	Ryde City Council
Plan type and plan number	deposited 26272
Lot no.	A-F
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	105
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Project score	
Water	✓ 41 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 29 Target 20

Certificate Prepared by

Name / Company Name: Gradwell Consulting

ABN (if applicable): 68 872 791 784

Design and Planning

Project address	
Project name	Victoria Road Ryde CD61_02
Street address	723-731 Victoria Road Ryde 2112
Local Government Area	Ryde City Council
Plan type and plan number	deposited 26272
Lot no.	A-F
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	105
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	3436
Roof area (m ²)	969
Non-residential floor area (m ²)	255.0
Residential car spaces	139
Non-residential car spaces	6

Common area landscape	
Common area lawn (m ²)	54.0
Common area garden (m ²)	822.0
Area of indigenous or low water use species (m ²)	0.0
Assessor details	
Assessor number	BDAV/12/1451
Certificate number	0000318683
Climate zone	56
Project score	
Water	✓ 41 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 29 Target 20

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building 1, 105 dwellings, 8 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (mln area m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (mln area m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (mln area m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (mln area m ²)
A101	1	50.0	0.0	0.0	0.0	A102	1	51.0	0.0	0.0	0.0	A103	1	51.0	0.0	0.0	0.0	A104	1	51.0	0.0	0.0	0.0
A201	1	50.0	0.0	0.0	0.0	A202	1	51.0	0.0	0.0	0.0	A203	1	51.0	0.0	0.0	0.0	A204	1	51.0	0.0	0.0	0.0
AG01	2	77.0	0.0	13.0	0.0	AG02	3	91.0	4.0	18.0	0.0	AG03	2	86.0	0.0	24.0	0.0	B101	1	50.0	0.0	0.0	0.0
B102	1	60.0	0.0	0.0	0.0	B103	1	52.0	0.0	0.0	0.0	B104	2	80.0	0.0	0.0	0.0	B105	2	77.0	0.0	0.0	0.0
B106	1	51.0	0.0	0.0	0.0	B107	2	79.0	0.0	0.0	0.0	B201	1	50.0	0.0	0.0	0.0	B202	1	60.0	0.0	0.0	0.0
B203	1	52.0	0.0	0.0	0.0	B204	2	80.0	0.0	0.0	0.0	B205	2	77.0	0.0	0.0	0.0	B206	1	51.0	0.0	0.0	0.0
B207	2	79.0	0.0	0.0	0.0	B301	1	50.0	0.0	0.0	0.0	B302	2	84.0	5.0	0.0	0.0	B303	1	52.0	0.0	0.0	0.0
B304	2	80.0	0.0	0.0	0.0	B305	2	77.0	0.0	0.0	0.0	B306	1	51.0	0.0	0.0	0.0	B307	2	79.0	0.0	0.0	0.0
B401	1	50.0	0.0	0.0	0.0	B402	2	84.0	5.0	0.0	0.0	B403	1	52.0	0.0	0.0	0.0	B404	2	80.0	0.0	0.0	0.0
B405	2	77.0	0.0	0.0	0.0	B406	1	51.0	0.0	0.0	0.0	B407	2	79.0	0.0	0.0	0.0	B501	1	50.0	0.0	0.0	0.0
B502	2	84.0	5.0	0.0	0.0	B503	1	52.0	0.0	0.0	0.0	B504	2	80.0	0.0	0.0	0.0	B505	2	77.0	0.0	0.0	0.0
B506	1	51.0	0.0	0.0	0.0	B507	2	79.0	0.0	0.0	0.0	BG01	1	51.0	0.0	12.0	0.0	BG02	2	82.0	0.0	0.0	0.0
BG03	2	83.0	0.0	0.0	0.0	BG04	2	78.0	0.0	0.0	0.0	BG05	1	50.0	0.0	0.0	0.0	BG06	2	79.0	0.0	0.0	0.0
C101	2	77.0	0.0	0.0	0.0	C102	1	54.0	0.0	0.0	0.0	C103	2	79.0	0.0	0.0	0.0	C104	2	76.0	0.0	0.0	0.0
C201	2	77.0	0.0	0.0	0.0	C202	1	54.0	0.0	0.0	0.0	C203	2	79.0	0.0	0.0	0.0	C204	2	76.0	0.0	0.0	0.0
C301	2	77.0	0.0	0.0	0.0	C302	1	54.0	0.0	0.0	0.0	C303	2	79.0	0.0	0.0	0.0	C304	2	76.0	0.0	0.0	0.0
C401	2	77.0	0.0	0.0	0.0	C402	1	54.0	0.0	0.0	0.0	C403	2	79.0	0.0	0.0	0.0	C404	2	76.0	0.0	0.0	0.0
CG01	1	50.0	0.0	0.0	0.0	CG02	2	74.0	0.0	0.0	0.0	CG03	2	74.0	0.0	0.0	0.0	CG04	1	64.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D101	1	52.0	0.0	0.0	0.0
D105	1	53.0	0.0	0.0	0.0
D203	2	79.0	0.0	0.0	0.0
D301	1	52.0	0.0	0.0	0.0
D305	1	55.0	4.0	0.0	0.0
D404	1	52.0	0.0	0.0	0.0
D504	1	52.0	0.0	0.0	0.0
DG04	3	91.0	4.0	39.0	0.0
CLG04	1	57.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D102	1	37.0	0.0	0.0	0.0
D106	1	54.0	4.0	0.0	0.0
D204	2	95.0	0.0	0.0	0.0
D302	2	79.0	0.0	0.0	0.0
D401	3	95.0	0.0	0.0	0.0
D501	3	95.0	0.0	0.0	0.0
DG01	1	42.0	4.0	3.0	0.0
CLG01	1	50.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D103	2	78.0	0.0	0.0	0.0
D201	1	52.0	0.0	0.0	0.0
D205	1	53.0	0.0	0.0	0.0
D303	2	95.0	0.0	0.0	0.0
D402	2	75.0	0.0	0.0	0.0
D502	2	75.0	8.0	0.0	0.0
DG02	1	46.0	0.0	8.0	0.0
CLG02	2	89.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D104	2	95.0	0.0	0.0	0.0
D202	1	70.0	0.0	0.0	0.0
D206	1	55.0	4.0	0.0	0.0
D304	1	53.0	0.0	0.0	0.0
D403	2	90.0	0.0	0.0	0.0
D503	2	90.0	0.0	0.0	0.0
DG03	2	70.0	0.0	34.0	0.0
CLG03	2	85.0	0.0	21.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m ²)
Lower ground car park	1054.0
Lift car (No. 3)	-
Commercial waste	22.0
Service room	12.0
Level 1 lobbys	71.0
Level 4 lobbys	58.0

Common area	Floor area (m ²)
Lift car (No. 1)	-
Lift car (No. 4)	-
Storage rooms combined	448.0
Ground floor lobbys	128.0
Level 2 lobbys	74.0
Level 5 lobbys	46.0

Common area	Floor area (m ²)
Lift car (No. 2)	-
Waste rooms combined	118.0
Pump room/sprinkler valve room	11.0
Lower ground lobbys	43.0
Level 3 lobbys	56.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Comfort

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building 1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4 star	-	-	-	-	-	-	-

Alternative water source									
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up	
None	-	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.		✓	✓	✓
	(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
	(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✓	
	(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
	(h) The applicant must install in the dwelling:			
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	
	(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
	(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
			✓	
			✓	

Dwelling no.	Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	interlocked to light	interlocked to light	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling			Heating			Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen		
AG02	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	3	1	yes	yes	yes	yes	1	no		
DG01	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1	1	yes	yes	yes	yes	1	no		
DG04	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	3	1	yes	yes	yes	yes	1	yes		
AG03, B504	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	2	1	yes	yes	yes	yes	0	yes		
D401, D501	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	3	1	yes	yes	yes	yes	0	no		
D106, D206, D305	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1	1	yes	yes	yes	yes	1	yes		
B302, B402, B502, CLG03	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	2	1	yes	yes	yes	yes	1	no		
A102, A103, A104, A202, A203, A204, D102	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1	1	yes	yes	yes	yes	0	yes		

Dwelling no.	Cooling			Heating		Artificial Lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
A101, A201, B101, B102, B103, B106, B201, B202, B203, B206, B301, B303, B306, B401, B403, B406, B501, B503, B506, BG01, BG05, C102, C202, C302, C402, CG01, CG04, D101, D105, D201, D202, D205, D301, D304, D404, D504, DG02, CLG01, CLG04	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1	1	yes	yes	yes	yes	0	no

	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
Dwelling no.	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	1-phase airconditioning 2 Star (new rating)	2	1	yes	yes	yes	yes	0	no
AG01, B104, B105, B107, B204, B205, B207, B304, B305, B307, B404, B405, B407, B505, B507, BG02, BG03, BG04, BG06, C101, C103, C104, C201, C203, C204, C301, C303, C304, C401, C403, C404, CG02, CG03, D103, D104, D203, D204, D302, D303,												

Dwelling no.	Cooling			Heating			Artificial lighting					Natural lighting	
	living areas	bedroom areas		living areas	bedroom areas		No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
D402, D403, D502, D503, DG03, CLG02													

Dwelling no.	Individual pool			Individual spa			Appliances & other efficiency measures						
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line	
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	3 star	-	-	no	no	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
A101	16.0	27.0
A102	13.0	42.0
A103	13.0	27.0
A104	30.0	22.0
A201	19.0	31.0
A202	21.0	42.0
A203	20.0	30.0
A204	38.0	22.0
AG01	18.0	27.0
AG02	10.0	51.0
AG03	9.0	34.0
B101	28.0	32.0
B103	16.0	15.0

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
B104	18.0	15.0
B105	30.0	27.0
B106	20.0	33.0
B201	29.0	31.0
B203	17.0	15.0
B204	17.0	14.0
B207	21.0	32.0
B302	23.0	30.0
B306	25.0	28.0
B307	25.0	24.0
B402	24.0	30.0
B405	35.0	20.0
B406	26.0	28.0
B502	30.0	51.0
B503	28.0	12.0
B504	32.0	13.0
B505	49.0	23.0
B506	41.0	31.0
B507	38.0	25.0
BG01	15.0	45.0
BG02	20.0	19.0
BG03	11.0	30.0
BG04	18.0	30.0
BG05	18.0	33.0
BG06	17.0	52.0
C101	14.0	15.0
C103	35.0	23.0

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
C104	31.0	26.0
C201	15.0	15.0
C203	34.0	23.0
C301	18.0	12.0
C302	23.0	25.0
C303	39.0	17.0
C401	33.0	14.0
C402	29.0	25.0
C403	51.0	19.0
C404	48.0	23.0
CG01	13.0	41.0
CG04	24.0	45.0
D101	28.0	47.0
D102	7.0	36.0
D103	10.0	18.0
D104	26.0	30.0
D106	31.0	25.0
D201	28.0	50.0
D202	12.0	49.0
D203	9.0	20.0
D204	23.0	29.0
D205	30.0	31.0
D206	30.0	21.0
D302	11.0	13.0
D303	27.0	21.0
D304	35.0	27.0
D305	46.0	17.0

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
D401	11.0	21.0
D402	12.0	12.0
D403	25.0	23.0
D404	39.0	30.0
D501	24.0	18.0
D502	22.0	14.0
D503	35.0	24.0
D504	54.0	33.0
DG01	27.0	51.0
DG02	13.0	59.0
DG03	15.0	34.0
DG04	21.0	25.0
CLG01	32.0	37.0
CLG02	16.0	16.0
CLG03	32.0	20.0
CLG04	24.0	28.0
B102, B202	11.0	24.0
B107, B206	21.0	33.0
B205, C204	30.0	26.0
B301, CG03	33.0	26.0
B303, B403	19.0	12.0
B304, B404	20.0	13.0
B305, C304	34.0	21.0
B401, D301	34.0	25.0
B407, CG02	26.0	24.0
B501, D105	45.0	23.0
All other dwellings	21.0	30.0

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system			Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Lower ground car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No	
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No	
Lift car (No. 2)	-	-	compact fluorescent	connected to lift call button	No	
Lift car (No. 3)	-	-	compact fluorescent	connected to lift call button	No	
Lift car (No. 4)	-	-	compact fluorescent	connected to lift call button	No	
Waste rooms combined	ventilation exhaust only	-	fluorescent	manual on / manual off	No	
Commercial waste	ventilation exhaust only	-	fluorescent	manual on / manual off	No	
Storage rooms combined	ventilation (supply + exhaust)	interlocked to light	compact fluorescent	manual on / manual off	No	
Pump room/sprinkler valve room	ventilation exhaust only	interlocked to light	fluorescent	manual on / manual off	No	
Service room	ventilation (supply + exhaust)	interlocked to light	fluorescent	manual on / manual off	No	
Ground floor lobbys	no mechanical ventilation	-	compact fluorescent	motion sensors	No	
Lower ground lobbys	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No	
Level 1 lobbys	no mechanical ventilation	-	compact fluorescent	motion sensors	No	
Level 2 lobbys	no mechanical ventilation	-	compact fluorescent	motion sensors	No	
Level 3 lobbys	no mechanical ventilation	-	compact fluorescent	motion sensors	No	

Common area ventilation system		Common area lighting			
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Level 4 lobbys	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Level 5 lobbys	no mechanical ventilation	-	compact fluorescent	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 8
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 5
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 7
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 6

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Retculated alternative water supply	-	Installation of plumbing to make provision for connection to No scheme found retculated alternative water supply.	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓

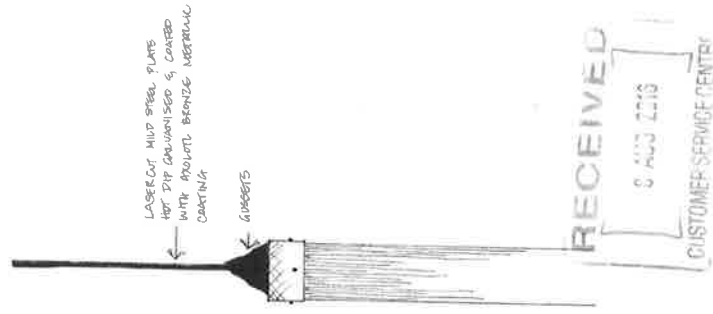
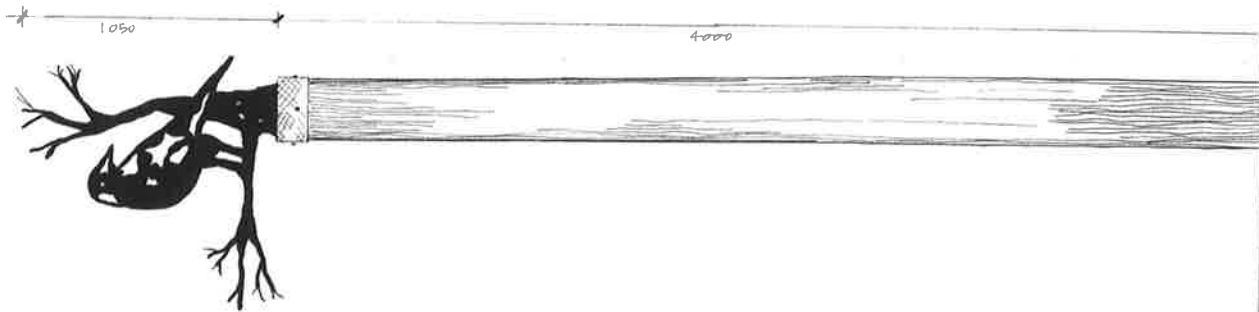
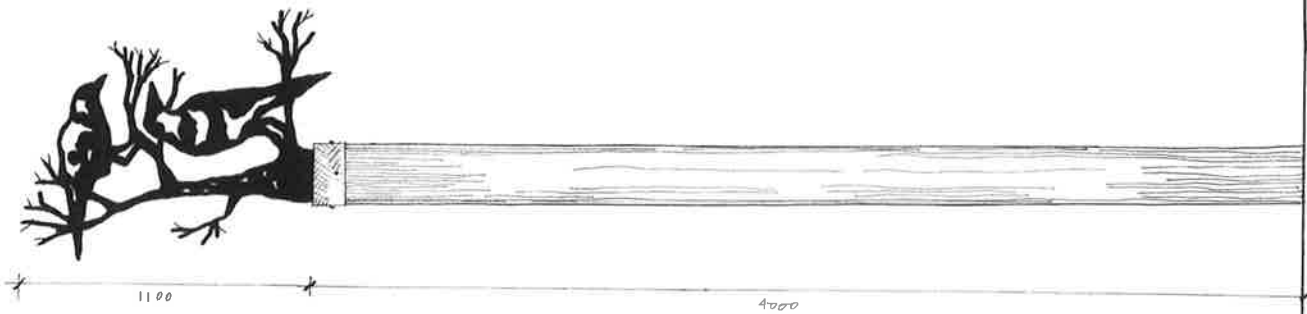
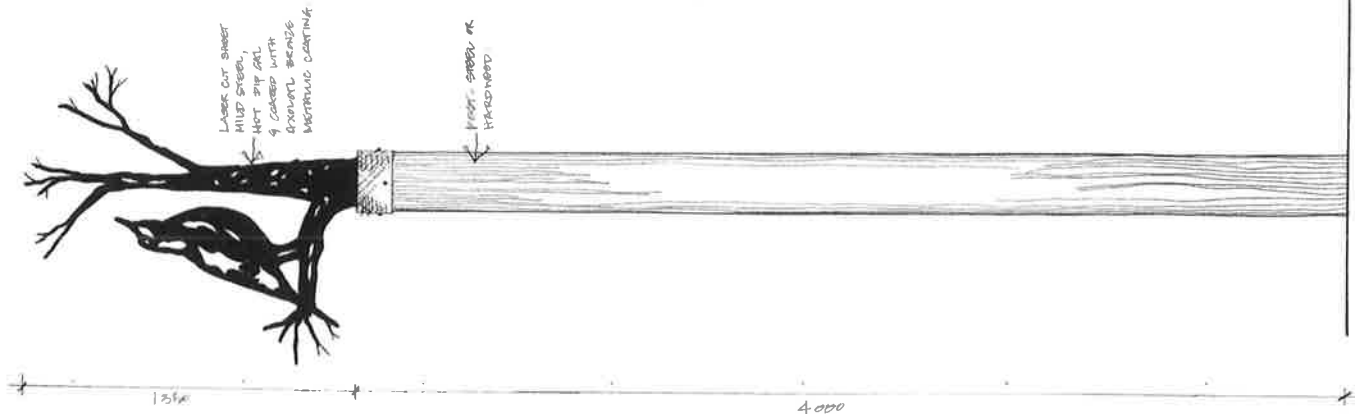
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).



RECEIVED
8 AUG 2016
CUSTOMER SERVICE CENTRE

A GROUTING OF LASER CUT STEEL MAPPINGS
FIXED ONTO POLES, SET IN THE
GARDEN / FORECOURT AREA OF THE
DEVELOPMENT

JANE CAVANAGH TO PROVIDE DETAIL DESIGN
DOCUMENTATION + CERTIFICATION
JANE CAVANAGH TO SUPPLY ARTWORK TO SITE

JANE CAVANAGH ATTITUDE ART & DESIGN
CONCEPT DESIGN - MAPPINGS
SCALE 1:10 DRAWN JUNE 2016
COPYRIGHT REMAINS WITH JANE CAVANAGH



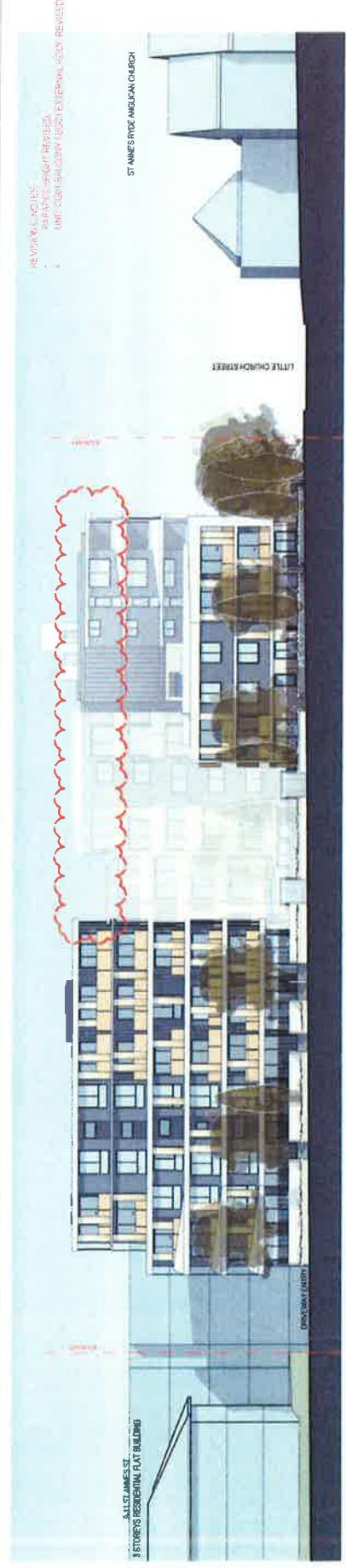
RECEIVED
8 AUG 2015
CUSTOMER SERVICE CENTRE

[illegible][illegible]

PROPOSED MIXED USE DEVELOPMENT

10 LITTLE CHURCH ST, 3-7 ST ANNES ST & 723-731 VICTORIA RD, RYDE

NOT TO SCALE
 1. ALL DIMENSIONS ARE IN METERS
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
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 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED



2 STREETScape ALONG ST ANNIES ST
 1:250



3 STREETScape ALONG LITTLE CHURCH ST
 1:250



1 STREETScape ALONG VICTORIA ROAD
 1:250

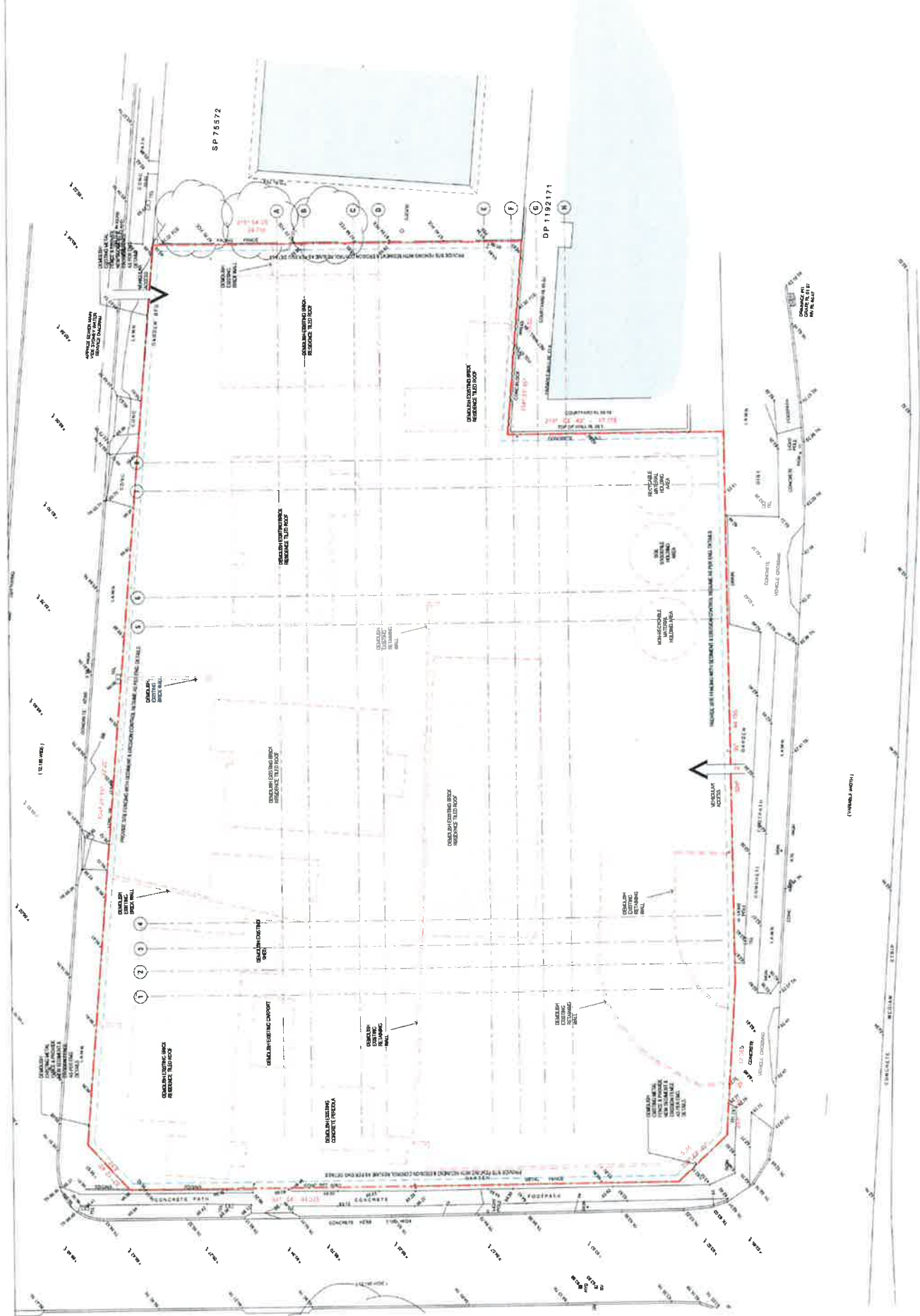
NOT TO SCALE
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 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED

CDIA
 CONSULTING DESIGN & INTERIOR ARCHITECTS
 LEVEL 2, 40 VICTORIA STREET
 SYDNEY, NSW 2010
 T: 02 9232 7800
 F: 02 9232 7801
 E: info@cdia.com.au
 W: www.cdia.com.au

PROPOSED BUILDING DEVELOPMENT
 9 LITTLE CHURCH STREET, ST ANNIES RIDE
 STREETScape

DATE	10/10/2023
PROJECT	J15276
CLIENT	DA004
DESIGNER	C
SCALE	1:250

NOTES:
 1. ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT INVESTIGATED THE DEPTH OR LOCATION OF UTILITIES.
 2. THE PROPOSED DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION, STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC WORKS, EDITION 2008.
 3. THE PROPOSED DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION, STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC WORKS, EDITION 2008.
 4. THE PROPOSED DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION, STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC WORKS, EDITION 2008.
 5. THE PROPOSED DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION, STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC WORKS, EDITION 2008.



1 DEMOLITION PLAN
 1:20

ST ANNES STREET

1.04m x 11.12' - 72' 0" (approx. 22.14m)

1 2 3 4

7M SETBACK

BUILDING A
PROPOSED
3 STOREYS

BUILDING B
PROPOSED
6 STOREYS

BUILDING D
PROPOSED
6 STOREYS

BUILDING C
PROPOSED
5 STOREYS

7M SETBACK

21.51' 66.18" 55.75' 14.12' 15.52'

NO. 3-11 ST ANNES ST

COLOUR LEGEND

NO. 721 VICTORIA RD

21.51' 66.18" 55.75' 14.12' 15.52'

VICTORIA ROAD

LITTLE CHURCH STREET



CIDA

COA

NO. 12 VICTORIA STREET

NO. 12 VICTORIA STREET

NO. 12 VICTORIA STREET

NO. 12 VICTORIA STREET

NO. 12 VICTORIA STREET

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NO. 12 VICTORIA STREET

NO. 12 VICTORIA STREET

NO. 12 VICTORIA STREET



REVISION C NOTES

- General campaign numbering revised
- Storage next to residential parking 57 & 61 revised
- Wall adjacent to residential parking 93 relocated



LITTLE CHURCH STREET

C. OILYNESS Index for DA and DM
 B. TENSILE Index for DA and DM
 A. FORTIFIED Index for DA

Day Date Description

Scale
 0 2 4 6

VICTORIA ROAD

Power & Buchheit

DDA

CDA

**LEVEL 2, 68 POND STREET
STONEY HOLLOW 2000**
P. 50 8267 2300
WWW.CITYOFSTONEYHOLLOW.NC

10 LITTLE CHURCH ST & 3-7 ST ANNE'S ST &
725-1311 VICTORIA BC, RTIDE
Opening Time
LOWER BASEMENT

FOR DA SUBMISSION

J15276	DA100	C
Sample	Concentration	Time
100	20	10.0, 20.0

[illegible]

General carpark numbering revised
Visitor parking 20 & 21 added to upper basement
Storage next to residential parking 25 revised
Wall adjacent to residential parking 34 relocated



△DD

[illegible]

2000



Age	Onset	Duration
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
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89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

4812 40 PARD STREET
DAILY NEWS

Lower Ground Floor Plan
(Commercial)

1

[illegible]

OPTION 1
PUBLIC ARTWORK LOCATED IN LANDSCAPING PLANTS

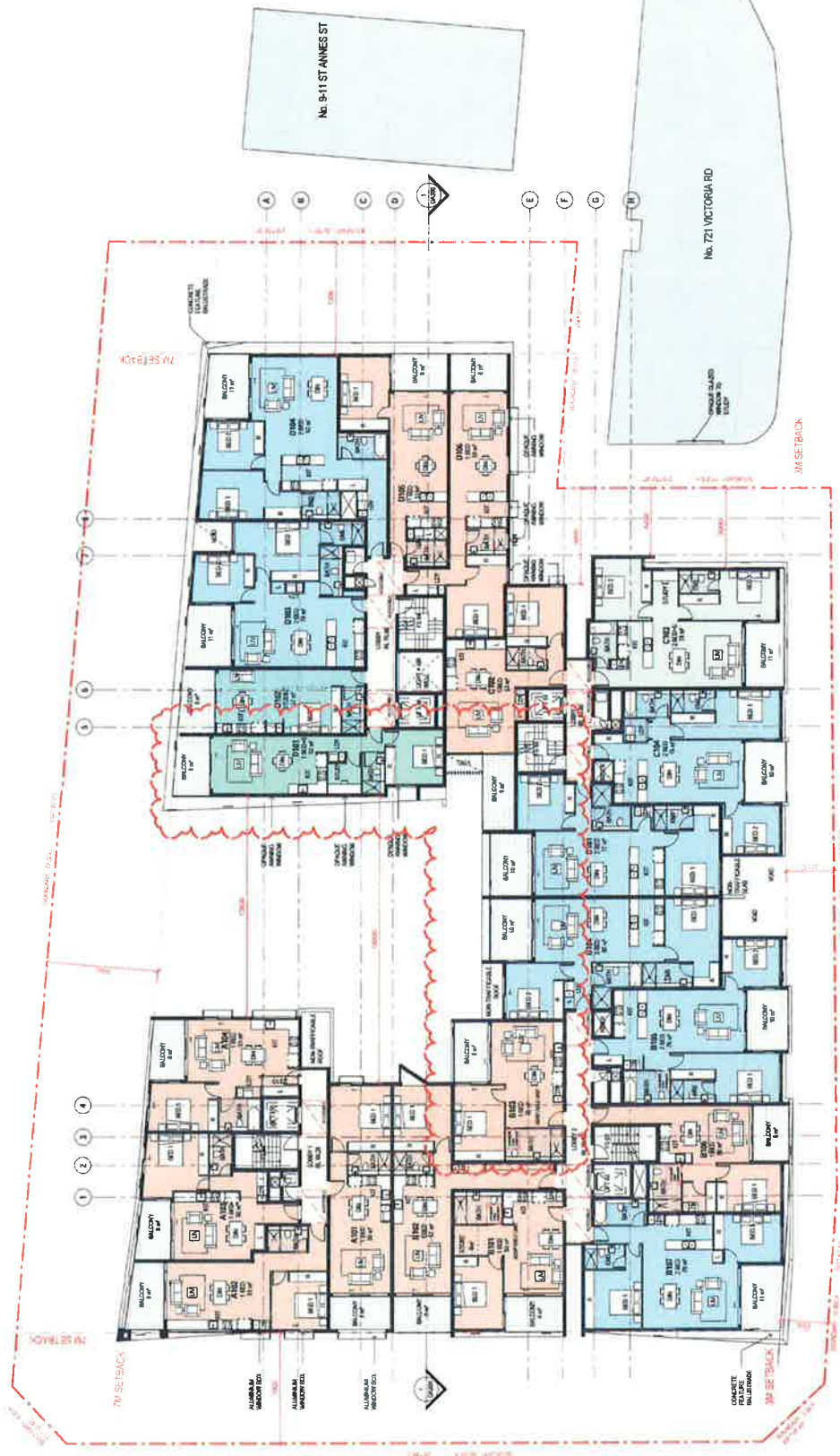
1 LOWER GROUND FLOOR PLAN



VICTORIA ROAD

REVISION C NOTES
 UNIT B103 & D101 LAYOUT REVISED
 UNIT B104, C101 & C102 BALCONIES REVISED

ST ANNES STREET



LITTLE CHURCH STREET

COLOR LEGEND

1 BED
2 BED
3 BED
4 BED
5 BED
6 BED
7 BED
8 BED
9 BED
10 BED
11 BED
12 BED
13 BED
14 BED
15 BED
16 BED
17 BED
18 BED
19 BED
20 BED
21 BED
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90 BED
91 BED
92 BED
93 BED
94 BED
95 BED
96 BED
97 BED
98 BED
99 BED
100 BED



UNIT SCHEDULE - LEVEL 1

UNIT	AREA	ROOM TYPE
A101	28.00	1 BED
A102	28.00	1 BED
A103	28.00	1 BED
A104	28.00	1 BED
A105	28.00	1 BED
A106	28.00	1 BED
A107	28.00	1 BED
A108	28.00	1 BED
A109	28.00	1 BED
A110	28.00	1 BED
A111	28.00	1 BED
A112	28.00	1 BED
A113	28.00	1 BED
A114	28.00	1 BED
A115	28.00	1 BED
A116	28.00	1 BED
A117	28.00	1 BED
A118	28.00	1 BED
A119	28.00	1 BED
A120	28.00	1 BED
A121	28.00	1 BED
A122	28.00	1 BED
A123	28.00	1 BED
A124	28.00	1 BED
A125	28.00	1 BED
A126	28.00	1 BED
A127	28.00	1 BED
A128	28.00	1 BED
A129	28.00	1 BED
A130	28.00	1 BED
A131	28.00	1 BED
A132	28.00	1 BED
A133	28.00	1 BED
A134	28.00	1 BED
A135	28.00	1 BED
A136	28.00	1 BED
A137	28.00	1 BED
A138	28.00	1 BED
A139	28.00	1 BED
A140	28.00	1 BED
A141	28.00	1 BED
A142	28.00	1 BED
A143	28.00	1 BED
A144	28.00	1 BED
A145	28.00	1 BED
A146	28.00	1 BED
A147	28.00	1 BED
A148	28.00	1 BED
A149	28.00	1 BED
A150	28.00	1 BED
A151	28.00	1 BED
A152	28.00	1 BED
A153	28.00	1 BED
A154	28.00	1 BED
A155	28.00	1 BED
A156	28.00	1 BED
A157	28.00	1 BED
A158	28.00	1 BED
A159	28.00	1 BED
A160	28.00	1 BED
A161	28.00	1 BED
A162	28.00	1 BED
A163	28.00	1 BED
A164	28.00	1 BED
A165	28.00	1 BED
A166	28.00	1 BED
A167	28.00	1 BED
A168	28.00	1 BED
A169	28.00	1 BED
A170	28.00	1 BED
A171	28.00	1 BED
A172	28.00	1 BED
A173	28.00	1 BED
A174	28.00	1 BED
A175	28.00	1 BED
A176	28.00	1 BED
A177	28.00	1 BED
A178	28.00	1 BED
A179	28.00	1 BED
A180	28.00	1 BED
A181	28.00	1 BED
A182	28.00	1 BED
A183	28.00	1 BED
A184	28.00	1 BED
A185	28.00	1 BED
A186	28.00	1 BED
A187	28.00	1 BED
A188	28.00	1 BED
A189	28.00	1 BED
A190	28.00	1 BED
A191	28.00	1 BED
A192	28.00	1 BED
A193	28.00	1 BED
A194	28.00	1 BED
A195	28.00	1 BED
A196	28.00	1 BED
A197	28.00	1 BED
A198	28.00	1 BED
A199	28.00	1 BED
A200	28.00	1 BED

VICTORIA ROAD

IDA
 CONSULTING
 10/100 VICTORIA STREET
 SYDNEY NSW 2000
 Tel: 02 9250 2000
 Fax: 02 9250 2001
 Email: info@ida.com.au
 Website: www.ida.com.au

PROPOSED MIXED USE DEVELOPMENT
 8/100 VICTORIA STREET
 SYDNEY NSW 2000
 Level 1 Floor Plan

FOR IAS SUBMISSION
 J15276 DA104 C

ST ANNES STREET



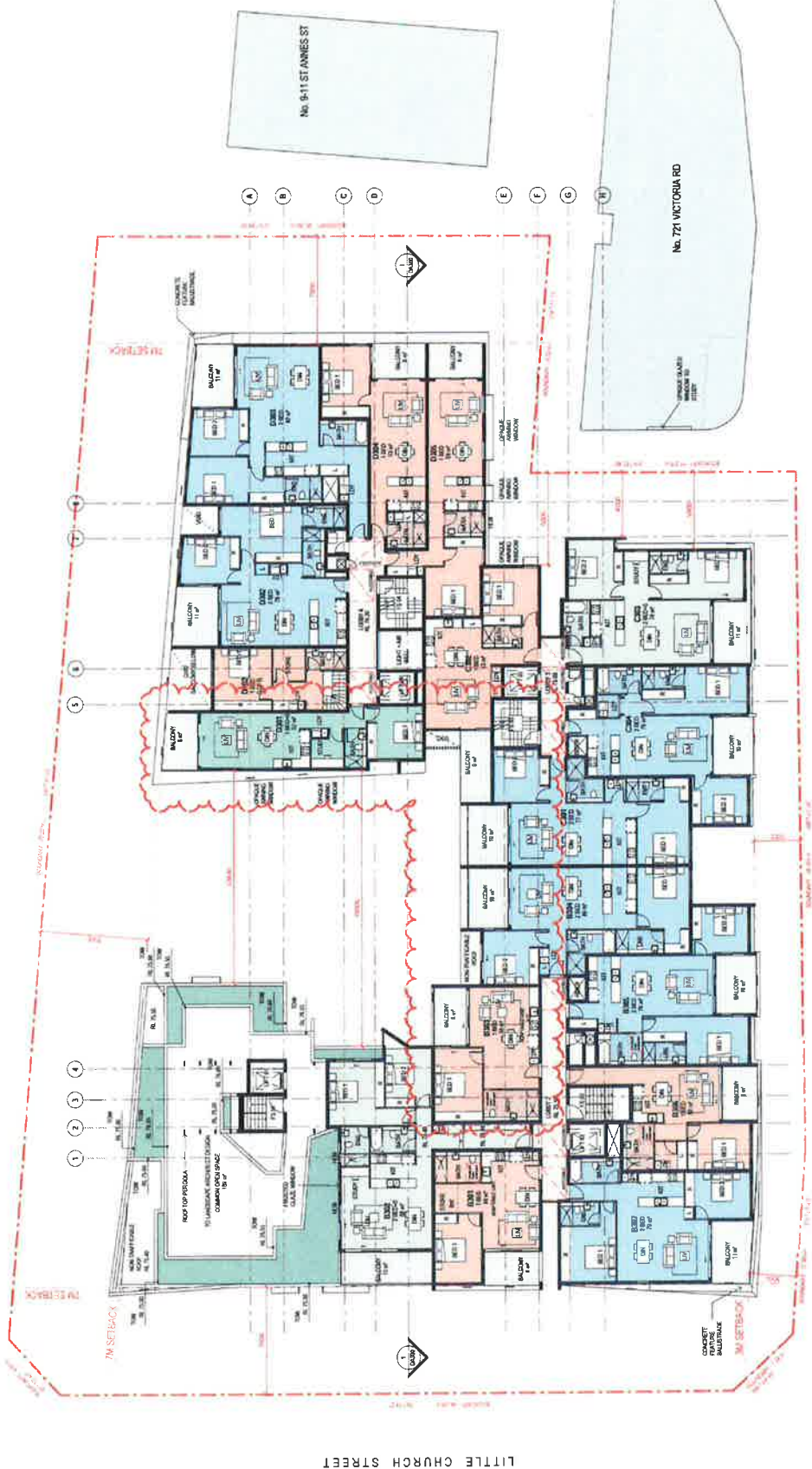
13/05/2011 issue for DA membership
15/05/2011 issue for DA

UNIT	QUESTIONS	PERCENT	SCORE
UNIT SCHEDULE - LEVEL 1			
1	10/1	50%	18/35
2	10/2	51%	19/37
3	10/3	51%	19/37
4	10/4	50%	18/35
5	10/5	50%	18/35
6	10/6	50%	18/35
7	10/7	48%	17/35
8	10/8	48%	17/35
9	10/9	48%	17/35
10	10/10	48%	17/35
11	10/11	48%	17/35
12	10/12	48%	17/35
13	10/13	48%	17/35
14	10/14	48%	17/35
15	10/15	48%	17/35
16	10/16	48%	17/35
17	10/17	48%	17/35
18	10/18	48%	17/35
19	10/19	48%	17/35
20	10/20	48%	17/35
21	10/21	48%	17/35
22	10/22	48%	17/35
23	10/23	48%	17/35
24	10/24	48%	17/35
25	10/25	48%	17/35
26	10/26	48%	17/35
27	10/27	48%	17/35
28	10/28	48%	17/35
29	10/29	48%	17/35
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32	10/32	48%	17/35
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41	10/41	48%	17/35
42	10/42	48%	17/35
43	10/43	48%	17/35
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45	10/45	48%	17/35
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92	10/92	48%	17/35
93	10/93	48%	17/35
94	10/94	48%	17/35
95	10/95	48%	17/35
96	10/96	48%	17/35
97	10/97	48%	17/35
98	10/98	48%	17/35
99	10/99	48%	17/35
100	10/100	48%	17/35
Grand Total		50%	1,029/2,058

VICTORIA ROAD

REVISION C NOTES

ST ANNES STREET

UNIT SCHEDULE - LEVEL 3

AREA	ACQUIN TYPE
32 m ²	1 8E0
48 m ²	2 8D0-6
50 m ²	1 8E0
56 m ²	2 8E0
78 m ²	1 8E0
78 m ²	1 8E0
77 m ²	2 8E0
53 m ²	1 8E0
78 m ²	2 8E0
52 m ²	1 8D0-6
78 m ²	2 8E0
81 m ²	2 8E0
53 m ²	1 8E0
56 m ²	1 8E0
38 m ²	1 8E0

VICTORIA ROAD

DDA

[illegible]

70 LITTLE CHURCH ST & 3-7 ST ANNAS ST &
723-1311 VICTORIA RD PYDGE

FOR DA SUBMISSION			
Date rec'd	Quantity rec'd	Lot	
J15276	DA106	C	
Quantity disp.	Checked by	Date	
PCH	AC	OCT 2008	

No. 721 VICTORIA RD

UNIT	DATE	UNIT SCHEDULE - LEVEL 4	RECORD TYPE
2071	5/9/71	1 BED	
2402	5/10/71	2 BEDS-4	
2403	5/10/71	1 BED	
2404	5/10/71	2 BED	
2405	5/10/71	7 BED	
2406	5/10/71	1 BED	
2407	5/10/71	2 BED	
2408	5/10/71	2 BED	
2409	5/10/71	2 BED	
2410	5/10/71	2 BED	
2411	5/10/71	1 BED	
2412	5/10/71	1 BED	
2413	5/10/71	1 BED	
2414	5/10/71	1 BED	
2415	5/10/71	1 BED	
2416	5/10/71	1 BED	
2417	5/10/71	1 BED	
2418	5/10/71	1 BED	
2419	5/10/71	1 BED	
2420	5/10/71	1 BED	
2421	5/10/71	1 BED	
2422	5/10/71	1 BED	
2423	5/10/71	1 BED	
2424	5/10/71	1 BED	
2425	5/10/71	1 BED	
2426	5/10/71	1 BED	
2427	5/10/71	1 BED	
2428	5/10/71	1 BED	
2429	5/10/71	1 BED	
2430	5/10/71	1 BED	
2431	5/10/71	1 BED	
2432	5/10/71	1 BED	
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2467	5/10/71	1 BED	
2468	5/10/71	1 BED	
2469	5/10/71	1 BED	
2470	5/10/71	1 BED	
2471	5/10/71	1 BED	
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2486	5/10/71	1 BED	
2487	5/10/71	1 BED	
2488	5/10/71	1 BED	
2489	5/10/71	1 BED	
2490	5/10/71	1 BED	
2491	5/10/71	1 BED	
2492	5/10/71	1 BED	
2493	5/10/71	1 BED	
2494	5/10/71	1 BED	</

ST ANNES STREET

RDGE
Rt. 78, RR

No. 721 VICTORIA RD
RL 7926

LITTLE CHURCH STREET

1 LEVEL 5 FLOOR PLAN
1:200

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COLOUR LEGEND

STUDIO	1 BED	2 BED	2 BED-6	1 BED-5	LOBBY	STORE	CHANGK	COMMON	WASTE	HOME	OFFICE
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6/26/2016 Issue by DA (unpublished)
07/26/2016 Issue by DA (unpublished)
1/26/2016 Issue by DA (unpublished)

ART SCHEMATIC LEVEL 4

VICTORIA ROAD

DDA

LEVEL 2, 60 PARK STREET
STONEY MOUNT
QLD 4059

PROPOSED MILED USE DEVELOPMENT

WELLS FLOOR PLAN

Dr. OVA. SCHWARTZ, MD.

115276	DA108	D
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COLOUR LEGEND

STUDIO	1 BED	1 BED-6	2 BED	2 BED-6	3 BED	3 BED-6	LOBBY	STORE	CASUALTY	CHANGEROOM	WASH	HOME OFFICE
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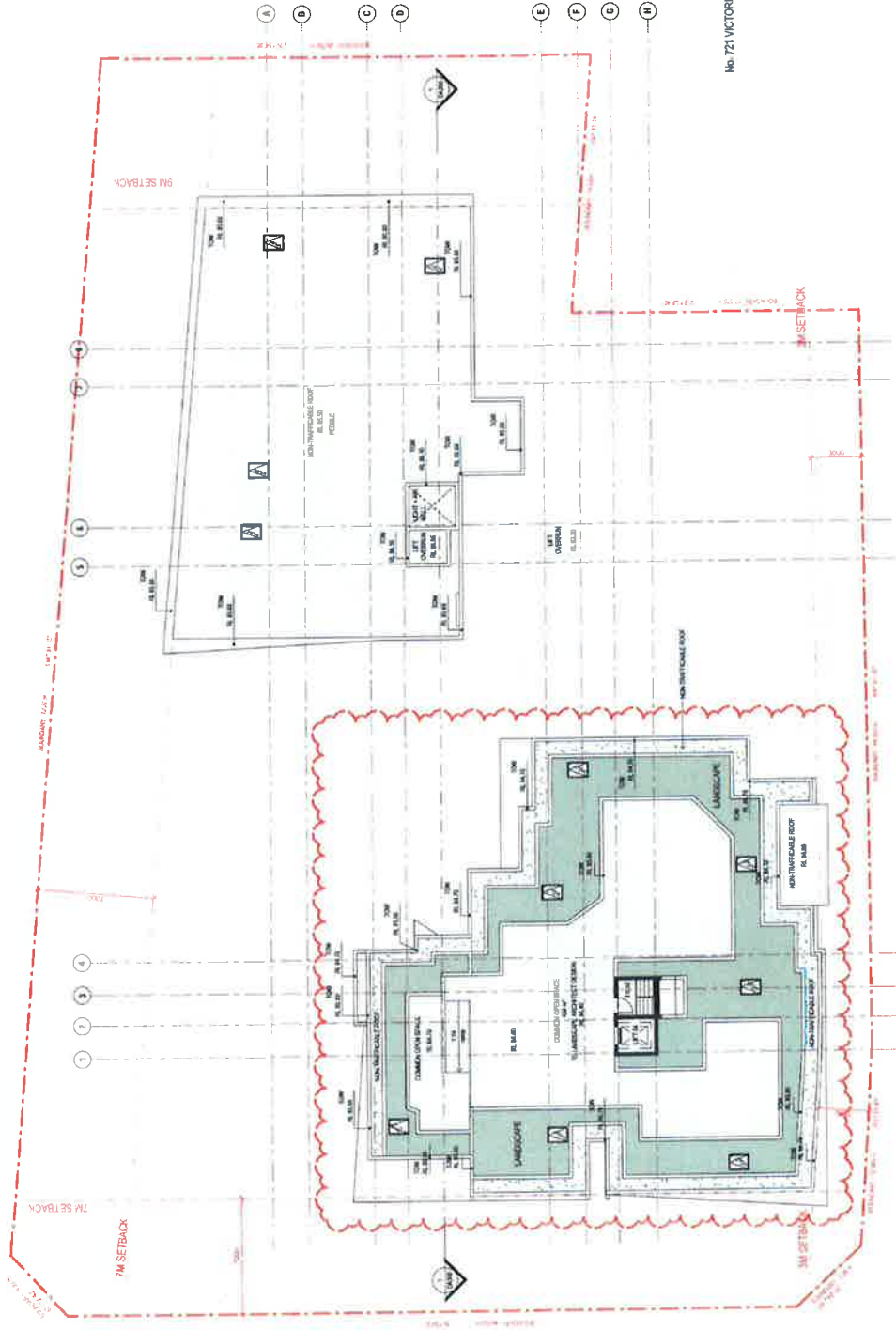
No. 9-11 STANNES ST

No. 721 VICTORIA RD

ST ANNES STREET

VICTORIA ROAD

LITTLE CHURCH STREET



△△△

CDA
LEVEL 2, 48 PAGE STREET
STONEY MOUNT
P 02 8367 3000
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16 LITTLE CHURCH ST S-3-7 STANNES 314
222-711 MICRORA SQ. NYDE

2 January 1986
ROOF TERRACE PLAN
(LEVEL 4)

FOR DA SUBMISSION

Project No.	Location	Date
J15276	DA109	D

[illegible]

100%

DATE WHEN ASKED
1 MONTHS FROM THE 2 YEAR

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PROPOSED WIRE USE

117075

11

DOOF PLAIN

11

DA SUPERINTENDÊNCIA

Year	Number of cases	Percentage of cases
1990	10	10.0
1991	15	15.0
1992	20	20.0
1993	25	25.0
1994	30	30.0
1995	35	35.0
1996	40	40.0
1997	45	45.0
1998	50	50.0
1999	55	55.0
2000	60	60.0
2001	65	65.0
2002	70	70.0
2003	75	75.0
2004	80	80.0
2005	85	85.0
2006	90	90.0
2007	95	95.0
2008	100	100.0
2009	105	105.0
2010	110	110.0
2011	115	115.0
2012	120	120.0
2013	125	125.0
2014	130	130.0
2015	135	135.0
2016	140	140.0
2017	145	145.0
2018	150	150.0
2019	155	155.0
2020	160	160.0
2021	165	165.0
2022	170	170.0
2023	175	175.0
2024	180	180.0
2025	185	185.0
2026	190	190.0
2027	195	195.0
2028	200	200.0
2029	205	205.0
2030	210	210.0
2031	215	215.0
2032	220	220.0
2033	225	225.0
2034	230	230.0
2035	235	235.0
2036	240	240.0
2037	245	245.0
2038	250	250.0
2039	255	255.0
2040	260	260.0
2041	265	265.0
2042	270	270.0
2043	275	275.0
2044	280	280.0
2045	285	285.0
2046	290	290.0
2047	295	295.0
2048	300	300.0
2049	305	305.0
2050	310	310.0
2051	315	315.0
2052	320	320.0
2053	325	325.0
2054	330	330.0
2055	335	335.0
2056	340	340.0
2057	345	345.0
2058	350	350.0
2059	355	355.0
2060	360	360.0
2061	365	365.0
2062	370	370.0
2063	375	375.0
2064	380	380.0
2065	385	385.0
2066	390	390.0
2067	395	395.0
2068	400	400.0
2069	405	405.0
2070	410	410.0
2071	415	415.0
2072	420	420.0
2073	425	425.0
2074	430	430.0
2075	435	435.0
2076	440	440.0
2077	445	445.0
2078	450	450.0
2079	455	455.0
2080	460	460.0
2081	465	465.0
2082	470	470.0
2083	475	475.0
2084	480	480.0
2085	485	485.0
2086	490	490.0
2087	495	495.0
2088	500	500.0
2089	505	505.0
2090	510	510.0
2091	515	515.0
2092	520	520.0
2093	525	525.0
2094	530	530.0
2095	535	535.0
2096	540	540.0
2097	545	545.0
2098	550	550.0
2099	555	555.0
2100		

15276 DA110

11

77. WPA

1 ROOF PLAN
1:200

REVISION C NOTES

- ROOF TERRACE & PARAPET HEIGHT REVISED
- RETAIL ANNEX ADDED / OUTLINE FOR STEPPING PLANTER
- BOXES ADDED
- WEST ELEVATION NOW SHOWING STREETSCAPE
- MATERIAL LEGEND REVISED



1 EAST ELEVATION
1:200



2 WEST ELEVATION
1:200

MATERIAL LEGEND

M1	ALUMINIUM PANEL - ALUMINIUM (SLAT)
M2	ALUMINIUM PANEL - ALUMINIUM (SLAT) - COLORED
M3	ALUMINIUM PANEL - ALUMINIUM (SLAT) - COLORED
M4	ALUMINIUM PANEL - ALUMINIUM (SLAT) - COLORED
M5	ALUMINIUM PANEL - ALUMINIUM (SLAT) - COLORED
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M7	ALUMINIUM PANEL - ALUMINIUM (SLAT) - COLORED
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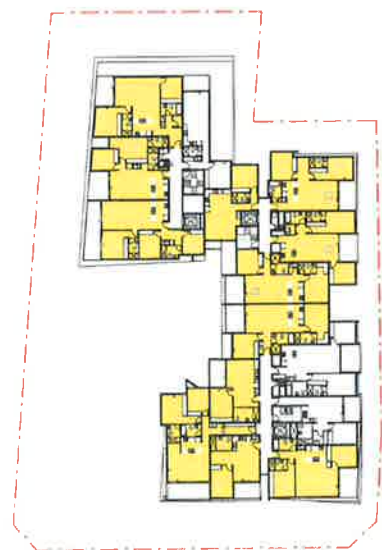
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NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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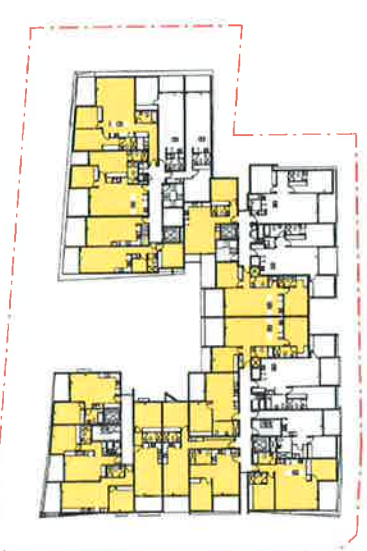
4 SOLAR ACCESS - LEVEL 4



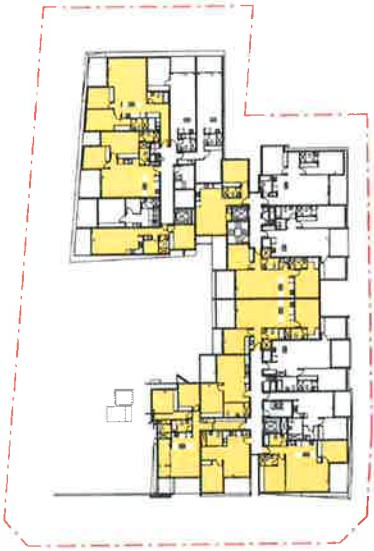
5 SOLAR ACCESS - LEVEL 5



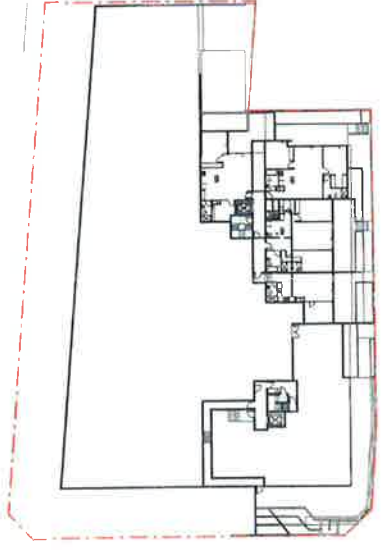
1 SOLAR ACCESS - LEVEL 1



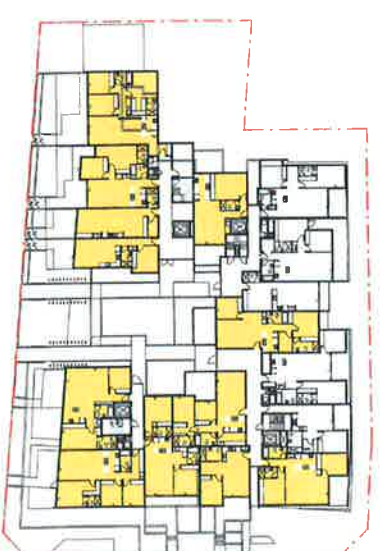
2 SOLAR ACCESS - LEVEL 2



3 SOLAR ACCESS - LEVEL 3



LG SOLAR ACCESS - LOWER GROUND LEVEL



G SOLAR ACCESS - LEVEL GROUND



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CITY DEVELOPMENT ASSOCIATES
1000 15TH AVENUE, SUITE 1000
DENVER, CO 80202
P: 303.733.1000
F: 303.733.1001
WWW.CDA-CO.COM

PROPOSED MIXED USE DEVELOPMENT
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DENVER, CO 80202
P: 303.733.1000
F: 303.733.1001
WWW.CDA-CO.COM

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DENVER, CO 80202
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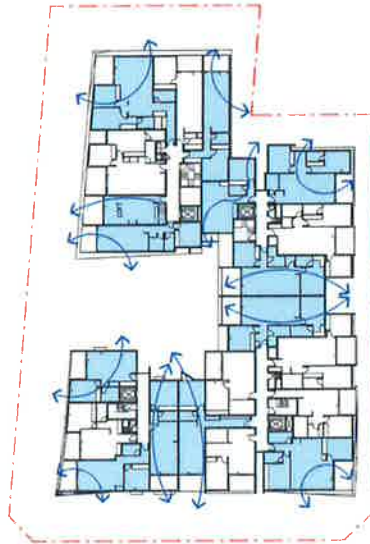
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DENVER, CO 80202
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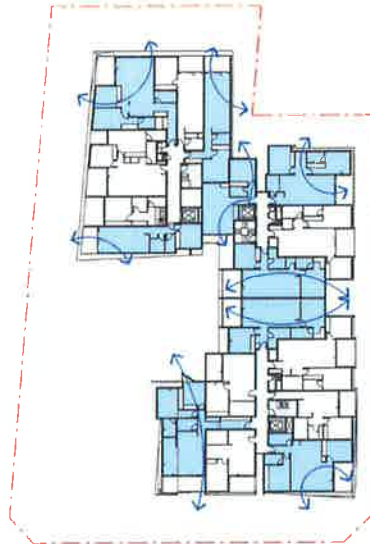
RESEARCHERS



5 VENTILATION DIAGRAM - LEVEL 5



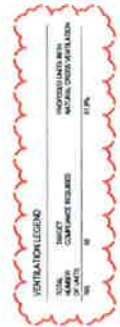
2 VENTILATION DIAGRAM - LEVEL 2



2 VENTILATION DIAGRAM - LEVEL 2



G VENTILATION DIAGRAM - LEVEL GROUND



QUESTION

STANDARD: THE PLANS AND SPECIFICATIONS FOR THE PRESENTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.



PHOTOMONTAGE 2 OF PROPOSED BUILDING IN THE BACKDROP OF ST ANNE'S EPISCOPAL ANGLICAN CHURCH ALONG CHURCH STREET



CDA
 CIVIL DESIGN ASSOCIATES
 10000 N. MOPAC EXPRESSWAY, SUITE 1000
 AUSTIN, TEXAS 78758
 TEL: 512.452.1234
 FAX: 512.452.1235
 WWW.CDA-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

10000 N. MOPAC EXPRESSWAY, SUITE 1000
 AUSTIN, TEXAS 78758
 TEL: 512.452.1234
 FAX: 512.452.1235
 WWW.CDA-ARCHITECTS.COM

FOR THE SUBMISSION

NO.	DATE	DESCRIPTION
1	01/15/2024	INITIAL CONCEPT
2	02/15/2024	PRELIMINARY DESIGN
3	03/15/2024	FINAL DESIGN
4	04/15/2024	CONSTRUCTION
5	05/15/2024	COMPLETION

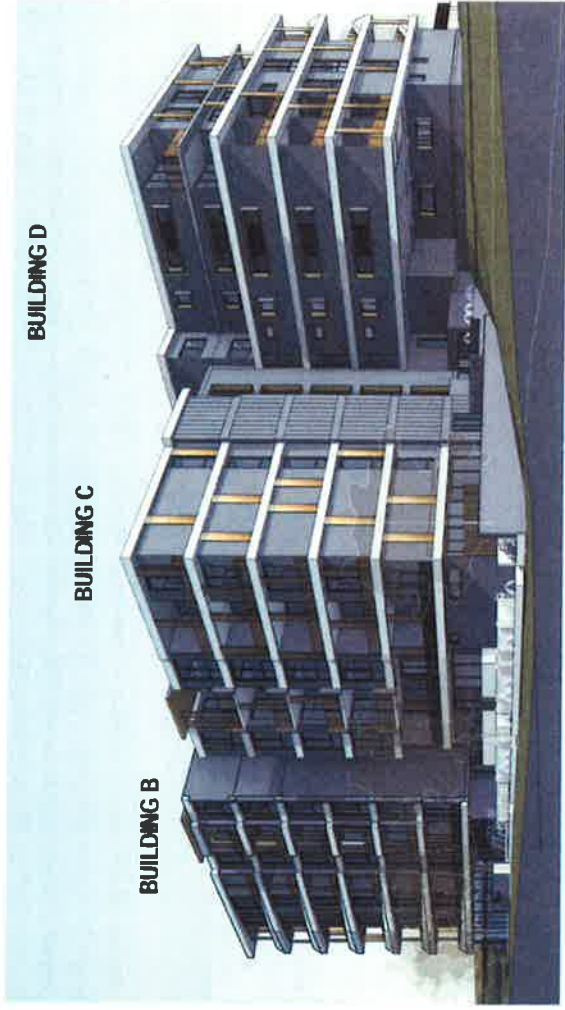
1. THE PROJECT IS A PROPOSED DEVELOPMENT OF A 10-UNIT, 4-STORY RESIDENTIAL BUILDING WITH A TOTAL OF 40,000 SQ. FT. OF GROSS FLOOR AREA. THE PROJECT IS LOCATED AT THE CORNER OF 10TH AVENUE AND 10TH STREET, IN THE CITY OF DENVER, COLORADO. THE PROJECT IS A MIXED-USE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL, AND PUBLIC SPACE. THE PROJECT IS A MIXED-USE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL, AND PUBLIC SPACE. THE PROJECT IS A MIXED-USE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL, AND PUBLIC SPACE.



BUILDING B

BUILDING C

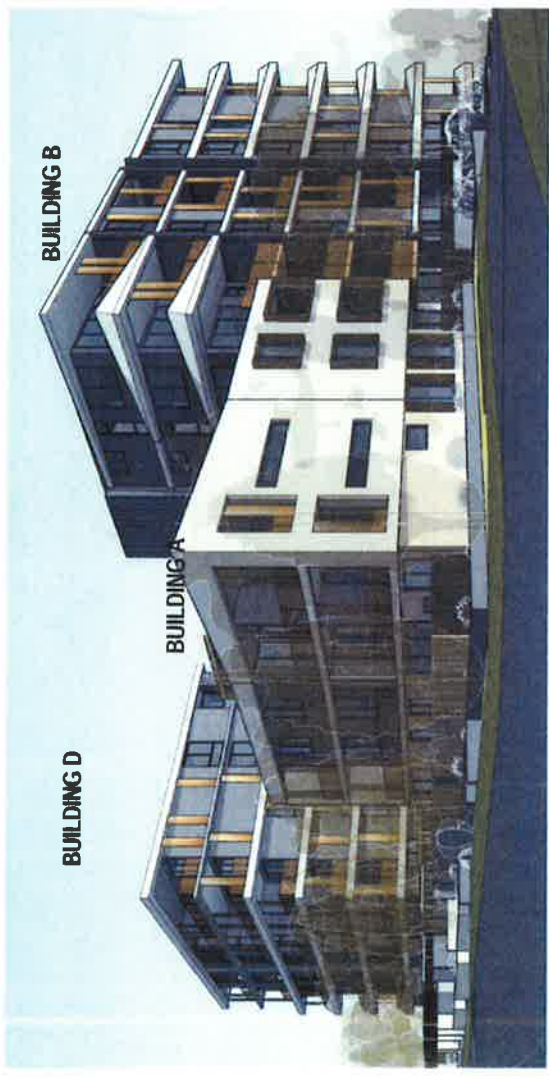
BUILDING A



BUILDING D

BUILDING C

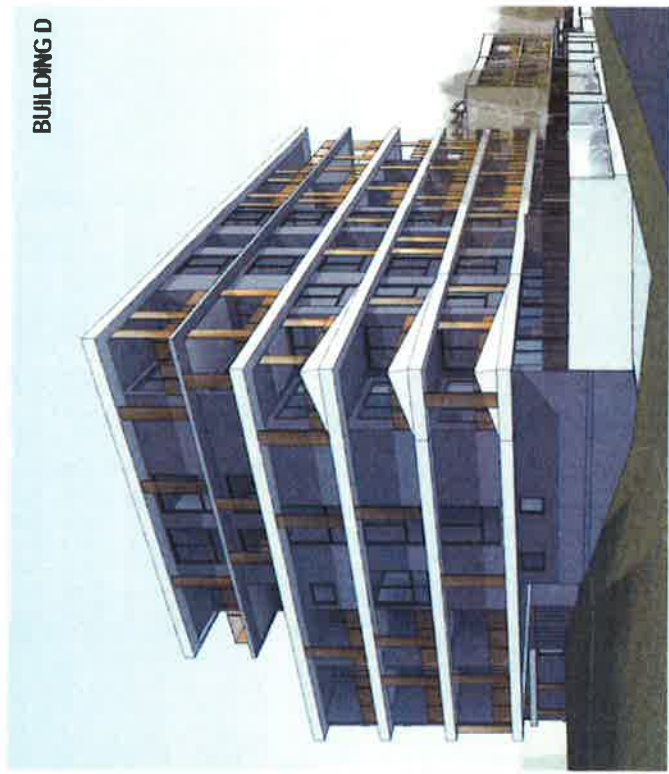
BUILDING B



BUILDING D

BUILDING B

BUILDING A



BUILDING D

2. THE PROJECT IS A PROPOSED DEVELOPMENT OF A 10-UNIT, 4-STORY RESIDENTIAL BUILDING WITH A TOTAL OF 40,000 SQ. FT. OF GROSS FLOOR AREA. THE PROJECT IS LOCATED AT THE CORNER OF 10TH AVENUE AND 10TH STREET, IN THE CITY OF DENVER, COLORADO. THE PROJECT IS A MIXED-USE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL, AND PUBLIC SPACE. THE PROJECT IS A MIXED-USE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL, AND PUBLIC SPACE. THE PROJECT IS A MIXED-USE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL, AND PUBLIC SPACE.

CDA
 COMMUNITY DEVELOPMENT
 1000 14TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1000
 WWW.CDA-CO.ORG

3. THE PROJECT IS A PROPOSED DEVELOPMENT OF A 10-UNIT, 4-STORY RESIDENTIAL BUILDING WITH A TOTAL OF 40,000 SQ. FT. OF GROSS FLOOR AREA. THE PROJECT IS LOCATED AT THE CORNER OF 10TH AVENUE AND 10TH STREET, IN THE CITY OF DENVER, COLORADO. THE PROJECT IS A MIXED-USE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL, AND PUBLIC SPACE. THE PROJECT IS A MIXED-USE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL, AND PUBLIC SPACE. THE PROJECT IS A MIXED-USE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL, AND PUBLIC SPACE.

PROJECT	J15276	DATE	04/10/20
DESIGNER	CDA	CLIENT	B
SCALE	1/8" = 1'-0"	DATE	04/10/20

REVISION C NOTES:
MATERIALS HAVE BEEN SPECIFIED IN MATERIAL SCHEDULE

REVISION C NOTES:
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MATERIAL SCHEDULE

AP1	ALUMINIUM PANEL - ALUCOBOND (BLACK)
AP2	ALUMINIUM PANEL - ALUCOBOND (DESERTED GOLD)
MS	METAL SCREEN - ANODISED ALUMINIUM GOLD
PA1	ALUMINIUM PANEL - ALUCOBOND (ANTHRACITE GREY)
PF1	PAINT FINISH TYPE 1 (CHARCOAL ESSENCE)
PF2	PAINT FINISH TYPE 2 (MANOBUEN)
PF3	PAINT FINISH TYPE 3 (STONE)
SS	SELECTED STONE FINISH (SIMILAR TO ST. ANNES CHURCH)
TG1	TINTED GLASS TYPE 1 (GOLD)
TG2	TINTED GLASS TYPE 2 (CHARCOAL)



DDA
LEVEL 2, BRANES STREET
ST. ANNES CHURCH
ST. ANNES CHURCH
ST. ANNES CHURCH

PROPOSED MIXED USE DEVELOPMENT
BRANES STREET
ST. ANNES CHURCH
ST. ANNES CHURCH

FOR DA SUBMISSION
J15276
DATE
C



CORNER OF LITTLE CHURCH ST AND VICTORIA RD



CORNER OF ST ANNES ST AND LITTLE CHURCH ST

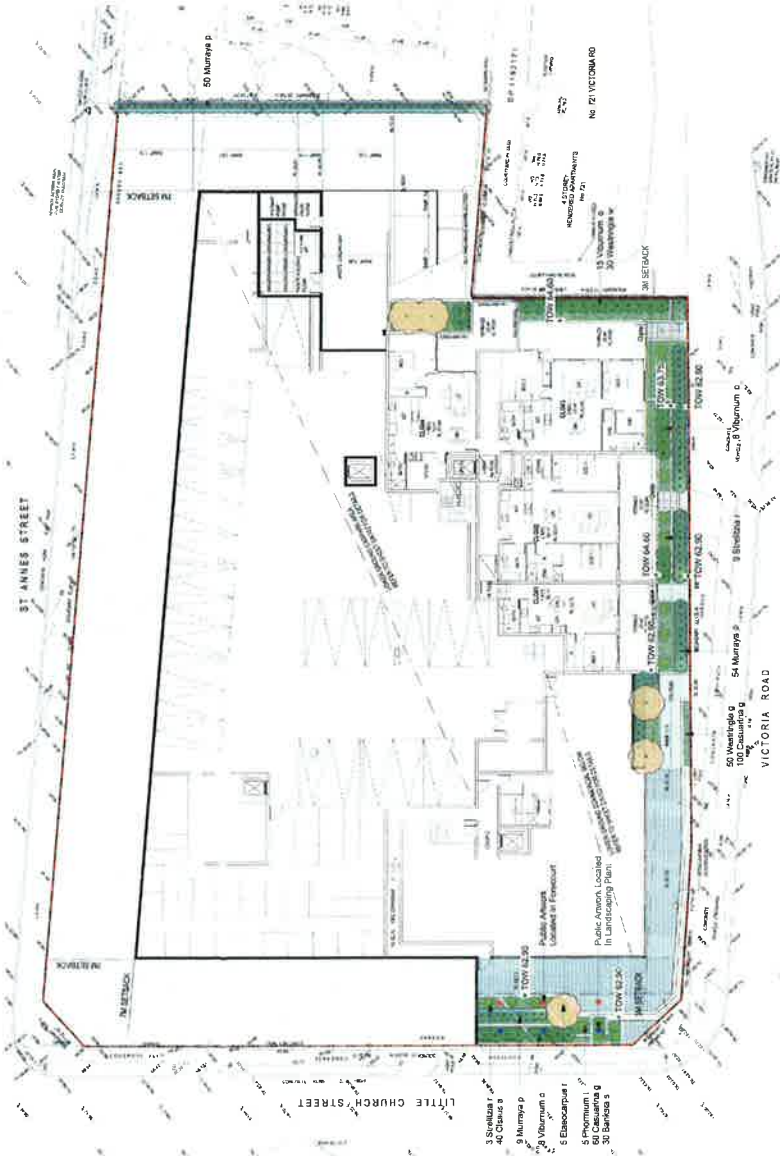
PLANTING LEGEND :

	<i>Agave americana</i> / Agave <i>Agave americana</i> / Agave	<i>Agave americana</i> / Agave	<i>Agave americana</i> / Agave
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	BOUNDARY
	AS SELECTED DECORATIVE FINISH
	AS SELECTED TILE
	LAWN
	DECORATIVE PEBBLES
	TILE FINISH WALKWAY
	RETAINING WALL
	EXISTING LEVEL
	PROPOSED LEVEL

LOCATION OPTIONS FOR PUBLIC ARTWORK

- OPTION 1**
PUBLIC ARTWORK LOCATED IN LANDSCAPING
- OPTION 2**
PUBLIC ARTWORK LOCATED IN FORECOURT



AMENDMENTS -	ISSUE	DATE	COMMENT
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[illegible]

As shown in Table 1, it is interesting that the Building Code of America (BCA) and the International Building Code (IBC) have similar provisions for wind and ice. Conversely, recent research from American Society of Civil Engineers (ASCE) and National Institute of Standards and Technology (NIST) has indicated that the ASCE and NIST wind provisions are more conservative than those of the IBC and the BCA. The reason for this may be that the ASCE and NIST provisions were developed for use in the United States, while the IBC and the BCA provisions were developed for use in the United States and other countries. The ASCE and NIST provisions are based on the results of wind tunnel tests and field observations, while the IBC and the BCA provisions are based on the results of wind tunnel tests and field observations. The ASCE and NIST provisions are based on the results of wind tunnel tests and field observations, while the IBC and the BCA provisions are based on the results of wind tunnel tests and field observations.

[illegible]

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241



FOR DEVELOPMENT APPLICATION ONLY

PLANTING LEGEND

Backhousia dioica/ Lemon Myrtle
Conifera Summer Red/ Dwarf Summer Red
Sporogium wilsonii/ Powderpuff Lily Lily
Vauquelinia pedunculata/ Sweet Vauquelinia
Murraya paniculata/ Orange Jasmine
Raphiolepis orientalis/ Oriental Pearl
Buxus microphylla japonica/ Japanese Box

Angophora costalis/ Sydney Red Gum
Eucalyptus saligna/ Sydney Blue Gum

Lagerstroemia indica/ Crape Myrtle
Baeocarpus reticulatus/ Blueberry Ash
Draecena trevor/ Dragon Tree

Coccylinia Red Sensation/ Blue Sensation
Pleurostictus/ Muehlenbergia
Stellaria regina/ King of Paradise

Angiozanthus sp
Antirrhinum cirratum
Barista spinulosa
Cissus antarctica
Dichondra repens
Neumates gracilis
Pennisetum setaceum
Westringia myrsinifolia
Westringia Grey Box



PLANTING IMAGE



- LEGEND :
- BOUNDARY
 - AS SELECTED DECK
 - AS SELECTED TILE
 - LAWN
 - DECORATIVE PEBBLES
 - TILE FINISH WALKWAY
 - RETAINING WALL
 - EXISTING LEVEL
 - PROPOSED LEVEL

NOTES

GENERAL NOTES:
1. All plants are to be supplied and installed by the Contractor.
2. All plants are to be supplied and installed by the Contractor.
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AMENDMENTS -

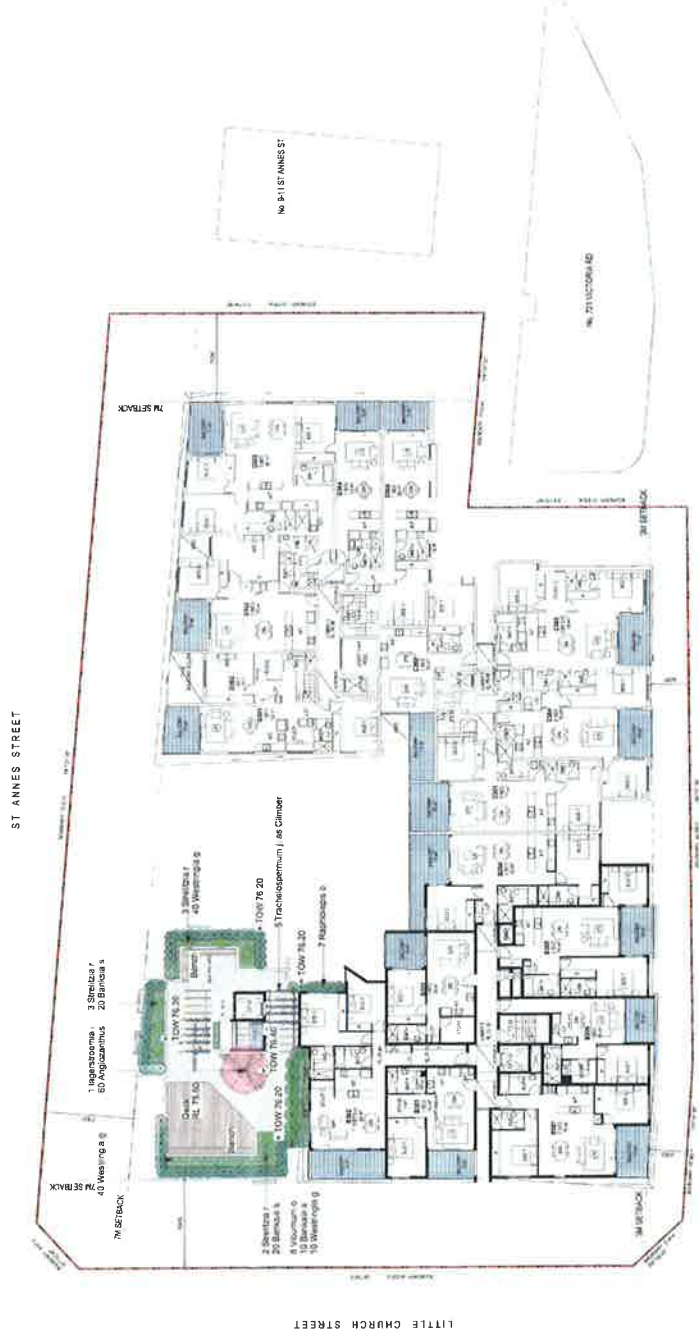
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NOTES

[illegible]

LEGEND :

	BOUNDARY
	AS SELECTED DECK
	AS SELECTED TILE
	LAWN
	DECORATIVE PEBBLE
	TILE FINISH WALKWAY
	RETAINING WALL
	EXISTING LEVEL
	PROPOSED LEVEL



L03

Project	PROPOSED MIXED USE DEVELOPMENT
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Revision D/1

creating gardens to live in and enjoy

Date 03.08.16 Scale 1:200 @A1

Drawing No. **15-853**

15-855

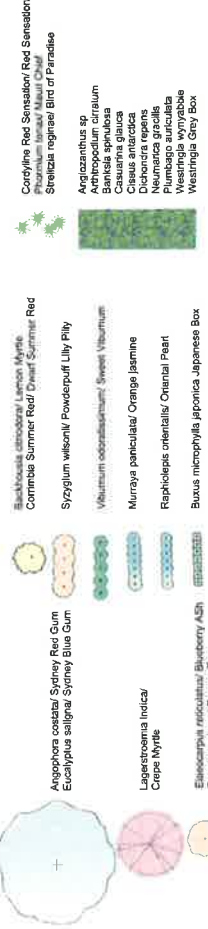
AMENDMENTS -	ISSUE DATE	COMMENT
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REV	DATE	REVISION
00	10/1/10	SOLE PORT REVIEW
01	11/12/15	SOLE PORT REVIEW
01	17/05/16	SOLE PORT REVIEW
1-1	26/06/16	ISSUE FOR REVIEW

NOTES

[illegible]

BOUNDARY	AS SELECTED DECK	AS SELECTED TILE	LAWN	DECORATIVE PEBBLE	TILE FINISH WALKWAY	RETAINING WALL	EXISTING LEVEL	PROPOSED LEVEL
								



VICTORIA ROAD

