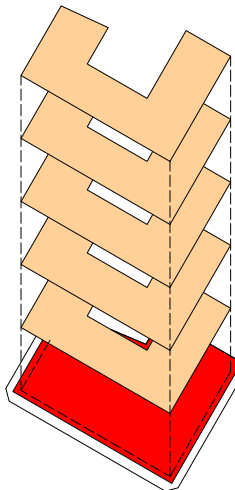
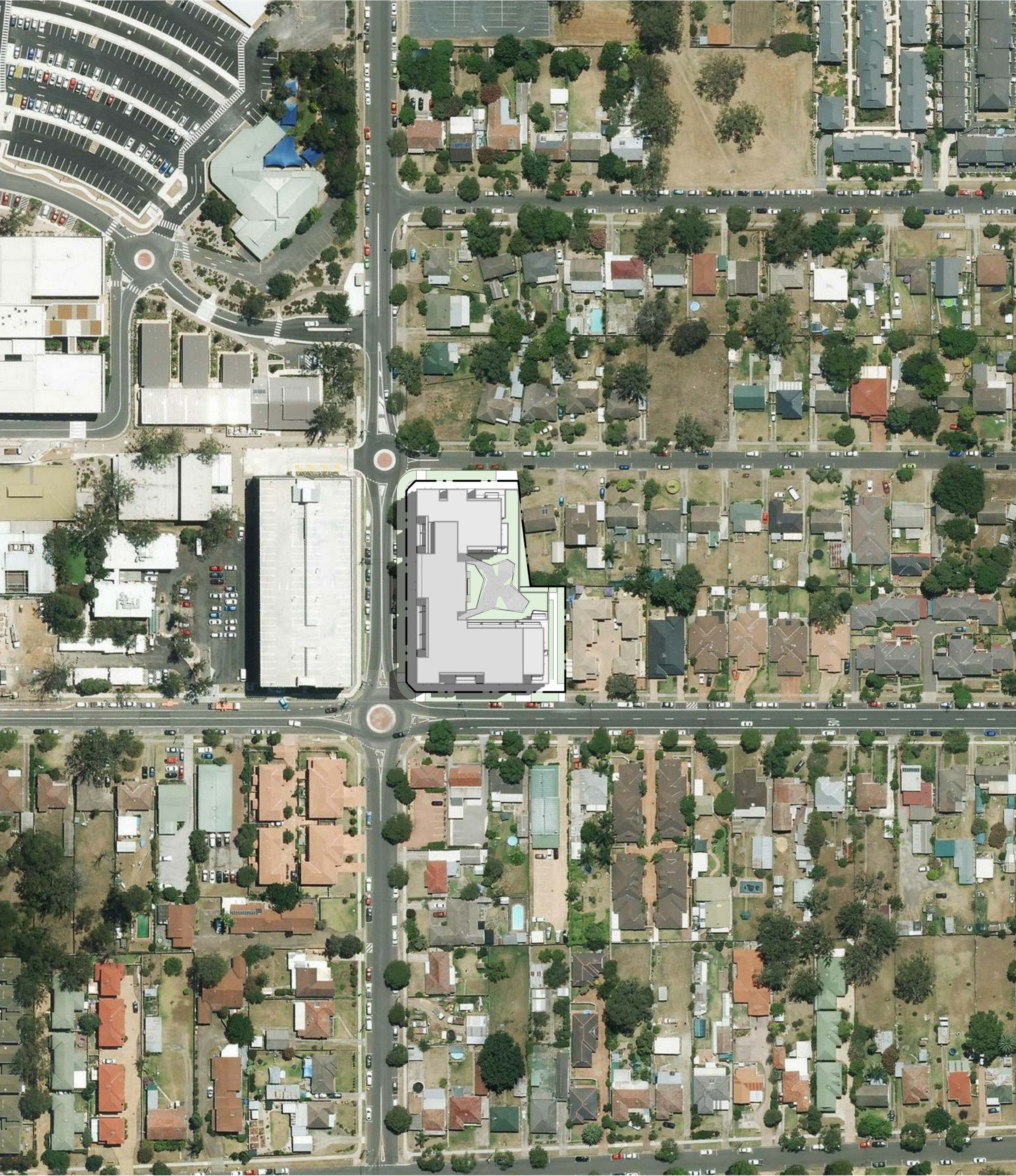


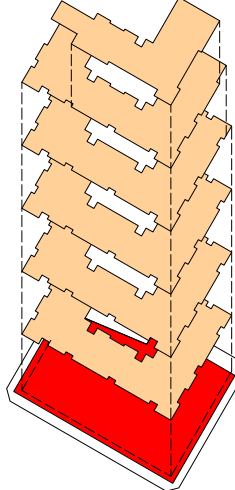
PROPOSED RESIDENTIAL DEVELOPMENT

29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St



FSR 3.15 (1 commercial + 5 residential storeys)	
Ground level	2868, 1sqm
Level 1-5	1962 x 5=9910sqm
Total	12776, 1sqm

Note:
-Ground level uses all permissible area
-Level 1-5 are not stepped



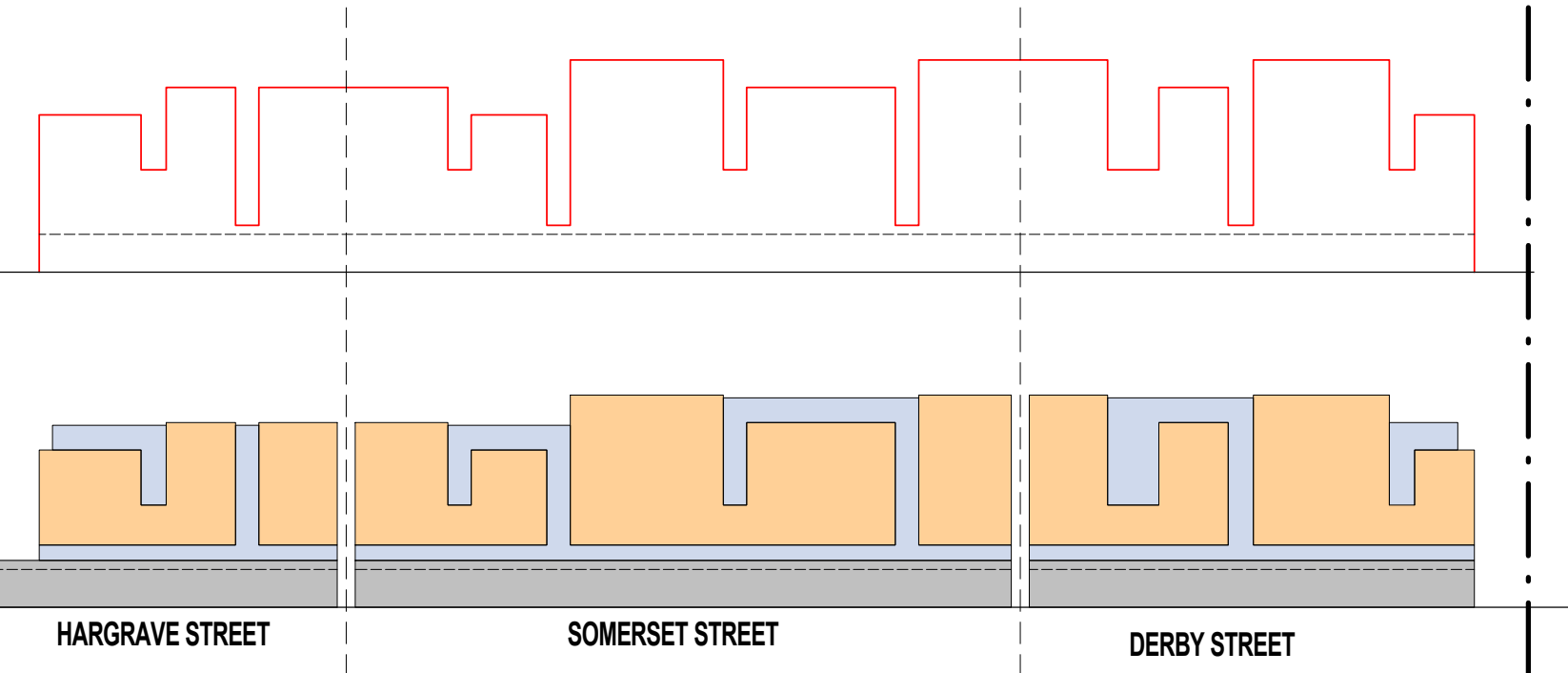
FSR 3.08 (1 commercial + 5 residential storeys + 1 residential penthouse level)	
Ground level	2464, 1sqm
Level 1	1816, 3 sqm
Level 2-4	1813, 1 x 3=5439, 3 sqm
Level 5	1687, 2 sqm
Penthouse level	1080, 7 sqm
Total	12489, 9 sqm

Note:
-Ground level is more respectful with No. 25-27 Derby St, leaving a has a 6m setback.
-Level 5 and Penthouse are stepped to reduce the scale impact.

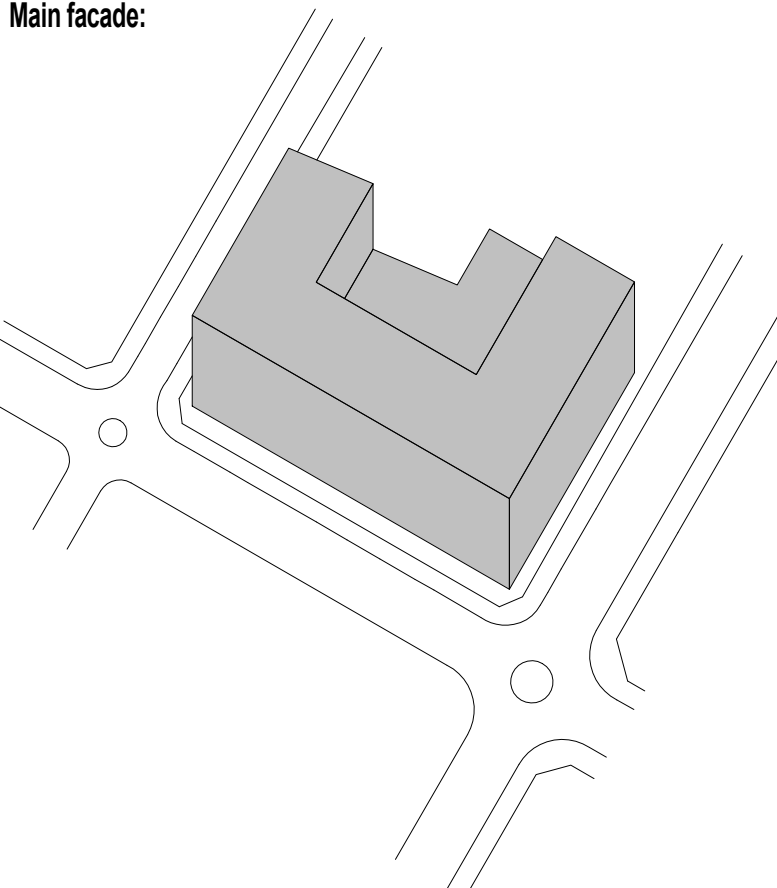


FSR 3.21 (2 commercial + 4 residential storeys)	
Ground level	2868, 1sqm
Level 1	2868, 1sqm
Level 2-5	1813 x 4=7252sqm
Total	13012, 2sqm

Notes:
-Ground and first level use all permissible area
-Level 2-5 are not stepped
-It would be required to increase 1173 sqm more to achieve the maximum FSR (3.5)

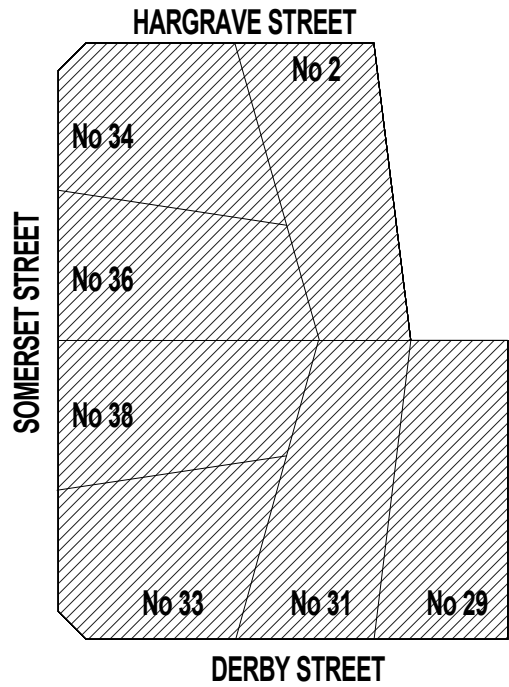


Main facade:



U-shape:
-The perimeter-facade is increased so that is possible to achieve high density without snorkel units.
-It allows to create a nice internal community space square-shaped

Podium + residential broken levels



DEVELOPMENT INFORMATION		PREVIOUS
	Required*	Proposed
Site Area		4053.00 m ²
Gross Floor Area (GFA)		12682.60 m ²
Floor Space Ratio (FSR)		3.13 : 1
Height Limit	18x1.2=21.6m	21.6 m *
Communal Areas		997.7 m ²
% of site area	N/A	25 %

* REFER DA15 to DA18 FOR CONFIRMATION OF "EFFECTIVE HEIGHT"

UNITS NUMBER TOTAL		
Department		Number
1 Bed	27	
2 Bed	77	
2 Bed (1 Bath)	1	
3 Bed	10	
Grand total:	115	115

GROSS FLOOR AREA	
Level	GFA
Ground level	2652.4 m ²
Level 1	1819.0 m ²
Level 2	1813.1 m ²
Level 3	1813.1 m ²
Level 4	1813.1 m ²
Level 5	1687.2 m ²
Level 6	1084.8 m ²
Grand total: 7	12682.6 m ²

GFA (COMMERCIAL FIRST LEVEL)	
Level	GFA
Ground level	2649.8 m ²
FIRST FLOOR MEDICAL LETTABLE AREA	1810.7 m ²
Level 2	1813.1 m ²
Level 3	1813.1 m ²
Level 4	1813.1 m ²
Level 5	1687.2 m ²
Level 6	1084.8 m ²
Grand total: 7	12671.8 m ²

DEEP SOIL AREA			
Name	Area		% of Site
6m	221.2 m ²	6	
<6m	305.1 m ²	7	
Grand total: 3	526.3 m ²	13	

COMMON OPEN SPACE			
Level	Name	Area	% of the Site
Ground Floor	Commercial Landscape Area	237.0 m ²	6
Level 1	Residential Common Area	422.7 m ²	10
Level 1	Residential Landscape Area	338.0 m ²	8
Grand total: 3		997.7 m ²	24

CAR SPACES - TYPES	
Type	Number
Basement 1	
2400W x 5400D (Disabled)	4
2600W x 5400D (Resident)	69
73	

Basement 2	
2400W x 5400D (Disabled)	12
2400W x 5400D (Resident)	1
2600W x 5400D (Resident)	26
2600W x 5400D (Service)	3
2600W x 5400D (Staff)	17
2600W x 5400D (Visitor)	23
2600W x 5400D (Wash bay)	1
83	

Basement 3	
2400W x 5400D (Disabled)	2
2400W x 5400D (Resident)	3
2500W x 5400D (Resident)	4
2600W x 5400D (Resident)	80
2600W x 5400D (Wash bay)	1
90	
Grand total: 246	

CAR SPACES REQUIRED	
1 Bed units :27	27
2 Bed units :78	78
3 Bed units :10	20
Service vehicles (140)	3
Car washing (150)	2
Visitors (15)	23
Retail (130sqm)	6
Medical center (125sqm)	86
Grand total	245

DEVELOPMENT INFORMATION		NEW
	Required*	Proposed
Site Area		4053.00 m ²
Gross Floor Area (GFA)		12489.90 m ²
Floor Space Ratio (FSR)		3.08 : 1
Height Limit	18x1.2=21.6m	21.6 m *
Communal Areas		938.7 m ²
% of site area	N/A	23 %

* REFER DA15 to DA18 FOR CONFIRMATION OF "EFFECTIVE HEIGHT"

UNITS NUMBER TOTAL		
Department		Number
1 Bed	27	
2 Bed	77	
2 Bed (1 Bath)	1	
3 Bed	10	
Grand total:	115	115

GROSS FLOOR AREA	
Level	GFA
Ground level	2464.5 m ²
Level 1	1818.3 m ²
Level 2	1813.1 m ²
Level 3	1813.1 m ²
Level 4	1813.1 m ²
Level 5	1687.2 m ²
Level 6	1080.7 m ²
Grand total: 7	12489.9 m ²

GFA (COMMERCIAL FIRST LEVEL)	
Level	GFA
Ground level	2464.5 m ²
FIRST FLOOR MEDICAL LETTABLE AREA	1808.8 m ²
Level 2	1813.1 m ²
Level 3	1813.1 m ²
Level 4	1813.1 m ²
Level 5	1687.2 m ²
Level 6	1080.7 m ²
Grand total: 7	12480.3 m ²

DEEP SOIL AREA			
Name	Area		% of Site
6m	221.2 m ²	6	
<6m	360.4 m ²	8	
Grand total: 5	581.6 m ²	14	

COMMON OPEN SPACE			
Level	Name	Area	% of the Site
Ground Floor	Commercial Landscape Area	339.4 m ²	8
Level 1	Residential Common Area	338.6 m ²	8
Level 1	Residential Landscape Area	341.0 m ²	8
Grand total: 3		1019.0 m ²	24

CAR SPACES - TYPES	
Type	Number
Basement 1	
2400W x 5400D (Disabled)	4
2600W x 5400D (Resident)	66
70	

Basement 2	
2400W x 5400D (Disabled)	12
2400W x 5400D (Resident)	1
2600W x 5400D (Resident)	26
2600W x 5400D (Service)	3
2600W x 5400D (Staff)	17
2600W x 5400D (Visitor)	23
2600W x 5400D (Wash bay)	1
83	

Basement 3	
2400W x 5400D (Disabled)	2
2400W x 5400D (Resident)	3
2500W x 5400D (Resident)	4
2600W x 5400D (Resident)	80
2600W x 5400D (Wash bay)	1
90	
Grand total: 243	

CAR SPACES REQUIRED	
1 Bed units :27	27
2 Bed units :78	78
3 Bed units :10	20
Service vehicles (140)	3
Car washing (150)	2
Visitors (15)	23
Retail (130sqm)	6
Medical center (125sqm)	80
Grand total	239

ISSUE	DATE	AMENDMENT
1P	03-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION
4P	10-05-2016	REVISED DA SUBMISSION



PROJECT
PROPOSED MIXED USE PROJECT
ADDRESS
29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St

CLIENT
RAYMOND SHAHIDI



NOMINATED ARCHITECT - P P MORSON
REGISTRATION NUMBER 8330
ACN 105 480 056 ABN 41 105 480 056
www.morsongroup.com
100 1000 4806
PO Box 376, Potts Point, NSW 1585

SHEET SIZE: A1
SCALE DATE
As indicated DEC 2015

SHEET NAME PROJECT SUMMARY - CONCEPT IDEAS

SHEET NO. DA01
REVISION 4P

SEPP65 (Apartment Design Guide) Compliance Summary																			
Design Criteria		Compliance	Proposal																
3D-1	1. Communal open space has a minimum area equal to 25% of the site	Yes	1. The Common Open Space (Podium) is 679.6m ² comprising 16% of the site + Common Open Space (retail use) on the ground level, 339.4m ² comprising 8% of the site = 24% of the site.																
	2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	Yes	The Common Open Space (Podium) is square-shaped, what highly increases its quality. 2. Morning sun requirement is achieved in the common open space.																
3E-1	1. Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site Area</th><th>Min. Dimension</th><th>Deep Soil Zone (% of site Area)</th></tr><tr><td><500m²</td><td>-</td><td rowspan="3">7%</td></tr><tr><td>650m²-1,500m²</td><td>3m</td></tr><tr><td>>1,500m²</td><td>6m</td></tr></table>	Site Area	Min. Dimension	Deep Soil Zone (% of site Area)	<500m ²	-	7%	650m ² -1,500m ²	3m	>1,500m ²	6m	Yes	1. Deep soil zones are provided well exceeded for the development. The site provides for a total area of 581.6m ² of deep soil zone comprising 14% of the site, 221.2m ² or 6% of which has a minimum width 6m. The project is so close to provide the required minimum deep soil area with a minimum width 6m although it is located in a future dense urban area (Parrith Health and Education Precinct) and there is non-residential uses at ground level. The proposal achieves acceptable stormwater management and provides alternative forms of planting						
Site Area	Min. Dimension	Deep Soil Zone (% of site Area)																	
<500m ²	-	7%																	
650m ² -1,500m ²	3m																		
>1,500m ²	6m																		
3F-1	Separation between windows and balconies is provided to ensure visual privacy is achieved. Min required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building Height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storey)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storey)</td><td>12m</td><td>6m</td></tr></table> Gallery access circulation treated as habitable space when measuring privacy separation distances between neighbouring properties.	Building Height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storey)	9m	4.5m	over 25m (9+ storey)	12m	6m	Yes	Southern Boundary: street frontage to Derby St with residential houses across the road. Setback of 3.00m. Northern Boundary: street frontage to Hargrave St with residential houses across the road. Setback of 3.00m. Western Boundary: street frontage to Somerset St with Nepean Hospital across the road. Setback of 4.00m. Eastern Boundary: Ground level setback from 0 to 6.0m, levels 1-4 setback from 5.6 to 6.7m, level 5 setback from 6.8 to 9.1m, level 6 setback of 15.4m				
Building Height	Habitable rooms and balconies	Non-habitable rooms																	
up to 12m (4 storeys)	6m	3m																	
up to 25m (5-8 storey)	9m	4.5m																	
over 25m (9+ storey)	12m	6m																	
4A-1	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Yes	1. 79% of apartments receive 2 hours which satisfies this requirement. 3. 15% of apartments receive no direct sunlight between 9am & 3pm at mid winter																
4B-3	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed 3. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Yes	1. 71% of apartments are cross-ventilated which exceeds requirement. 3. Depth of a cross-over or cross-through apartment does not exceed 18m																
4C-1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area.</td></tr></table>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area.	Yes									
Minimum ceiling height for apartment and mixed use buildings																			
Habitable rooms	2.7m																		
Non-habitable	2.4m																		
For 2 storey apartments	2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area.																		
4D-1	1. Apartments are required to have the following minimum internal areas : <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Yes							
Apartment type	Minimum internal area																		
Studio	35m ²																		
1 bedroom	50m ²																		
2 bedroom	70m ²																		
3 bedroom	90m ²																		
4D-2	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Yes	2. Maximum habitable room depth of 8.2m in 22 apartments (19%), what we think is acceptable																
4D-3	1. Master bedrooms have a minimum area of 10m ² and other bedrooms to have 9m ² (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excl. wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bed apartments • 4m for 2 and 3 bedroom apartments	Yes	Yes																
4E-1	1. All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m. 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	-	1. Balconies of apartments 101, 103, 106, 110 and 112, have a depth of 1,7m	
Dwelling type	Minimum area	Minimum depth																	
Studio apartments	4m ²	-																	
1 bedroom apartments	8m ²	2m																	
2 bedroom apartments	10m ²	2m																	
3+ bedroom apartments	12m ²	2.4m																	
		Yes	2. Private open space for the podium apartments meet requirements of minimum 15m ² and a minimum depth of 3m.																
4F-1	1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Yes	n/a	1. No more than 12 apartments are provided off a circulation core on a single level. Corridors are articulated with wider foyer areas in front of the lifts; with windows (two points with sunlight and natural ventilation in each corridor); and a design solution that will provide high levels of amenity (materials, colours, illumination...)															
4G-1	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>4m²</td></tr><tr><td>1 bedroom</td><td>6m²</td></tr><tr><td>2 bedroom</td><td>8m²</td></tr><tr><td>3+ bedroom</td><td>10m²</td></tr></table> At least 50% of the required storage is to be located within the apartment	Apartment type	Minimum internal area	Studio	4m ²	1 bedroom	6m ²	2 bedroom	8m ²	3+ bedroom	10m ²	Yes							
Apartment type	Minimum internal area																		
Studio	4m ²																		
1 bedroom	6m ²																		
2 bedroom	8m ²																		
3+ bedroom	10m ²																		

SEPP 65 COMPLIANCE SCHEDULE						
wt	Unit Type	Area	Cross Ventilation	Day Light Access	Kitchen 8m from Window	Parking Spaces

Level 1						
101	1 Bed	50.0 m ²	Yes	Yes	Yes	1
102	2 Bed	80.1 m ²	Yes	No	Yes	1
103	2 Bed	80.1 m ²	Yes	No	Yes	1
104	2 Bed	80.1 m ²	No	No	Yes	1
105	2 Bed	76.1 m ²	Yes	Yes	Yes	1
106	2 Bed (adaptable)	77.3 m ²	No	Yes	Yes	1
107	2 Bed (adaptable)	77.3 m ²	No	Yes	Yes	1
108	3 Bed	103.6 m ²	Yes	Yes	Yes	2
109	3 Bed	103.6 m ²	Yes	Yes	Yes	2
110	2 Bed	77.3 m ²	No	Yes	Yes	1
111	2 Bed (adaptable)	77.3 m ²	Yes	Yes	Yes	1
112	2 Bed	76.1 m ²	Yes	Yes	Yes	1
113	2 Bed	80.1 m ²	Yes	Yes	Yes	1
114	2 Bed	75.2 m ²	Yes	Yes	Yes	1
115	2 Bed	75.4 m ²	Yes	Yes	Yes	1
116	2 Bed	79.3 m ²	Yes	No	Yes	1
117	2 Bed	76.4 m ²	Yes	Yes	Yes	1
118	1 Bed	52.6 m ²	Yes	Yes	Yes	1
119	2 Bed	76.9 m ²	No	Yes	Yes	1
120	2 Bed	77.3 m ²	Yes	Yes	Yes	1

Level 2						
201	1 Bed	50.0 m ²	Yes	Yes	Yes	1
202	2 Bed	80.1 m ²	Yes	No	Yes	1
203	2 Bed	80.1 m ²	Yes	No	Yes	1
204	2 Bed	80.1 m ²	No	No	Yes	1
205	2 Bed	76.1 m ²	Yes	Yes	Yes	1
206	2 Bed (adaptable)	77.3 m ²	No	Yes	Yes	1
207	2 Bed (adaptable)	77.3 m ²	No	Yes	Yes	1
208	3 Bed	101.1 m ²	Yes	Yes	Yes	2
209	3 Bed	101.1 m ²	Yes	Yes	Yes	2
210	2 Bed	77.3 m ²	No	Yes	Yes	1
211	2 Bed	77.3 m ²	Yes	Yes	Yes	1
212	2 Bed	76.1 m ²	Yes	Yes	Yes	1
213	2 Bed	80.1 m ²	Yes	Yes	Yes	1
214	2 Bed	75.2 m ²	Yes	Yes	Yes	1
215	2 Bed	75.4 m ²	Yes	Yes	Yes	1
216	2 Bed	79.3 m ²	Yes	No	Yes	1
217	2 Bed	76.4 m ²	Yes	Yes	Yes	1
218	1 Bed	52.6 m ²	Yes	Yes	Yes	1
219	2 Bed	76.9 m ²	No	Yes	Yes	1
220	2 Bed	77.3 m ²	Yes	Yes	Yes	1

Level 3						
301	1 Bed	50.0 m ²	Yes	Yes	Yes	1
302	2 Bed	80.1 m ²	Yes	No	Yes	1
303	2 Bed	80.1 m ²	Yes	No	Yes	1
304	2 Bed	80.1 m ²	No	No	Yes	1
305	2 Bed	76.1 m ²	Yes	Yes	Yes	1
306	2 Bed (adaptable)	77.3 m ²	No	Yes	Yes	1
307	2 Bed (adaptable)	77.3 m ²	No	Yes	Yes	1
308	3 Bed	101.1 m ²	Yes	Yes	Yes	2
309	3 Bed	101.1 m ²	Yes	Yes	Yes	2
310	2 Bed	77.3 m ²	No	Yes	Yes	1
311	2 Bed	77.3 m ²	Yes	Yes	Yes	1
312	2 Bed	76.1 m ²	Yes	Yes	Yes	1
313	2 Bed	80.1 m ²	Yes	Yes	Yes	1
314	2 Bed	75.2 m ²	Yes	Yes	Yes	1
315	2 Bed	75.4 m ²	Yes	Yes	Yes	1
316	2 Bed	79.3 m ²	Yes	No	Yes	1
317	2 Bed	76.4 m ²	Yes	Yes	Yes	1
318	1 Bed	52.6 m ²	Yes	Yes	Yes	1
319	2 Bed	76.9 m ²	No	Yes	Yes	1
320	2 Bed	77.3 m ²	Yes	Yes	Yes	1

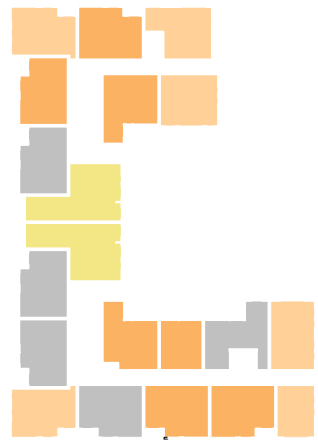
Level 4						
401	1 Bed	50.0 m ²	Yes	Yes	Yes	1
402	2 Bed	80.1 m ²	Yes	No	Yes	1
403	2 Bed	80.1 m ²	Yes	No	Yes	1
404	2 Bed	80.1 m ²	No	No	Yes	1
405	2 Bed	76.1 m ²	Yes	Yes	Yes	1
406	2 Bed (adaptable)	77.3 m ²	No	Yes	Yes	1
407	2 Bed (adaptable)	77.3 m ²	No	Yes	Yes	1
408	3 Bed	101.1 m ²	Yes	Yes	Yes	2
409	3 Bed	101.1 m ²	Yes	Yes	Yes	2
410	2 Bed	77.3 m ²	No	Yes	Yes	1
411	2 Bed	77.3 m ²	Yes	Yes	Yes	1
412	2 Bed	76.1 m ²	Yes	Yes	Yes	1
413	2 Bed	80.1 m ²	Yes	Yes	Yes	1
414	2 Bed	75.2 m ²	Yes	Yes	Yes	1
415	2 Bed	75.4 m ²	Yes	Yes	Yes	1
416	2 Bed	79.3 m ²	Yes	No	Yes	1
417	2 Bed	76.4 m ²	Yes	Yes	Yes	1
418	1 Bed	52.6 m ²	Yes	Yes	Yes	1
419	2 Bed	76.9 m ²	No	Yes	Yes	1
420	2 Bed	77.3 m ²	Yes	Yes	Yes	1

SEPP 65 COMPLIANCE SCHEDULE						
wt	Unit Type	Area	Cross Ventilation	Day Light Access	Kitchen 8m from Window	Parking Spaces

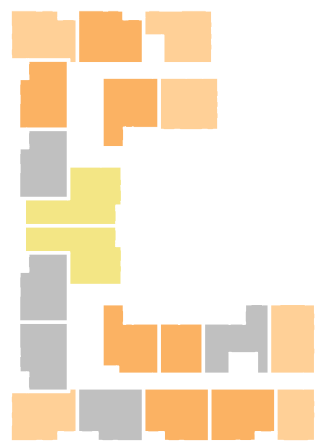
Level 5						
501	1 Bed	50.2 m ²	Yes	Yes	Yes	1
502	1 Bed	58.8 m ²	Yes	No	Yes	1
503	2 Bed	80.1 m ²	Yes	No	Yes	1
504	2 Bed	80.1 m ²	No	No	Yes	1
505	2 Bed	76.1 m ²	Yes	Yes	Yes	1
506	2 Bed (adaptable)	77.3 m ²	No	Yes	Yes	1
507	2 Bed (adaptable)	77.3 m ²	No	Yes	Yes	1
508	3 Bed	101.1 m ²	Yes	Yes	Yes	2
509	3 Bed	101.1 m ²	Yes	Yes	Yes	2
510	2 Bed	77.3 m ²	No	Yes	Yes	1
511	1 Bed	66.3 m ²	Yes	Yes	Yes	1
512	2 Bed	76.1 m ²	Yes	Yes	Yes	1
513	2 Bed	80.1 m ²	Yes	Yes	Yes	1
514	1 Bed	50.1 m ²	Yes	Yes	Yes	1
515	1 Bed	55.4 m ²	Yes	Yes	Yes	1
516	2 Bed	79.3 m ²	Yes	No	Yes	1
517	2 Bed	76.4 m ²	Yes	Yes	Yes	1
518	1 Bed	52.6 m ²	Yes	Yes	Yes	1
519	1 Bed	50.1 m ²	No	Yes	Yes	1
520	1 Bed	57.3 m ²	Yes	Yes	Yes	1

Level 6						
601	1 Bed	58.8 m ²	Yes	No	Yes	1
602	2 Bed	80.1 m ²	Yes	No	Yes	1
603	2 Bed (1 Bath)	70.2 m ²	No	No	Yes	1
604	2 Bed	76.1 m ²	Yes	Yes	Yes	1
605	1 Bed	51.5 m ²	No	Yes	Yes	1
606	1 Bed	50.2 m ²	No	Yes	Yes	1
607	1 Bed	50.0 m ²	No	Yes	Yes	1
608	1 Bed	50.5 m ²	No	Yes	Yes	1
609	1 Bed	50.5 m ²	No	Yes	Yes	1
610	1 Bed	51.3 m ²	Yes	Yes	Yes	1
611	1 Bed	50.1 m ²	No	Yes	Yes	1
612	1 Bed	50.1 m ²	No	Yes	Yes	1
613	2 Bed	76.4 m ²	Yes	Yes	Yes	1
614	1 Bed	52.6 m ²	Yes	Yes	Yes	1
615	1 Bed	50.1 m ²	Yes	Yes	Yes	1
Grand total: 115		8484.7 m ²	71%	79%	100%	125

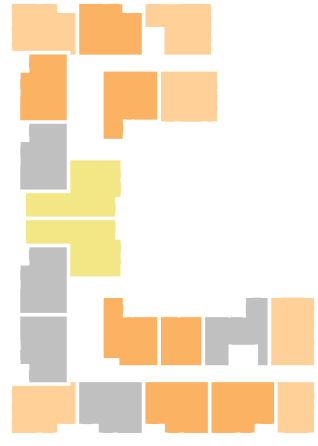
CROSS VENTILATION APARTMENTS



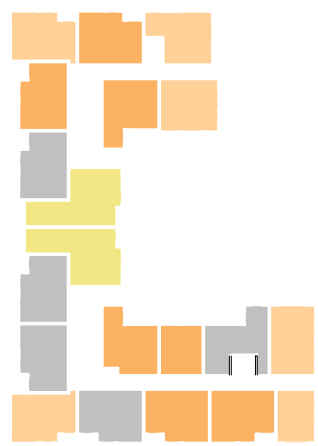
Level 1
1 : 1200



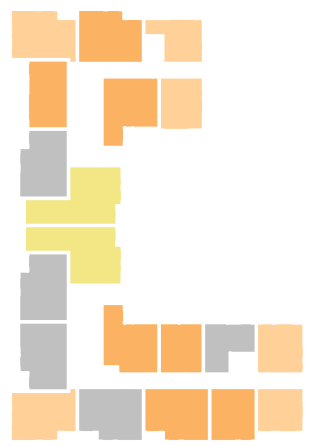
Level 2
1 : 1200



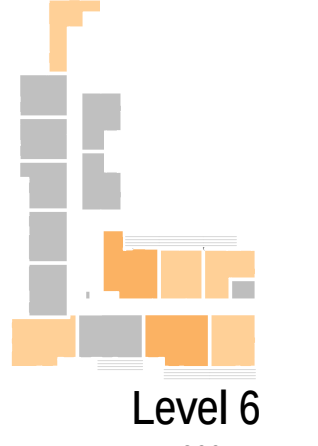
Level 3
1 : 1200



Level 4
1 : 1200



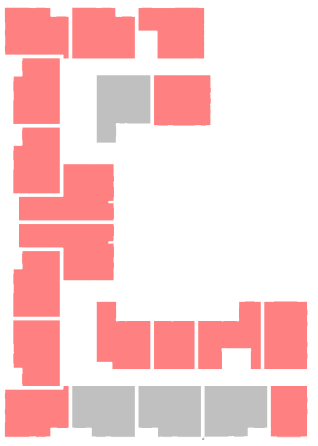
Level 5
1 : 1200



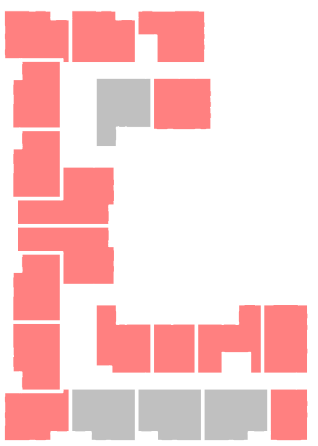
Level 6
1 : 1200

- CROSS-OVER APARTMENT
- CORNER APARTMENT
- APARTMENT WITH VENTILATION SHAFT

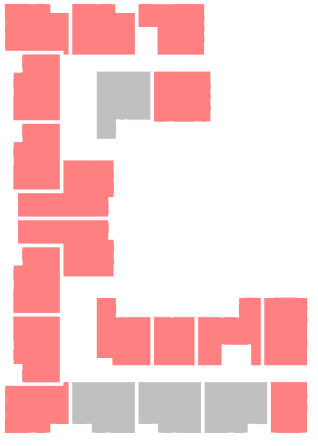
DAYLIGHT ACCESS



Level 1
1 : 1200



Level 2
1 : 1200





CNR. SOMERSET ST / DERBY ST
NEPEAN CAR PARKING COMPLEX
8 STOREYS



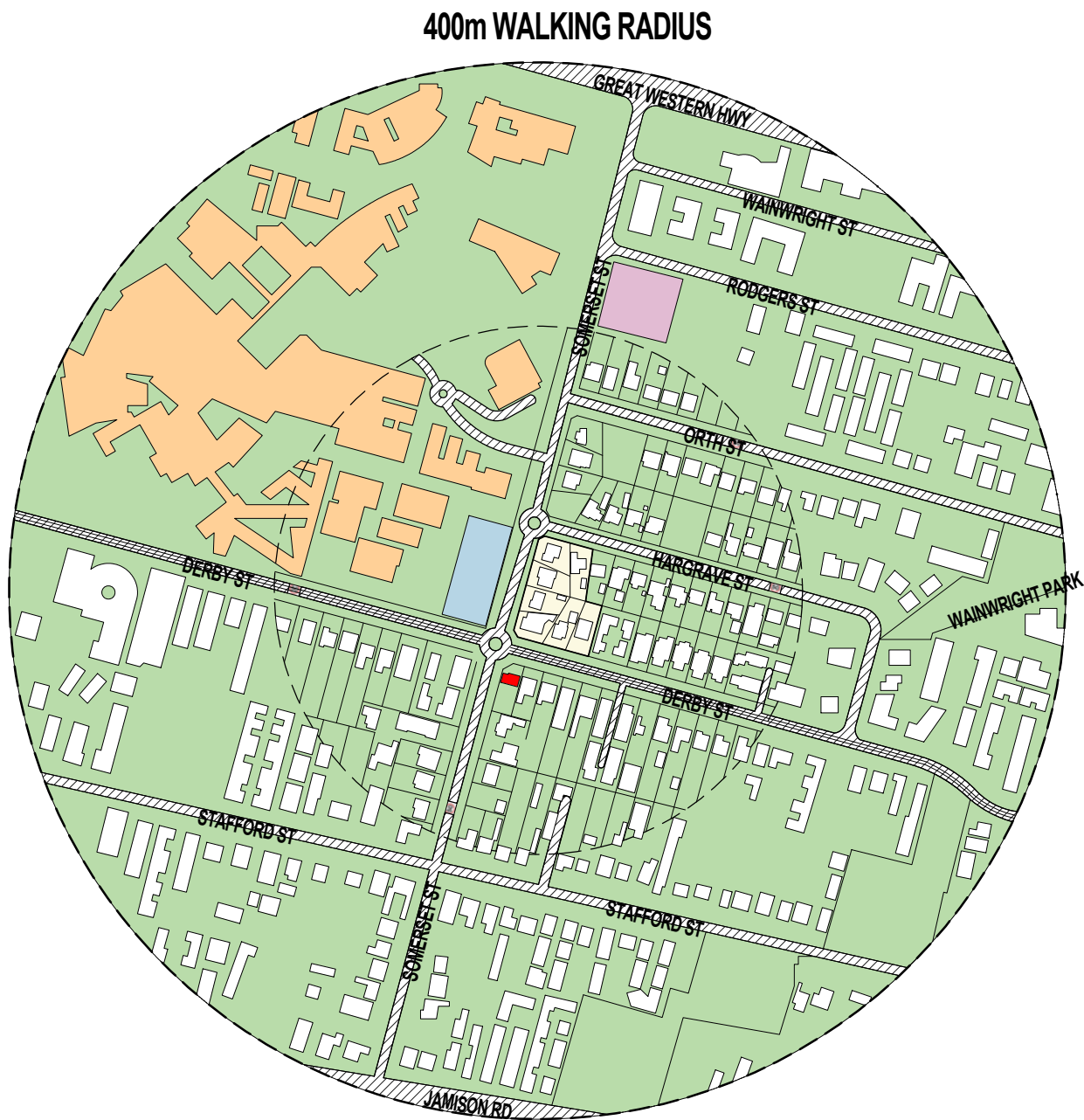
25-27 DERBY ST
2 STOREY RESIDENCES
BRICK CLADDING, TILE ROOFING



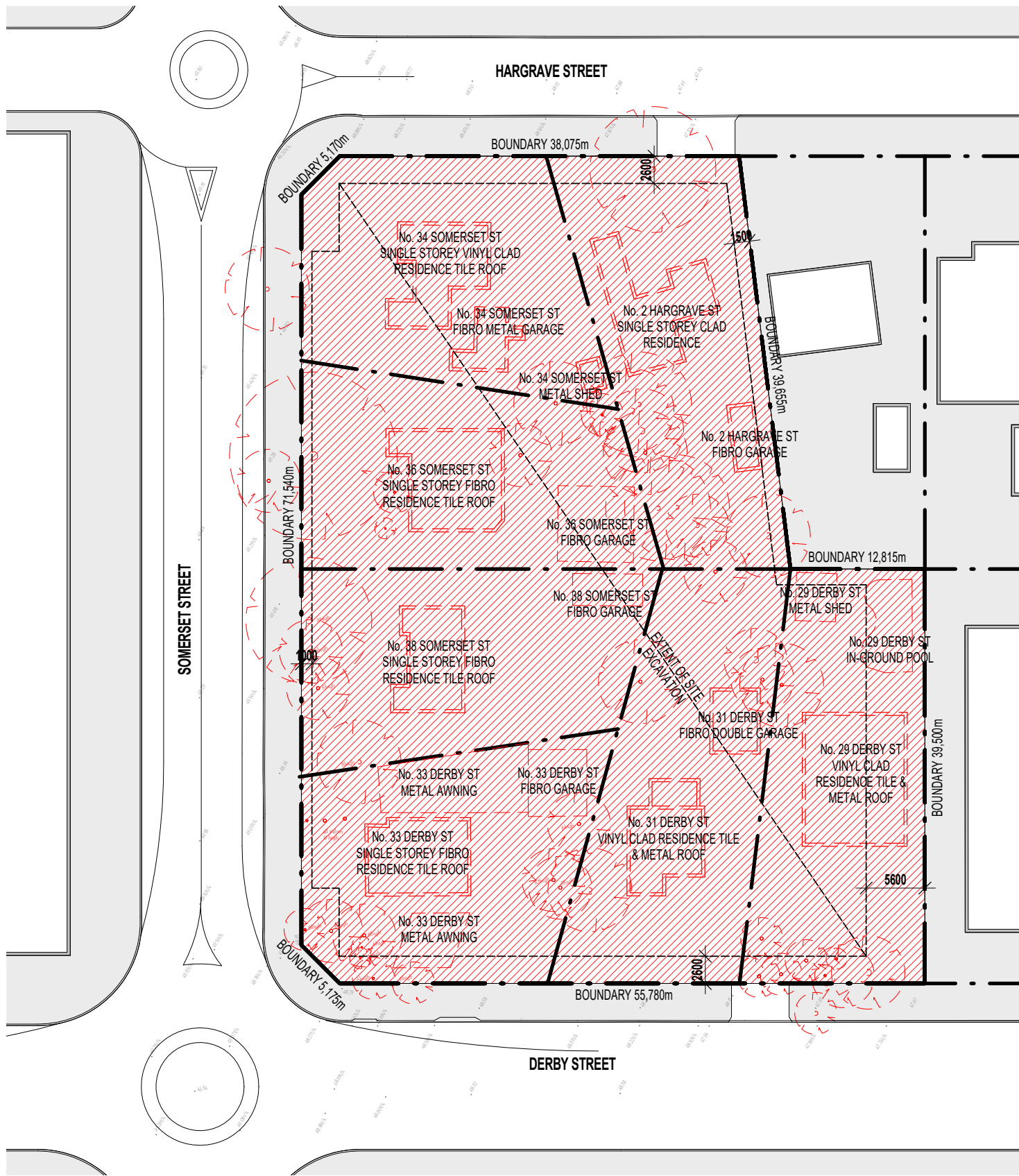
4 & 6 HARGRAVE ST
1/2 STOREY RESIDENCES
BRICK/FIBRO CLADDING, TILE ROOFING



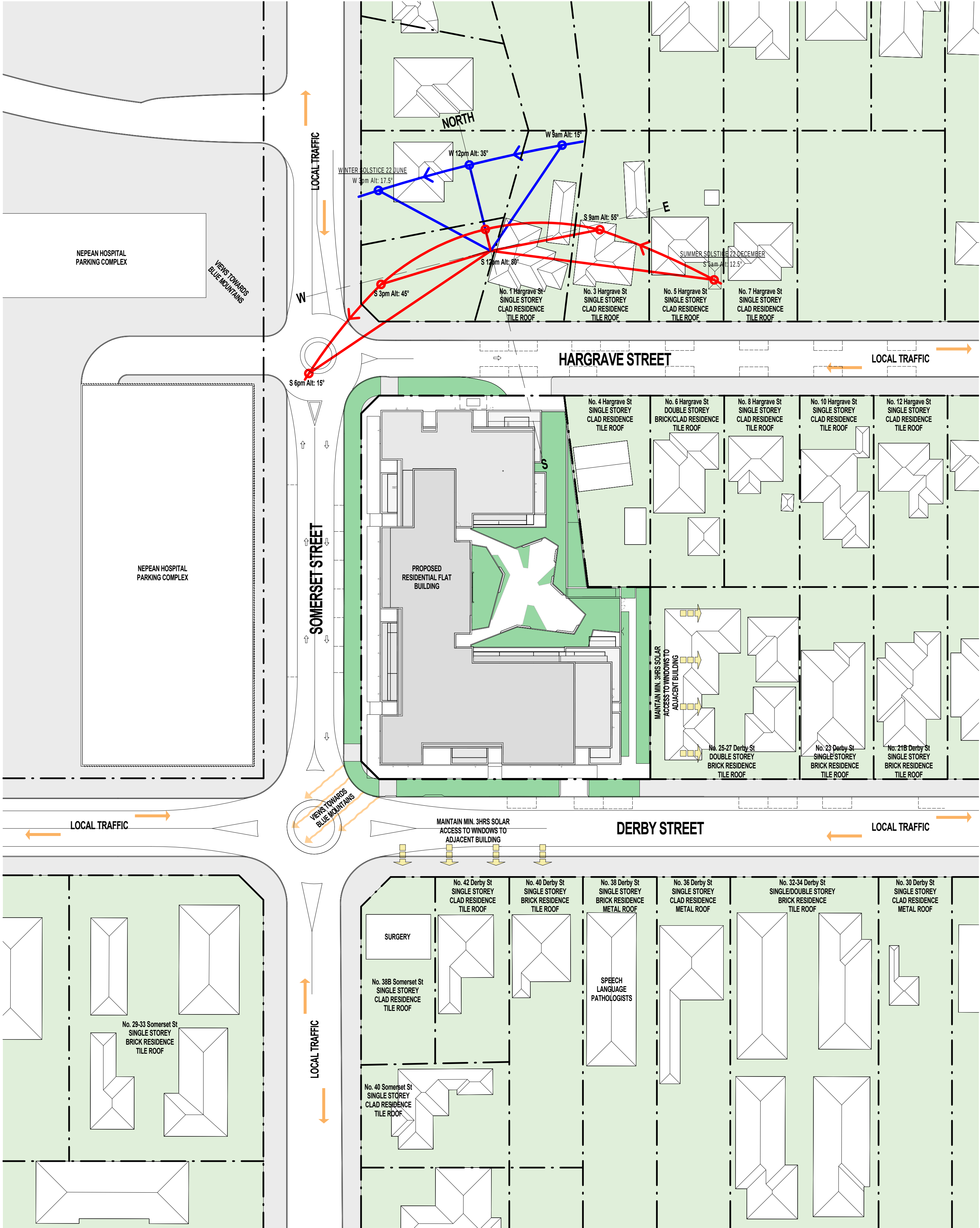
29-33 SOMERSET ST
2 STOREY RESIDENCES
BRICK CLADDING, TILE ROOFING



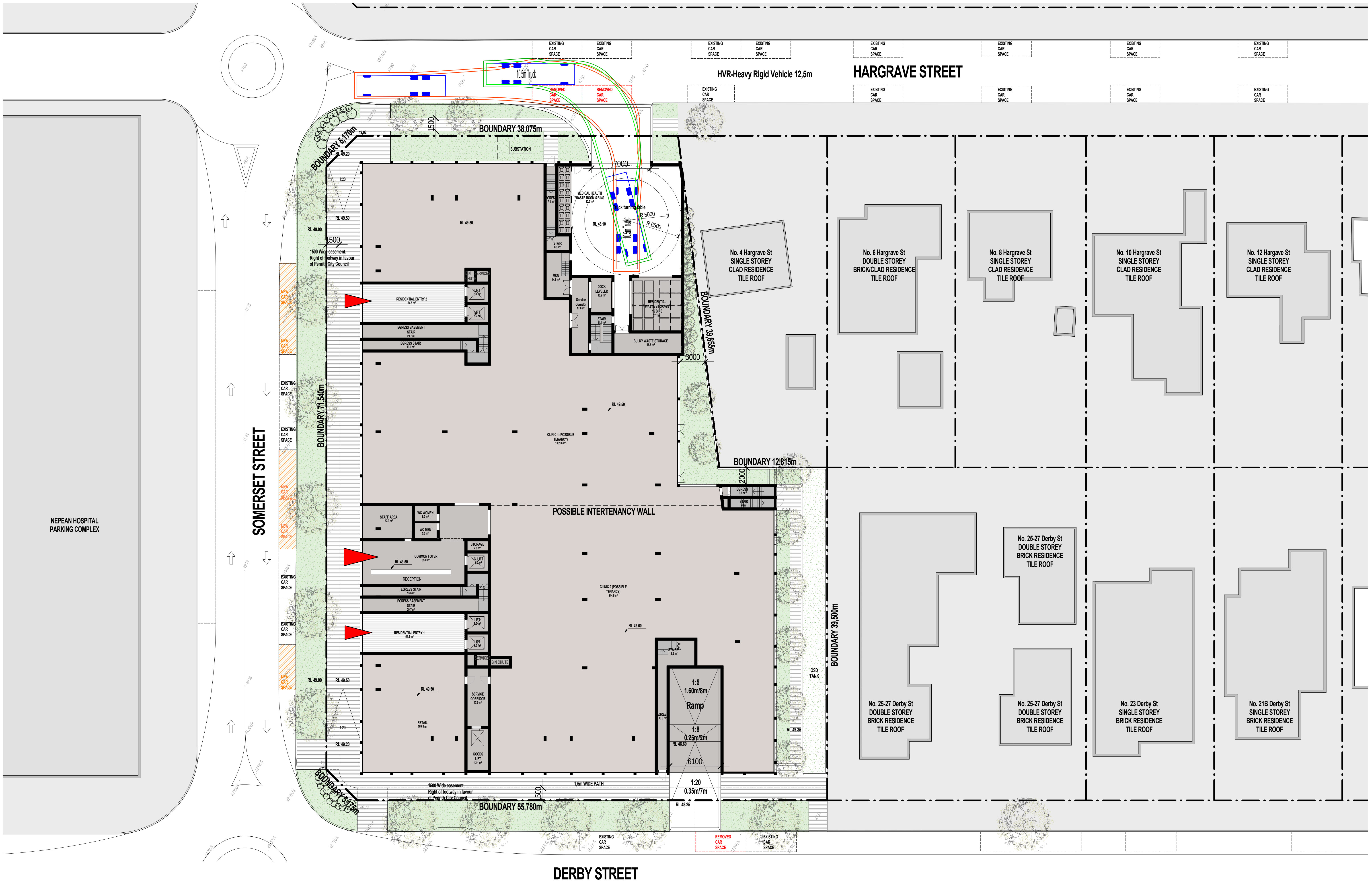
Wider Context Plan Copy 1
1 : 5000



PR - Demolition Plan
1 : 500

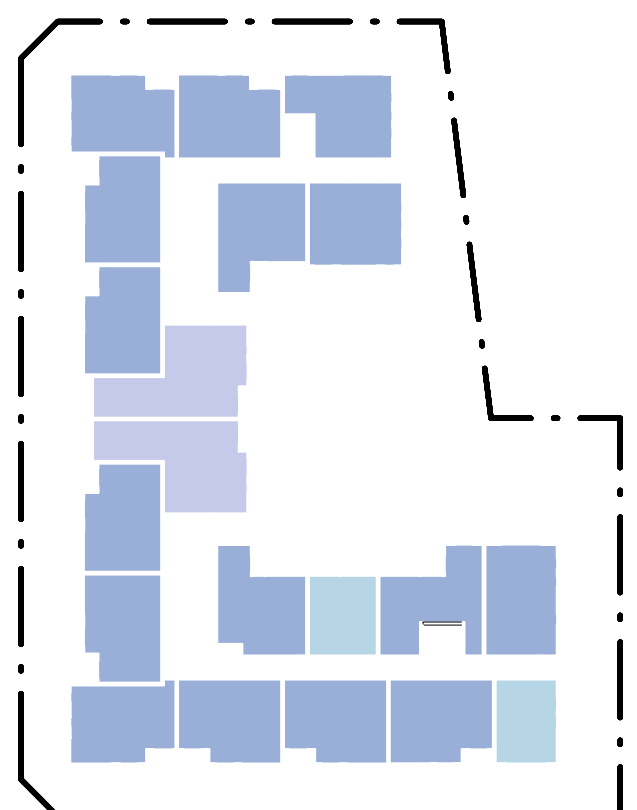


PR - Site Analysis Plan
1 : 500





1 B	2
2 B (2 toilets)	16
3 B	2
TOTAL	20



	1 B	2
	2 B (2 toilets)	16
	3 B	2
	TOTAL	20

ent Set ID: 7163489
Version Date: 17/05/2016



CLIENT
RAYMOND SHAHIDI

NOMINATED ARCHITECT - P.F. MORSON
REGISTRATION NUMBER 8100
ACN 159 490 056, ABN 41 159 490 056
www.morsongroup.com
(02) 9380 4546
PO Box 170, Datto Point, NSW 1225

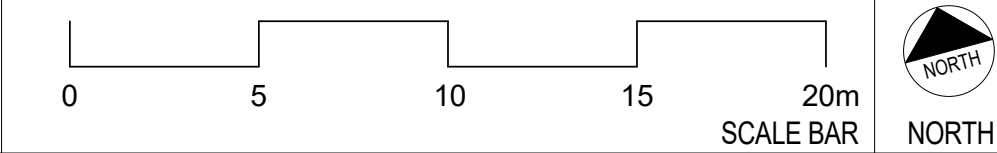
SHEET SIZE: A1 SHEET NAME **PROPOSED LEVEL 02**
SCALE DATE
As indicated DEC 2015

SHEET NO. **DA06**
REVISION **4P**



1 B	2
2 B (2 toilets)	16
3 B	2
TOTAL	20

ISSUE	DATE	AMENDMENT
1P	03-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION
4P	10-05-2016	REVISED DA SUBMISSION



PROJECT
PROPOSED MIXED USE PROJECT
ADDRESS
29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St

CLIENT
RAYMOND SHAHIDI

MORSON GROUP
NOMINATED ARCHITECT - P P MORSON
REGISTRATION NUMBER 8320
ACN 105 480 056, ABN 41 105 480 056
www.morsongroup.com
3021 2000 4046
PO Box 176, Potts Point, NSW 1585

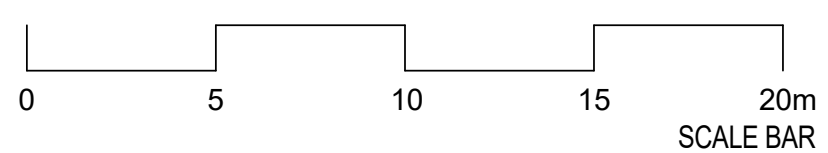
SHEET SIZE: A1
SCALE DATE
As indicated DEC 2015
SHEET NAME
PROPOSED LEVELS 03-04

SHEET NO.
DA07
REVISION
4P

SOMERSET STREET

	1 B	8
	2 B (2 toilets)	10
	3 B	2
	TOTAL	20

ISSUE	DATE	AMENDMENT
1P	03-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION
4P	10-05-2016	REVISED DA SUBMISSION



PROJECT
PROPOSED MIXED USE PROJECT
ADDRESS
29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St

CLIENT
RAYMOND SHAHIDI



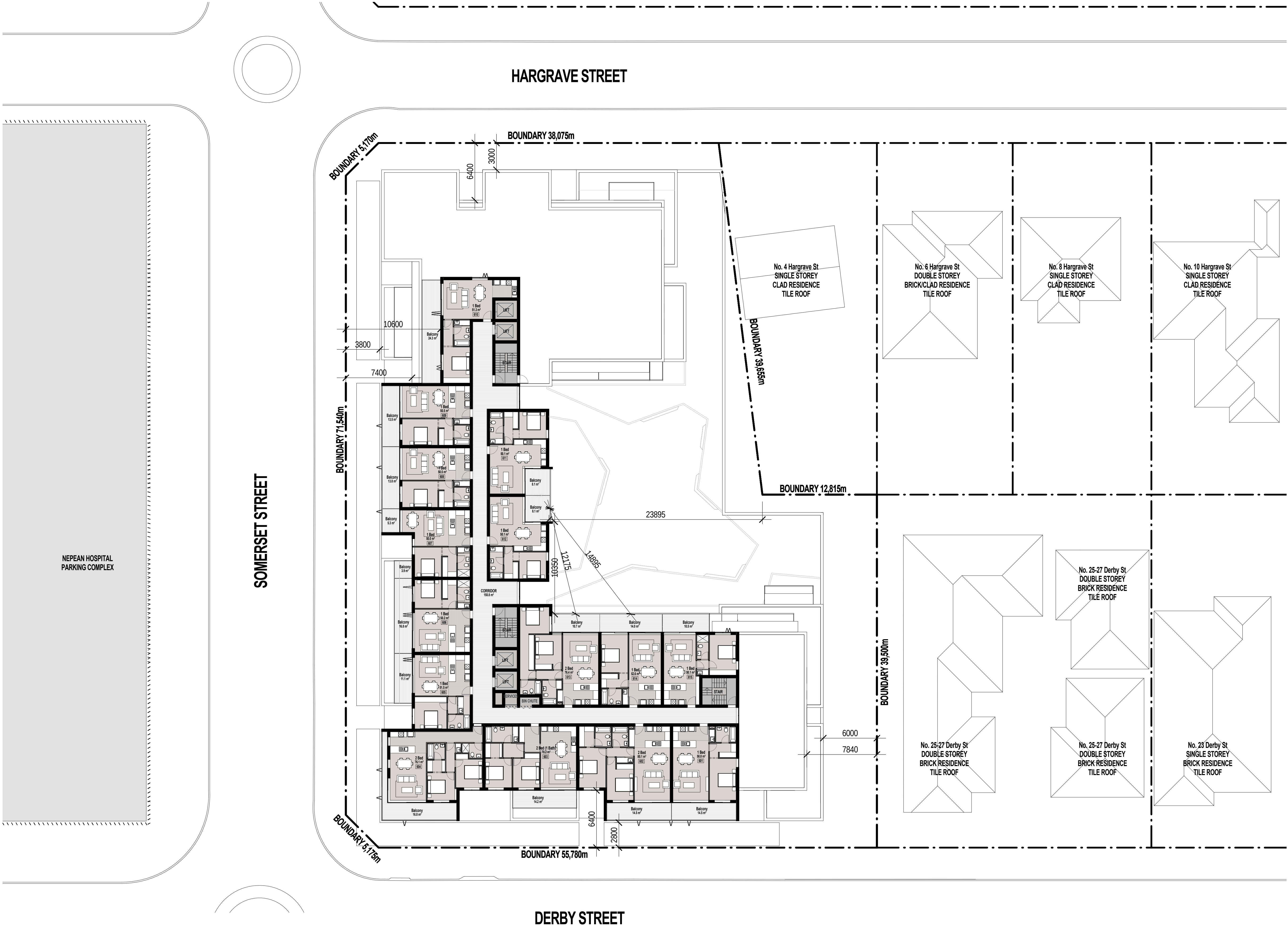
MORSON
GROUP

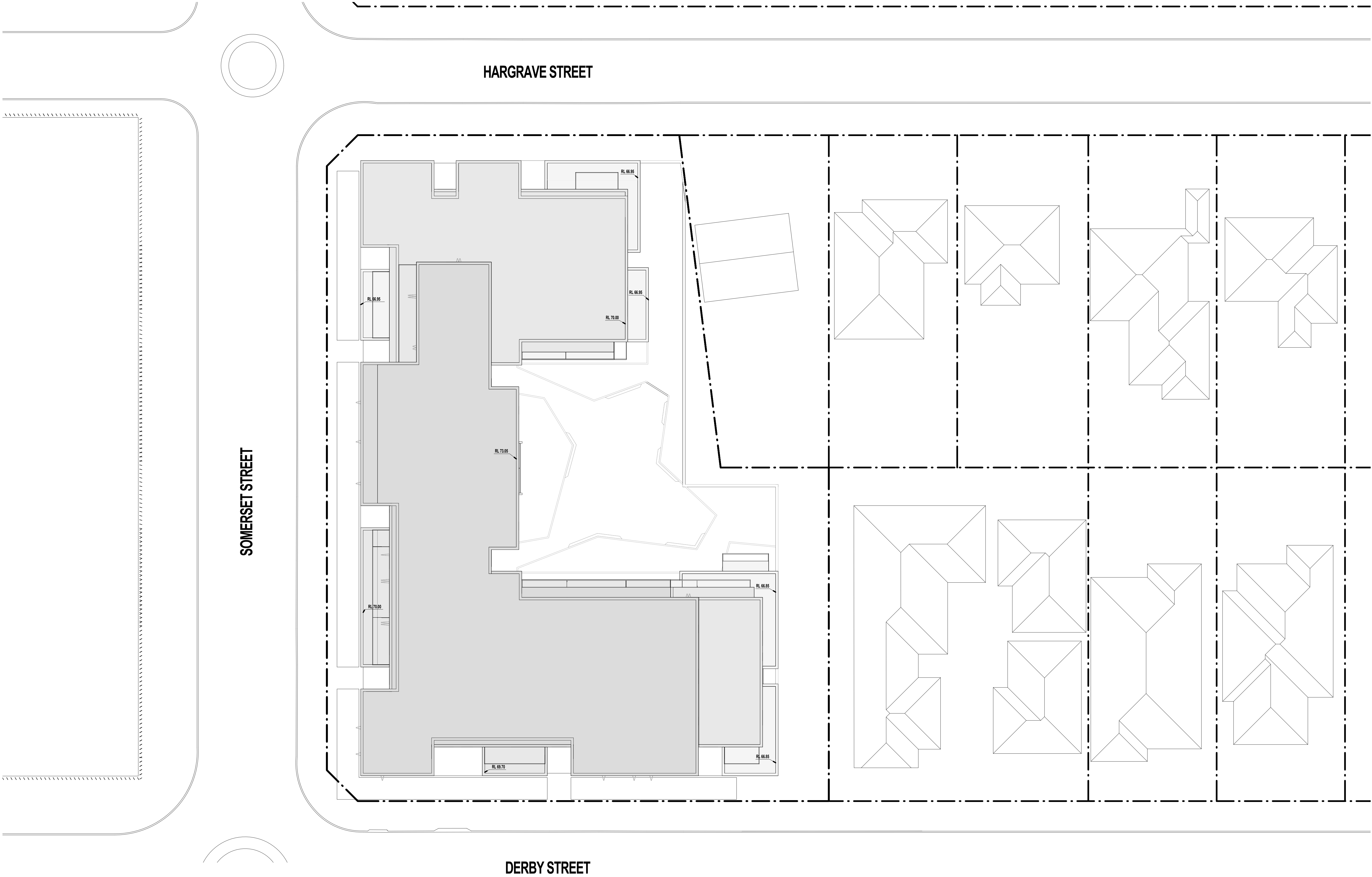
NOMINATED ARCHITECT - P F MORSON
REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.mcosongroup.com
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE DATE
As indicated DEC 2015

SHEET NAME **PROPOSED LEVEL 05**

SHEET NO. **DA08**
REVISION **4P**





ISSUE		DATE	AMENDMENT
1P		03-12-2015	DA SUBMISSION
2P		18-02-2016	REVISION GFA
3P		15-03-2016	REVISED DA SUBMISSION

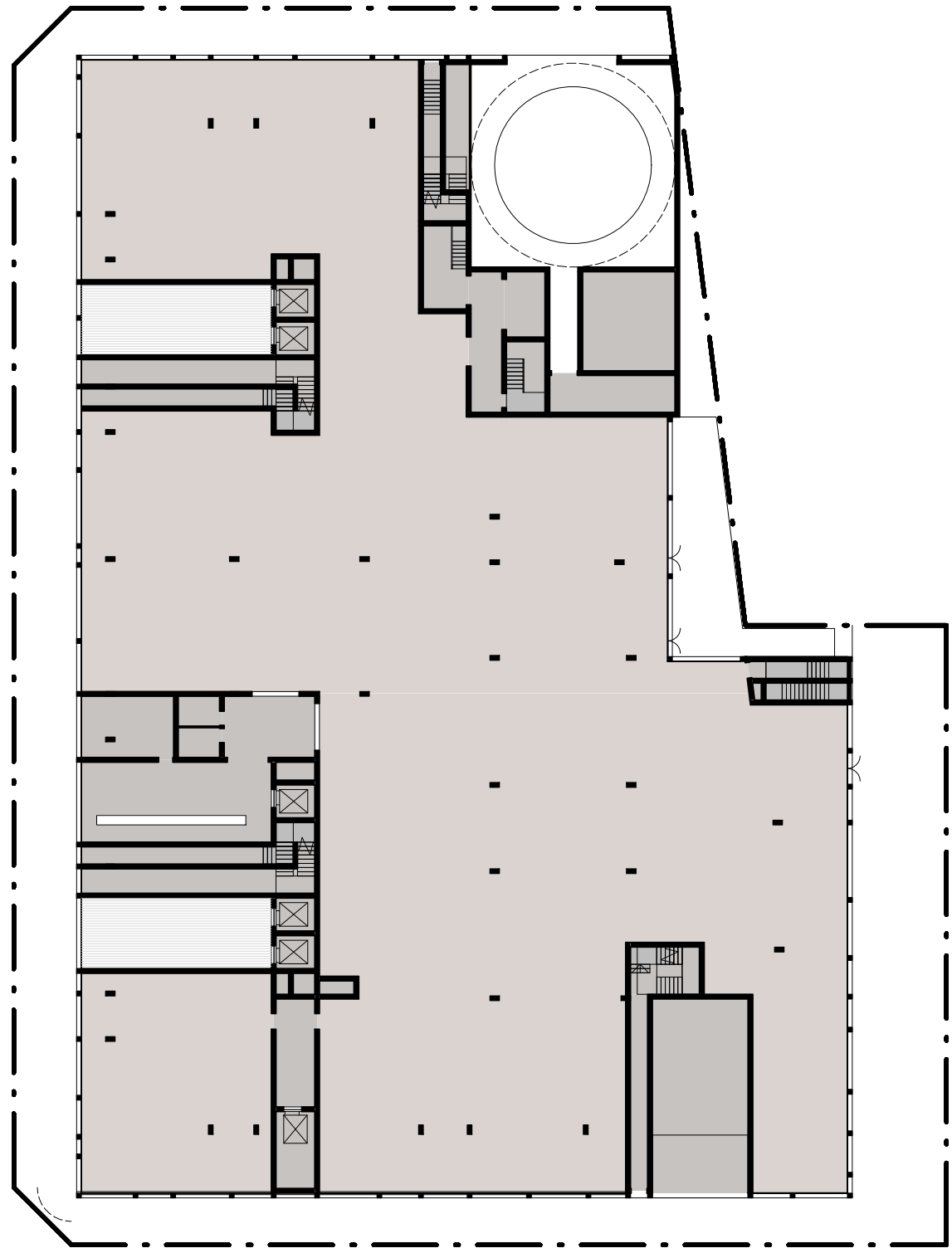
0	5	10	15	20m
SCALE BAR				

	PROJECT PROPOSED MIXED USE PROJECT ADDRESS 29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St
--	--

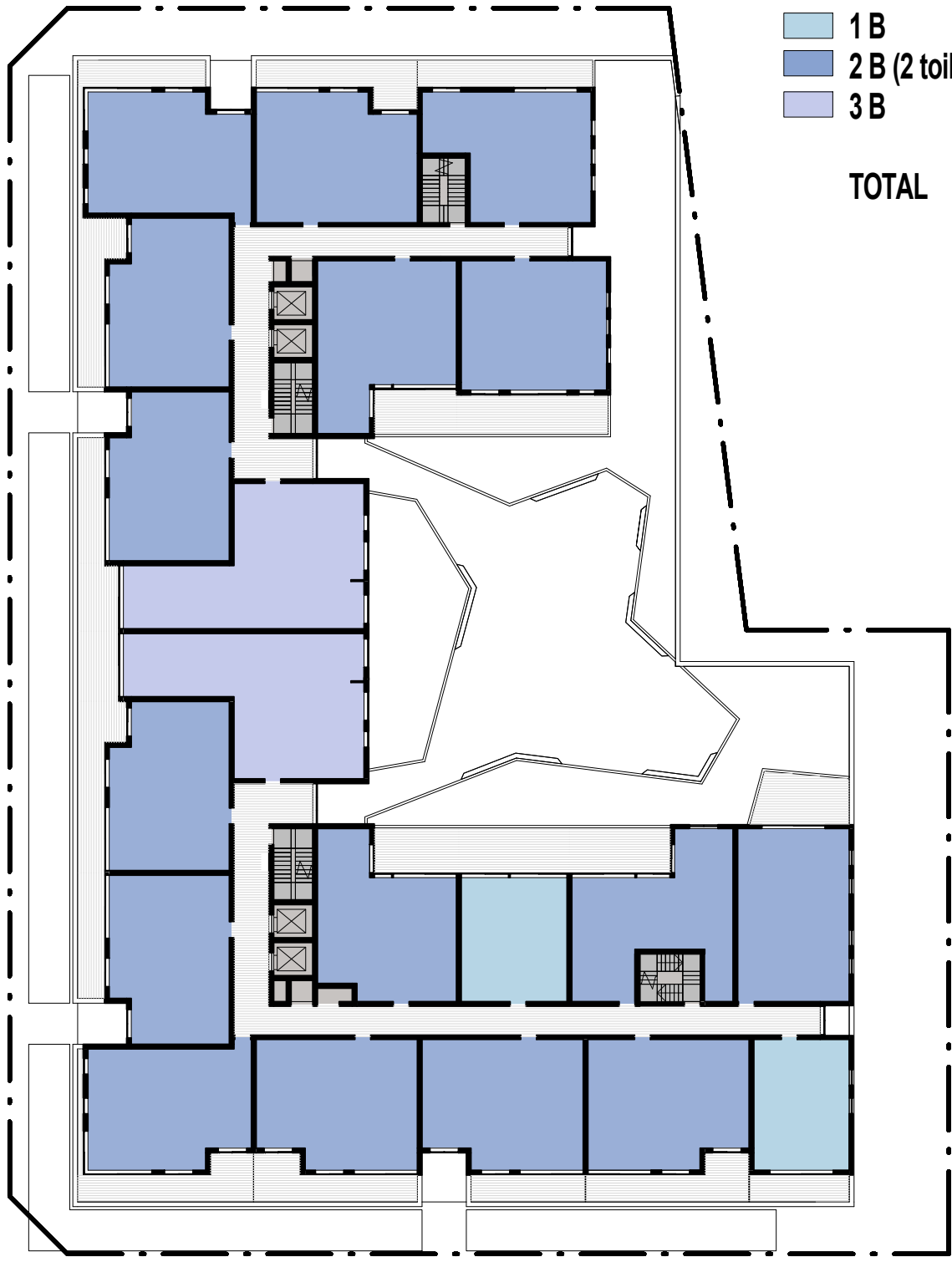
	NOMINATED ARCHITECT - P P MORSON REGISTRATION NUMBER 8320 ACN 105 480 056, ABN 41 105 480 056 www.morsongroup.com 320 3080 4846 PO Box 1376, Potts Point, NSW 1585
--	---

SHEET SIZE: A1	SHEET NAME: PROPOSED ROOF LEVEL
SCALE: 1:200	DATE: DEC 2015

SHEET NO. DA10
REVISION 3P



Ground Level
1 : 400



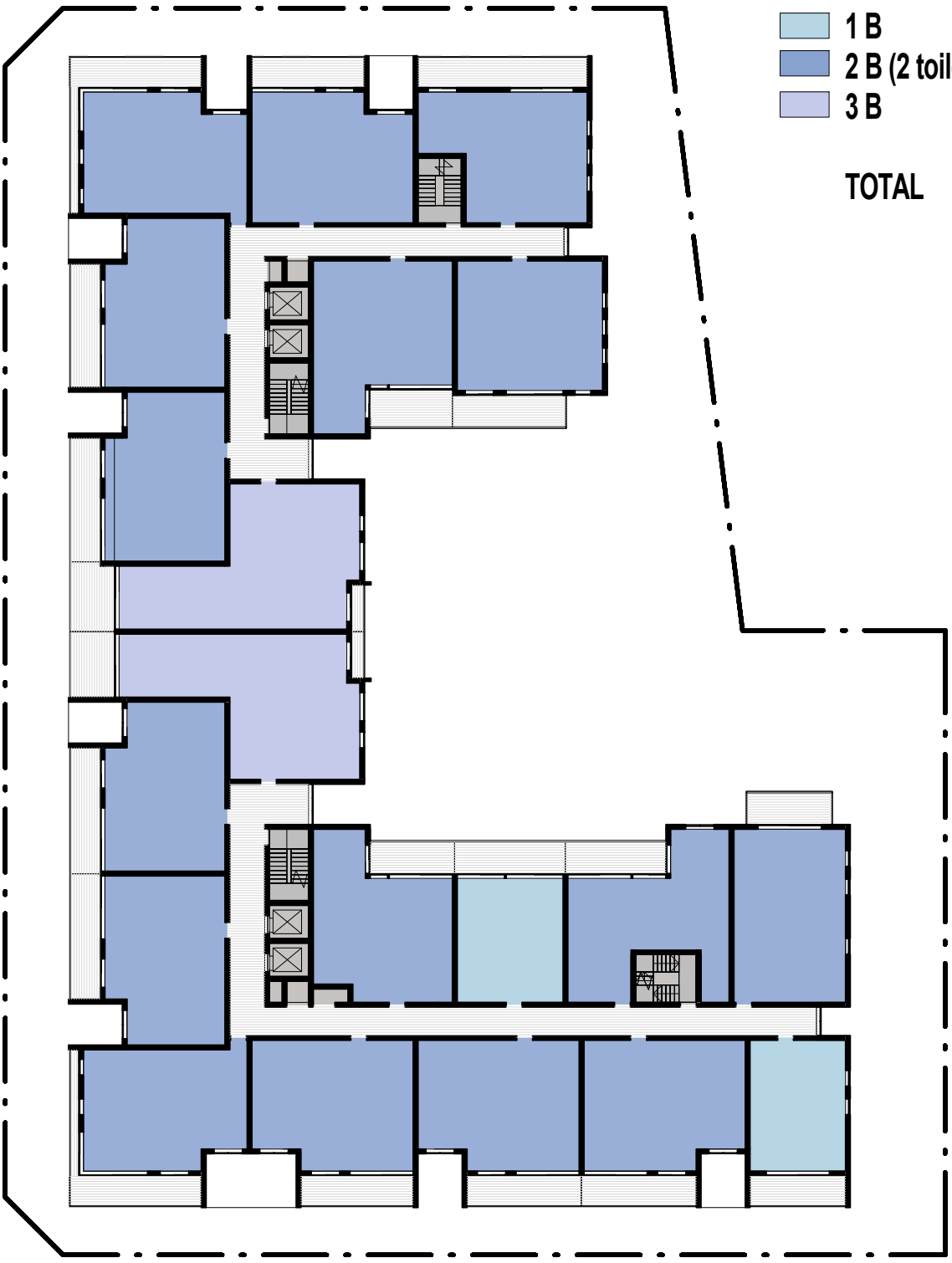
Level 1
1 : 400

1 B	2
2 B (2 toilets)	16
3 B	2
TOTAL	20



Level 2
1 : 400

1 B	2
2 B (2 toilets)	16
3 B	2
TOTAL	20



Level 3
1 : 400

1 B	2
2 B (2 toilets)	16
3 B	2
TOTAL	20



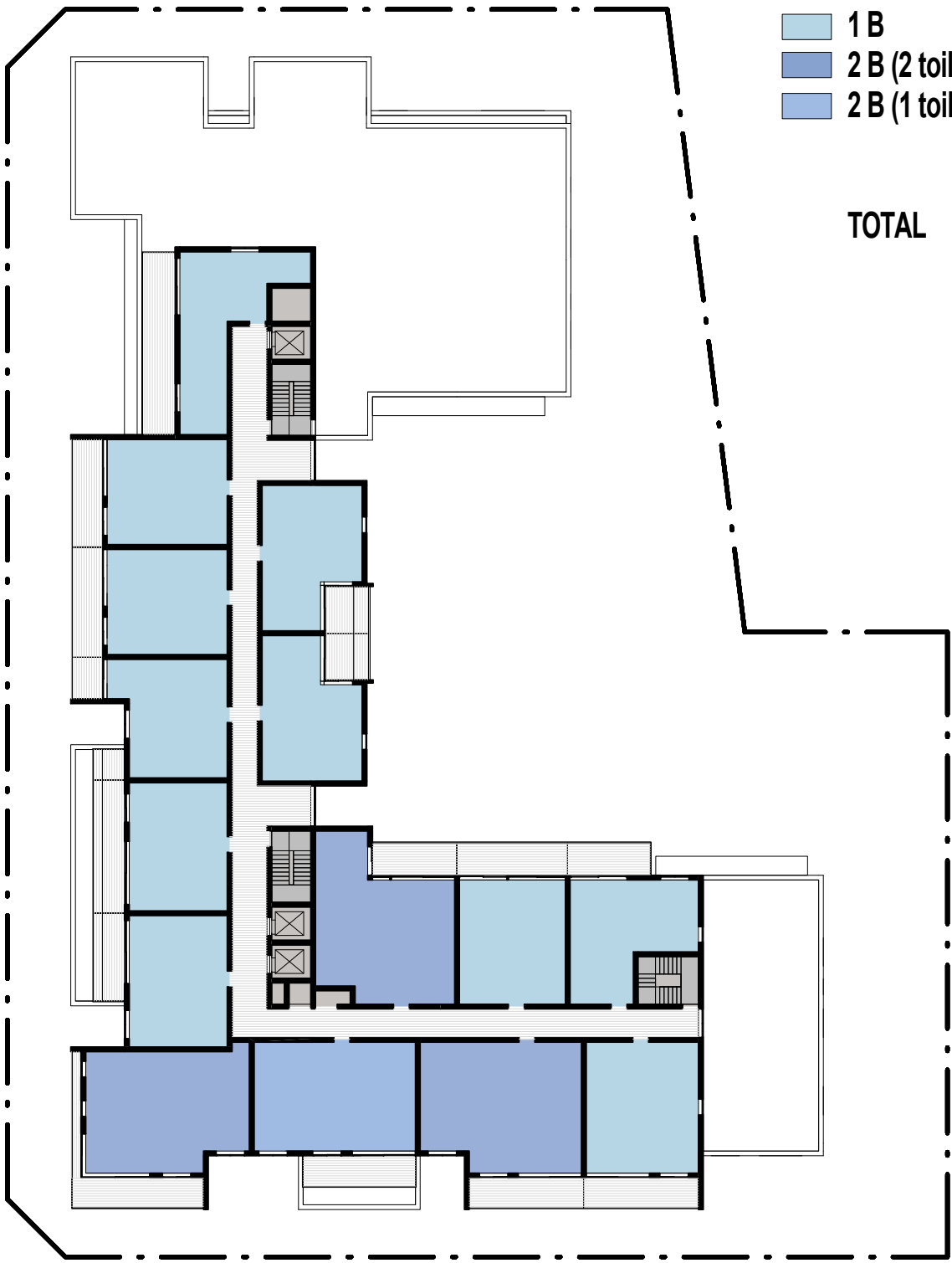
Level 4
1 : 400

1 B	2
2 B (2 toilets)	16
3 B	2
TOTAL	20



Level 5
1 : 400

1 B	8
2 B (2 toilets)	10
3 B	2
TOTAL	20

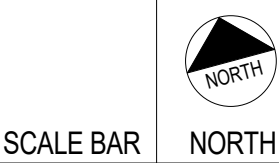


Level 6
1 : 400

1 B	11
2 B (2 toilets)	3
2 B (1 toilet)	1
TOTAL	15

TOTAL	
1 B	27
2 B (1 toilet)	01
2 B (2 toilets)	77
3 B	10
	115

ISSUE	DATE	AMENDMENT
1P	09-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION



PROJECT
PROPOSED MIXED USE PROJECT
ADDRESS
29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St

CLIENT
RAYMOND SHAHIDI



SHEET SIZE: A1
SCALE
1:400

SHEET NAME
PROPOSED LEVELS SUMMARY
DATE
DEC 2015

SHEET NO.
DA11
REVISION
3P



CAR SPACES - TYPES	
Type	Number

Basement 1	
2400W x 5400D (Disabled)	4
2600W x 5400D (Resident)	66
70	

Basement 2	
2400W x 5400D (Disabled)	12
2400W x 5400D (Resident)	1
2600W x 5400D (Resident)	26
2600W x 5400D (Service)	3
2600W x 5400D (Staff)	17
2600W x 5400D (Visitor)	23
2600W x 5400D (Wash bay)	1
83	

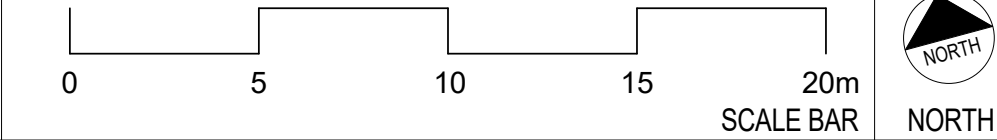
Basement 3	
2400W x 5400D (Disabled)	2
2400W x 5400D (Resident)	3
2500W x 5400D (Resident)	4
2600W x 5400D (Resident)	80
2600W x 5400D (Wash bay)	1
90	
Grand total: 243	

CAR SPACES REQUIRED	
---------------------	--

1 Bed units -27	27
2 Bed units -78	78
3 Bed units -10	20
Service vehicles (1/40)	3
Car washing (1/50)	2
Visitors (1/5)	23

Retail (1/20sqm)	6
Medical center (1/25sqm)	80
Grand total	239

ISSUE	DATE	AMENDMENT
1P	09-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION
4P	10-05-2016	REVISED DA SUBMISSION



PROJECT
PROPOSED MIXED USE PROJECT
ADDRESS
29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St

CLIENT
RAYMOND SHAHIDI

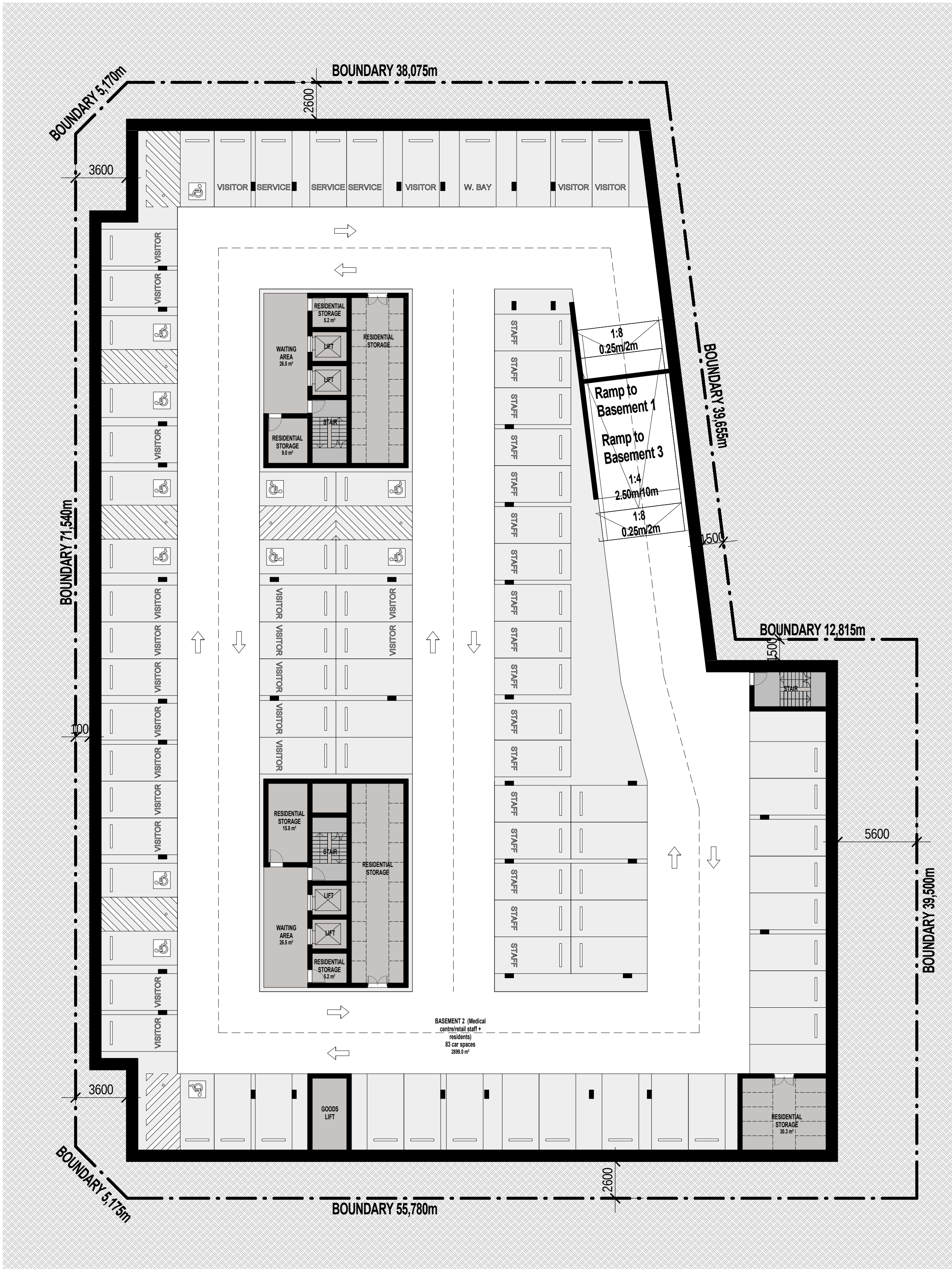


NOMINATED ARCHITECT - P P MORSON
REGISTRATION NUMBER 8320
ACN 105 480 056, ABN 41 105 480 056
www.morsongroup.com
3021 5000 0000
PO Box 176, Potts Point, NSW 1585

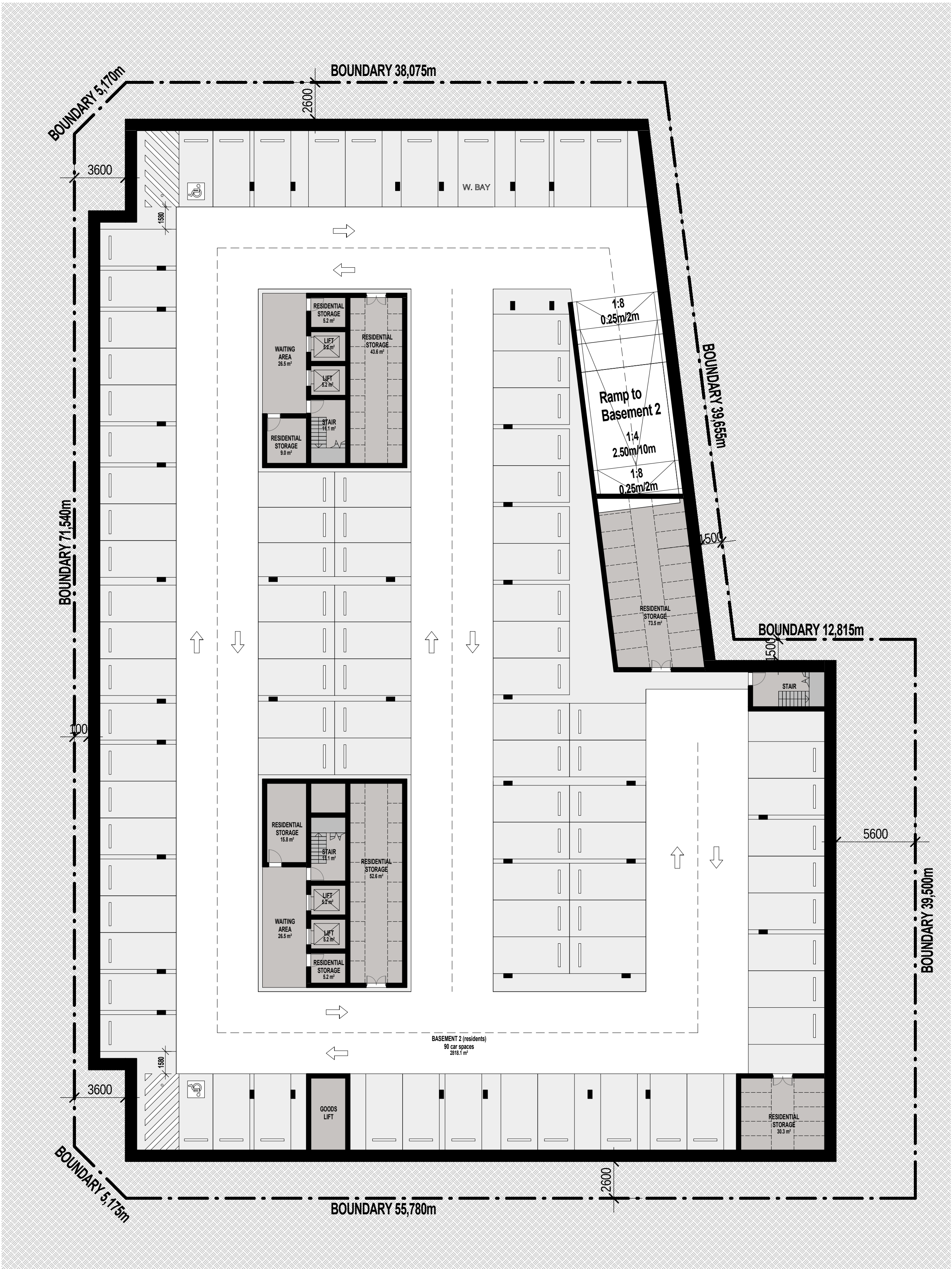
SHEET SIZE: A1
SCALE DATE
1:200 DEC 2015

SHEET NAME
PROPOSED BASEMENT 1
(medical centre/retail customers)

SHEET NO. **DA12**
REVISION **4P**



Basement 2 (Medical centre/retail staff + residents)
1 : 200



Basement 3 (Residents)
1 : 200

CAR SPACES - TYPES	
Type	Number

Basement 1	
2400W x 5400D (Disabled)	4
2600W x 5400D (Resident)	66
70	

Basement 2	
2400W x 5400D (Disabled)	12
2400W x 5400D (Resident)	1
2600W x 5400D (Resident)	26
2600W x 5400D (Service)	3
2600W x 5400D (Staff)	17
2600W x 5400D (Visitor)	23
2600W x 5400D (Wash bay)	1
83	

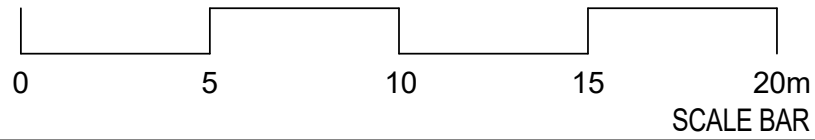
Basement 3	
2400W x 5400D (Disabled)	2
2400W x 5400D (Resident)	3
2500W x 5400D (Resident)	4
2600W x 5400D (Resident)	80
2600W x 5400D (Wash bay)	1
90	
Grand total: 243	

CAR SPACES REQUIRED	
---------------------	--

1 Bed units :27	27
2 Bed units :78	78
3 Bed units :10	20
Service vehicles (1/40)	3
Car washing (1/50)	2
Visitors (1/5)	23

Retail (1/30sqm)	6
Medical center (1/25sqm)	80
Grand total	239

ISSUE	DATE	AMENDMENT
1P	09-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION



PROJECT
PROPOSED MIXED USE PROJECT
ADDRESS
29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St

CLIENT
RAYMOND SHAHIDI



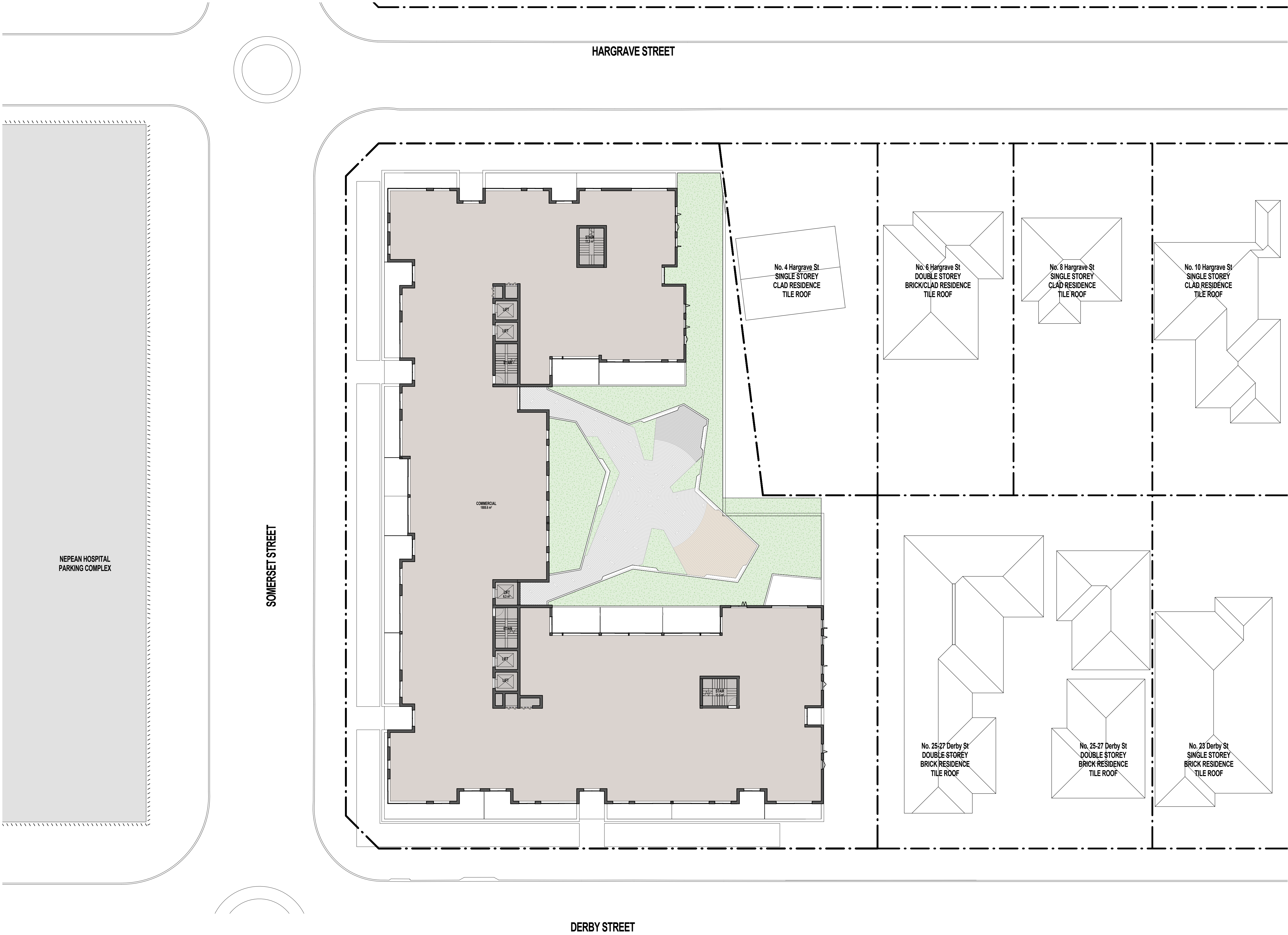
NOMINATED ARCHITECT - P F MORSON
REGISTRATION NUMBER 8220
ACN 105 480 056, ABN 42 105 480 056
www.morsongroup.com
2021 2020 2019
PO Box 176, Potts Point, NSW 1585

SHEET SIZE: A1
SCALE DATE
1 : 200 DEC 2015

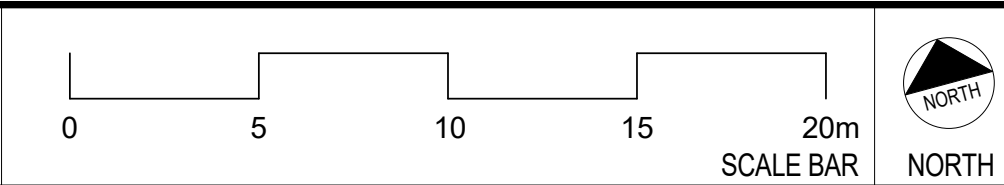
SHEET NAME
BASEMENT 2 (Medical centre/retail staff + residents) BASEMENT 3 (Residents)

SHEET NO.
REVISION

DA13
3P



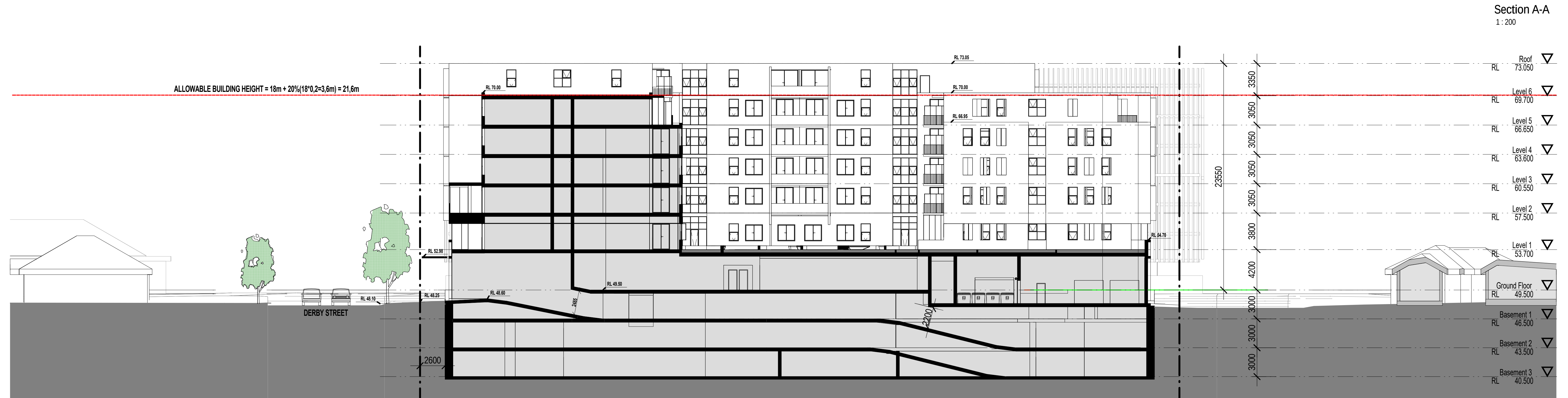
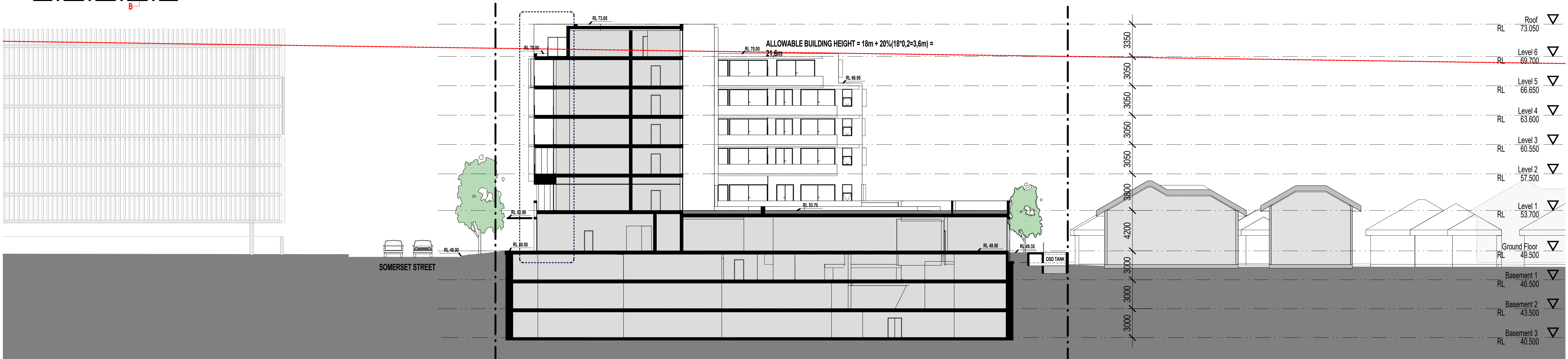
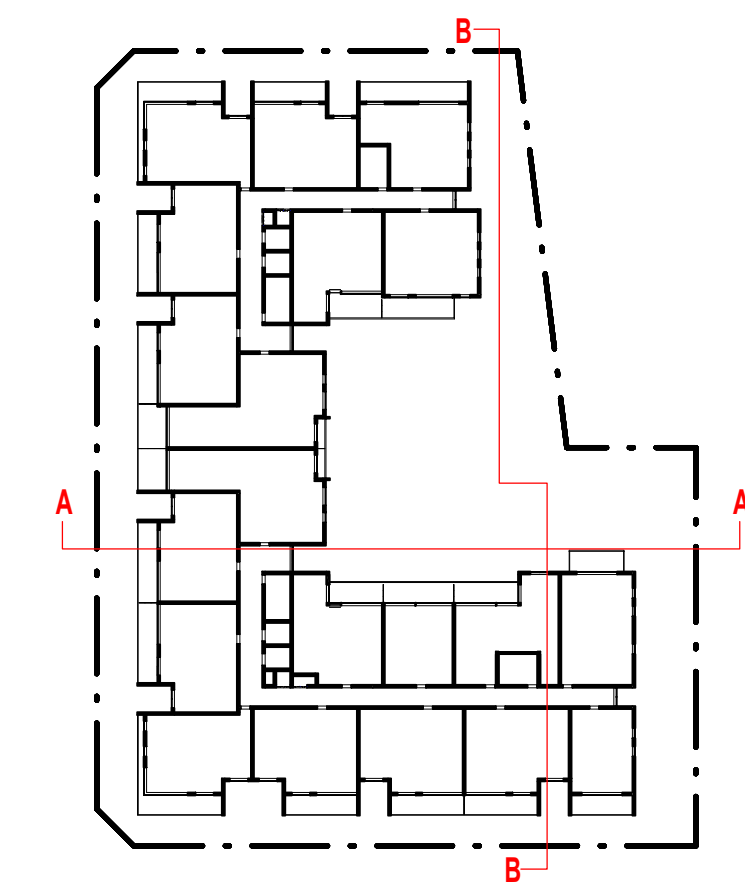
ISSUE	DATE	AMENDMENT
1P	03-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION
4P	10-05-2016	REVISED DA SUBMISSION



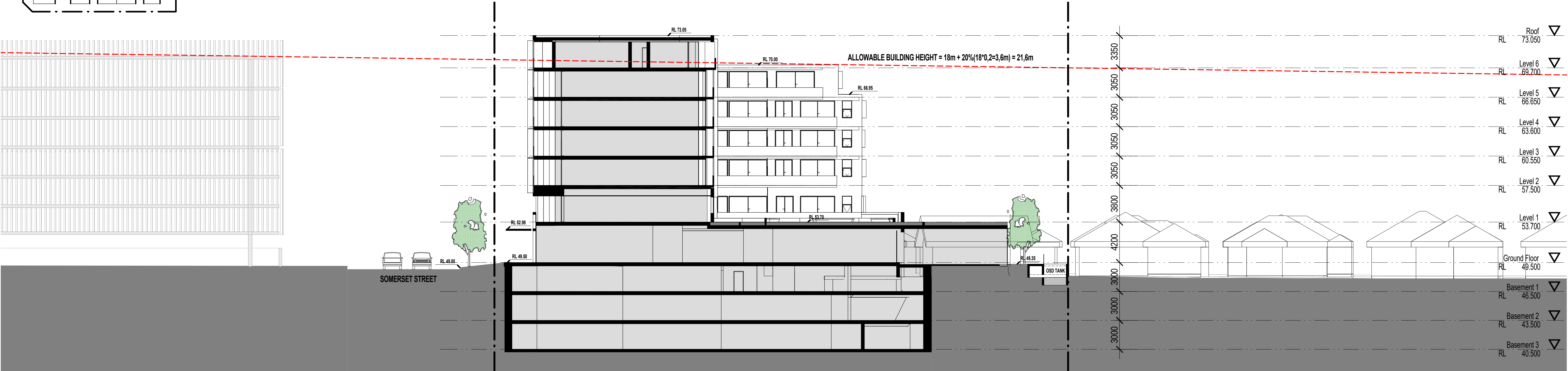
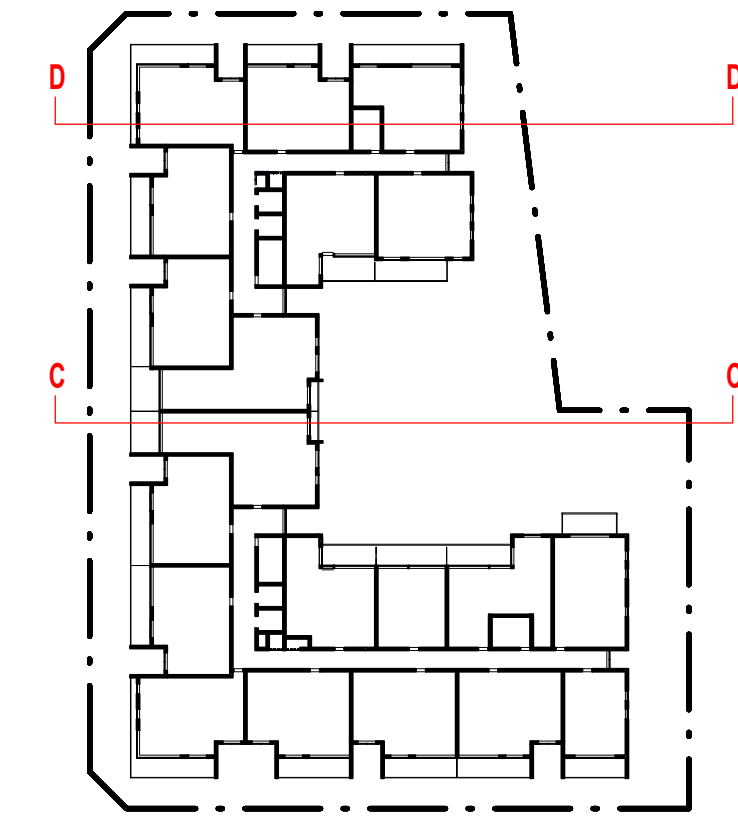
PROJECT	PROPOSED MIXED USE PROJECT
ADDRESS	29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St
CLIENT	RAYMOND SHAHIDI

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON
REGISTRATION NUMBER 8320
ACN 105 480 056, ABN 41 105 480 056
www.morsongroup.com
502 5000 4846
PO Box 1376, Perth, WA 6001

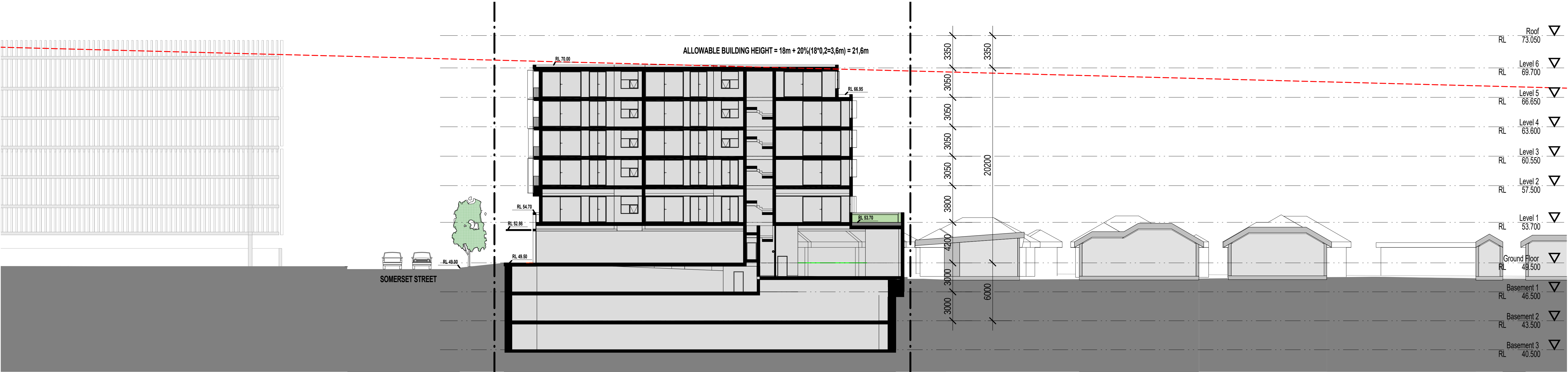
SHEET SIZE: A1	SHEET NAME	PROPOSED LEVEL 01 (COMMERCIAL)	SHEET NO.	DA14
SCALE	DATE		REVISION	4P
1:200	DEC 2015			



ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	MORSON GROUP	SHEET SIZE: A1	SHEET NAME	SHEET NO.
1P	03-12-2015	DA SUBMISSION	PROPOSED MIXED USE PROJECT	RAYMOND SHAHIDI	REGISTERED ARCHITECT - P P MORSON REGISTRATION NUMBER 8320 ACN 105 480 056 ABN 41 105 480 056 www.morsongroup.com 302 5000 4466 PO Box 176, Potts Point, NSW 1585	SCALE	PROPOSED SECTIONS AA-BB	DA15
2P	18-02-2016	REVISION GFA	ADDRESS 29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St			DATE		3P
3P	15-03-2016	REVISED DA SUBMISSION				As indicated	DEC 2015	REVISION



Section C-C
1 : 200



Section D-D
1 : 200

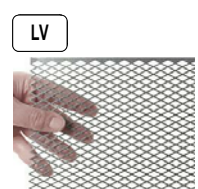
ISSUE	DATE	AMENDMENT	0	5	10	15	20m	NORTH	PROJECT PROPOSED MIXED USE PROJECT ADDRESS 29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St	CLIENT RAYMOND SHAHIDI	MORSON GROUP NOMINATED ARCHITECT - P P MORSON REGISTRATION NUMBER 8320 ACN 155 480 056, ABN 41 155 480 056 www.morsongroup.com 3201 5080 4846 PO Box 1376, Potts Point, NSW 1585	SHEET SIZE: A1 SCALE DATE As indicated DEC 2015	SHEET NAME PROPOSED SECTIONS CC-DD	SHEET NO. DA16 REVISION 3P
1P	03-12-2015	DA SUBMISSION												
2P	18-02-2016	REVISION GFA												
3P	15-03-2016	REVISED DA SUBMISSION												



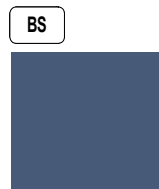
SOUTH ELEVATION _
1 : 200



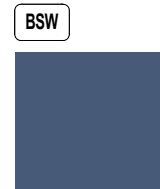
WEST ELEVATION _
1 : 200



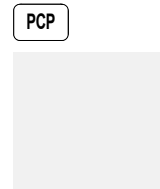
- LOUVRE: STEEL FRAME 40x40mm +
STEEL DIAMOND-SHAPED MESH
(30x30mm)
- COLOUR: DULUX B28 PEPLUM QUARTER



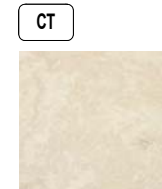
- BLUESCOPE STEEL CASSETTE SYSTEM,
PREFINISHED STEEL, INCL. ACCESSORIES,
CAPPINGS & FLASHINGS, etc. VERTICAL PANELS
900x500, JOINTS 2mm
- COLOUR: DULUX A380 STEADFAST



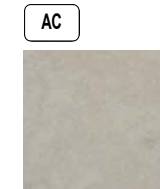
- WINDOWS: ANODISED ALUMINIUM
- COLOUR: DULUX A380 STEADFAST



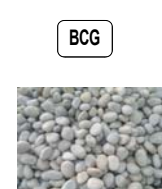
- PRECAST CONCRETE PANEL WITH HORIZONTAL
DUMMY JOINTS EVERY 120mm
- DUMMY JOINTS SIZE: THE SAME THAN JOINTS
BETWEEN PANELS
- WHITE CEMENT



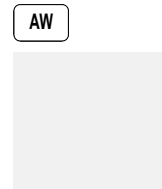
- PODIUM COLUMNS: CLASSIC TRAVERTINE
FILLED & HONED 300x300mm
- JOINTS 2mm



- PODIUM SLABS / BEAMS: ARTIQUE CLASSIC
FILLED & HONED 700x350mm
- JOINTS 2mm

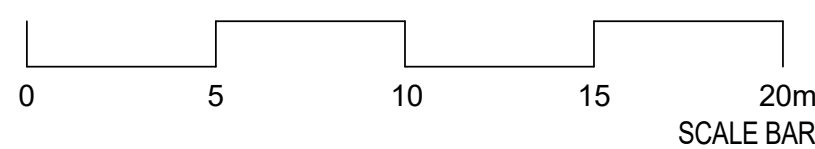


- BALUSTRADES: STAINLESS STEEL
- ROOF COVER TO CONCRETE ROOF TOPS,
WHITE RIVER PEBBLES



- AWNING: CONCRETE 200mm
- COLOUR: WHITE CEMENT

ISSUE	DATE	AMENDMENT
1P	03-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION



NORTH

PROJECT
PROPOSED MIXED USE PROJECT
ADDRESS
29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St

CLIENT
RAYMOND SHAHIDI

MORSON
GROUP

NOMINATED ARCHITECT - P F MORSON
REGISTRATION NUMBER 8320
ACN 105 480 056, ABN 41 105 480 056
www.morsongroup.com
552 5580 4846
PO Box 176, Potts Point, NSW 1585

SHEET SIZE: A1
SCALE DATE
As indicated DEC 2015

SHEET NAME PROPOSED ELEVATIONS WEST-SOUTH

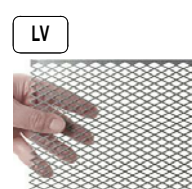
SHEET NO. DA17
REVISION 3P



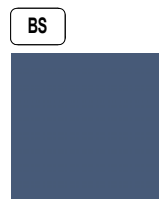
EAST ELEVATION
1 : 200



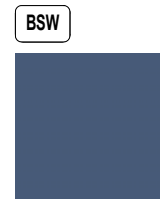
NORTH ELEVATION_
1 : 200



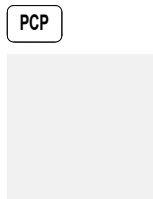
- LOUVRE: STEEL FRAME 40x40mm +
STEEL DIAMOND-SHAPED MESH
(30x30mm)
- COLOUR: DULUX B28 PEPLUM QUARTER



- BLUESCOPE STEEL CASSETTE SYSTEM
PREFINISHED STEEL; INCL. ACCESSORIES,
CAPPINGS & FLASHINGS, etc. VERTICAL PANELS
900x500. JOINTS 2mm
- COLOUR: DULUX A380 STEADFAST



- WINDOWS: ANODISED ALUMINIUM
- COLOUR: DULUX A380 STEADFAST



- PRECAST CONCRETE PANEL WITH HORIZONTAL
DUMMY JOINTS EVERY 120mm
- DUMMY JOINTS SIZE: THE SAME THAN JOINTS
BETWEEN PANELS
- WHITE CEMENT



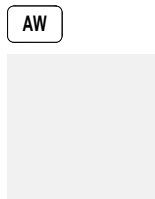
- PODIUM COLUMNS: CLASSIC TRAVERTINE
FILLED & HONED 300x300mm
- JOINTS 2mm



- PODIUM SLABS / BEAMS: ARTIQUE CLASSIC
FILLED & HONED 700x350mm
- JOINTS 2mm

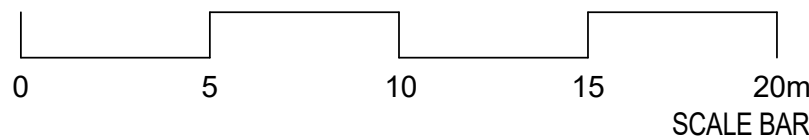


- BALUSTRADES: STAINLESS STEEL
- ROOF COVER TO CONCRETE ROOF TOPS.
'WHITE RIVER PEBBLES'



- AWNING: CONCRETE 200mm
- COLOUR: WHITE CEMENT

ISSUE	DATE	AMENDMENT
1P	03-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION
4P	10-05-2016	REVISED DA SUBMISSION



NORTH

PROJECT
PROPOSED MIXED USE PROJECT
ADDRESS
29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St

CLIENT
RAYMOND SHAHIDI

MORSON
GROUP

NOMINATED ARCHITECT - P F MORSON
REGISTRATION NUMBER 8320
ACN 105 480 056, ABN 41 105 480 056
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5521 5580 4466
PO Box 1376, Potts Point, NSW 1585

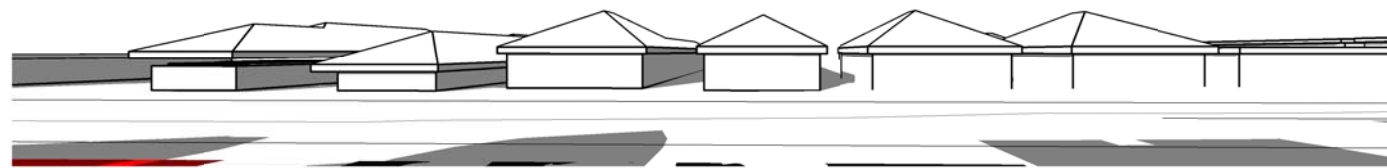
SHEET SIZE: A1
SCALE DATE
As indicated DEC 2015

SHEET NAME
PROPOSED ELEVATIONS EAST - NORTH

SHEET NO.
DA18
REVISION
4P



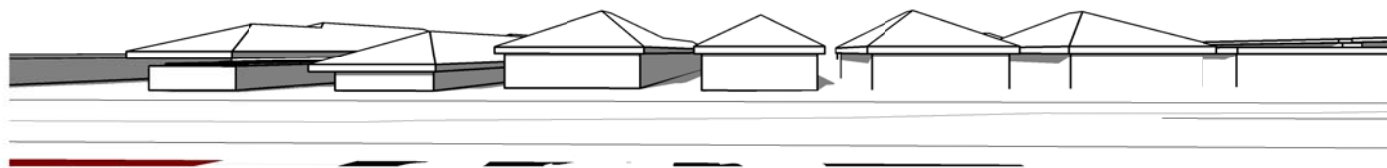
EX - Shadow Diagram 1 - 9am
1 : 800



EX - Shadow South houses 1 9am



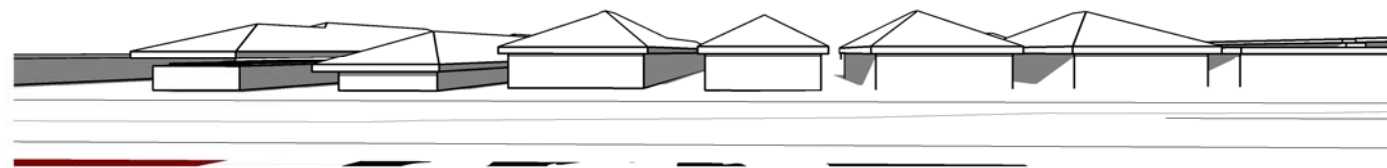
EX - Shadow Diagram 2 - 10am
1 : 800



EX - Shadow South houses 2 10am



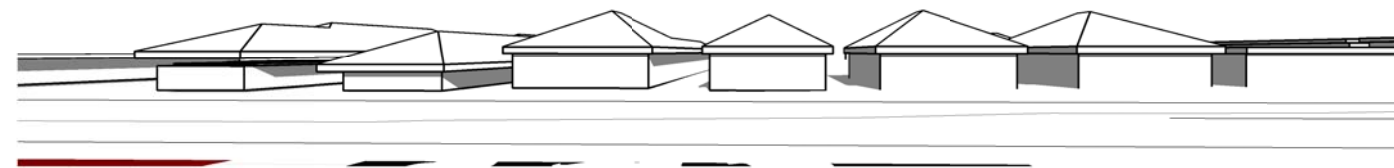
EX - Shadow Diagram 3 - 11am
1 : 800



EX - Shadow South houses 3 11am



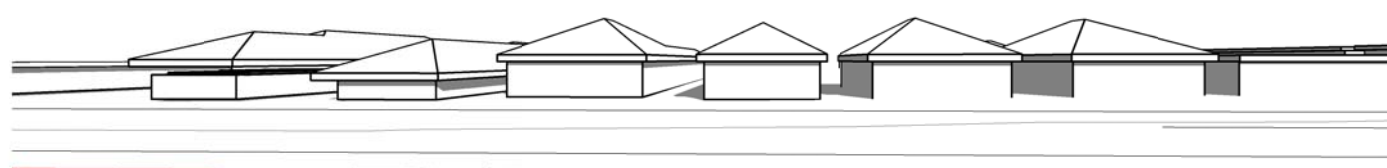
EX - Shadow Diagram 4 - 12pm
1 : 800



EX - Shadow South houses 4 12pm



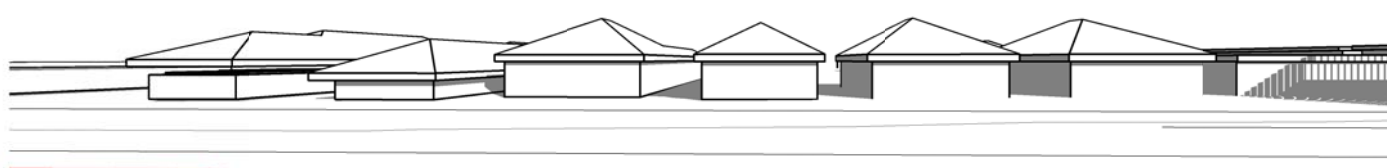
EX - Shadow Diagram 5 - 1pm
1 : 800



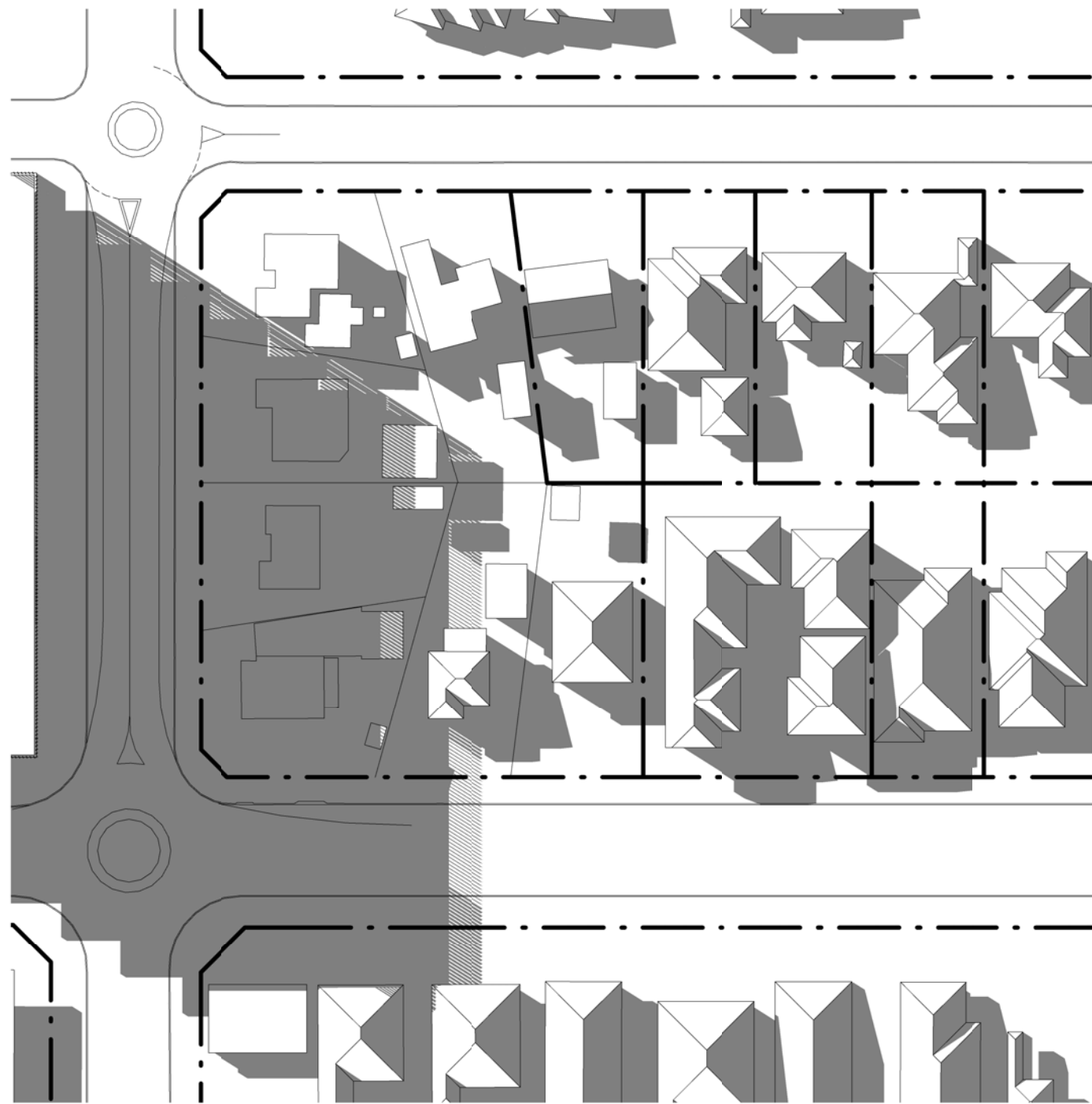
EX - Shadow South houses 5 1pm



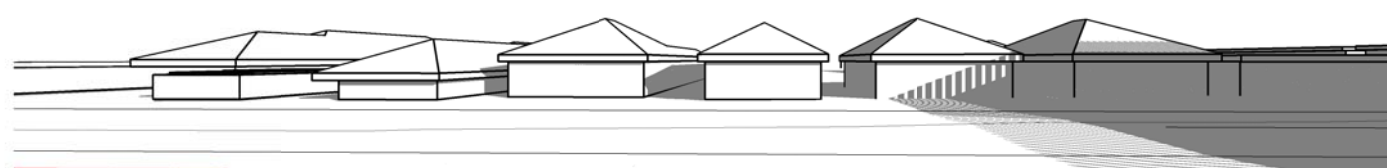
EX - Shadow Diagram 6 - 2pm
1 : 800



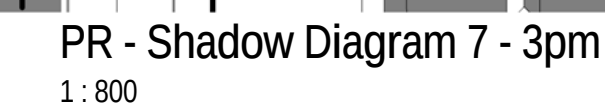
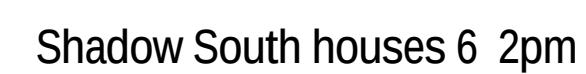
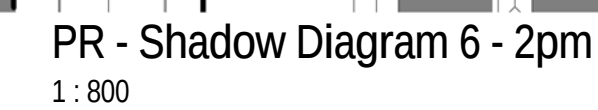
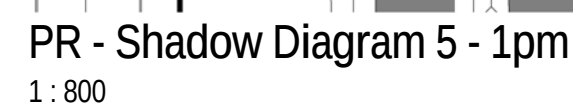
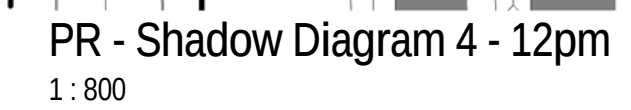
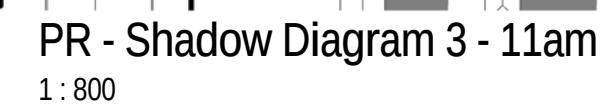
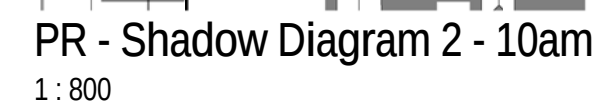
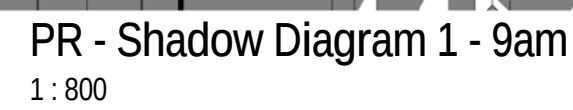
EX - Shadow South houses 6 2pm



EX - Shadow Diagram 7 - 3pm
1 : 800



EX - Shadow South houses 7 3pm



ISSUE	DATE	AMENDMENT
1P	03-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION

SCALE BAR



PROJECT
PROPOSED MIXED USE PROJECT
ADDRESS
29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St

CLIENT
RAYMOND SHAHIDI



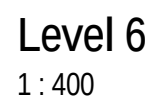
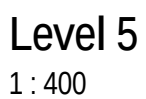
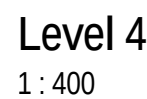
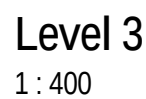
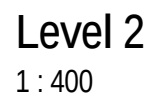
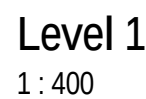
**MORSON
GROUP**

NOMINATED ARCHITECT - P F MORSON
REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9380 4546
P.O. Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE DATE
1 : 800 DEC 2015

1 SHEET NAME **SHADOW DIAGRAMS**

SHEET NO. **DA20**
REVISION **3P**



LEGEND		REMARKS
AL	ALUMINIUM LOUVRES	1. ALUMINIUM COVER PLATE
CL	CLEAR GLAZING - INTERNAL	TO MATCH WINDOWS
CLE	CLEAR GLAZING - EXTERNAL	2. ELECTRICALLY OPERATED REMOTE
CLE2	CLEAR GLAZING - LOW 'E' EXTERNAL	CONTROLS.
CPG	CERAMIC PAINTED GLASS	3. MANUALLY OPERATED REMOTE
OBS	OBSCURE GLAZING	CONTROLS.
PCA	POWDER COATED ALUMINIUM	
SJ	SILICONE JOINT	

**NOTE: ALL WINDOWS MUST BE SITE MEASURED
BEFORE THE PREPARATION OF SHOP DRAWINGS
& FABRICATION**

REFER TO SECTION 'J' OF THE BCA FOR GLAZING
VALUES REFER TO BASIX SPECIFICATION
REPORT FOR ALUMINIUM & GLAZING VALUES.

**ALL WINDOWS TO COMPLY WITH NCC 2013
CLAUSE - D2.24 Protection of openable windows**

ISSUE	DATE	AMENDMENT
1P	03-12-2015	DA SUBMISSION
2P	18-02-2016	REVISION GFA
3P	15-03-2016	REVISED DA SUBMISSION



PROJECT
PROPOSED MIXED USE PROJECT
ADDRESS
29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St

CLIENT
RAYMOND SHAHIDI



NOMINATED ARCHITECT - P F MORSON
REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE DATE
As indicated DEC 2015

SHEET NAME **BASIX - WINDOW**

SHEET NO. **DA21**
REVISION **3P**

WINDOW SCHEDULE						
Mark	Location	Width	Height	Area	Material	Glazing
Level 1						
	N	4000	2700	10.8 m²		
1 Corridor 1-1	E	2550	3450	8.8 m²		
1 Corridor 1-2	E	1800	1700	3.1 m²		
1 Corridor 2-1	E	2550	3450	8.8 m²		
1 Corridor 2-2	E	1800	1700	3.1 m²		
101-1	E	1000	1700	1.7 m²		
101-2	E	1000	1700	1.7 m²		
101-3	S	4000	2700	10.8 m²		
102-1	S	1800	2700	4.9 m²		
102-2	S	1800	2700	4.9 m²		
102-3	S	4000	2700	10.8 m²		
103-1	S	4000	2700	10.8 m²		
103-2	S	1800	2700	4.9 m²		
103-3	S	1800	1800	3.2 m²		
104-1	S	4000	2700	10.8 m²		
104-2	S	1800	2700	4.9 m²		
104-3	S	1800	2700	4.9 m²		
105-1	S	1800	2700	4.9 m²		
105-2	S	1800	2700	4.9 m²		
105-3	S	4350	2700	11.7 m²		
105-4	W	2700	2700	7.3 m²		
105-5	W	1000	2700	2.7 m²		
105-6	W	1000	2700	2.7 m²		
106-1	W	1800	1800	3.2 m²		
106-2	W	1800	2700	4.9 m²		
106-3	W	4000	2700	10.8 m²		
107-1	W	4000	2700	10.8 m²		
107-2	W	1800	2700	4.9 m²		
107-3	W	1800	2700	4.9 m²		
108-1	W	4000	2700	10.8 m²		
108-2	E	1800	1700	3.1 m²		
108-3	E	1800	1700	3.1 m²		
108-4	E	1000	1800	1.8 m²		
108-5	E	1000	1700	1.7 m²		
109-1	W	4000	2700	10.8 m²		
109-2	E	1800	1700	3.1 m²		
109-3	E	1800	1700	3.1 m²		
109-4	E	1000	1800	1.8 m²		
110-1	W	4000	2700	10.8 m²		
110-2	W	1800	2700	4.9 m²		
110-3	W	1800	1800	3.2 m²		
111-1	W	4000	2700	10.8 m²		
111-2	W	1800	2700	4.9 m²		
111-3	W	1800	2700	4.9 m²		
112-1	W	1000	2700	2.7 m²		
112-2	W	1000	2700	2.7 m²		
112-3	W	2700	2700	7.3 m²		
112-4	N	4350	2700	11.7 m²		
112-5	N	1800	2700	4.9 m²		
112-6	N	1800	1800	3.2 m²		
113-1	N	4000	2700	10.8 m²		
113-2	N	1800	2700	4.9 m²		
113-3	N	1800	2700	4.9 m²		
114-1	N	1800	2700	4.9 m²		
114-3	E	1000	1700	1.7 m²		
114-4	E	1000	1700	1.7 m²		
114-5	E	1000	1700	1.7 m²		
115-1	E	1000	1700	1.7 m²		
115-2	E	1000	1700	1.7 m²		
115-3	E	1000	1700	1.7 m²		
115-4	S	1000	2700	2.7 m²		
115-5	S	3600	2700	9.7 m²		
115-6	S	1800	2700	4.9 m²		
116-1	S	4000	2700	10.8 m²		
116-2	S	1100	2700	3.0 m²		
116-3	E	1800	2700	4.9 m²		
117-1	E	1800	2700	4.9 m²		
117-2	N	1100	2700	3.0 m²		
117-3	N	4000	2700	10.8 m²		
118-1	N	3000	2700	8.1 m²		
118-2	N	3600	2700	9.7 m²		
119-1	N	4000	2700	10.8 m²		
119-2	N	2100	2700	5.7 m²		
119-3	W	1800	2700	4.9 m²		
119-4	N	1800	1700	3.1 m²		
120-1	N	4000	2700	10.8 m²		
120-2	E	1000	1700	1.7 m²		
120-3	E	1000	1700	1.7 m²		
120-4	E	1000	1700	1.7 m²		
401-10	N	4000	2700	10.8 m²		
401-11	N	1100	2700	3.0 m²		
401-12	E	1800	2700	4.9 m²		
401-13	N	3600	2700	9.7 m²		
401-14	N	4000	2700	10.8 m²		
401-15	N	3000	2700	8.1 m²		
401-16	N	2100	2700	5.7 m²		
401-46	S	4000	2700	10.8 m²		
401-47	S	4000	2700	10.8 m²		
401-48	S	1800	2700	4.9 m²		

WINDOW SCHEDULE						
Mark	Location	Width	Height	Area	Material	Glazing
401-49	S	1800	2700	4.9 m²		
Level 2						
2 Corridor 1-1	E	2550	2700	6.9 m²		
2 Corridor 1-2	E	1800	1800	3.2 m²		
2 Corridor 2-1	E	2550	2700	6.9 m²		
2 Corridor 2-2	E	1800	1800	3.2 m²		
201-1	E	1000	1800	1.8 m²		
201-2	E	1000	1800	1.8 m²		
201-3	S	4000	2700	10.8 m²		
202-1	S	1800	2700	4.9 m²		
202-2	S	1800	2700	4.9 m²		
202-3	S	4000	2700	10.8 m²		
203-1	S	4000	2700	10.8 m²		
203-2	S	1800	2700	4.9 m²		
203-3	S	1800	1800	3.2 m²		
204-1	S	4000	2700	10.8 m²		
204-2	S	1800	2700	4.9 m²		
204-3	S	1800	2700	4.9 m²		
205-1	S	1800	2700	4.9 m²		
205-2	S	1800	2700	4.9 m²		
205-3	S	4350	2700	11.7 m²		
205-4	W	2700	2700	7.3 m²		
205-5	W	1000	2700	2.7 m²		
205-6	W	1000	2700	2.7 m²		
206-1	W	1800	1800	3.2 m²		
206-2	W	1800	2700	4.9 m²		
206-3	W	4000	2700	10.8 m²		
207-1	W	4000	2700	10.8 m²		
207-2	W	1800	2700	4.9 m²		
207-3	W	1800	2700	4.9 m²		
208-1	W	4000	2700	10.8 m²		
208-2	E	1800	2700	4.9 m²		
208-3	E	1800	1700	3.1 m²		
208-4	E	1000	1800	1.8 m²		
209-1	W	4000	2700	10.8 m²		
209-2	E	1800	2700	4.9 m²		
209-3	E	1800	1700	3.1 m²		
209-4	E	1000	1800	1.8 m²		
210-1	W	4000	2700	10.8 m²		
210-2	W	1800	2700	4.9 m²		
210-3	W	1800	1800	3.2 m²		
211-1	W	4000	2700	10.8 m²		
211-2	W	1800	2700	4.9 m²		
211-3	W	1800	2700	4.9 m²		
212-1	W	1000	2700	2.7 m²		
212-2	W	1000	2700	2.7 m²		
212-3	W	2700	2700	7.3 m²		
212-4	N	4350	2700	11.7 m²		
212-5	N	1800	2700	4.9 m²		
212-6	N	1800	1800	3.2 m²		
213-1	N	4000	2700	10.8 m²		
213-2	N	1800	2700	4.9 m²		
213-3	N	1800	2700	4.9 m²		
214-1	N	1800	2700	4.9 m²		
214-2	N	4000	2700	10.8 m²		
214-3	E	1000	1800	1.8 m²		
214-4	E	1000	1800	1.8 m²		
214-5	E	1000	1800	1.8 m²		
215-1	E	1000	1800	1.8 m²		
215-2	E	1000	1800	1.8 m²		
215-3	E	1000	1800	1.8 m²		
215-4	S	1000	1800	1.8 m²		
215-5	S	3600	2700	9.7 m²		
215-6	S	1800	2700	4.9 m²		
216-1	S	4000	2700	10.8 m²		
216-2	S	1100	2700	3.0 m²		
216-3	E	1800	2700	4.9 m²		
217-1	E	1800	2700	4.9 m²		
217-2	N	1100	2700	3.0 m²		
217-3	N	4000	2700	10.8 m²		
218-1	N	3000	2700	8.1 m²		
218-2	N	3600	2700	9.7 m²		
219-1	N	4000	2700	10.8 m²		
219-2	N	2100	2700	5.7 m²		
219-3	W	1800	2700	4.9 m²		
219-4	N	1800	1800	3.2 m²		
220-1	N	4000	2700	10.8 m²		
220-2	E	1000	1800	1.8 m²		
220-3	E	1000	1800	1.8 m²		
220-4	E	1000	1800	1.8 m²		
401-7	N	4000	2700	10.8 m²		
401-8	N	1100	2700	3.0 m²		
401-9	E	1800	2700	4.9 m²		
401-17	N	3600	2700	9.7 m²		
401-18	N	4000	2700	10.8 m²		
401-19	N	3000	2700	8.1 m²		
401-20	N	2100	2700	5.7 m²		
401-42	S	1800	2700	4.9 m²		
401-43	S	4000	2700	10.8 m²		
401-44	S	1800	2700	4.9 m²		

WINDOW SCHEDULE						
Mark	Location	Width	Height	Area	Material	Glazing
401-45	S	4000	2700	10.8 m²		
Level 3						
3 Corridor 1-1	E	2550	2700	6.9 m²		
3 Corridor 1-2	E	1800	1800	3.2 m²		
3 Corridor 2-1	E	2550	2700	6.9 m²		
3 Corridor 2-2	E	1800	1800	3.2 m²		
301-1	E	1000	1800	1.8 m²		
301-2	E	1000	1800	1.8 m²		
301-3	S	4000	2700	10.8 m²		
302-1	S	1800	1800	3.2 m²		
302-2	S	1800	2700	4.9 m²		
302-3	S	4000	2700	10.8 m²		
303-1	S	4000	2700	10.8 m²		
303-2	S	1800	2700	4.9 m²		
303-3	S	1800	1800	3.2 m²		
304-1	S	4000	2700	10.8 m²		
304-2	S	1800	2700	4.9 m²		
304-3	S	1800	1800	3.2 m²		
305-1	S	1800	1800	3.2 m²		
305-2	S	1800	2700	4.9 m²		
305-3	S	4350	2700	11.7 m²		
305-4	W	2700	2700	7.3 m²		
305-5	W	1000	2700	2.7 m²		
305-6	W	1000	2700	2.7 m²		
306-1	W	1800	1800	3.2 m²		
306-2	W	1800	2700	4.9 m²		
306-3	W	4000	2700	10.8 m²		
307-1	W	4000	2700	10.8 m²		
307-2	W	1800	2700	4.9 m²		
307-3	W	1800	1800	3.2 m²		
308-1	W	4000	2700	10.8 m²		
308-2	E	1800	2700	4.9 m²		
308-3	E	1800	1700	3.1 m²		
308-4	E	1000	1800	1.8 m²		
309-1	W	4000	2700	10.8 m²		
309-2	E	1800	2700	4.9 m²		
309-3	E	1800	1700	3.1 m²		
309-4	E	1000	1800	1.8 m²		
310-1	W	4000	2700	10.8 m²		
310-2	W	1800	2700	4.9 m²		
310-3	W	1800	1800	3.2 m²		
311-1	W	4000	2700	10.8 m²		
311-2	W	1800	2700	4.9 m²		
311-3	W	1800	1800	3.2 m²		
312-1	W	1000	2700	2.7 m²		
312-2	W	1000	2700	2.7 m²		
312-3	W	2700	2700	7.3 m²		
312-4	N	4350	2700	11.7 m²		
312-5	N	1800	2700	4.9 m²		
312-6	N	1800	1800	3.2 m²		
313-1	N	4000	2700	10.8 m²		
313-2	N	1800	2700	4.9 m²		
313-3	N	1800	1800	3.2 m²		
314-1	N	1800	2700	4.9 m²		
314-2	N	4000	2700	10.8 m²		
314-3	E	1000	1800	1.8 m²		
314-4	E	1000	1800	1.8 m²		
314-5	E	1000	1800	1.8 m²		
315-1	E	1000	1800	1.8 m²		
315-2	E	1000	1800	1.8 m²		
315-3	E	1000	1800	1.8 m²		
315-4	S	1000	1800	1.8 m²		
315-5	S	3600	2700	9.7 m²		
315-6	S	1800	2700	4.9 m²		
316-1	S	4000	2700	10.8 m²		
316-2	S	1100	2700	3.0 m²		
316-3	E	1800	2700	4.9 m²		
317-1	E	1800	2700	4.9 m²		
317-2	N	1100	2700	3.0 m²		
317-3	N	4000	2700	10.8 m²		
318-1	N	3000	2700	8.1 m²		
318-2	N	3600	2700	9.7 m²		
319-1	N	4000	2700	10.8 m²		
319-2	N	2100	2700	5.7 m²		
319-3	W	1800	2700	4.9 m²		
319-4	N	1800	1800	3.2 m²		
320-1	N	4000	2700	10.8 m²		
320-2	E	1000	1800	1.8 m²		
320-3	E	1000	1800	1.8 m²		
320-4	E	1000	1800	1.8 m²		
401-21	N	4000	2700	10.8 m²		
401-22	N	1100	2700	3.0 m²		
401-23	E	1800	2700	4.9 m²		
401-24	N	3600	2700	9.7 m²		
401-25	N	4000	2700	10.8 m²		
401-26	N	3000	2700	8.1 m²		
401-27	N	2100	2700	5.7 m²		
401-50	S	1800	2700	4.9 m²		
401-51	S	4000	2700	10.8 m²		
401-52	S	1800	2700	4.9 m²		



ISSUE		DATE	AMENDMENT			PROJECT PROPOSED MIXED USE PROJECT ADDRESS 29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St <
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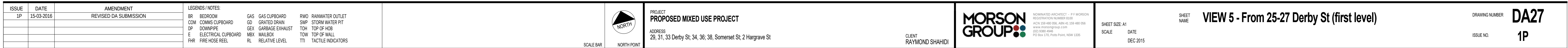
ISSUE		DATE	AMENDMENT							PROJECT PROPOSED MIXED USE PROJECT				SHEET SIZE: A1		SHEET NAME		VIEW 2, 5.30pm (Corner of Somerset and Hargrave)		SHEET NO. DA24	
1P		03-12-2015	DA SUBMISSION									NOMINATED ARCHITECT - P P MORSON REGISTRATION NUMBER 8320 ACN 105 480 056, ABN 42 105 480 056 www.morsongroup.com 502 5080 4846 PO Box 176, Potts Point, NSW 1585		SCALE		DATE					
2P		18-02-2016	REVISION GFA																		
3P		15-03-2016	REVISED DA SUBMISSION																		
										</											

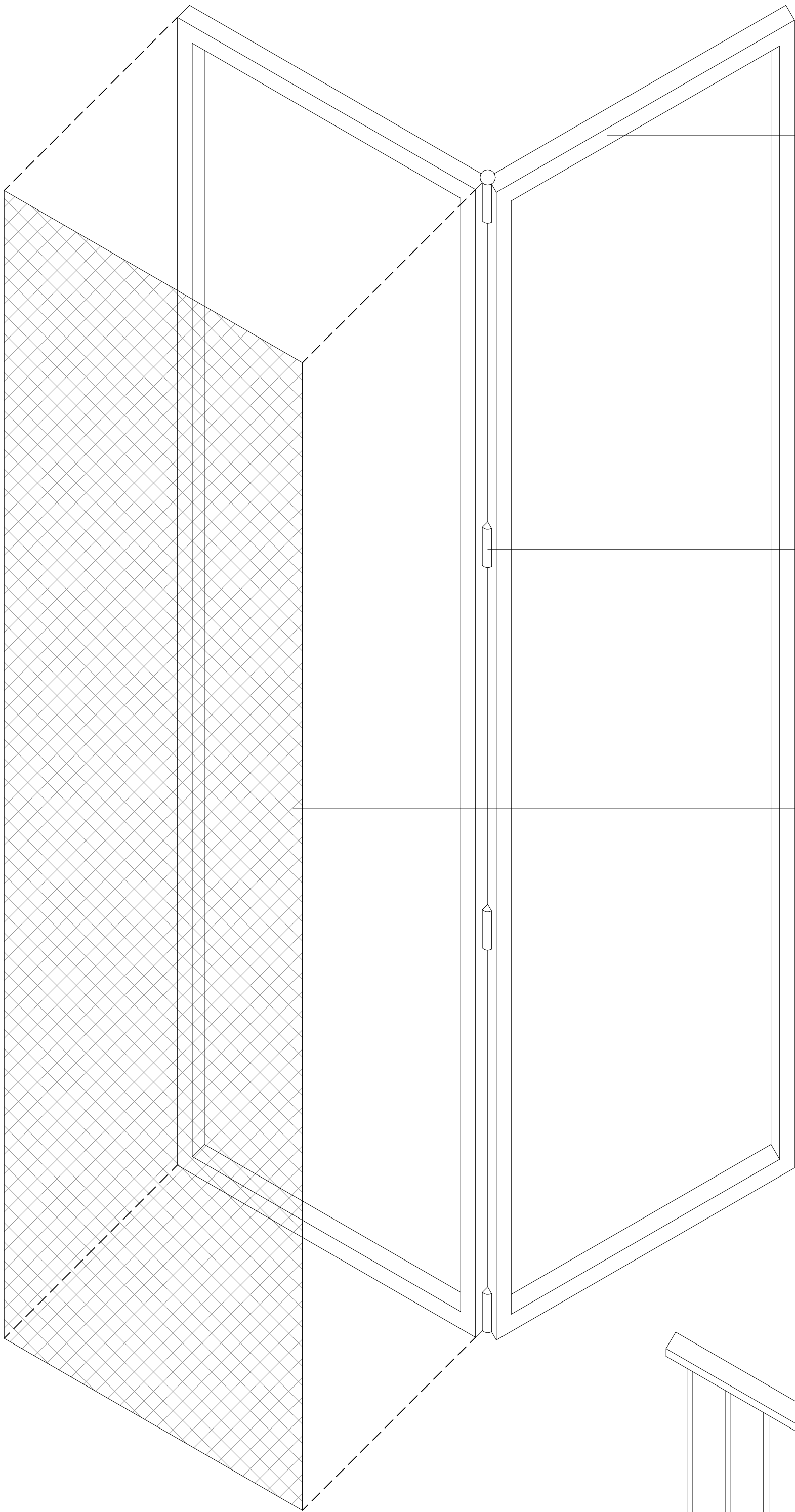


ISSUE		DATE	AMENDMENT							PROJECT				SHEET SIZE: A1		SHEET NAME				SHEET NO.		DA25	
1P		03-12-2015	DA SUBMISSION							PROPOSED MIXED USE PROJECT				SCALE		DATE		VIEW 3, 5.30pm (Derby St)		REVISION		3P	
2P		18-02-2016	REVISION GFA							ADDRESS		CLIENT											
3P		15-03-2016	REVISED DA SUBMISSION							29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St		RAYMOND SHAHIDI											
								SCALE BAR		NORTH													



ISSUE		DATE	AMENDMENT						PROJECT PROPOSED MIXED USE PROJECT				SHEET SIZE: A1		SHEET NAME		SHEET NO.		DA26	
1P		03-12-2015	DA SUBMISSION						ADDRESS		CLIENT		SCALE		DATE		VIEW 4 (Podium from Hargrave St)			
2P		18-02-2016	REVISION GFA						29, 31, 33 Derby St; 34, 36; 38, Somerset St; 2 Hargrave St		RAYMOND SHAHIDI		DEC 2015							
3P		15-03-2016	REVISED DA SUBMISSION																	
4P		10-05-2016	REVISED DA SUBMISSION																	

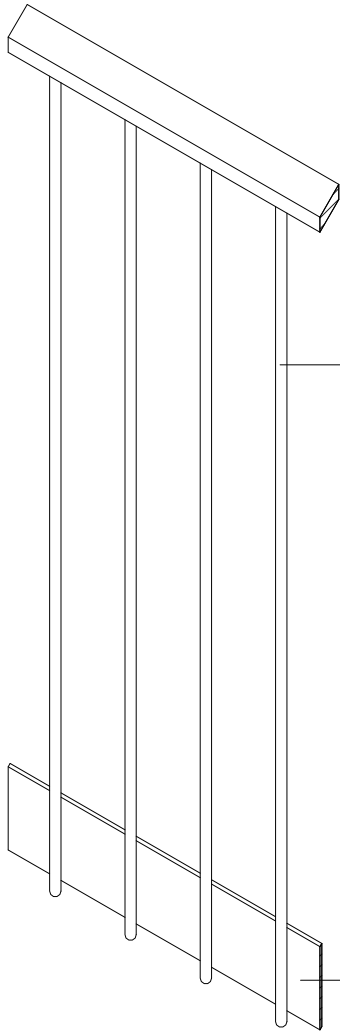
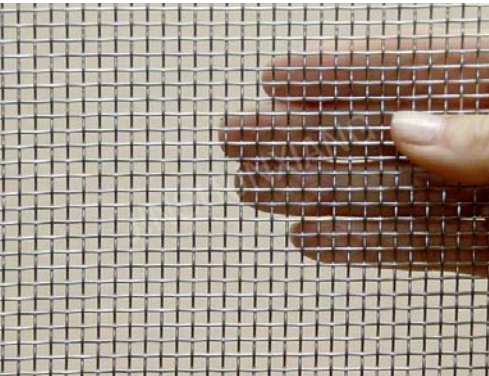




Anodised Aluminium Profile 45x45mm
Powder Coated colour Zeus Silver Grey Matt 900-51272 (Dulux)

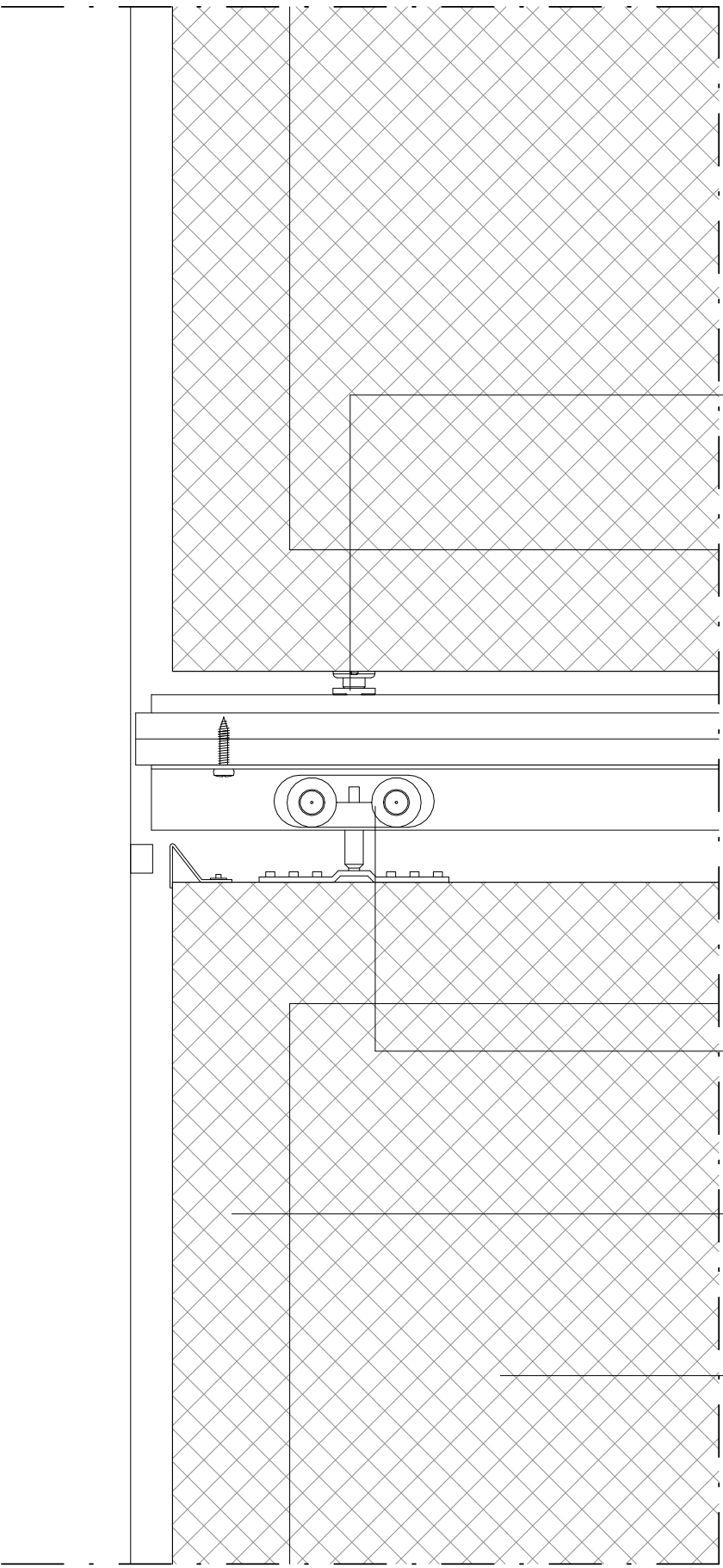
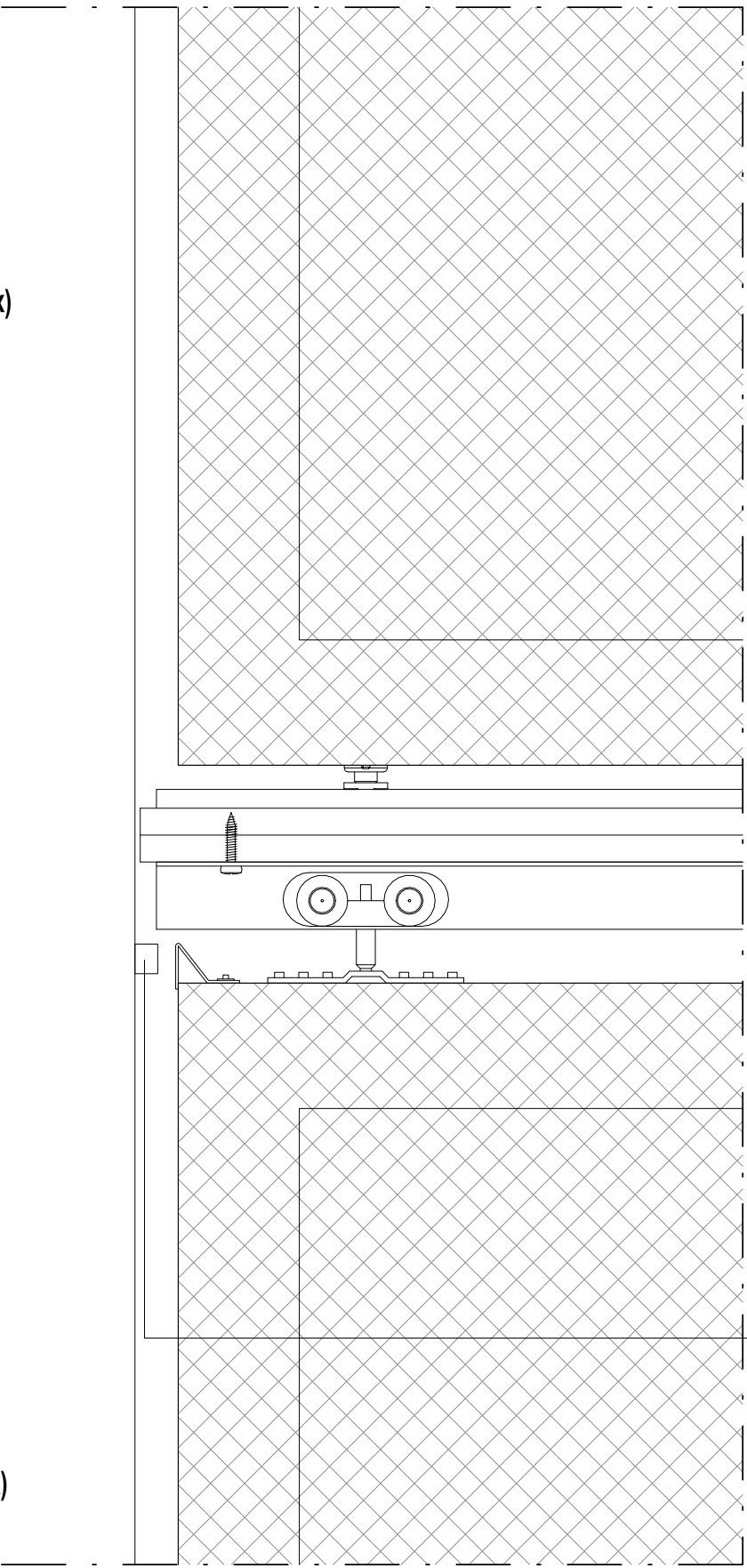
Hinges (every 750mm)

Aluminium Mesh
Powder Coated colour Zeus Silver Grey Matt 900-51272 (Dulux)



Railing, Galvanized steel.
Powder Coated colour Zeus Silver Grey Matt 900-51272 (Dulux)

Galvanized steel sheet (11x5mm) welded along the railing
Powder Coated colour Zeus Silver Grey Matt 900-51272 (Dulux)



Balcony pavement

Concrete slab
Finished below: Dulux Natural White

Railing, Galvanized steel
Powder Coated colour Charcoal 272-9086G (Dulux)

Galvanized steel sheet (11x5mm) welded along the railing
Powder Coated colour Charcoal 272-9086G (Dulux)

Screw to fix the railing

2 welded steel L-profiles 150x150x10
Galvanized
Powder Coated colour Charcoal 272-9086G (Dulux)

Chemical Bolt

Neoprene Bearing Pad 10mm

End Louvre stop

Aluminium guide channel

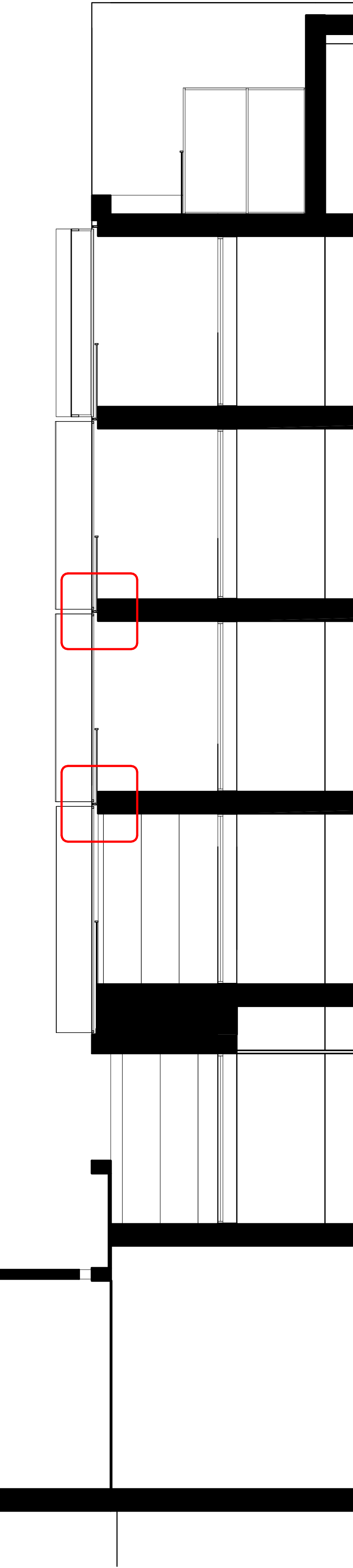
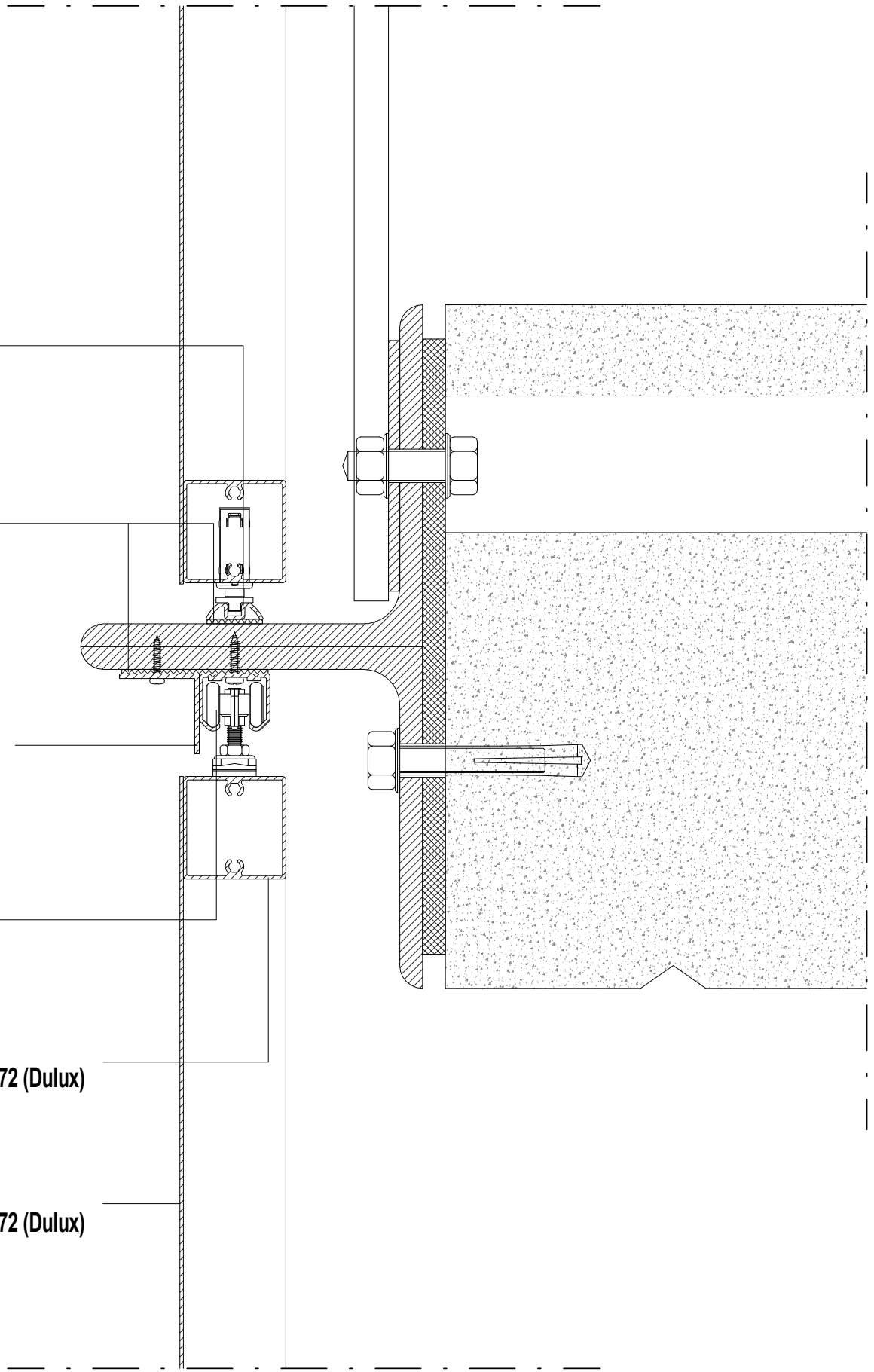
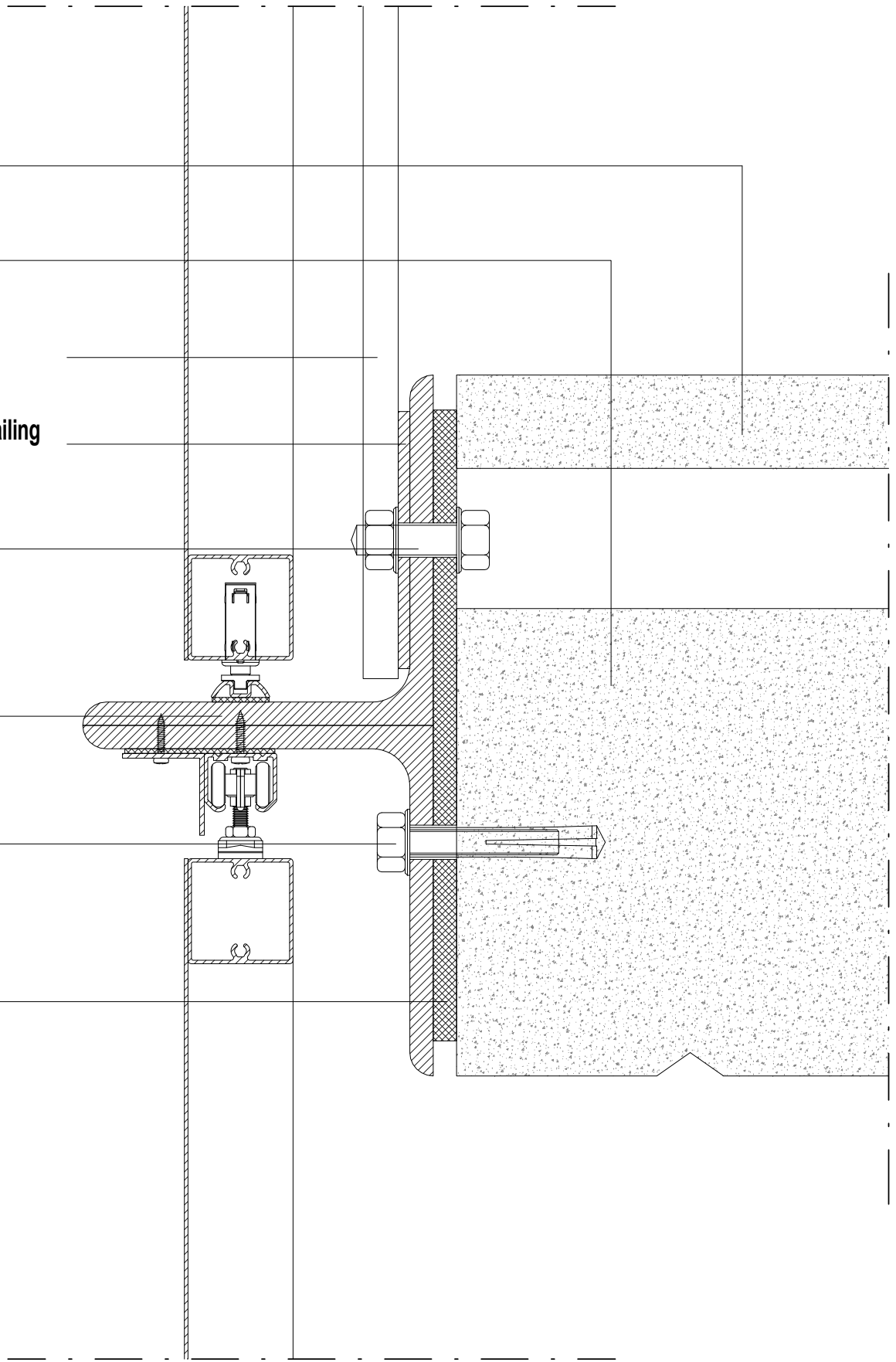
Separator pad (aluminum-steel) 2mm

Aluminium 'L' Profile 35x35mm
Powder Coated colour Charcoal 272-9086G (Dulux)

Top Fix Wheel Assembly, 4 S/S nylon
wheels with lubricated ball bearings

Aluminium Profile 45x45mm
Powder Coated colour Zeus Silver Grey Matt 900-51272 (Dulux)

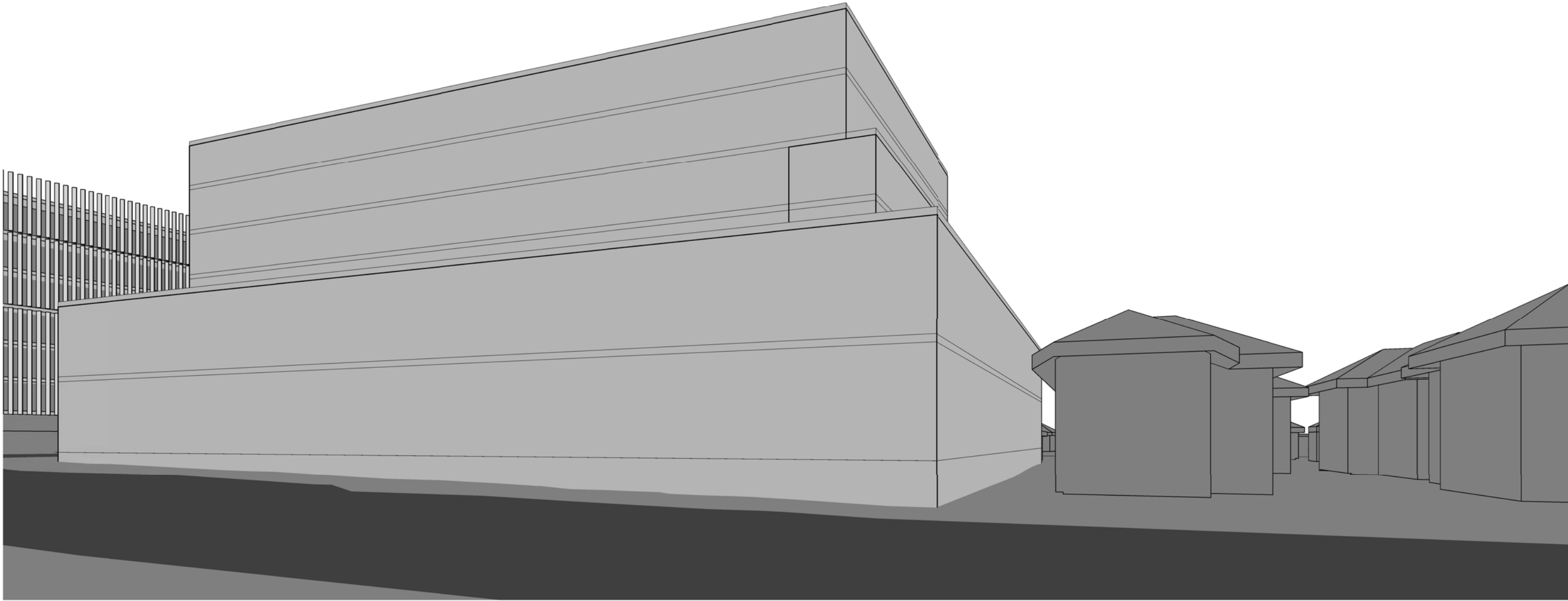
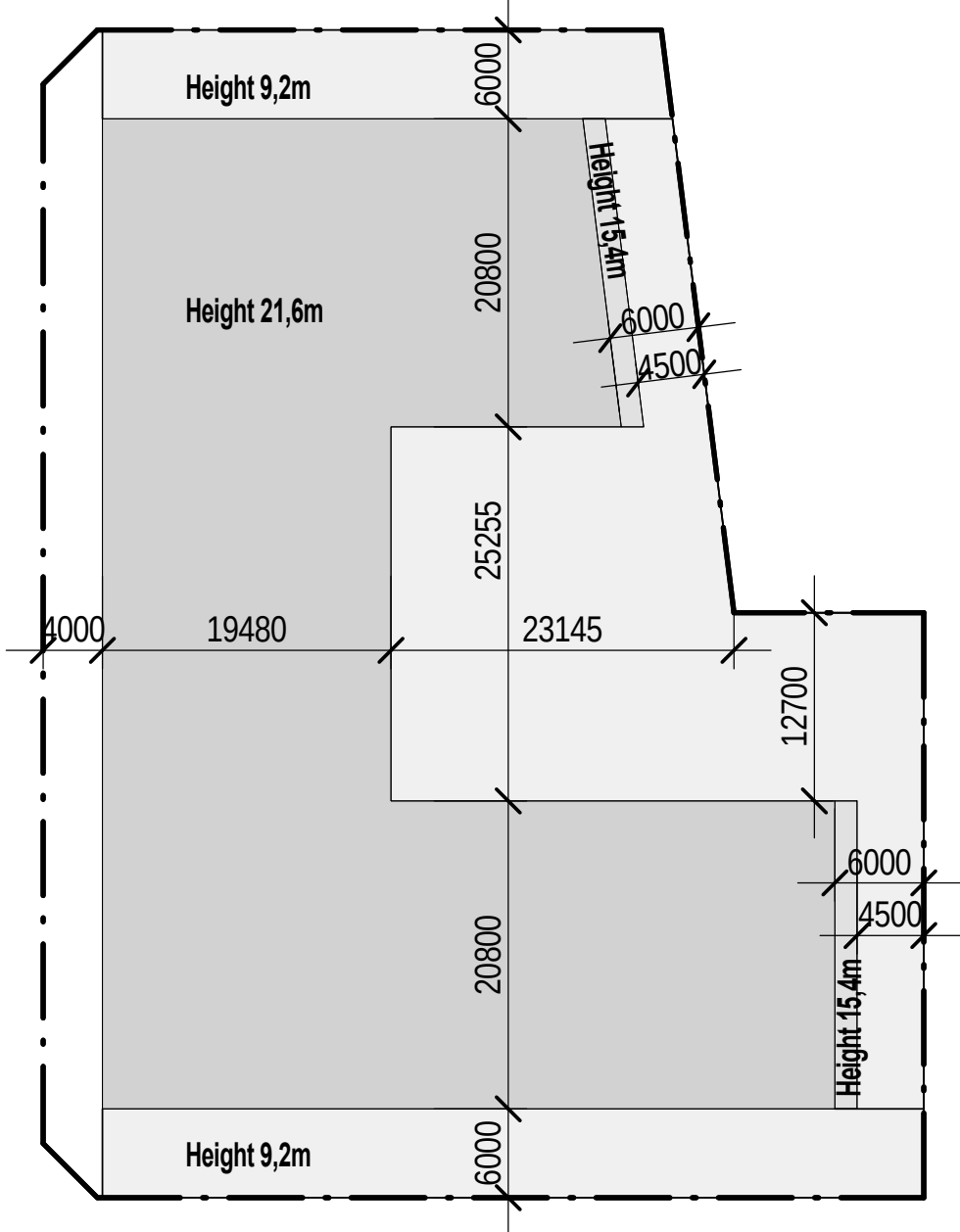
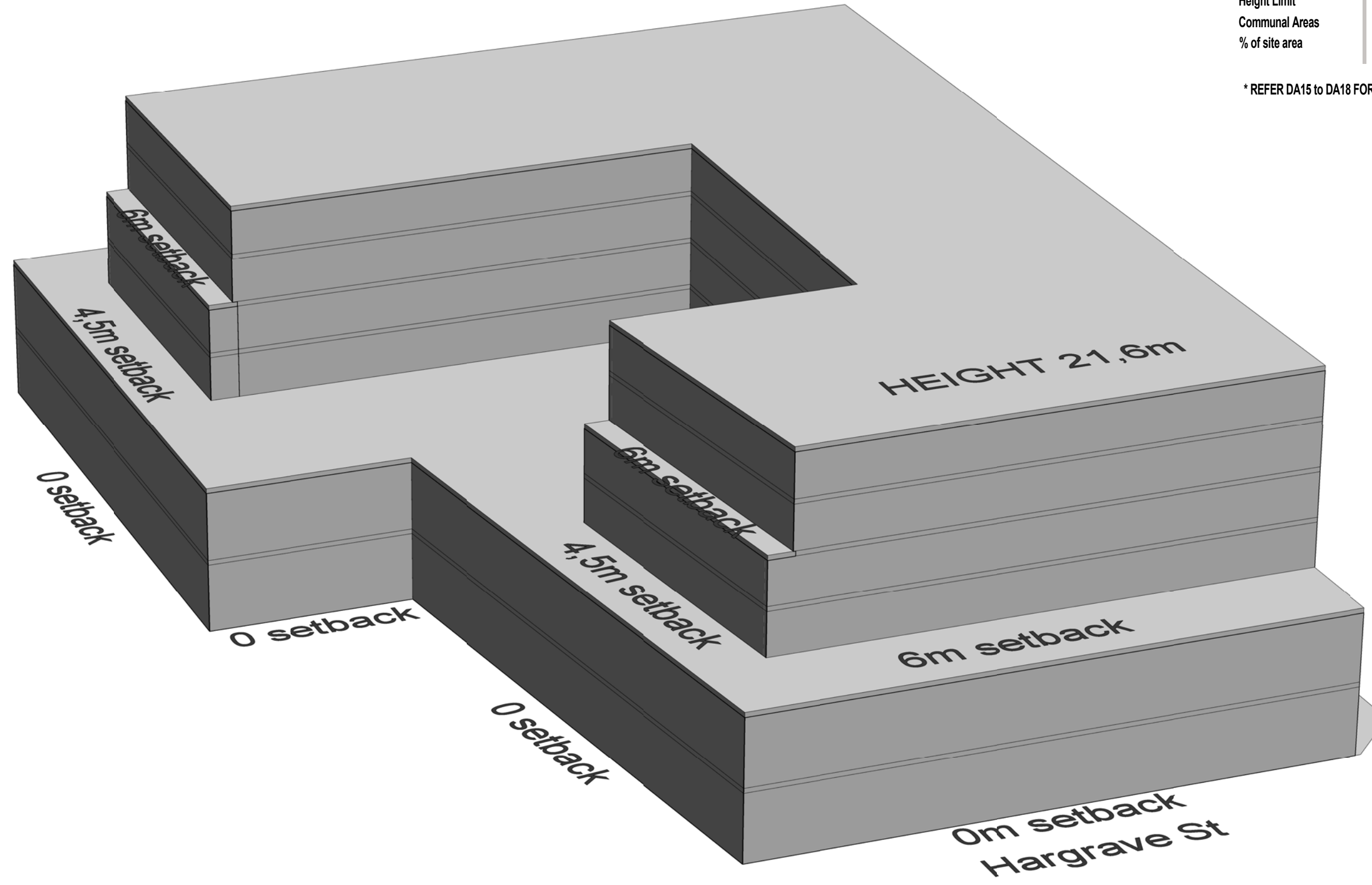
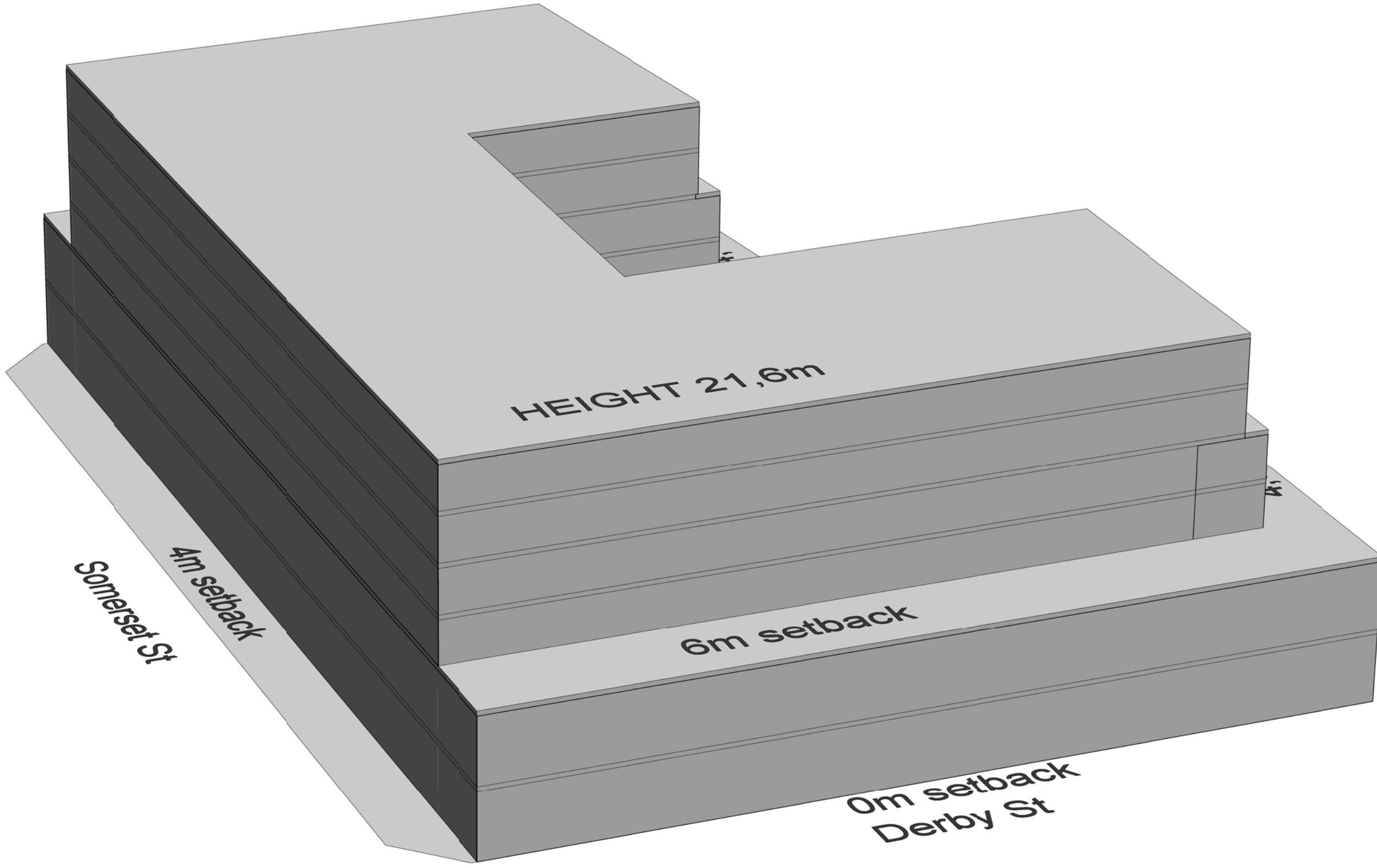
Aluminium Mesh
Powder Coated colour Zeus Silver Grey Matt 900-51272 (Dulux)



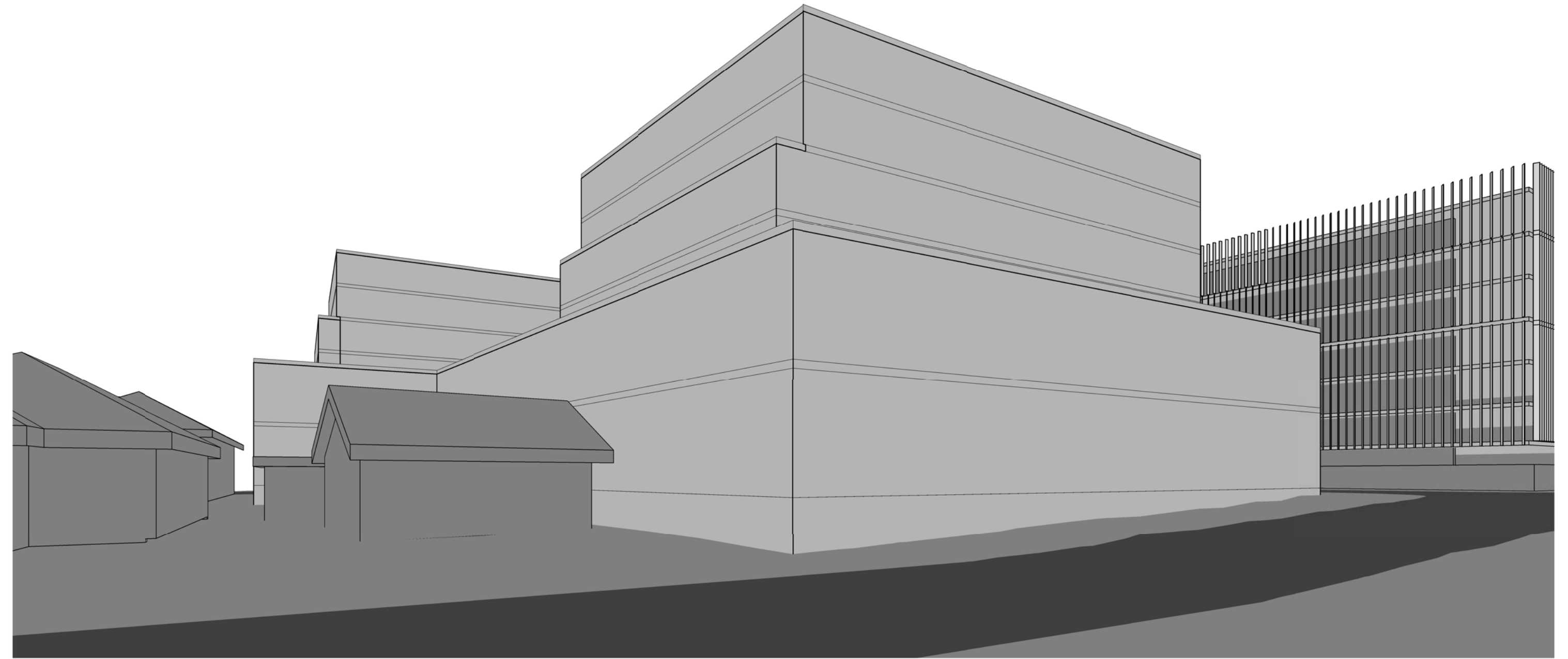
DCP + SEPP65-ADG - Compliant envelope and setback to neighbouring properties

Balconies have been calculated inside the envelope
Balconies, stairs and loading areas have been excluded from GFA

DEVELOPMENT INFORMATION		
	Required*	Proposed
Site Area		4053.00 m ²
Gross Floor Area (GFA)		14185.00 m ²
Floor Space Ratio (FSR)		3.50 : 1
Height Limit	18x1.2=21.6m	21.6 m
Communal Areas		901 m ²
% of site area	25%	22 %

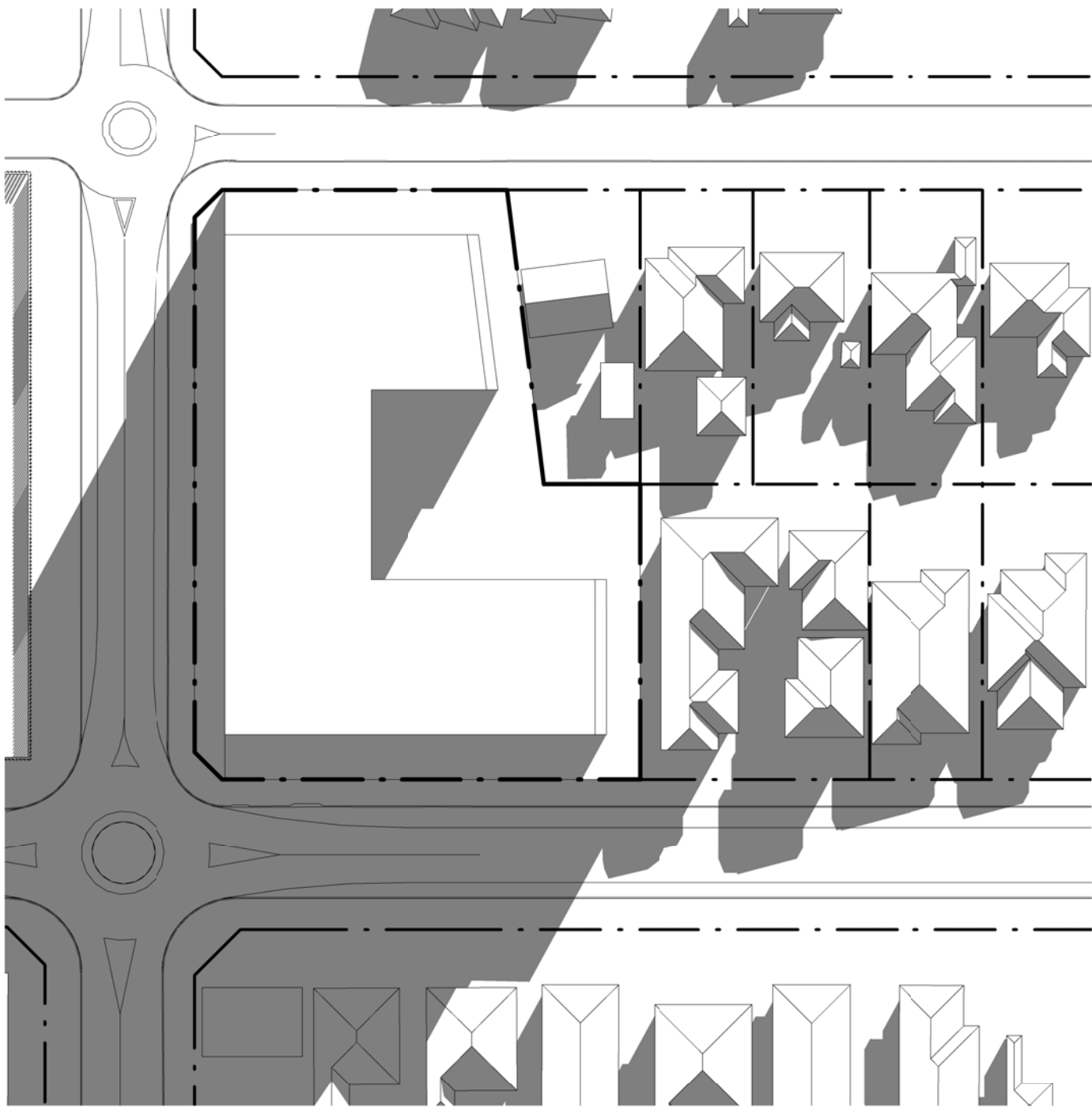


View from Derby St



View from Hargrave St

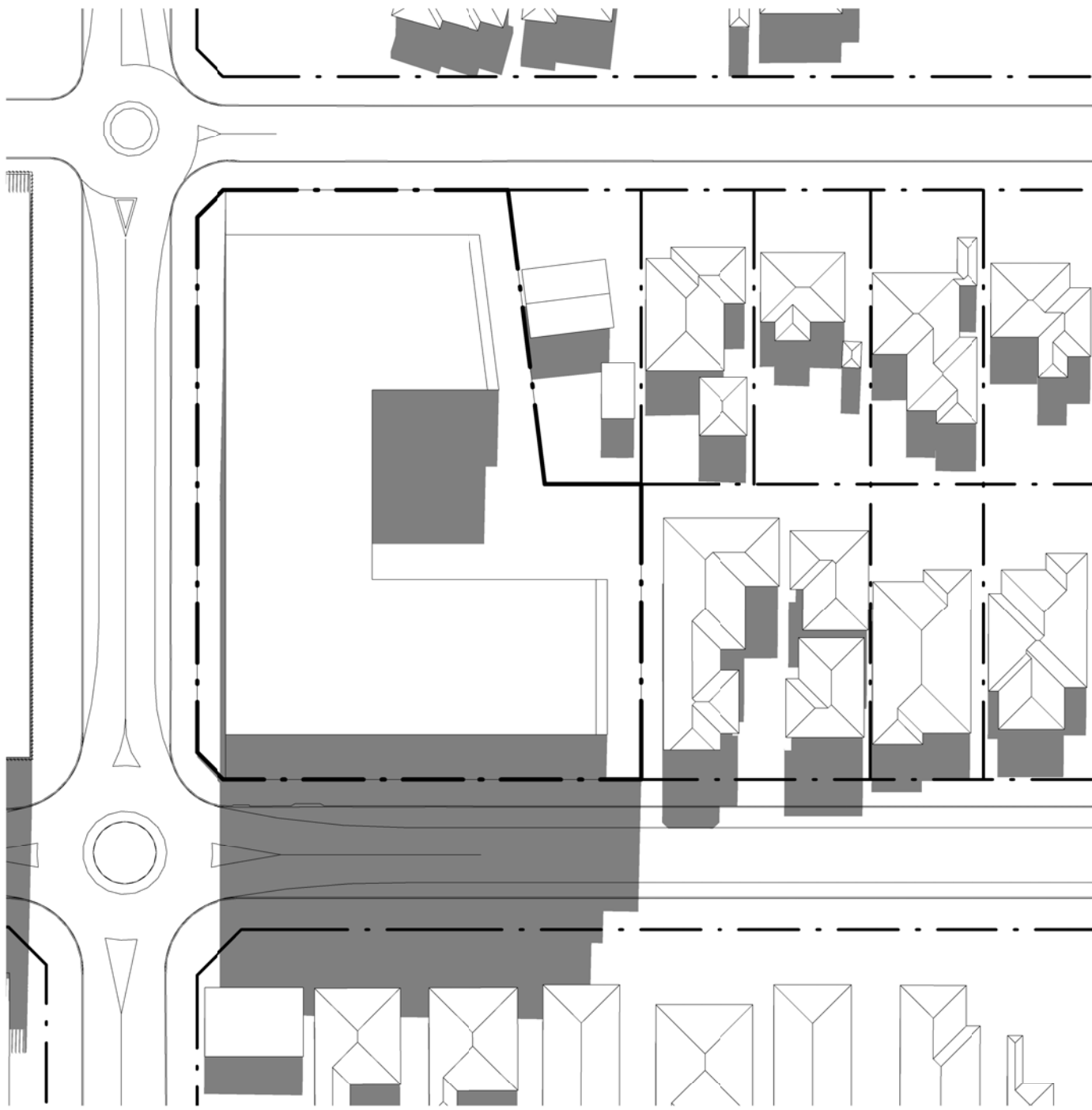
[illegible]



PR - Shadow Diagram 1 - 9am
1 : 800



PR - Shadow Diagram 2 - 10am
1 : 800



PR - Shadow Diagram 3 - 11am
1 : 800



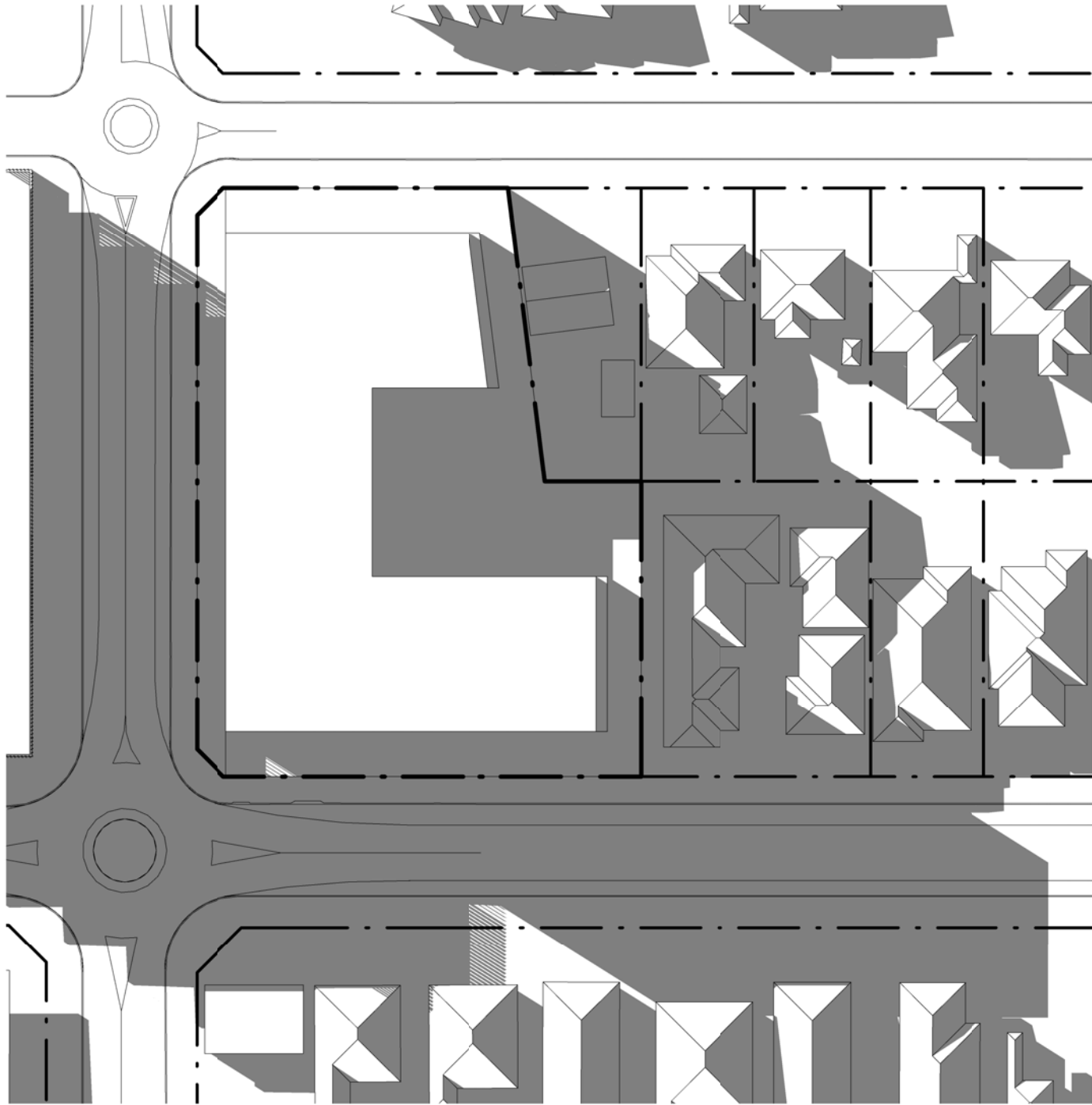
PR - Shadow Diagram 4 - 12pm
1 : 800



PR - Shadow Diagram 5 - 1pm
1 : 800



PR - Shadow Diagram 6 - 2pm
1 : 800



PR - Shadow Diagram 7 - 3pm
1 : 800