ARCHITECTURE DESIGN STUDIO PTY LTD

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March 2016

To whom it may concern:

RE: **Mixed Use Building/ Residential Flat Building**
Design Verification Statement – SEPP 65
SUBJECT PREMISES: **36-44 John Street, Lidcombe**

Pursuant to the provisions of **State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development,** I hereby confirm that I am a qualified designer within the meaning of clause 3 of the Environmental Planning & Assessment Regulation 2000.

I verify that:
(a) I directed the design amendments for the development application for 36-44 John St, Lidcombe, for the residential flat development, and
(b) that the design quality principles set out in Part 2 of State Environmental Planning Policy No 65-- Design Quality of Residential Flat Development are achieved for thee above residential flat development.

FULL NAME OF ARCHITECT: Pavlo Doroch

QUALIFICATIONS: Registered Architect no. 9170 in NSW
Master of Architecture UTS

NAME OF EMPLOYER: Architecture Design Studio Pty. Limited

Yours faithfully,

Pavlo Doroch

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SEPP 65

Design Quality of Residential Flat Development

To Accompany a Development Application for the Demolition of the Existing Building and Construction of a new Mixed-Use Development.

36-44 John Street, Lidcombe

March, 2016

Design Quality Principles

The following statement provides an explanation of the design in terms of the design quality principles. The objectives of Part 2 of SEPP 65 have been addressed in the application documentation and these short responses are intended as a summary.

Principal No. 1 Context
Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

STATEMENT OF COMPLIANCE

The subject site is centrally located on John Street within Lidcombe Town Centre. Lidcombe Town Centre is a precinct that will undergo significant change in the coming years as opportunities to increase height and density of buildings are undertaken as a result of amendments of the development standards within Auburn LEP 2010. The proposed mixed use building is a reflection of the desired future character of the area and is a response to the renewal being undertaken in the Town centre. The proposal is an example of housing types encouraged within Sydney's Metropolitan and Draft Metropolitan Strategy that provides a sensitive response to the existing streetscape aims to significantly raise the building quality and amenity within John Street.

Principal No. 2 Scale
Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

STATEMENT OF COMPLIANCE

The proposed mixed use building responds to the site analysis taken. It reflects the shape of its site and responds to the prevailing streetscape pattern and built form in the locality. The proposal is a contemporary interpretation of the future built form of the area and is a building that demonstrates high quality design principles and amenity standards. The height is generally consistent with the Auburn City Council LEP 2010 36m permissible height with only the lift overrun & 4 bedroom terrace apartments breaking the height limit as per the 137 unit approval. The highest point is measured at 38.8m & the minor height variation can be justified as it does not provide significant additional overshadowing or overall building bulk. The additional 4 units on Level 8 provide a minimal impact on overshadowing & overall bulk

Principal No. 3 Built Form
Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

STATEMENT OF COMPLIANCE

The proposed built form is a response to the future desired character of the area. The proposal is a response to the predominant building alignments, setbacks and proportions along John Street. The

proposal provides an evenly dispersed gross floor area over the site and a design option with articulated facades that further aim at reducing the massing of the building to the street. The form steps back at the 9th level providing reduced shadow impacts on adjoining properties to the west & south and also increasing visual privacy for future developments.

The proposal provides a built form that is comparable to the future desired built form within Lidcombe Town Centre.

Principal No. 4 Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

STATEMENT OF COMPLIANCE

The proposal provides a gross floor area of 13,480m2 and an overall FSR of 4.97:1, the permissible FSR on the site as per Auburn LEP 2010 is 5:1.

The proposed developments bulk, scale and building mass is considered compatible with the site area, its locality and surrounding context. The proposal provides an evenly dispersed gross floor area over the site and a design option with articulated facades that further aim at reducing the massing of the building to the street. Further design recesses, colour blocks and horizontal and vertical detailing aim at creating a building that reflects a lighter scale. The proposed building is considered to be of a high quality design and adds to the streetscape. The overall building design is articulated through consistent bulk, mass and scale throughout the site and the design of the proposed building is consistent with the future densities.

Furthermore, the development application responds to the outcomes and objectives of state and local planning strategies and plans, which include:

- Dwelling Target Analysis
- Metropolitan Plan for Sydney 2036
- West Central Subregion Draft Subregional Strategy
- Draft Metropolitan Strategy for Sydney to 2031

Principal No.5 Resource, Energy and Water Efficiency

Good design makes efficient use of natural resources, energy and water throughout its full lifecycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

STATEMENT OF COMPLIANCE

A combination of passive design and active sustainable systems are proposed to minimise the environmental impact of the building. Energy and water efficient appliances and fittings are proposed and will be combined with a rainwater collection system to be used for irrigation that together will lessen the buildings water supply requirements. Selection of appropriate and sustainable materials such as metal louvers and optimal apartment layout and orientation to provide daylight to living areas and cross ventilation can minimise reliance upon heating, cooling and lighting. Penthouse suites will be fitted with photovoltaic systems to help ease the burden of energy consumption.

The proposal aims to promote a high standard of environmental performance incorporating the use of ecologically sustainable development principles including:

- Appropriate housing density to maximise use of public transport infrastructure due to the sites proximity to railway and bus interchange
- Designing the orientation of layout of apartments to maximise access to natural light, natural cross ventilation and aspect (see Drawing 0000 for full breakdown in the compliance table)
- Use of construction materials that is conducive to thermal mass such concrete slabs.
- Landscape spaces laid out for maximum solar access, natural ventilation, water and planting management.
- Selective use of sun screening devises as required to minimise use of high energy consumption cooling systems
- Waste minimisation and recycling
- Energy saving appliances
- Inclusion of photovoltaic systems to penthouse suites
- Promote the use of low energy light fittings to private

Principal No. 6 Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

STATEMENT OF COMPLIANCE

The proposal includes a well balanced mix of private and communal open space. The communal open space is a mixture of soft and hard landscaping and is located at 2 different levels through the development to provide good amenity to all residents.

The proposal provides a total 1406.9m2 of common open space (51.91% of total site area) with 660.25m^2 of deep soil landscaping (46.92% of common open space) across 2 different common areas, Level 1 and Rooftop Terrace.

As the site is built to boundary, deep soil has been provided in the form of 1m deep platers which are suitable to plant adequate trees for shade & privacy. The common open spaces provide amenities such as seating, BBQ areas, outdoor gym & kids play areas & put-put golf course to create a usable and functional space.

The proposal addresses principle 6 by providing:

- Appropriate open space and landscaped areas that have been designed to respond to the locality & adjoining developments, with rooftop garden and courtyard landscaping aimed at providing visual & acoustic privacy
- Sustainable planting species selected, that is low maintenance, locally appropriate and available that should also provide good ground cover and canopy shading in summer.
- An appropriate landscape treatment to spaces which require enhanced residential privacy, particular those residences located on the podium roof level.
- Communal amenities have been located for ease of access at and a degree of privacy at podium roof level.

The Landscape design is shown on the accompanying Landscape Plan.

Principal No. 7 Amenity
Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

STATEMENT OF COMPLIANCE

The proposal is designed so that all units enjoy an open outlook, well planned layouts and optimal orientation with cross-ventilation to maximise the amenity of the occupants. The unit dimensions meet or exceed the guidelines contained within the Residential Flat Design Code (RFDC) and receive enough sunlight to comply with the objectives and principles of the Code.

The proposed building complies with the required building separation for residential flat buildings 9 storeys and above allowing 26.6 metres separation within the internal courtyard between habitable rooms and balconies. The proposal provides 100 from the 141 units with 3 hours or more solar access between 9am and 3pm within the winter solstice, complying with the required 70% apartment requirements set within SEPP 65.

The layouts of individual apartments are configured in a way to ensure rooms of similar function are adjacent to common walls and the design aims to protect the internal and external functioning of each apartment for optimum use and visual and acoustic privacy for each resident.

The natural ventilation method used for some of the apartments in this proposal is not the standard cross ventilation methods encouraged by SEPP 65. Cross ventilation occurs when widows or vents are placed on opposite sides of the building to create a natural breeze pathway through the structure. In

this proposal the building has used wing wall ventilation method. Wing walls project outward next to a window, so that even a slight breeze against the wall creates a high pressure zone on one side and low on the other. The pressure differential draws outdoor air in through one open window and out the adjacent one. Wing walls are especially effective on sites with low outdoor air velocity and variable wind directions.

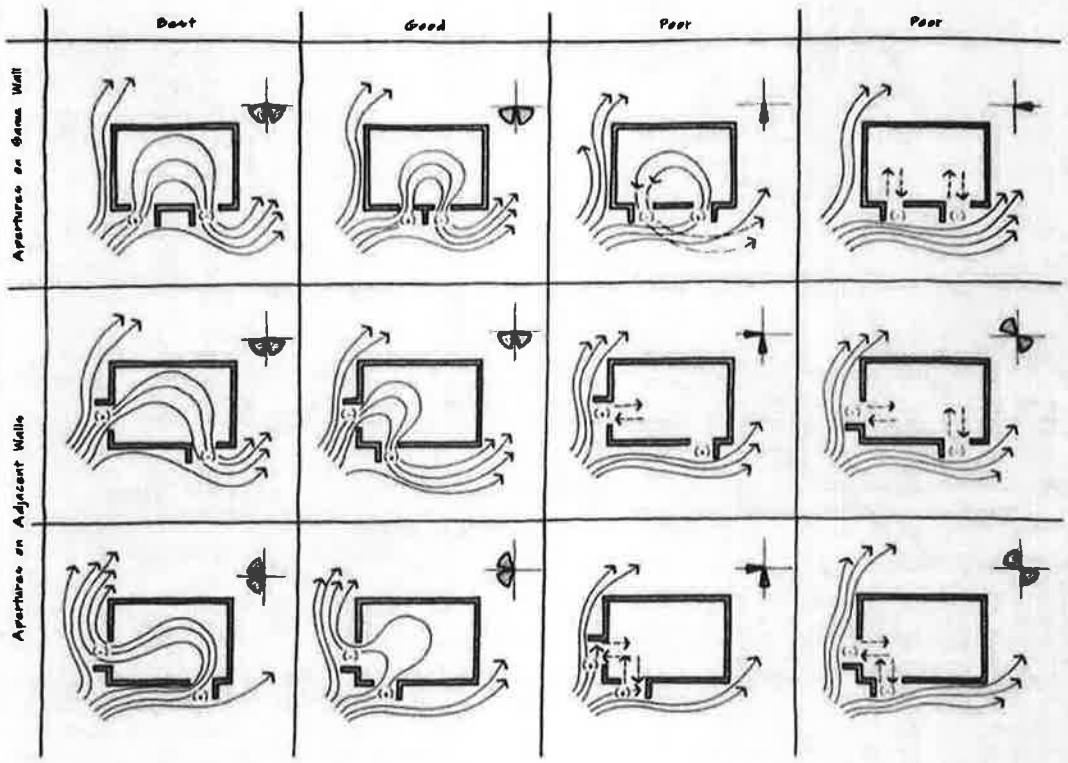
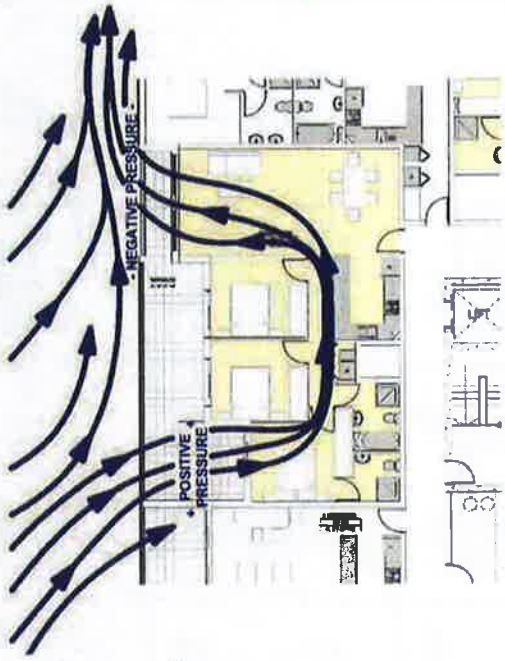
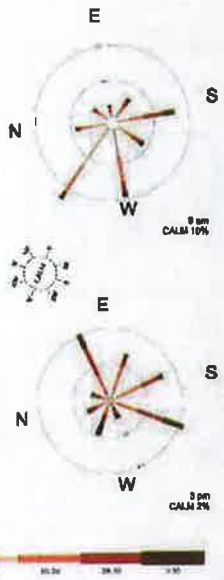


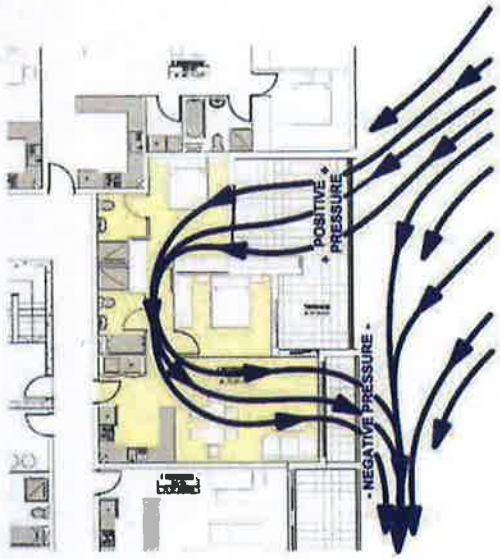
Image Source: Autodesk website, 2014
http://sustainabilityworkshop.autodesk.com/buildings/wind-ventilation#sthash.Lnk0zjxG.dpuf

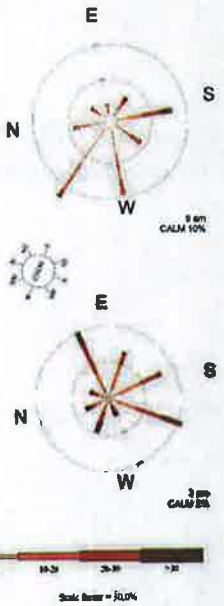


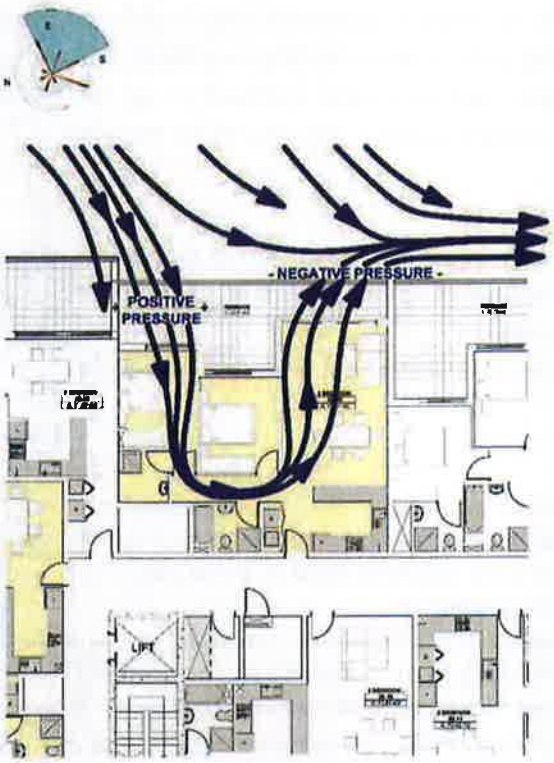
WIND FREQUENCY ANALYSIS (in km/h)

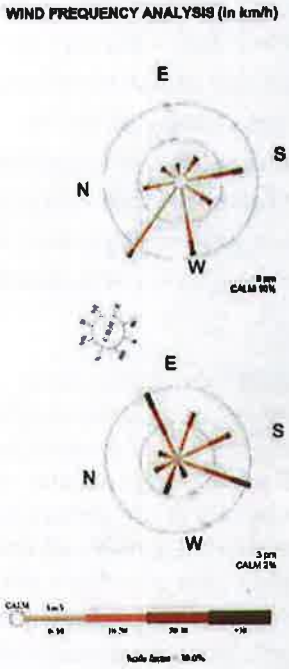


WIND FREQUENCY ANALYSIS (in km/h)









Along with units which use conventional cross ventilation which make up the majority of the development, the building achieves a total of 64.7% cross ventilation which over exceeds the minimum requirement

Principal No.8 Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

STATEMENT OF COMPLIANCE

The nature of the development demands a high level of security for the occupants. Physical and visual barriers provide a clear demarcation between public and private spheres. The orientation of buildings, the floor, layout and the provisions of balconies all act as natural and casual surveillance along the street. The nil setbacks on the boundaries ensure a higher level security for access to the site.

The proposal addresses principle 7 by providing:

- The residential tower entries are well located in high activity and visibility areas. Units facing the streetscape act as casual surveillance and a deterrent from conspicuous activity.
- Intercom and CCTV at both the John Street, Ann Street & Board Street entrances

- Roller doors at driveway entries to secure basement parking allows for a secure transition in to the building while maintaining public amenity at the ground level.
- Doors between the commercial and residential components of the building create a differentiation between the building uses and create security for residents.
- Constant passive surveillance
- Access lobbies are well lit
- Access to common open space on the landscaped podium & roof levels will be restricted to residents and their visitors using a pre-programmed card or other proprietary system.
- Recessed areas have been minimised
- External areas will be well lit with clear line of sight from active frontages

Principal No.9 Social Dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

The site is located in a precinct planned for change and renewal. The project is responding to this requirements of housing accessibility and dwelling mix by providing a mix of one, two and three bedroom units. The proposal includes 16 shops on the ground floor providing an extensive range of commercial tenancies to activate the street.

Principal No.10 Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

STATEMENT OF COMPLIANCE

The proposal includes a palette of colours and finishes that compliments the streetscape and create a modern finish to a newly developing precinct. The proposal includes a combination of textures including rendered walls, metal louvers and glass detailing in vertical and horizontal patterns. The proposal has a contemporary design with building elements that respond to and enhance the character of the surrounding area and provides an example for future similar development.

The proposal addresses principle 10 by providing:

- A centrally located apartment community in close proximity to a rail station and community facilities

- The proposed massing achieves a balance between large and small elements, solid and void, built and natural parts, horizontal/vertical and consistent principal of solid structural frame and panel infill
- The principle of articulating a base is stated in the Auburn2010 DCP. Consistent with the type, the base of the proposal is articulated through the use of privacy louvres on the first 3 levels of the residential component. This is further emphasised through the use of setbacks & changes in material
- The building also uses extended vertical fins to create an implied (negative) space at the top of the building, with upper floors expressing subtle changes in articulation to 'cap off' the building, rather than expressing a hard edge. The dynamic use of glazing and textures on the corner peripheral of the facade highlights a transitional view of sky from a street observer, reinforcing a sense of airiness to the upper floors

RESIDENTIAL DEVELOPMENT

36 - 44 JOHN STREET | LIDCOMBE

DEVELOPMENT APPLICATION DOCUMENTATION

Units Area Schedule

Apartment No:	Floor (Story)	No of Bedrooms	Area (m2)	FCL	Adaptable	Affordable	Cross Ventilation	Kitchen Ventilation	09.00	10.00	11.00	12.00	13.00	14.00	15.00	Total Solar Access	Car Spaces	Car Park Storage	Total Storage
01-01	FIRST FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3
01-02	FIRST FLOOR	2 BEDROOM	75	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
01-03	FIRST FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
01-04	FIRST FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
01-05	FIRST FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
01-06	FIRST FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
01-07	FIRST FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	0	0	0	0	0	2 hrs	2	6.6 m3	10 m3
01-08	FIRST FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	1	1	2 hrs	1	5.3m3	8.3m3
01-09	FIRST FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
01-10	FIRST FLOOR	2 BEDROOM	75	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3
01-11	FIRST FLOOR	2 BEDROOM	76	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
01-12	FIRST FLOOR	1 BEDROOM	56	2,700	No	No	No	No	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3
01-13	FIRST FLOOR	2 BEDROOM	75	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3
01-14	FIRST FLOOR	2 BEDROOM	72	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
01-15	FIRST FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
01-16	FIRST FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
02-01	SECOND FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3
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02-11	SECOND FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3
02-12	SECOND FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	1	1	2 hrs	1	5.3 m3	8.3 m3
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03-11	THIRD FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3
03-12	THIRD FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	1	1	2 hrs	1	5.3 m3	8.3 m3
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04-02	FOURTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3m3	8.3 m3
04-03	FOURTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
04-04	FOURTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
04-05	FOURTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
04-06	FOURTH FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
04-07	FOURTH FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	0	0	0	0	0	2 hrs	2	6.6 m3	10 m3
04-08	FOURTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	1	1	2 hrs	1	5.3m3	8.3m3
04-09	FOURTH FLOOR	2 BEDROOM	75	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	4 hrs	1	5.3 m3	8.3 m3
04-10	FOURTH FLOOR	2 BEDROOM	74	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
04-11	FOURTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3
04-12	FOURTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	1	1	2 hrs	1	5.3 m3	8.3 m3
04-13	FOURTH FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3
04-14	FOURTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
04-15	FOURTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
04-16	FOURTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
05-01	FIFTH FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3
05-02	FIFTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3m3	8.3 m3
05-03	FIFTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
05-04	FIFTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
05-05	FIFTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
05-06	FIFTH FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
05-07	FIFTH FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	6.6 m3	10 m3
05-08	FIFTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	1	1	1	1	1	5 hrs	1	5.3m3	8.3m3
05-09	FIFTH FLOOR	2 BEDROOM	75	2,700	No	No	Yes	Yes	0	0	1	1	1	1	1	6 hrs	1	5.3 m3	8.3 m3
05-10	FIFTH FLOOR	2 BEDROOM	69	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
05-11	FIFTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3
05-12	FIFTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
05-13	FIFTH FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3
05-14	FIFTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
05-15	FIFTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
05-16	FIFTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
06-01	SIXTH FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3
06-02	SIXTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3m3	8.3 m3
06-03	SIXTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
06-04	SIXTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
06-05	SIXTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
06-06	SIXTH FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
06-07	SIXTH FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	6.6 m3	10 m3
06-08	SIXTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	1	1	1	1	1	1	6 hrs	1	5.3m3	8.3m3

GENERAL NOTES

1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES
2. DO NOT SCALE DRAWINGS
3. ALL WALL THICKNESS DIMENSIONS ON PLANS ARE NOMINAL SIZES ONLY.
4. INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRUCIAL TO THE SAFE AND PROPER FUNCTIONS OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT.
5. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.
6. INFORM THE ARCHITECT OF ANY DISCREPANCIES.

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS

THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GRADIENTS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

FINAL LINES OF DEMARCATION REQUIREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PRINCIPLE TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

SCHEDULE OF AREAS

SITE AREA	3765.7 m²

Area Schedule - GFA

Zone Type	Area
GFA L00	1,257
GFA L01	1,302
GFA L02	1,321
GFA L03	1,321
GFA L04	1,321
GFA L05	1,321
GFA L06	1,321
GFA L07	1,321
GFA L08	1,070
GFA L09	1,075
GFA L10	448
	13,078 m²

FSR: 4.61

TOTAL TOTAL AREA	189.38 m²
COMMON OPEN SPACE (51.91% OF SITE AREA)	1408.97 m²
LANDSCAPING (25.25% OF SITE AREA)	684.25 m²
DEEP SOIL PLANTING (39.39% OF SITE AREA) with 83% OF COMMON OPEN SPACE	668.25 m²

PROPOSED + UNITS : 17 X 1 BEDROOM UNIT
101 X 2 BEDROOM UNIT
19 X 3 BEDROOM UNIT
4 X 4 BEDROOM UNIT

TOTAL UNITS : 141

CAR PARKING : AT LEVEL -4 BASEMENT : 29
AT LEVEL -3 BASEMENT : 68
AT LEVEL -2 BASEMENT : 68
AT LEVEL -1 BASEMENT : 53
AT GROUND FLOOR : 11

TOTAL PARKING : 229

BYCYCLE PARKING : 132

MOTORCYCLE PARKING : 4

REVISED ISSUE FOR SECTION 96

A	08/07/19	REVISED DA ISSUE
B	19/08/19	ISSUE FOR ADDITIONAL COMMENTS
C	19/09/19	ISSUE FOR AMENDED DA
D	04/10/19	ISSUE FOR REVISED DA
E	11/10/19	ISSUE FOR CLIENT REVIEW
F	17/10/19	ISSUE FOR CLIENT REVIEW
G	23/10/19	ISSUE FOR RFI RESPONSE
H	25/10/19	ISSUE FOR DEVELOPMENT APPLICATION
I	28/10/19	ISSUE FOR DEVELOPMENT APPLICATION
J	29/10/19	ISSUE FOR DEVELOPMENT APPLICATION

ISSUE FOR DEFERRED COMMENCEMENT

ARCHITECTURE DESIGN STUDIO PTY LTD
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Newington, NSW 2127
Phone: 02 9648 6553 | Fax: 02 9648 6664
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ARCHITECTURE DESIGN STUDIO PTY LTD

Member Australian Institute of Architects

Client: SYDNEY BUILDING CONSTRUCTIONS PTY LTD
Project: MIXED-USE DEVELOPMENT
Address: 36 - 44 JOHN STREET LIDCOMBE NSW 2141

Drawing Title: APARTMENT SCHEDULE 1/2
Project No: PR_5551
Drawn: Checked:
Scale: @ A1
Drawing No: D000
Revision: 1

Units Area Schedule

Apartment No:	Floor (Story)	No of Bedrooms	Area (m2)	FCL	Adaptable	Affordable	Cross Ventillation	Kitchen Ventillation	09.00	10.00	11.00	12.00	13.00	14.00	15.00	Total Solar Access	Car Spaces	Car Park Storage	Total Storage
06-09	SIXTH FLOOR	2 BEDROOM	76	2,700	No	No	Yes	Yes	0	1	1	1	1	1	1	6 hrs	1	5.3 m3	8.3 m3
06-10	SIXTH FLOOR	2 BEDROOM	76	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
06-11	SIXTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3
06-12	SIXTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
06-13	SIXTH FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3
06-14	SIXTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
06-15	SIXTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
06-16	SIXTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
07-01	SEVENTH FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3
07-02	SEVENTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3m3	8.3 m3
07-03	SEVENTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
07-04	SEVENTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
07-05	SEVENTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
07-06	SEVENTH FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
07-07	SEVENTH FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	1	1	1	1	1	7 hrs	2	6.6 m3	10 m3
07-08	SEVENTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	1	1	1	1	1	1	1	7 hrs	1	5.3m3	8.3m3
07-09	SEVENTH FLOOR	2 BEDROOM	75	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	1	5.3 m3	8.3 m3
07-10	SEVENTH FLOOR	2 BEDROOM	74	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
07-11	SEVENTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3
07-12	SEVENTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
07-13	SEVENTH FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3
07-14	SEVENTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
07-15	SEVENTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
07-16	SEVENTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
08-01	EIGHTH FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3
08-02	EIGHTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3m3	8.3 m3
08-03	EIGHTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
08-04	EIGHTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
08-05	EIGHTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
08-06	EIGHTH FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
08-08	EIGHTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	1	1	1	1	1	1	1	7 hrs	1	5.3m3	8.3m3
08-08	EIGHTH FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	1	1	1	1	1	7 hrs	2	6.6 m3	10 m3
08-09	EIGHTH FLOOR	2 BEDROOM	75	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	1	5.3 m3	8.3 m3
08-10	EIGHTH FLOOR	2 BEDROOM	74	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
08-11	EIGHTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3
08-12	EIGHTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
08-13	EIGHTH FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3
08-14	EIGHTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
08-15	EIGHTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
08-16	EIGHTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
09-01	NINTH FLOOR	4 BEDROOM	172	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	2	6.6 m3	10 m3
09-02	NINTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
09-03	NINTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
09-04	NINTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	2	5.3m3	8.3 m3
09-05	NINTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3
09-06	NINTH FLOOR	4 BEDROOM	181	2,700	No	No	Yes	No	1	1	1	1	1	1	1	7 hrs	2	5.3m3	8.3 m3
09-07	NINTH FLOOR	2 BEDROOM	73	2,700	No	No	Yes	No	1	1	1	1	1	1	1	7 hrs	2	6.6 m3	10 m3
09-08	NINTH FLOOR	4 BEDROOM	182	2,700	No	No	Yes	No	1	1	1	1	1	1	1	7 hrs	2	5.3m3	8.3m3
09-09	NINTH FLOOR	2 BEDROOM	74	2,700	No	No	No	No	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
09-09	NINTH FLOOR	3 BEDROOM	96	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	1	5.3 m3	8.3 m3
09-11	NINTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
09-12	NINTH FLOOR	3 BEDROOM	91	2,700	No	No	Yes	Yes	1	1	1	1	1	0	1	7 hrs	2	5.3 m3	8.3 m3
09-13	NINTH FLOOR	4 BEDROOM	182	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	2	5.3 m3	8.3 m3
141			10,728 m²		14/137		89/137	42/137								98/137			
					10.22%		64.96 %	30.66%								71.53%			

GENERAL NOTES

1. ALL DIMENSIONS AND HEIGHTS ARE IN MILLIMETRES.
2. DO NOT SCALE DRAWINGS.
3. ALL WALL THICKNESS DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY.
4. INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRUCIAL TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERRING TO THE ARCHITECT.
5. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.
6. INFORM THE ARCHITECT OF ANY DISCREPANCIES.

THIS PROPOSAL TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, BHA STANDARDS AND RELEVANT STATUTES.

THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GRIDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCE OF DIMENSIONS HEIGHTENED TO BE Written OVER SCALED MEASUREMENTS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

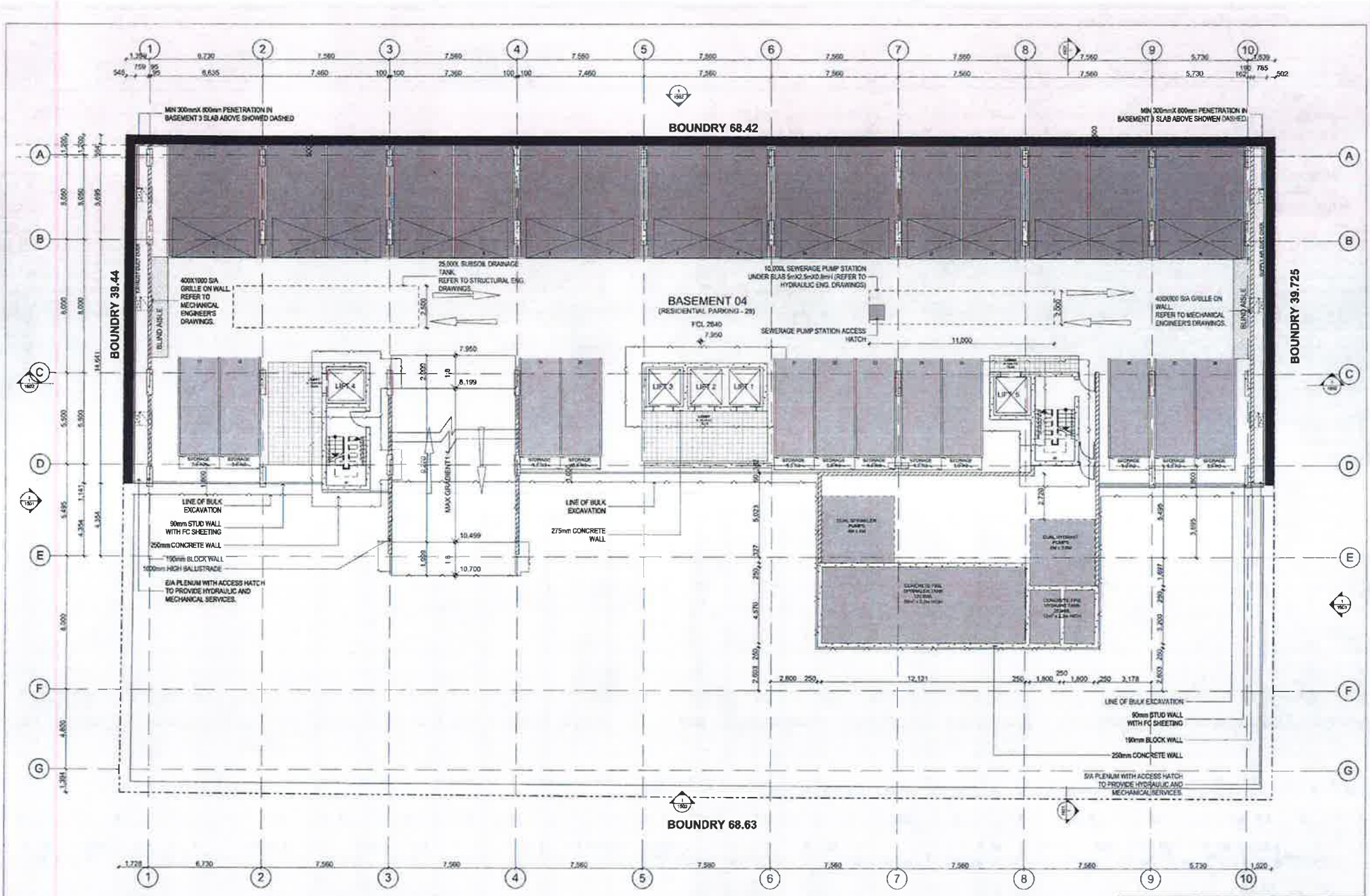
SCHEDULE OF AREAS	
SITE AREA	22 to 7 m²

Area Schedule - GFA	
Zone Type	Area
GFA L00	1,257
GFA L01	1,302
GFA L02	1,321
GFA L03	1,321
GFA L04	1,321
GFA L05	1,321
GFA L06	1,321
GFA L07	1,321
GFA L08	1,070
GFA L09	1,075
GFA L10	448
	13,078 m²

FSR: 4.9 :1	
RETAIL TOTAL AREA	789.38 m²
COMMON OPEN SPACE (51.91% OF SITE AREA)	1408.97 m²
LANDSCAPING (25.25% OF SITE AREA)	684.25 m²
DEEP SOIL PLANTING (24.38% OF SITE AREA) MIN 35% OF COMMON OPEN SPACE	668.25 m²
PROPOSED + UNITS :	17 X 1 BEDROOM UNIT 101 X 2 BEDROOM UNIT 19 X 3 BEDROOM UNIT 4 X 4 BEDROOM UNIT
TOTAL UNITS :	141
CAR PARKING :	AT LEVEL -4 BASEMENT : 26 AT LEVEL -3 BASEMENT : 58 AT LEVEL -2 BASEMENT : 68 AT LEVEL -1 BASEMENT : 51 AT GROUND FLOOR : 16
TOTAL PARKING :	229
BYCYCLE PARKING :	134
MOTOR CYCLE PARKING :	4

REVISED ISSUE FOR SECTION 96

No.	Date	Description
1	08/04/15	REVISED FOR SECTION 96
2	19/03/15	REVISED FOR SECTION 96
3	19/03/15	REVISED FOR SECTION 96
4	19/03/15	REVISED FOR SECTION 96
5	19/03/15	REVISED FOR SECTION 96



1 BASEMENT 04
1:100

REVISED ISSUE FOR SECTION 96

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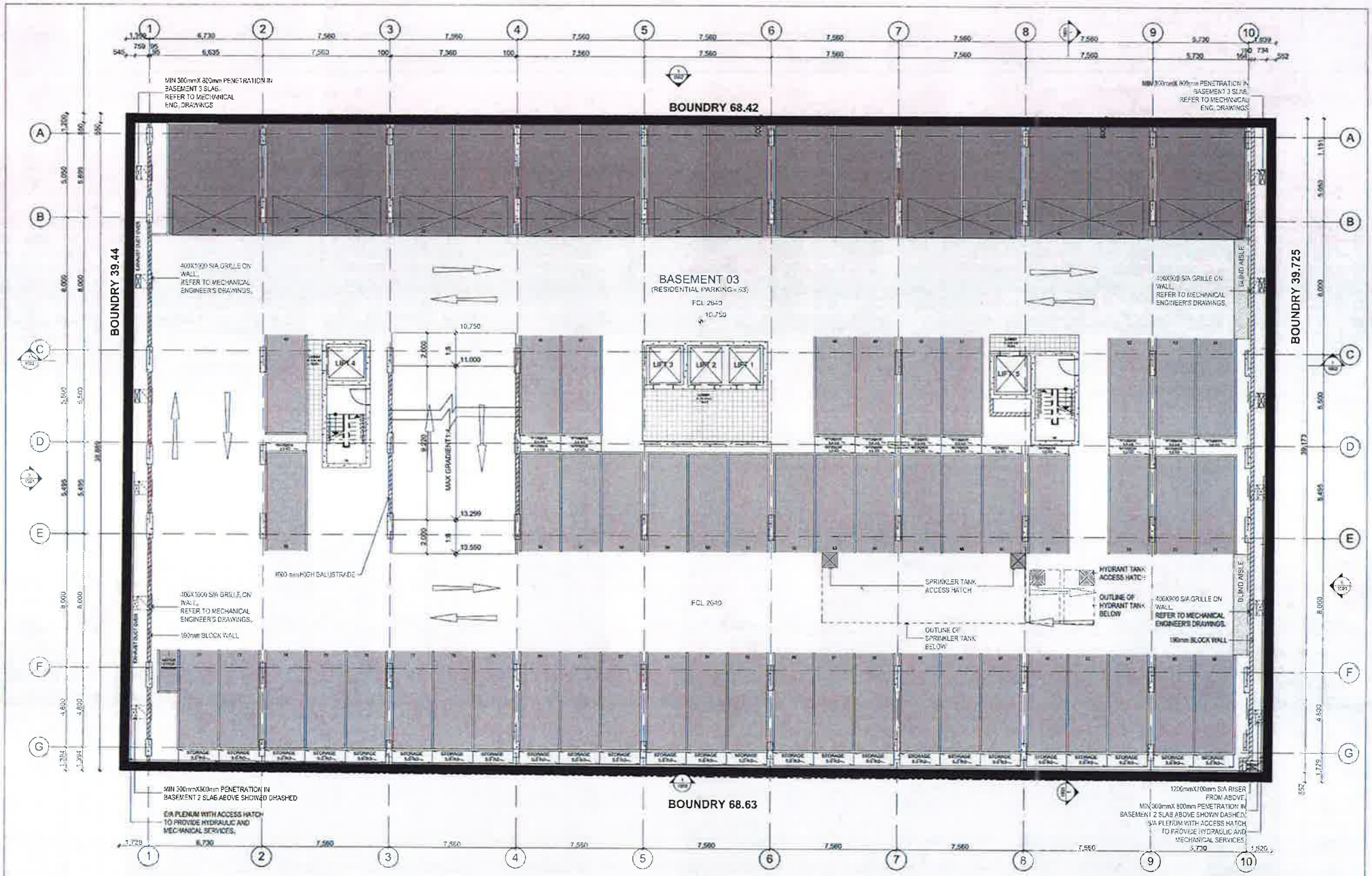
SYDNEY BUILDING CONSTRUCTIONS PTY LTD

BASEMENT FLOOR PLAN 04 L

Drawing No. 1101

Revision L



BASEMENT 03
1:100

REVISED ISSUE FOR SECTION 96

ARCHITECTURE DESIGN STUDIO PTY LTD
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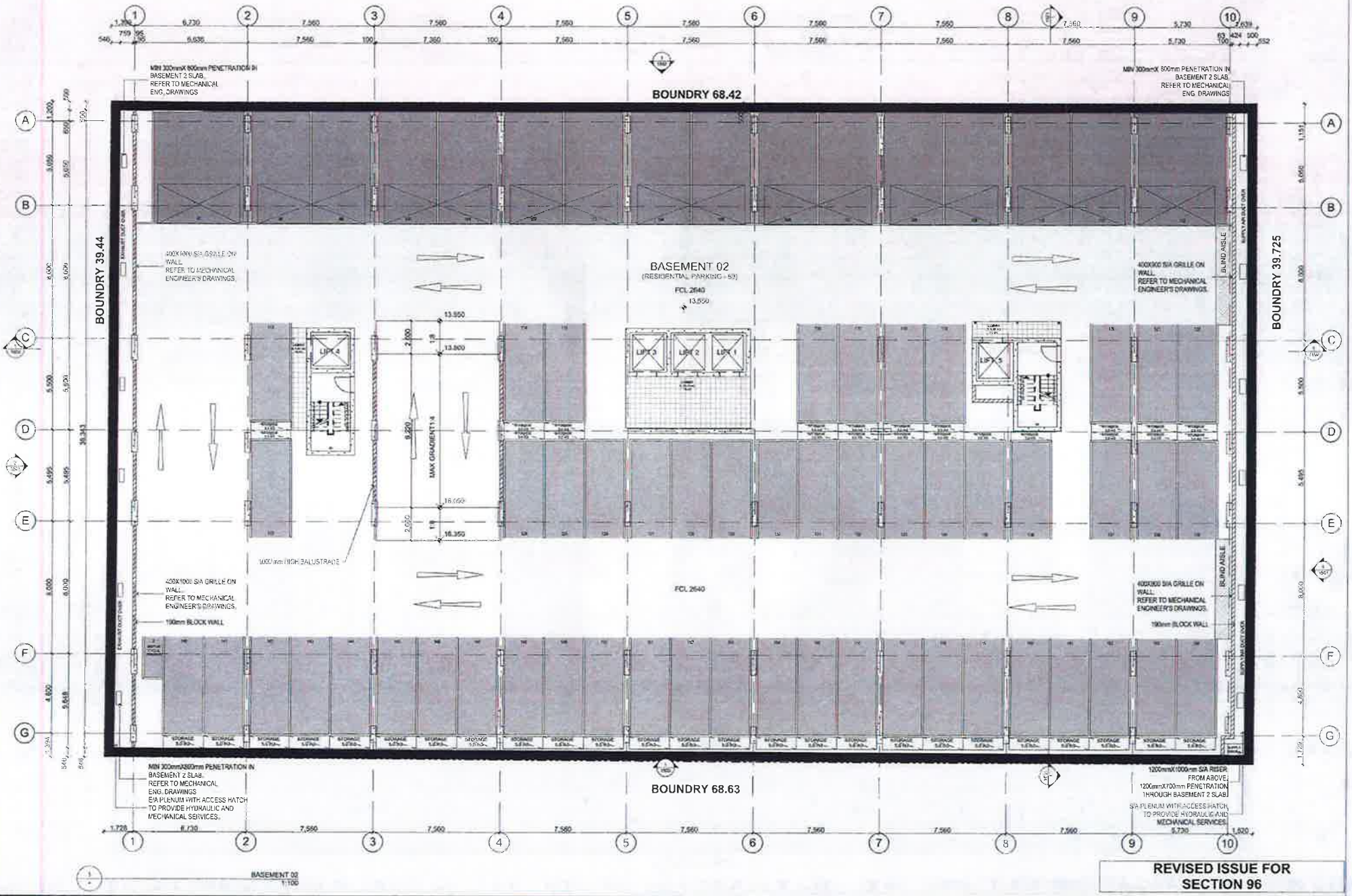
BASEMENT FLOOR PLANS

1102



BASEMENT 02
1:100

REVISED ISSUE FOR SECTION 96

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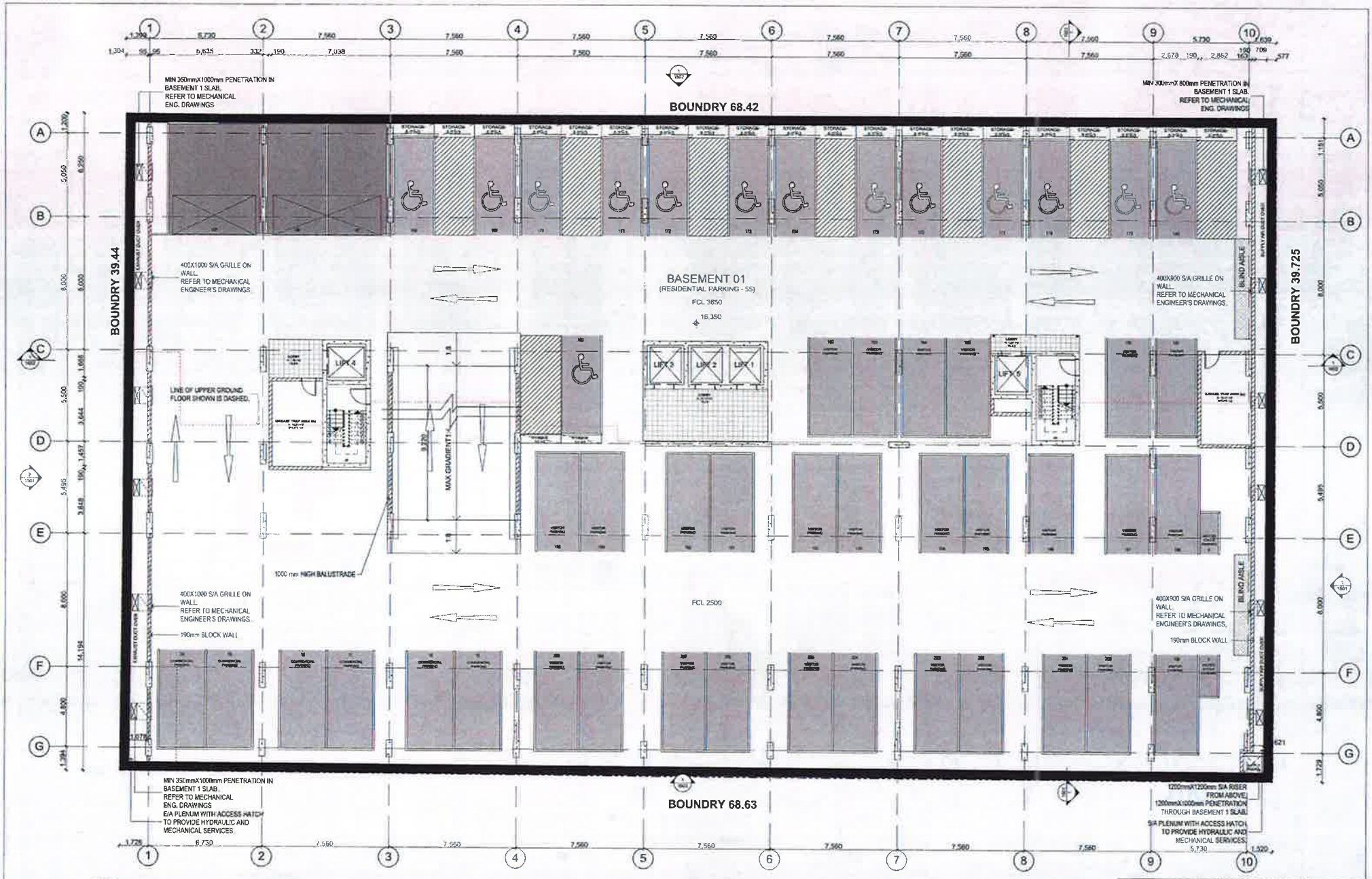
Client: SYDNEY BUILDING CONSTRUCTIONS PTY LTD

Project: RESIDENCE DEVELOPMENT

Drawing Title: BASEMENT FLOOR PLAN 02 L

Drawing No: 1103

Revision: L



BASEMENT 01
1:100

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Client: SYDNEY BUILDING CONSTRUCTIONS PTY LTD

Project: ROAD HILL DEVELOPMENT

Address: 28 - 40 JOHN ROBERTS LANE/ROAD, MAIN ZONE

Drawing Title: BASEMENT FLOOR PLAN 01 L

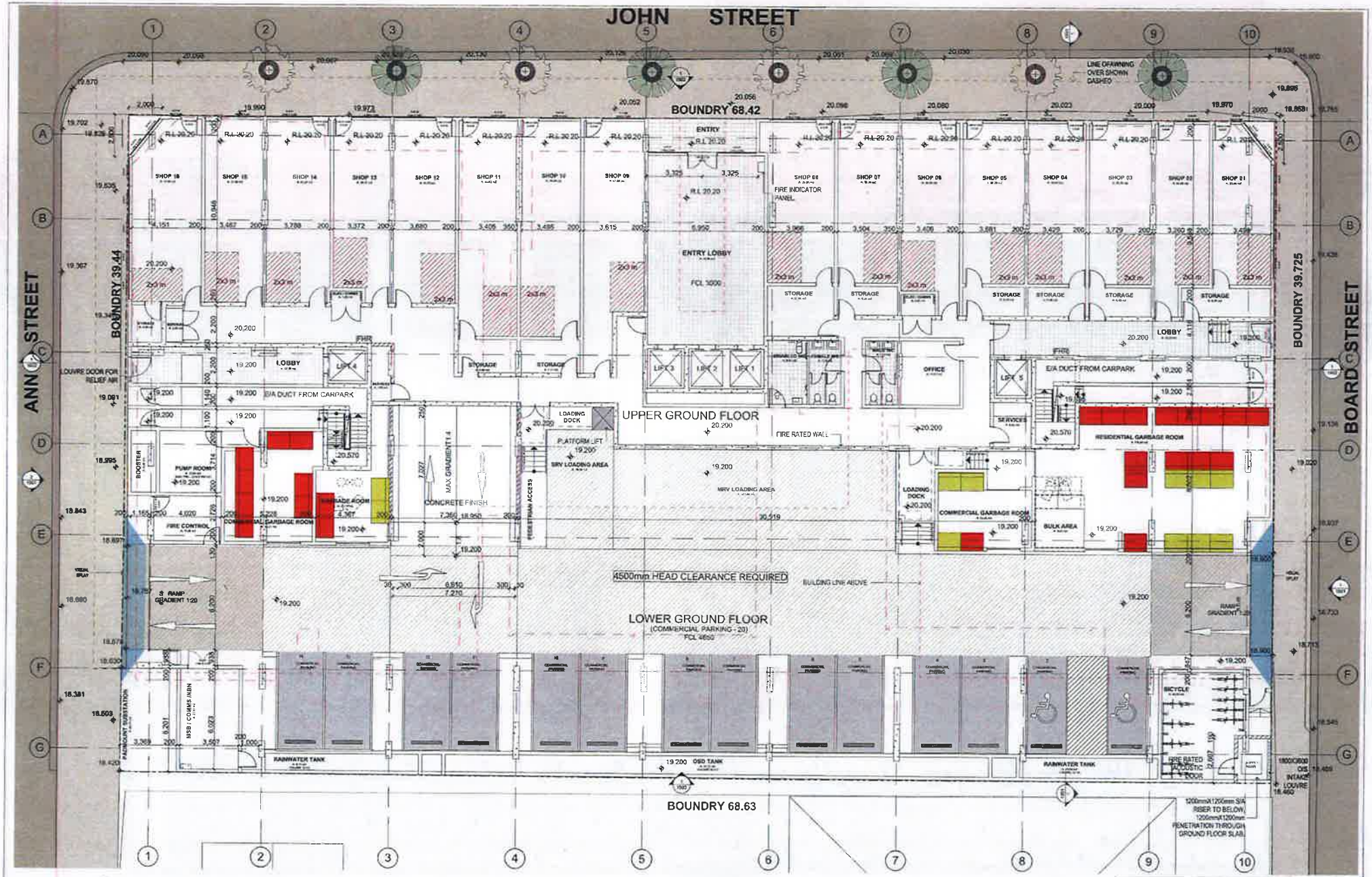
Project No: PH_0851

Date:

Checked:

Drawing No: 1104

Revision: L



REVISED ISSUE FOR SECTION 96

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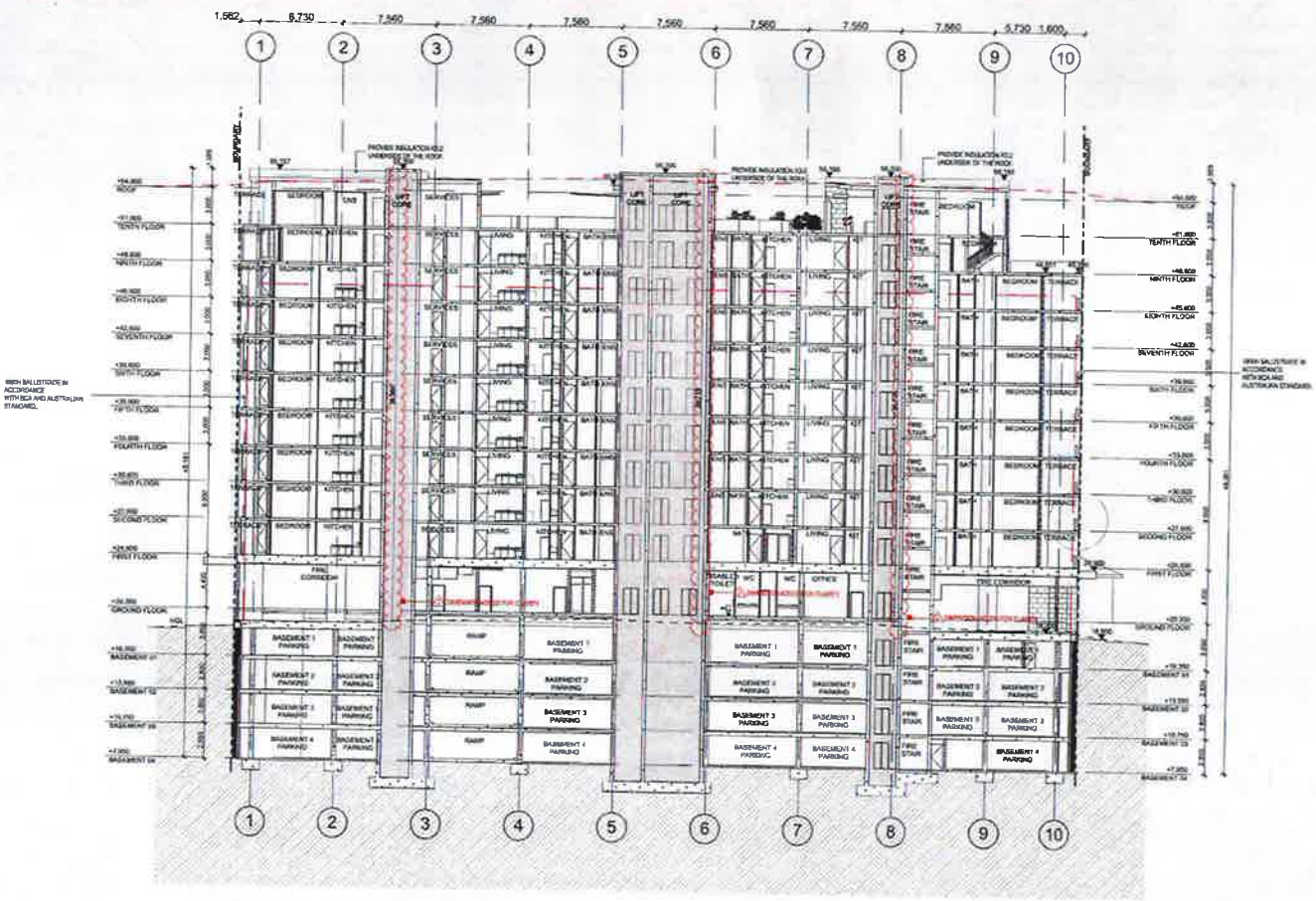
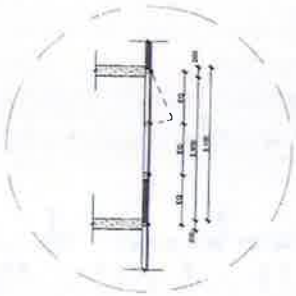
GROUND FLOOR PLAN

1201



1 SECTION 02
1:200



2 CURTAIN WALL DETAIL
1:50

GENERAL NOTES

1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES.
2. DO NOT SCALE DRAWINGS.
3. ALL WALL THICKNESS DIMENSIONED OR NOTED ARE NOMINAL, BRICK ONLY.
4. INFORMATION INDICATED ON THIS DRAWING MAY BE CRUCIAL TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT.
5. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.
6. INFORM THE ARCHITECT OF ANY DISCREPANCIES.

THIS WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS.

THE EXISTING / ADJACENT LAND SHALL LEVELS AND VERIFY ALL DIMENSIONS, ALL GROUND LEVELS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

A COPY OF THE PLANS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

LEGEND

	APPROVED BUILDING
	COMPLIANT BUILDING

ISSUE FOR SECTION 96 (2)

J	26/07/16	REVISED TOP VALUE
I	26/07/16	ISSUE FOR SECTION 96
H	25/05/16	ISSUE FOR COUNCIL
G	18/05/16	ISSUE FOR COUNCIL
F	13/05/16	ISSUE FOR COUNCIL
E	12/04/16	ISSUE FOR COUNCIL
D	12/04/16	ISSUE FOR COUNCIL
C	12/04/16	ISSUE FOR COUNCIL
B	12/04/16	ISSUE FOR COUNCIL
A	12/04/16	ISSUE FOR COUNCIL

ISSUE FOR SECTION 96

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ARCHITECTURE DESIGN STUDIO PTY LTD

Member Australian Institute of Architects

ALLIANCE PROJECT GROUP

Client: SYDNEY BUILDING CONSTRUCTIONS PTY LTD
Project: MIXED USE DEVELOPMENT
Address: 39 - 45 Short Street LEICHHARDT NSW 2040
Drawing Title: SECTION 02
Project No: Pn_9931
Scale: As indicated
Drawing No: 1602
Issue: J