

MIXED USE DEVELOPMENT AT 64 BATHURST STREET, LIVERPOOL

DEVELOPMENT APPLICATION

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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

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COVER SHEET	
Drawing	Issue
DA00	A



NIGHT STREET VIEW FROM BATHURST STREET NORTH (SHOWING ANTICIPATED FUTURE BUILT FORMS)

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**EXTERNAL PERSPECTIVE
VIEW SHEET 1**

Drawing	Issue
DA01	A



STREET VIEW FROM BATHURST STREET NORTH (SHOWING ANTICIPATED FUTURE BUILT FORMS)

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**EXTERNAL PERSPECTIVE
VIEW SHEET 2**

Drawing	Issue
DA02	A



STREET VIEW FROM BATHURST STREET SOUTH (SHOWING ANTICIPATED FUTURE BUILT FORMS)

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**EXTERNAL PERSPECTIVE
VIEW SHEET 3**

Drawing	Issue
DA03	A



BATHURST STREET - STREET FRONTAGE VIEW (SHOWING ANTICIPATED FUTURE BUILT FORMS)

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**EXTERNAL PERSPECTIVE
VIEW SHEET 4**

Drawing	Issue
DA04	A



FUTURE LANEWAY - PEDESTRIAN ACCESS



FUTURE LANEWAY - BUILDING SETBACK



FUTURE LANEWAY & LOADING DOCK



FUTURE LANEWAY - SERVICE VEHICLE ACCESS

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MIXED USE
DEVELOPMENT
FLAT BUILDING**

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LIVERPOOL, NSW 2170

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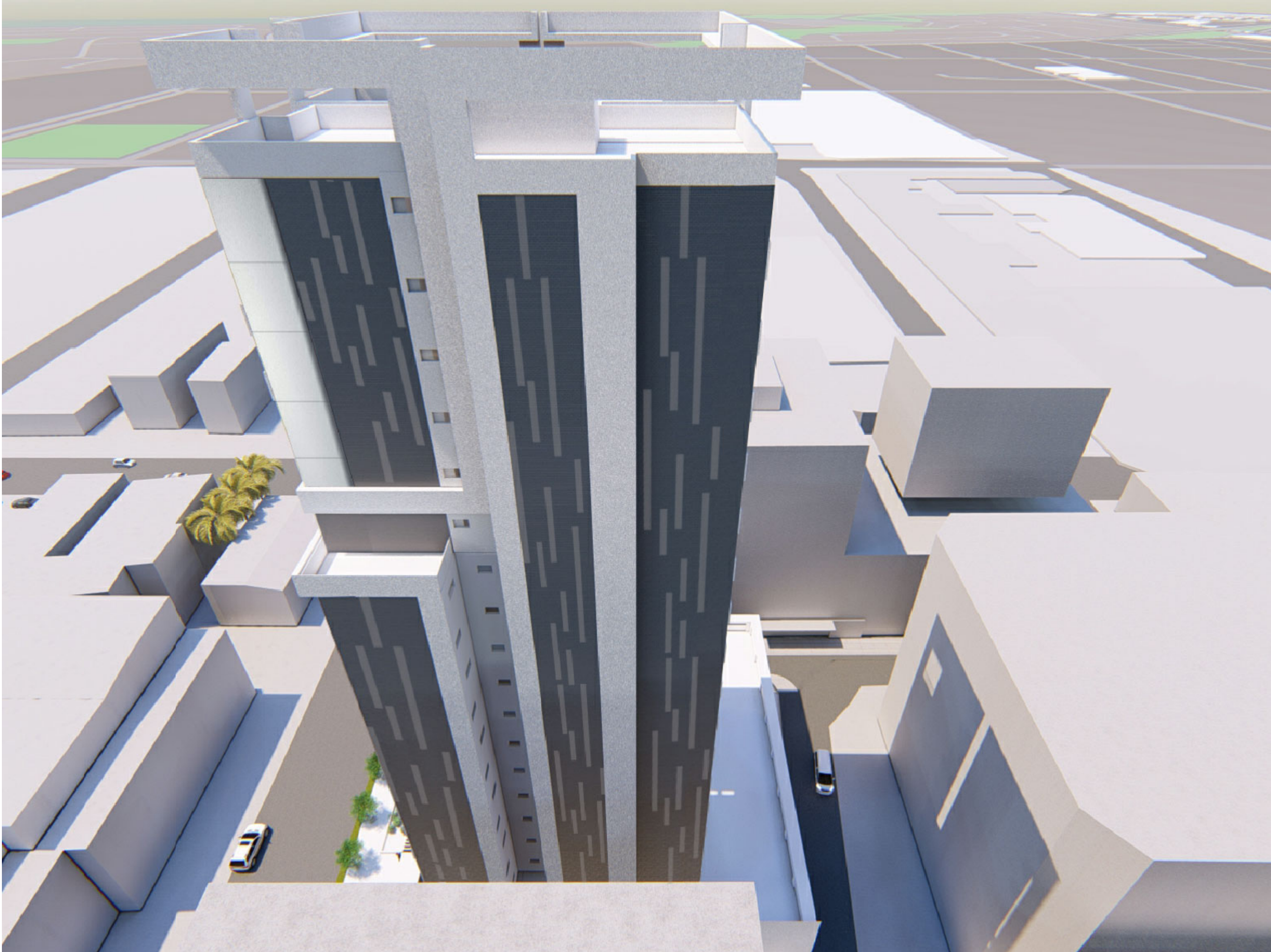
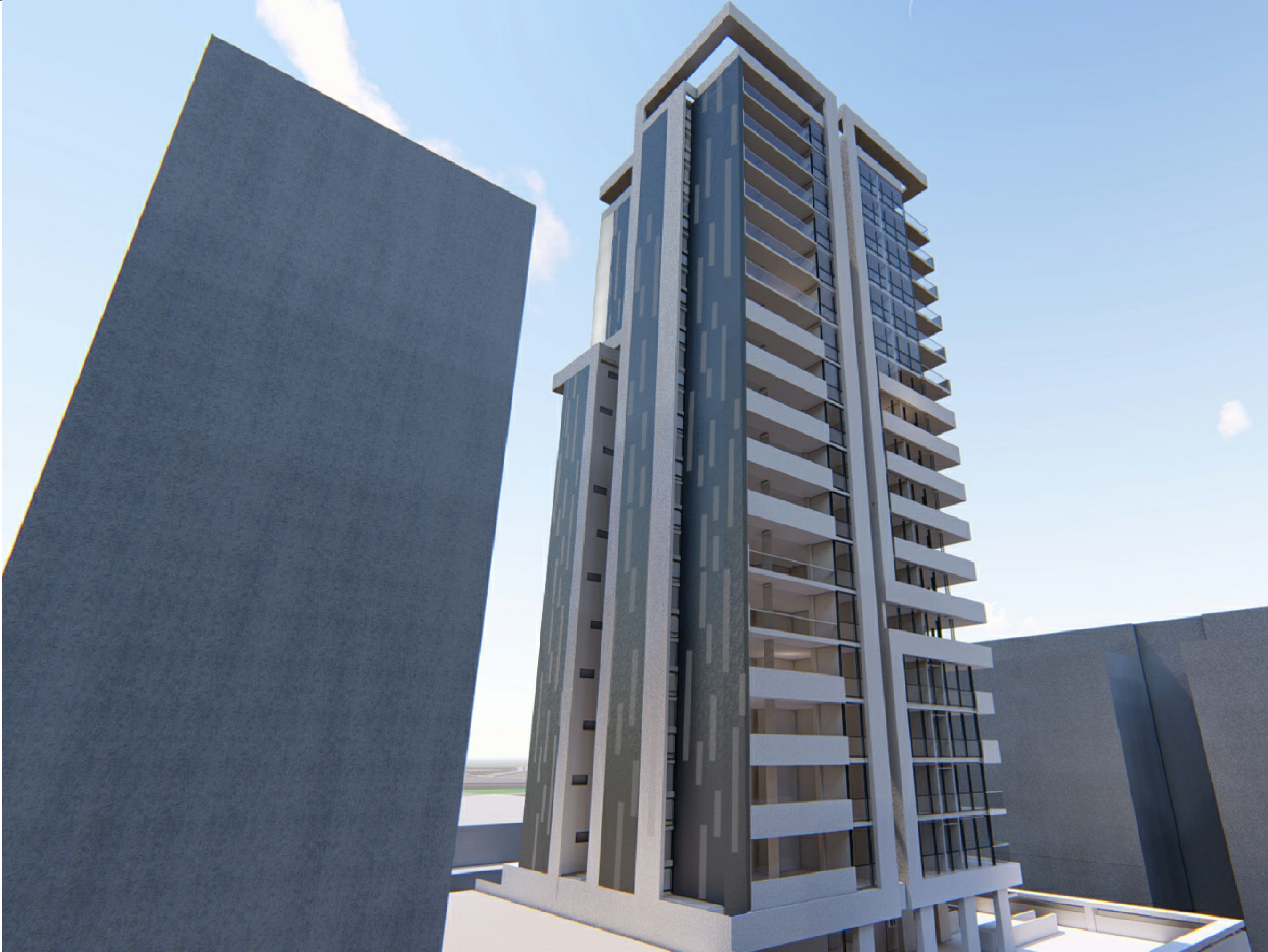
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EXTERNAL PERSPECTIVE
VIEWS SHEET 5 -
FUTURE LANEWAY

Drawing	Issue
DA05	A



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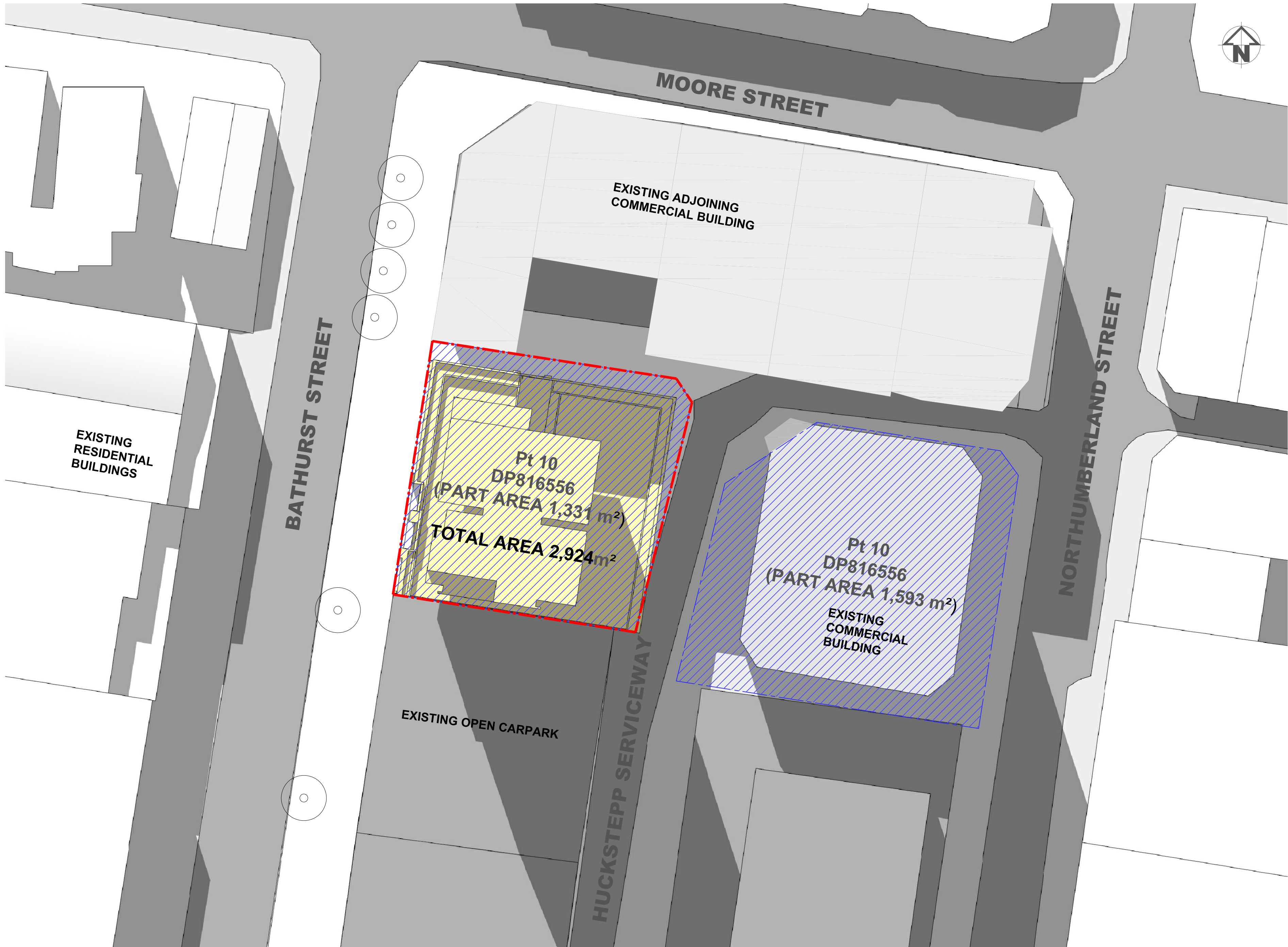


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**EXTERNAL PERSPECTIVE
VIEWS SHEET 6 -
SOUTHERN FACADE**

Drawing	Issue
DA06	A



1 SITE PLAN
1 : 400

LEGEND

SUBJECT DA

SUBJECT SITE

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saunders global

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T: +61 2 9566 4437
E: info@saunders.com.au
www.saunders.com.au
Nominated Architect:
EIS PT Group (NSW 8713)

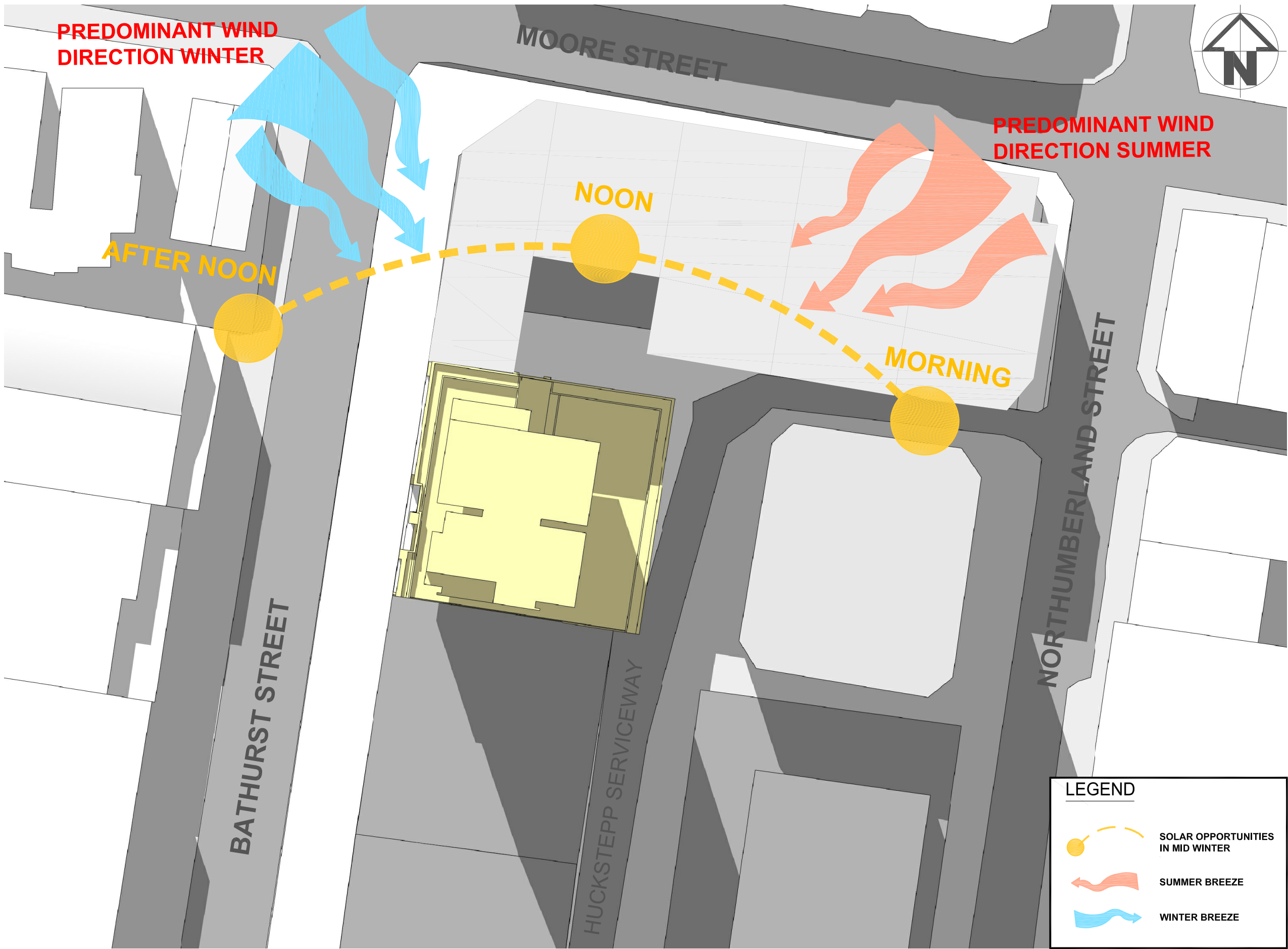
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arch	EL
scale	1:400
no.	002.001

SITE PLAN

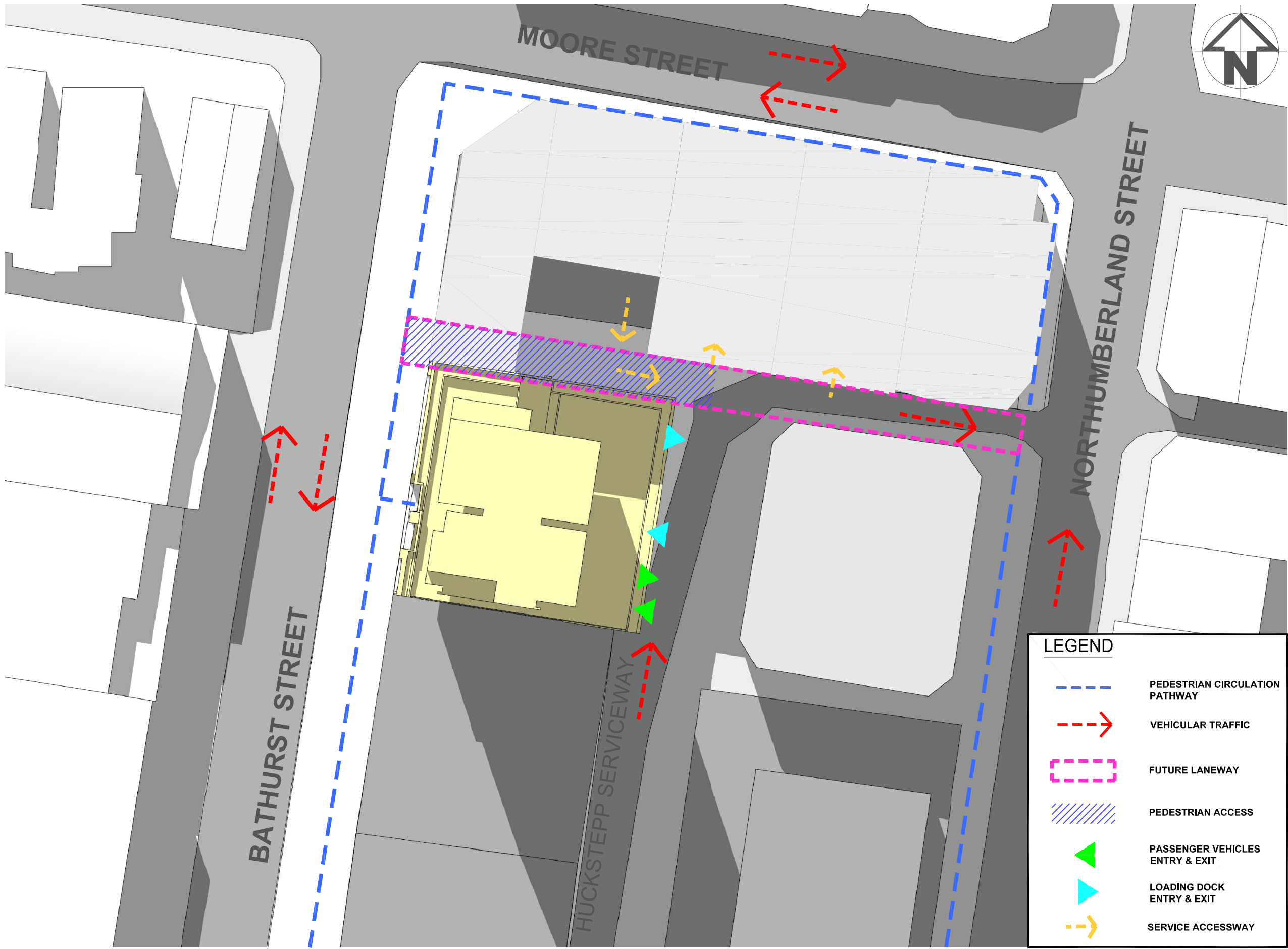
Drawing	Issue
DA10	A



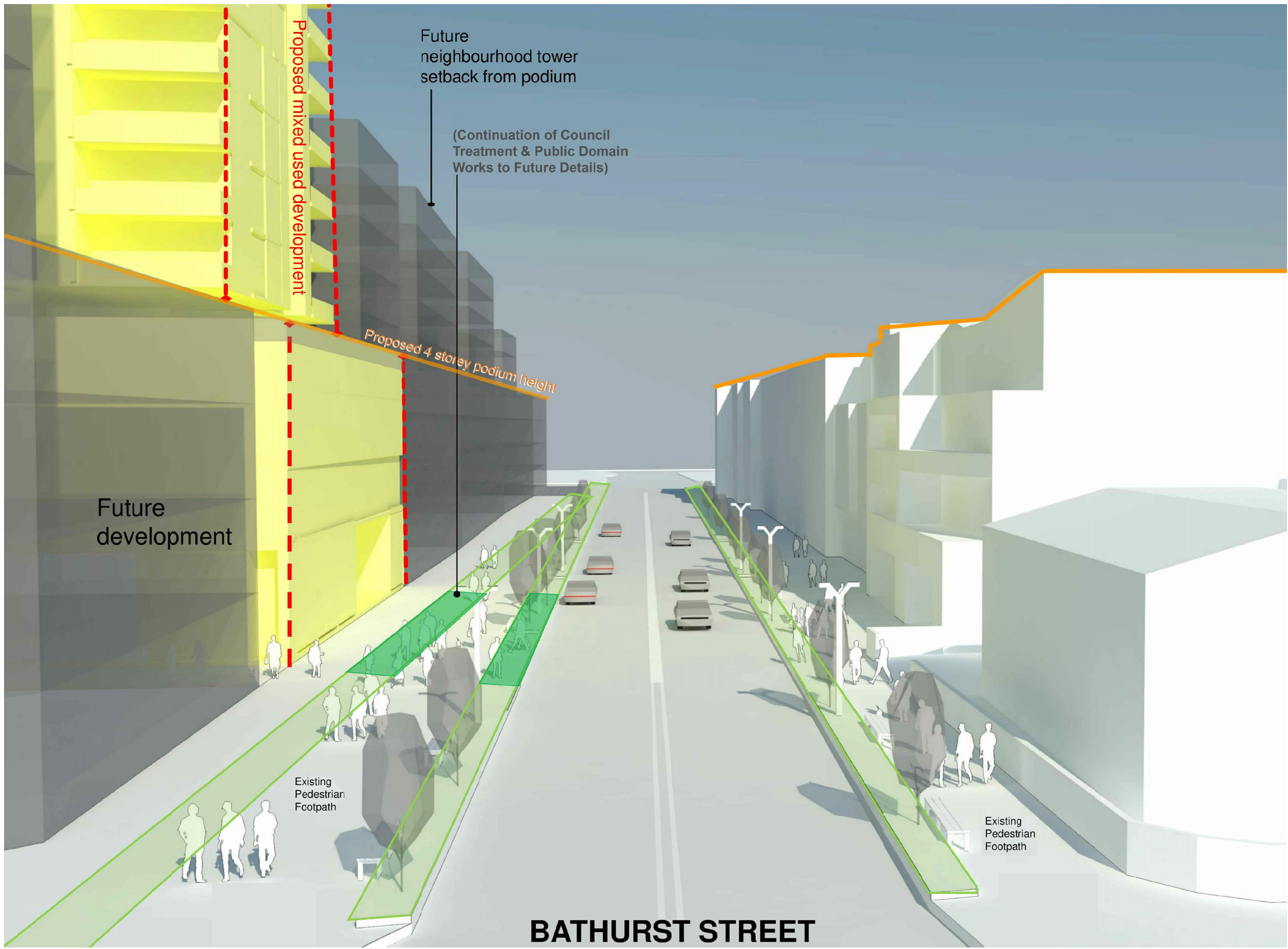
AMENITIES ANALYSIS



ENVIRONMENTAL ANALYSIS



SITE ACCESS ANALYSIS



STREETSCAPE ANALYSIS

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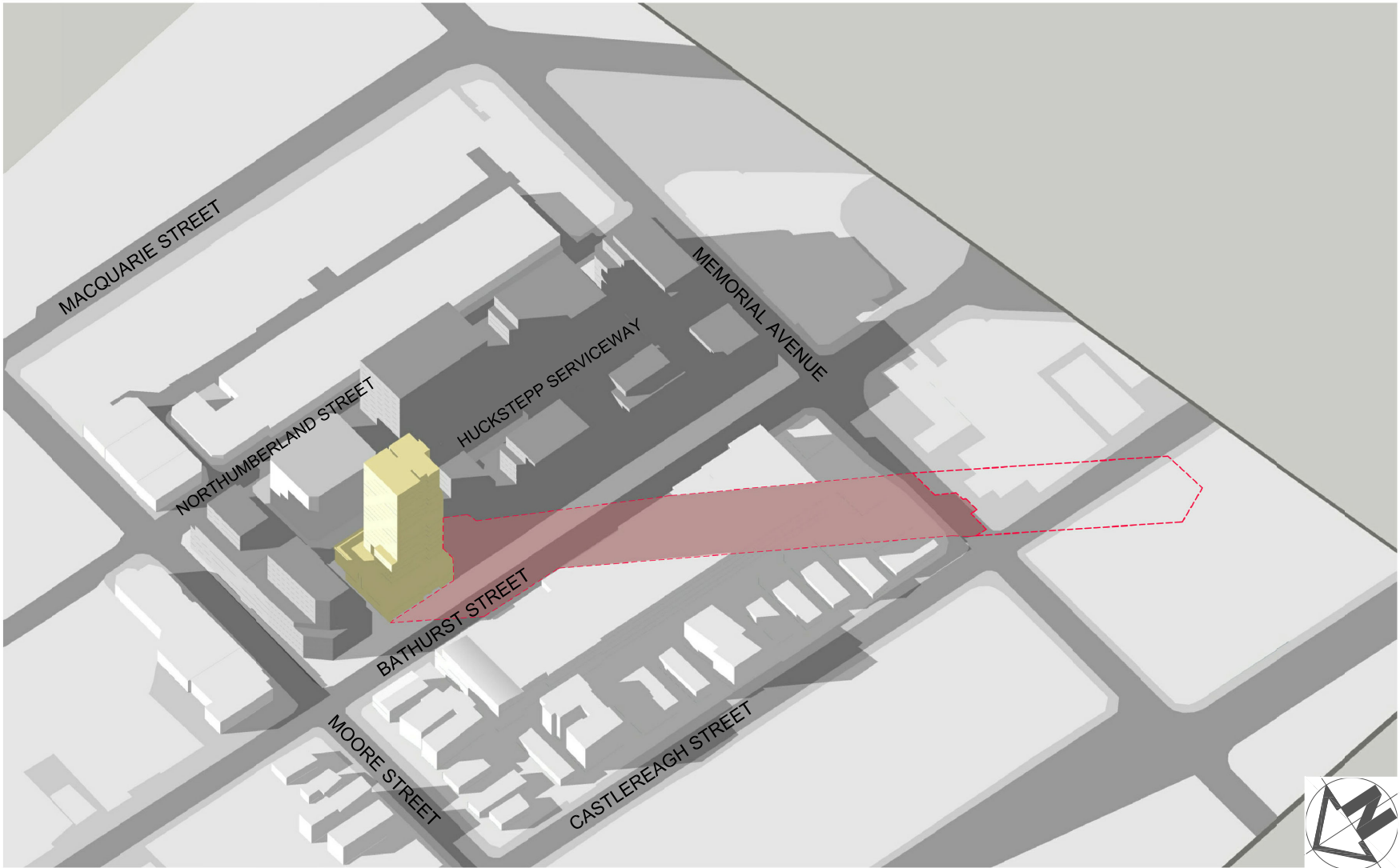
PROPOSED MIXED USE DEVELOPMENT FLAT BUILDING

64 BATHURST STREET, LIVERPOOL, NSW 2170

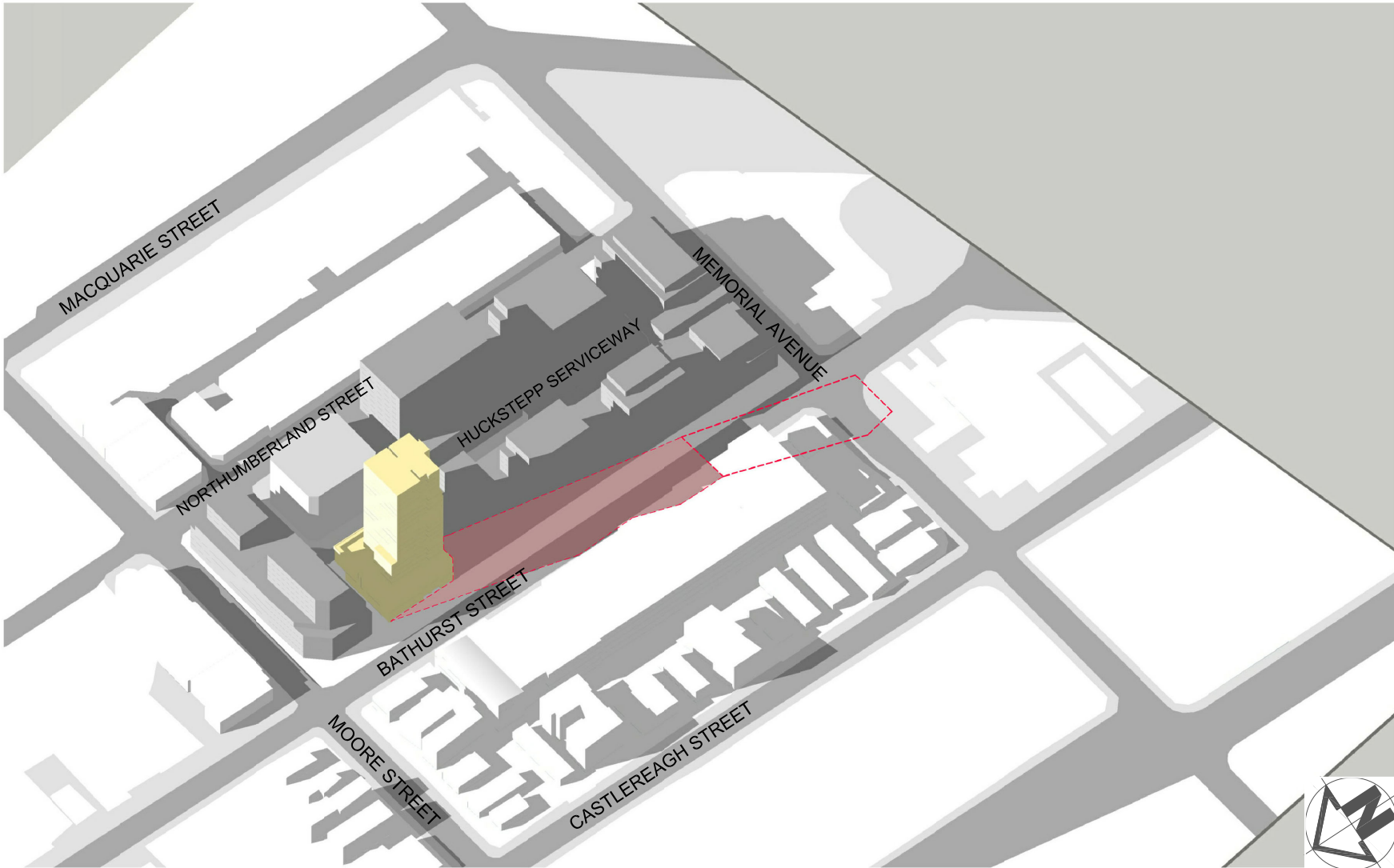
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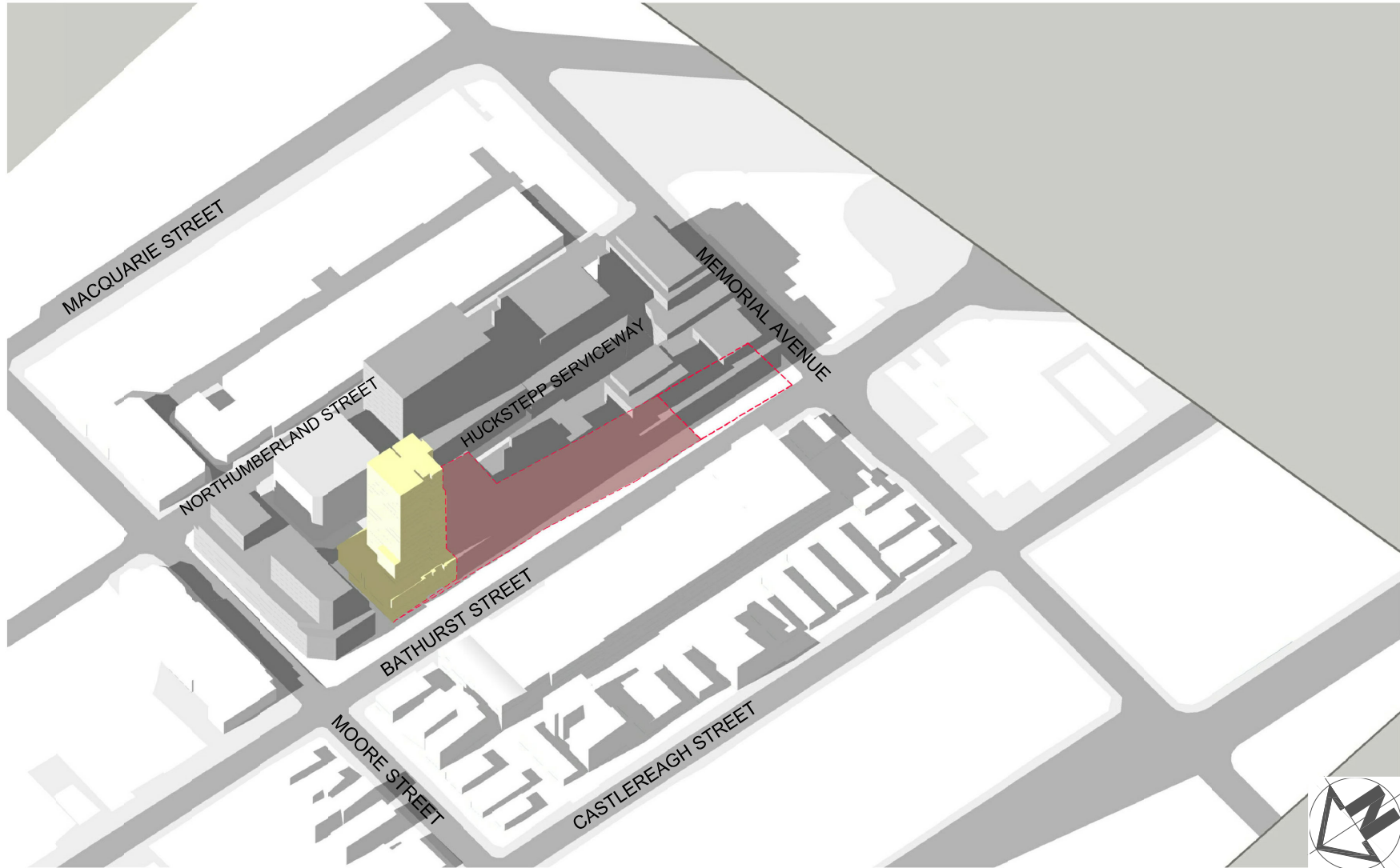
	
drawn	EL
arch	EL
scale	NTS @A1
no.	002.001
SITE ANALYSIS	
Drawing	Issue
DA11	A



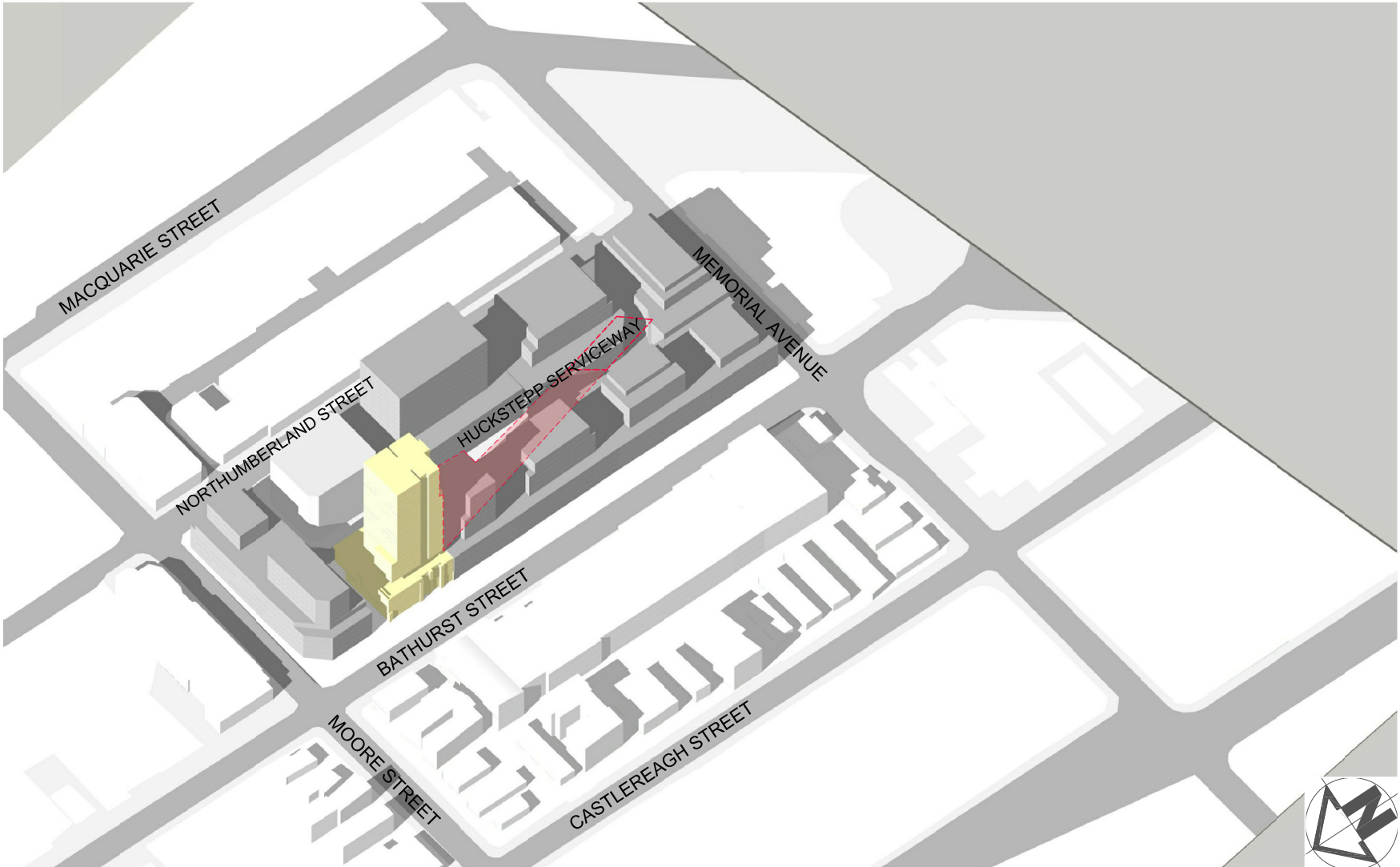
SHADOW PROJECTION ON 21ST JUNE @ 9AM



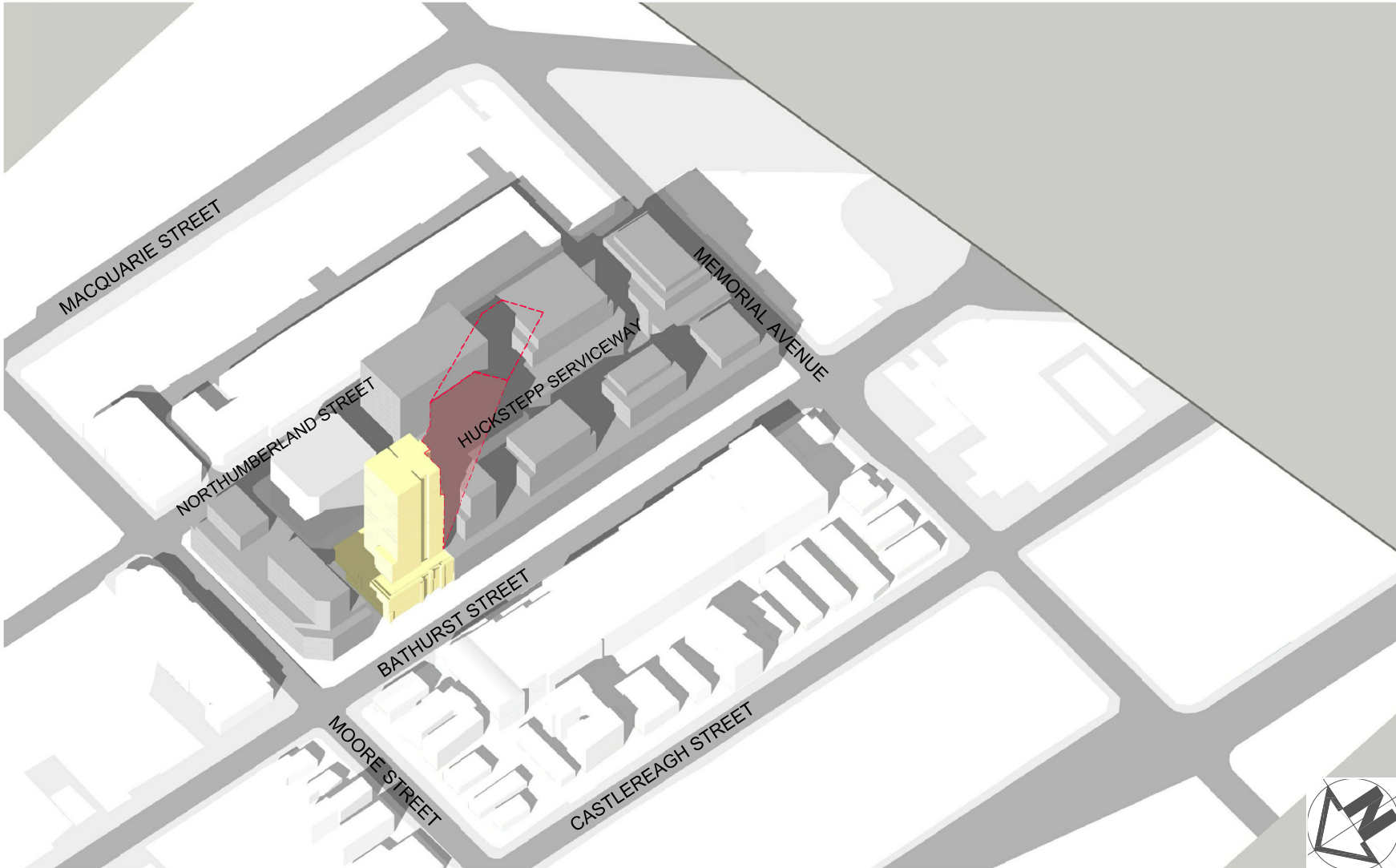
SHADOW PROJECTION ON 21ST JUNE @ 10AM



SHADOW PROJECTION ON 21ST JUNE @ 11AM



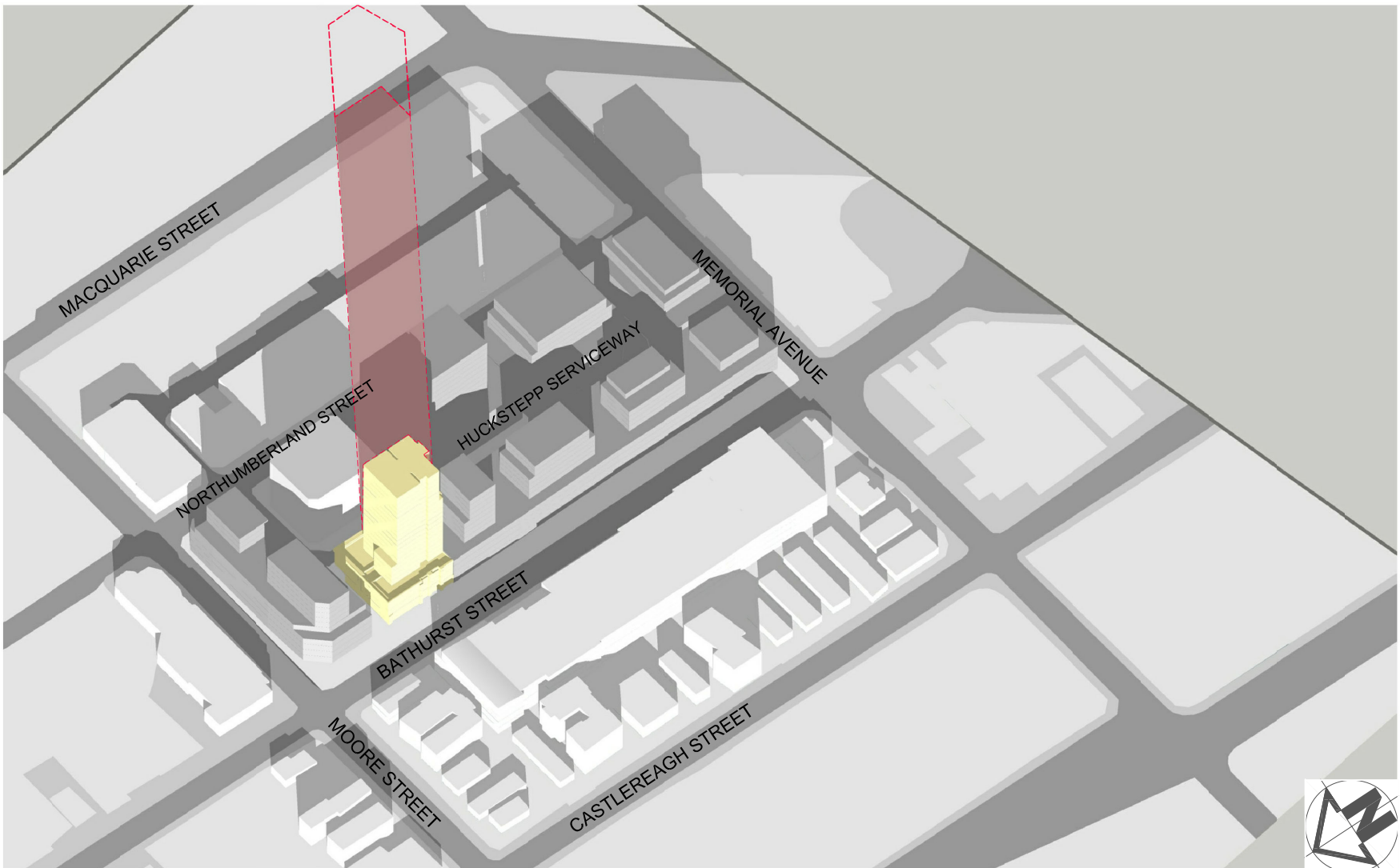
SHADOW PROJECTION ON 21ST JUNE @ 12PM



SHADOW PROJECTION ON 21ST JUNE @ 1PM



SHADOW PROJECTION ON 21ST JUNE @ 2PM



SHADOW PROJECTION ON 21ST JUNE @ 3PM



SHADOW PROJECTION ON 21ST JUNE @ 4PM

LEGEND

SHADOW PROJECTION DUE TO PROPOSED AGREED BUILDING ENVELOP AT 64 BATHURST STREET

SHADOW PROJECTION UNDER CURRENT LEP PERMISSIBLE BUILDING HEIGHT LIMIT OF 100m

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Nominated Architect:
EIS PT Living (NSW 8713)

drawn	EL
arch	EL
scale	NTS @A1
no.	002.001

SHADOW ANALYSIS OF PROPOSED BUILDING

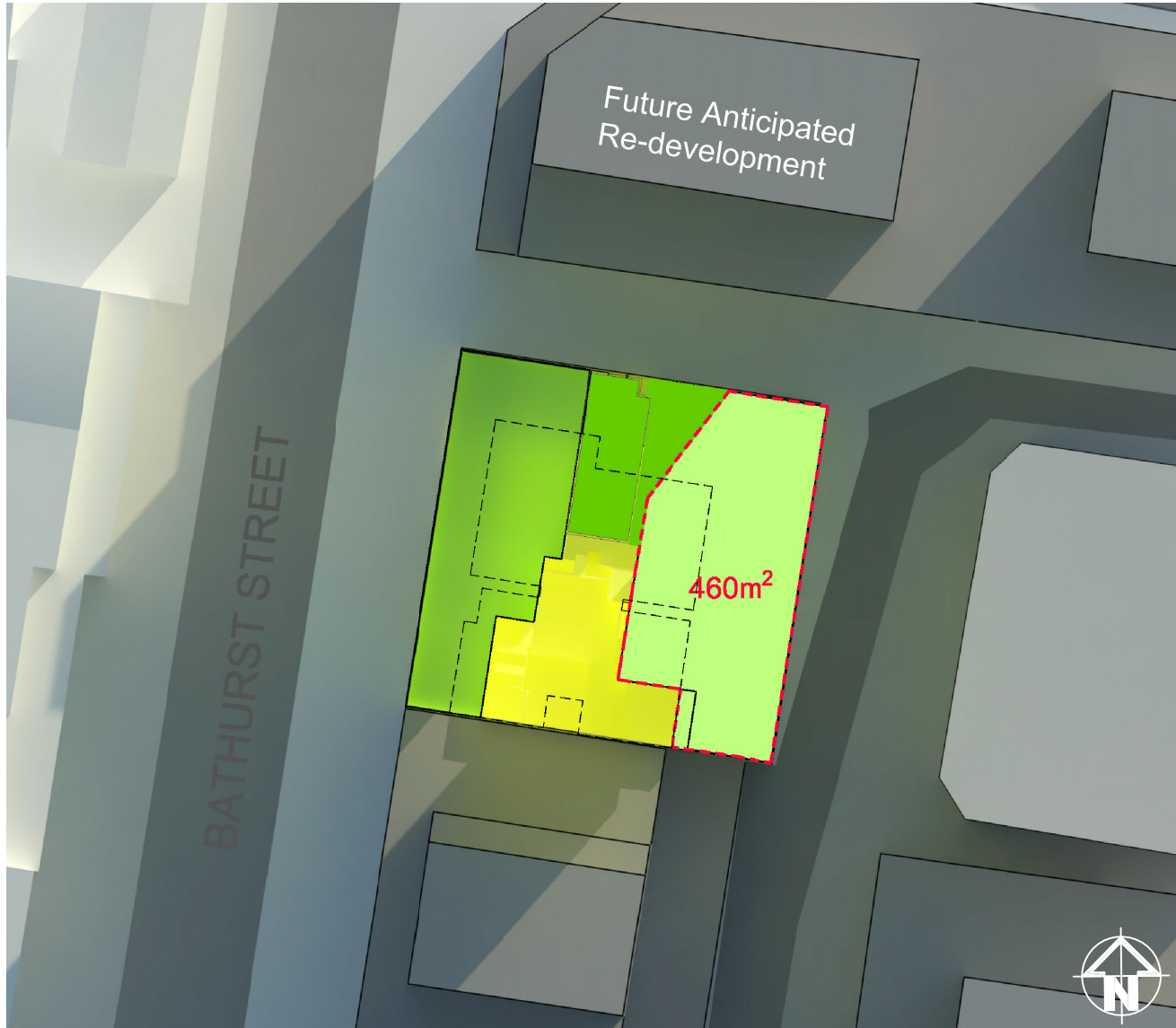
Drawing

DA12

Issue

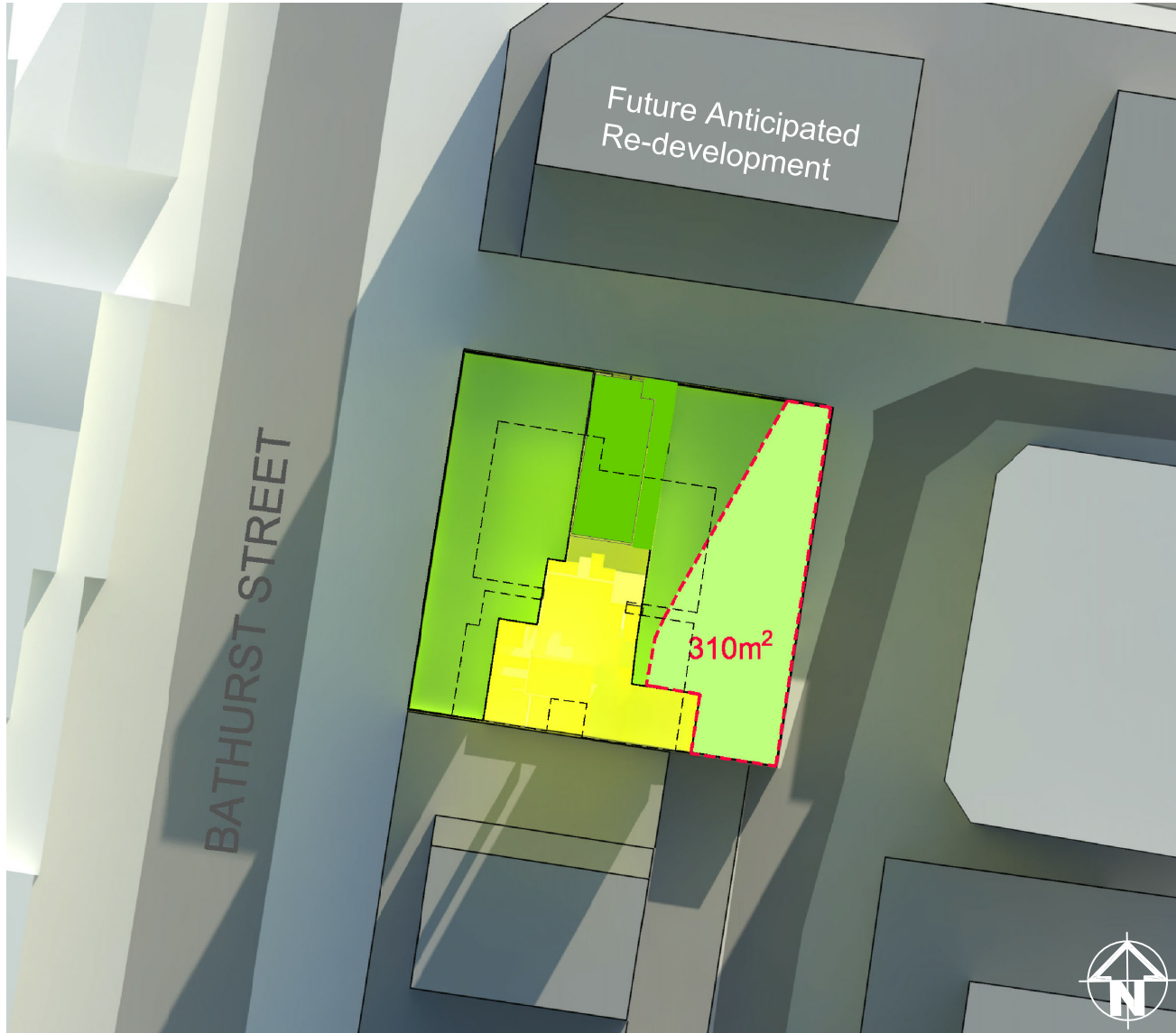
A

SHADOW 21ST JUNE @ 9AM



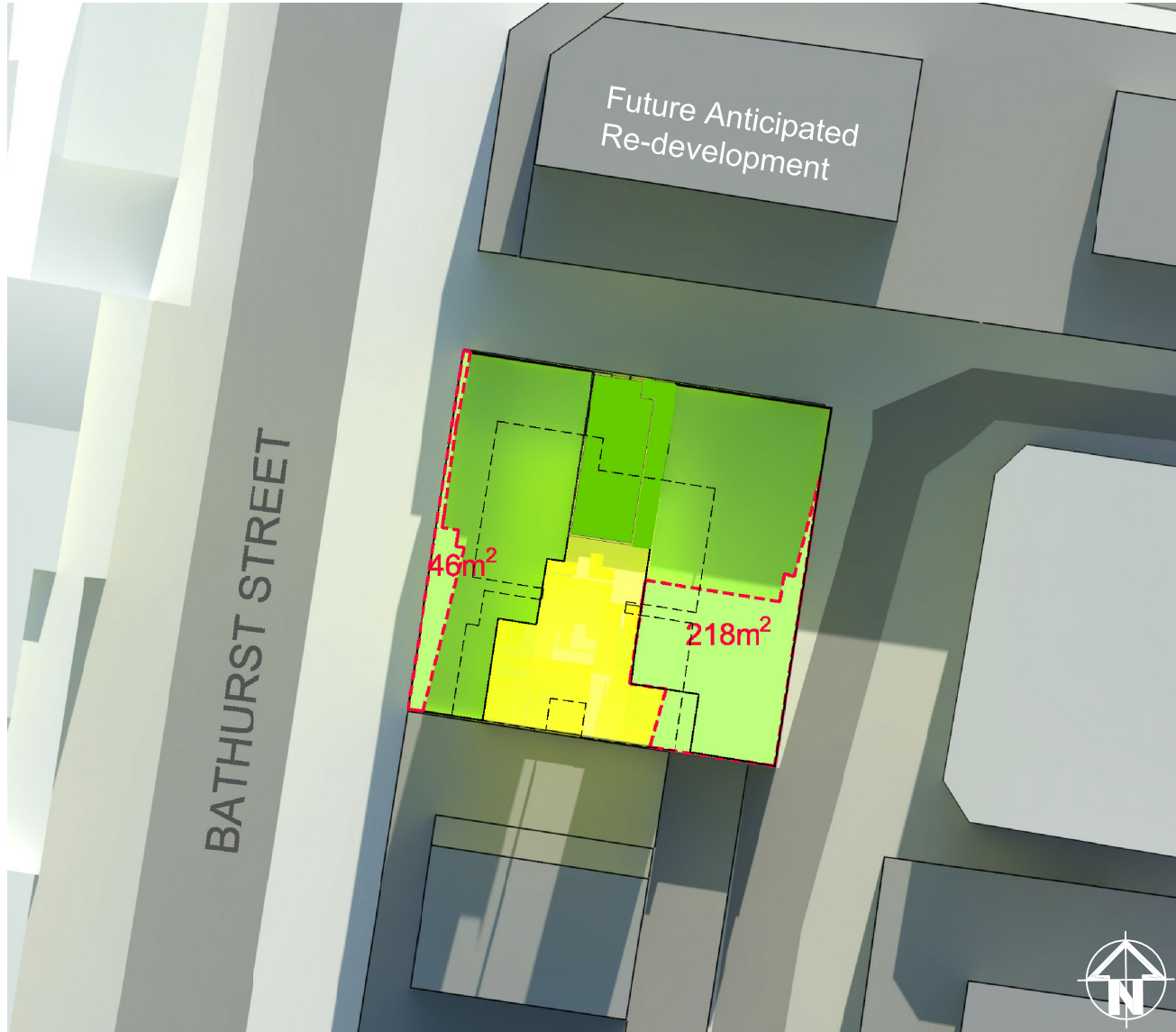
$$\frac{\text{Area under direct solar access (460 m}^2\text{)}}{\text{Total communal space (884 m}^2\text{)}} \times 100\% = \mathbf{52\%}$$
 (Direct sun-light)

SHADOW 21ST JUNE @ 10AM



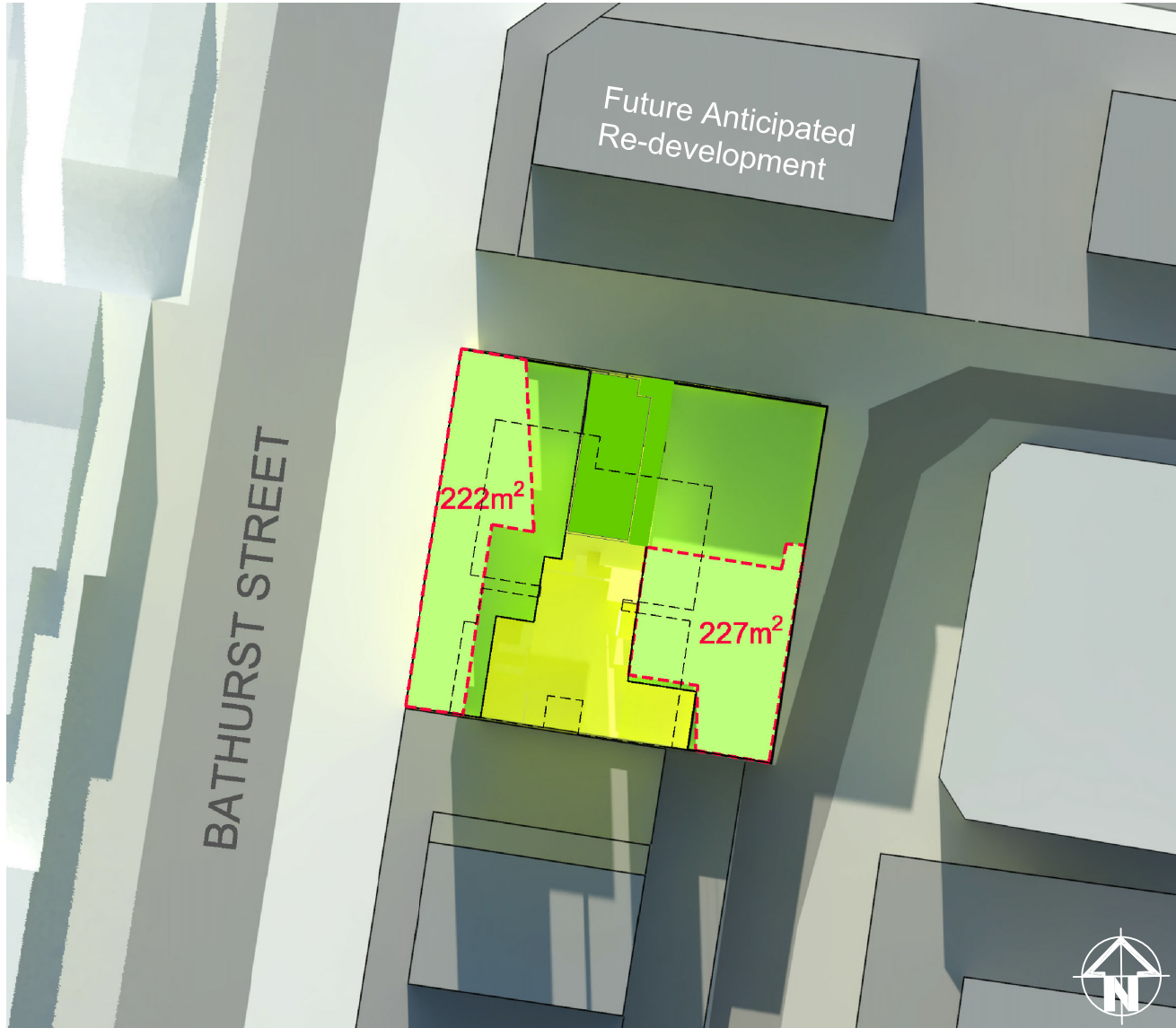
$$\frac{\text{Area under direct solar access (310 m}^2\text{)}}{\text{Total communal space (884 m}^2\text{)}} \times 100\% = \mathbf{35\%}$$
 (Direct sun-light)

SHADOW 21ST JUNE @ 11AM



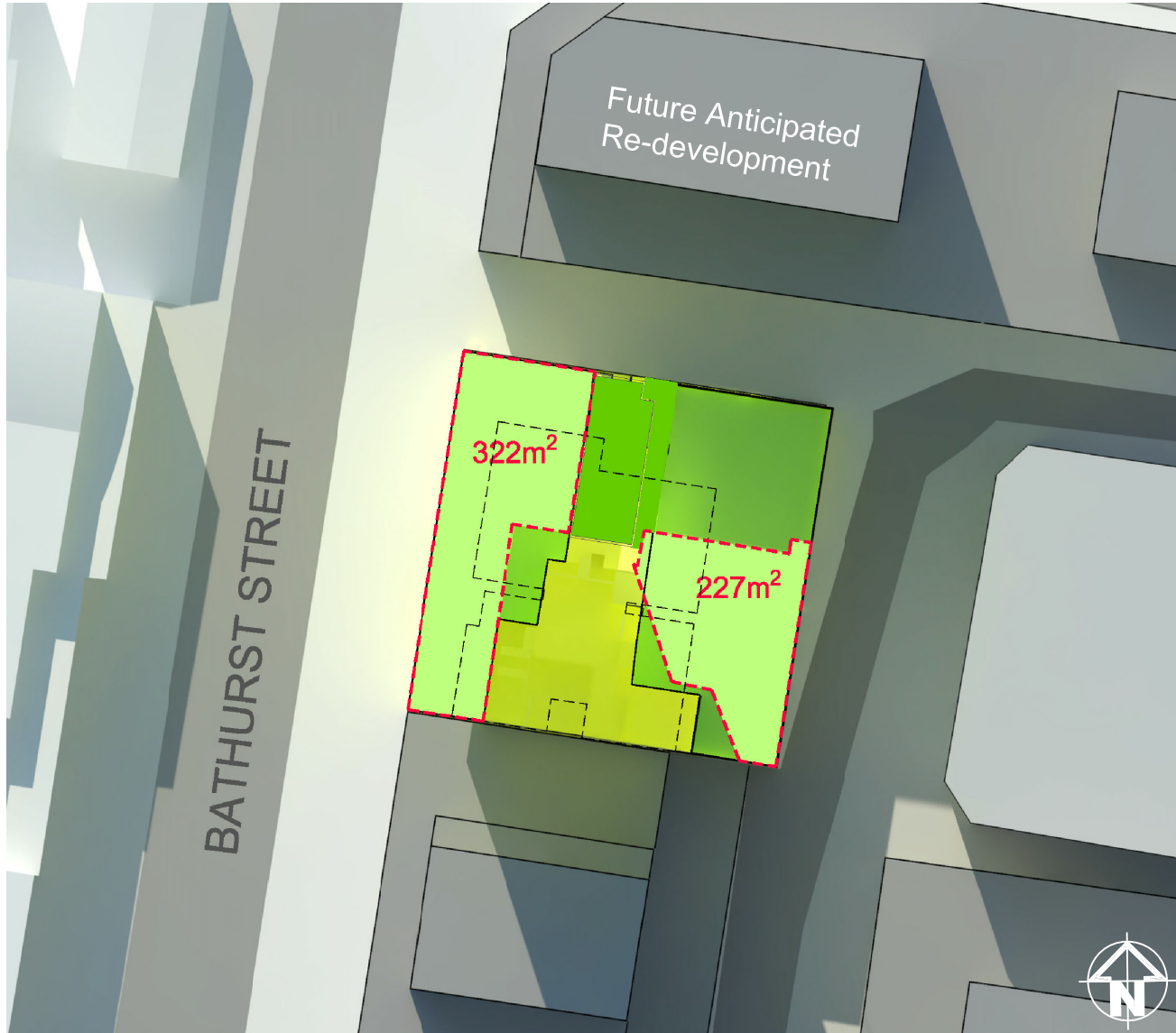
$$\frac{\text{Area under direct solar access (264 m}^2\text{)}}{\text{Total communal space (884 m}^2\text{)}} \times 100\% = \mathbf{30\%}$$
 (Direct sun-light)

SHADOW 21ST JUNE @ 12PM



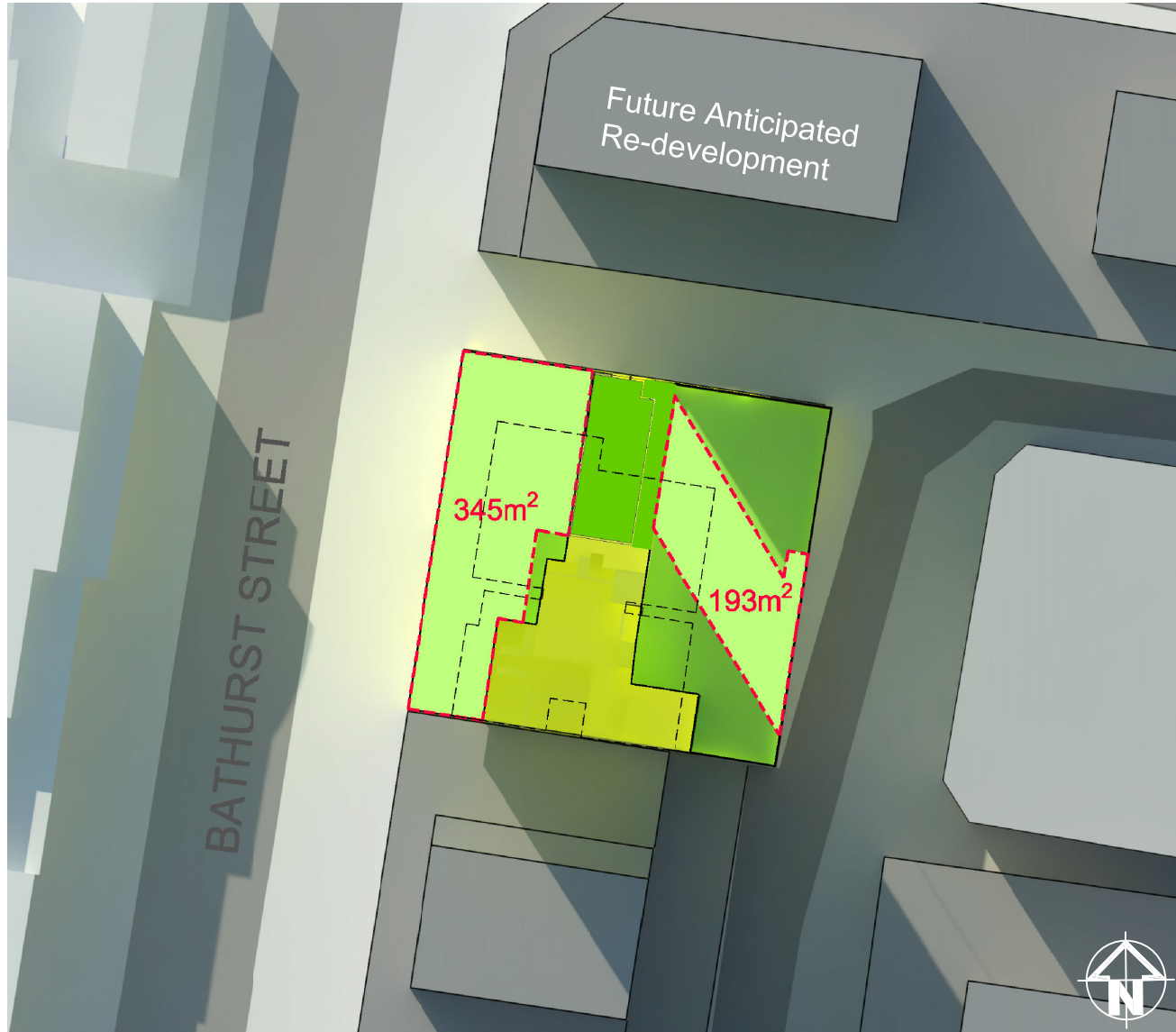
$$\frac{\text{Area under direct solar access (449 m}^2\text{)}}{\text{Total communal space (884 m}^2\text{)}} \times 100\% = \mathbf{50\%}$$
 (Direct sun-light)

SHADOW 21ST JUNE @ 1PM



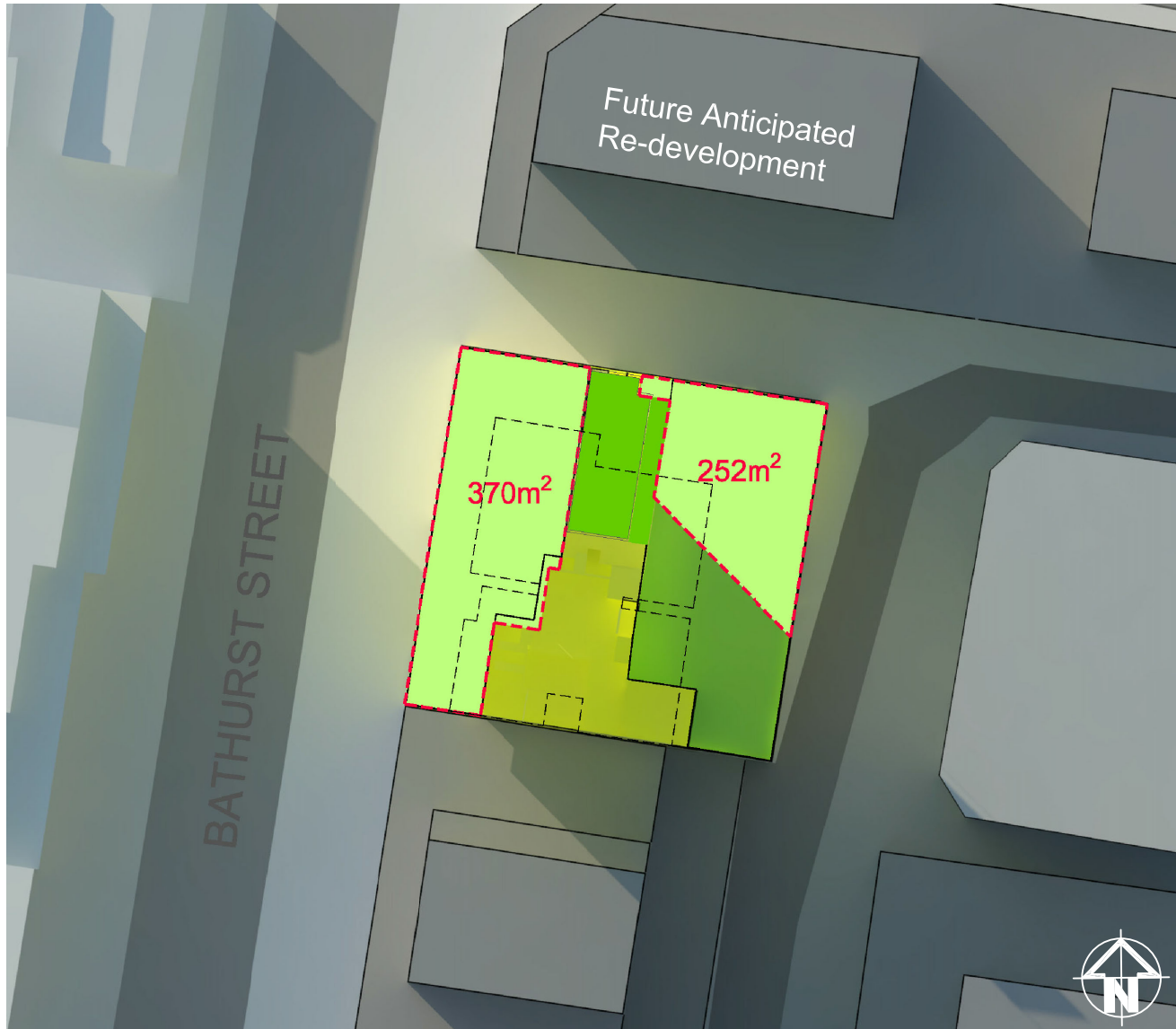
$$\frac{\text{Area under direct solar access (549 m}^2\text{)}}{\text{Total communal space (884 m}^2\text{)}} \times 100\% = \mathbf{62\%}$$
 (Direct sun-light)

SHADOW 21ST JUNE @ 2PM



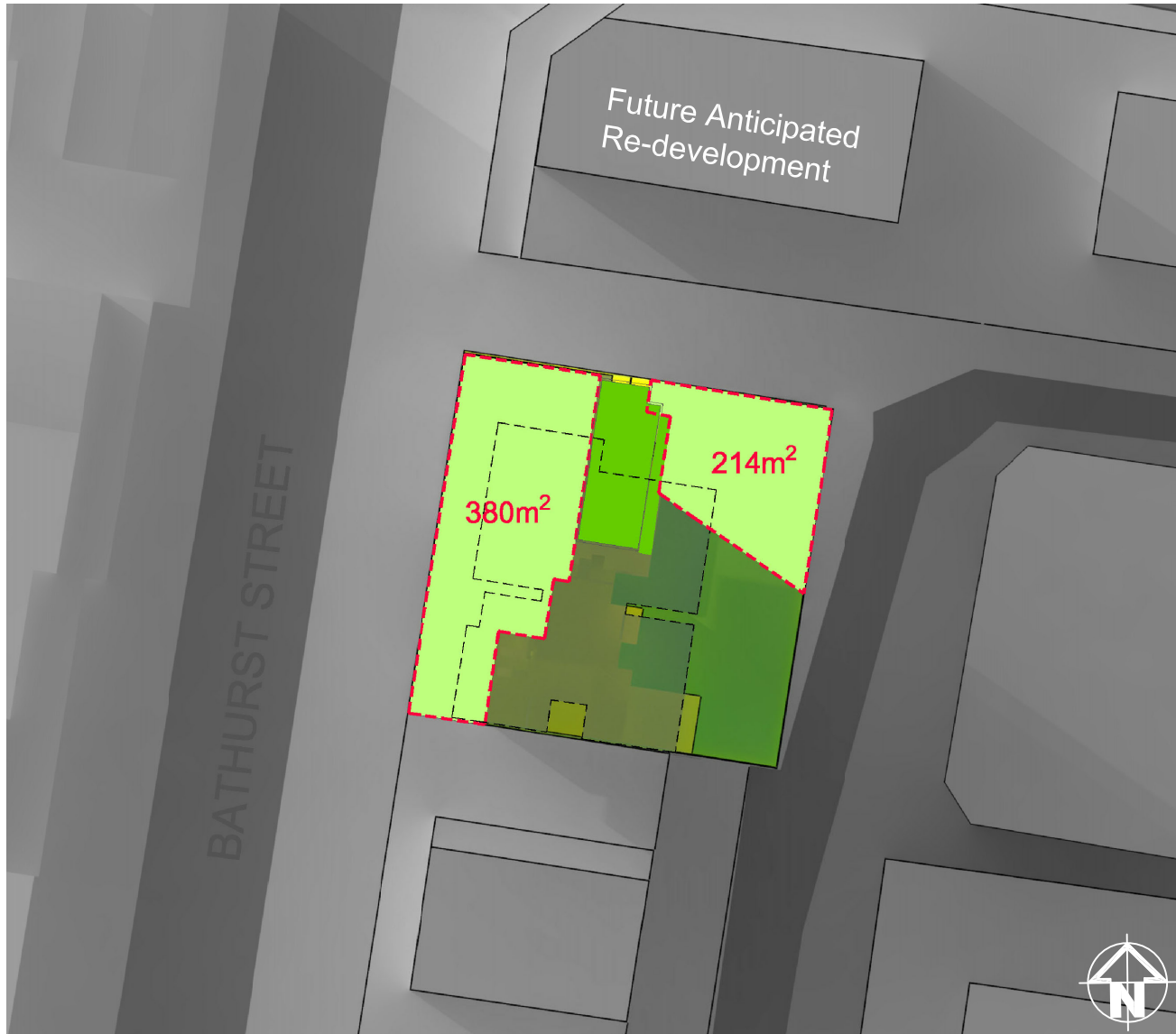
$$\frac{\text{Area under direct solar access (538 m}^2\text{)}}{\text{Total communal space (884 m}^2\text{)}} \times 100\% = \mathbf{60\%}$$
 (Direct sun-light)

SHADOW 21ST JUNE @ 3PM



$$\frac{\text{Area under direct solar access (622 m}^2\text{)}}{\text{Total communal space (884 m}^2\text{)}} \times 100\% = \mathbf{70\%}$$
 (Direct sun-light)

SHADOW 21ST JUNE @ 4PM



$$\frac{\text{Area under direct solar access (594 m}^2\text{)}}{\text{Total communal space (884 m}^2\text{)}} \times 100\% = \mathbf{67\%}$$
 (Direct sun-light)

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DA SUBMISSION

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SUMMARY

DURATION OF A DAY AT WHICH AT LEAST 50% OF TOTAL COMMUNAL OPEN SPACE RECEIVE SUNLIGHT BETWEEN 10AM AND 3 PM IN MID WINTER

= 4 HOURS

(THAT IS 12PM, 1PM, 2PM & 3PM)

LEGEND

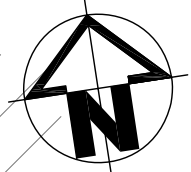
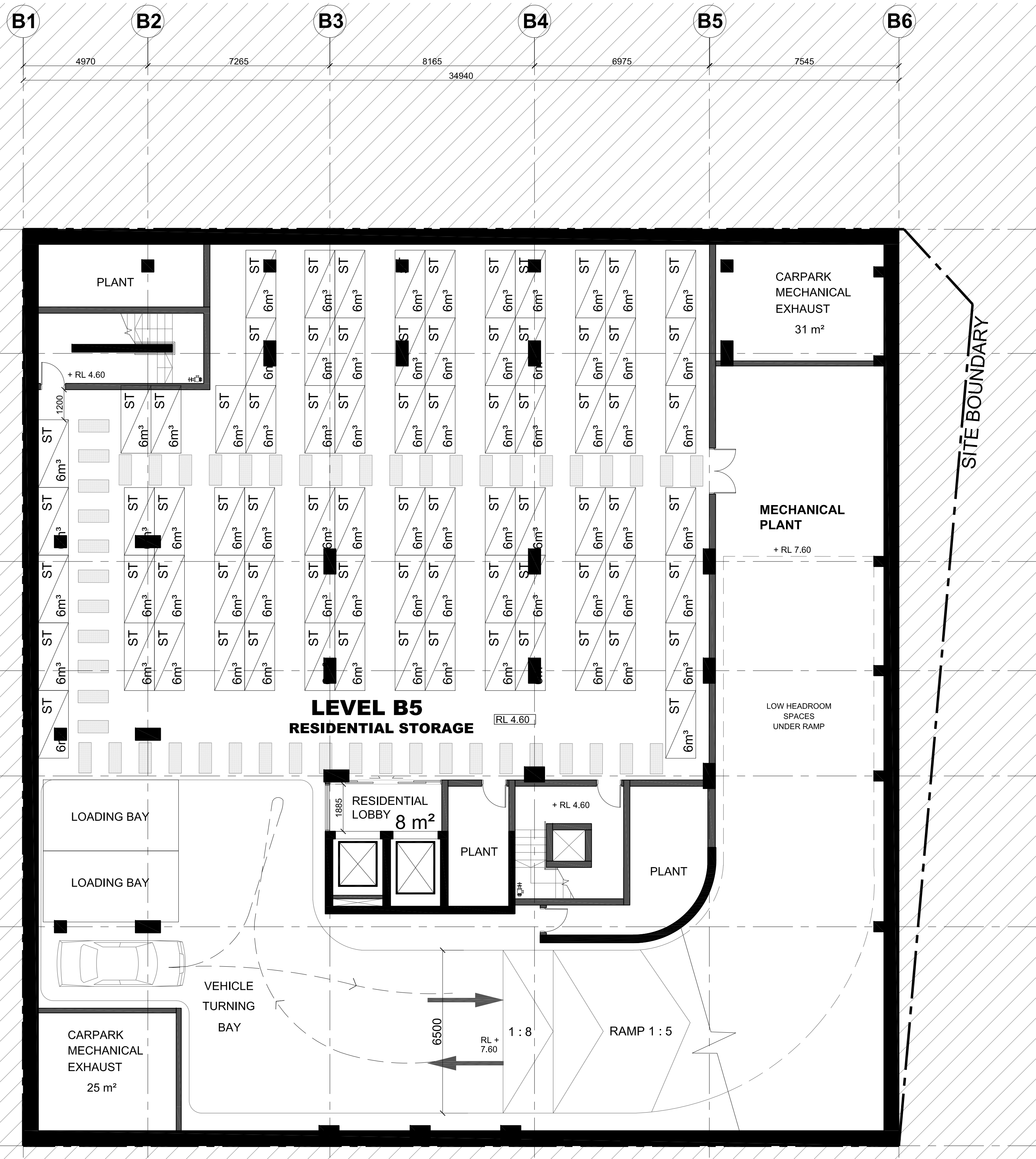
PROPOSED COMMUNAL OPEN SPACE AREA EXPOSED TO DIRECT SUNLIGHT

PROPOSED COMMUNAL OPEN SPACE AREA IN SHADE

PROPOSED ENCLOSED COMMUNAL AREA

PROPOSED BUILDING ENVELOP OVER

drawn	EL
arch	EL
scale	NTS @A1
no.	002.001
SHADOW ANALYSIS OF PROPOSED COMMUNAL OPEN SPACE	
Drawing	Issue
DA13	A



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LEGEND	
ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRED)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

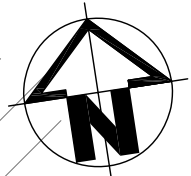
BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall ALM-002-01A Aluminium B SG Clear ALM-002-03A Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	Inter-tenancy Walls NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5% NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
Skylights	N/A	Quantity as default
Downlights	Sealed	Tile - Kitchen and Wet
Floor	Concrete Slab	Carpet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

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E: info@saunders.com.au
www.saunders.com.au
Registered Architect:
Erik Pfeiffer (NSW 8713)

drawn	EL
arch	EL
scale	1:100 @A1
no.	002.001

BASEMENT LEVEL 5	
Drawing	Issue
DA20	A



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OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall ALM-002-01A Aluminium B SG Clear ALM-002-03A Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	Inter-tenancy Walls NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5% NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
Skylights	N/A	Quantity as default
Downlights	Sealed	Tile - Kitchen and Wet
Floor	Concrete Slab	Carpet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

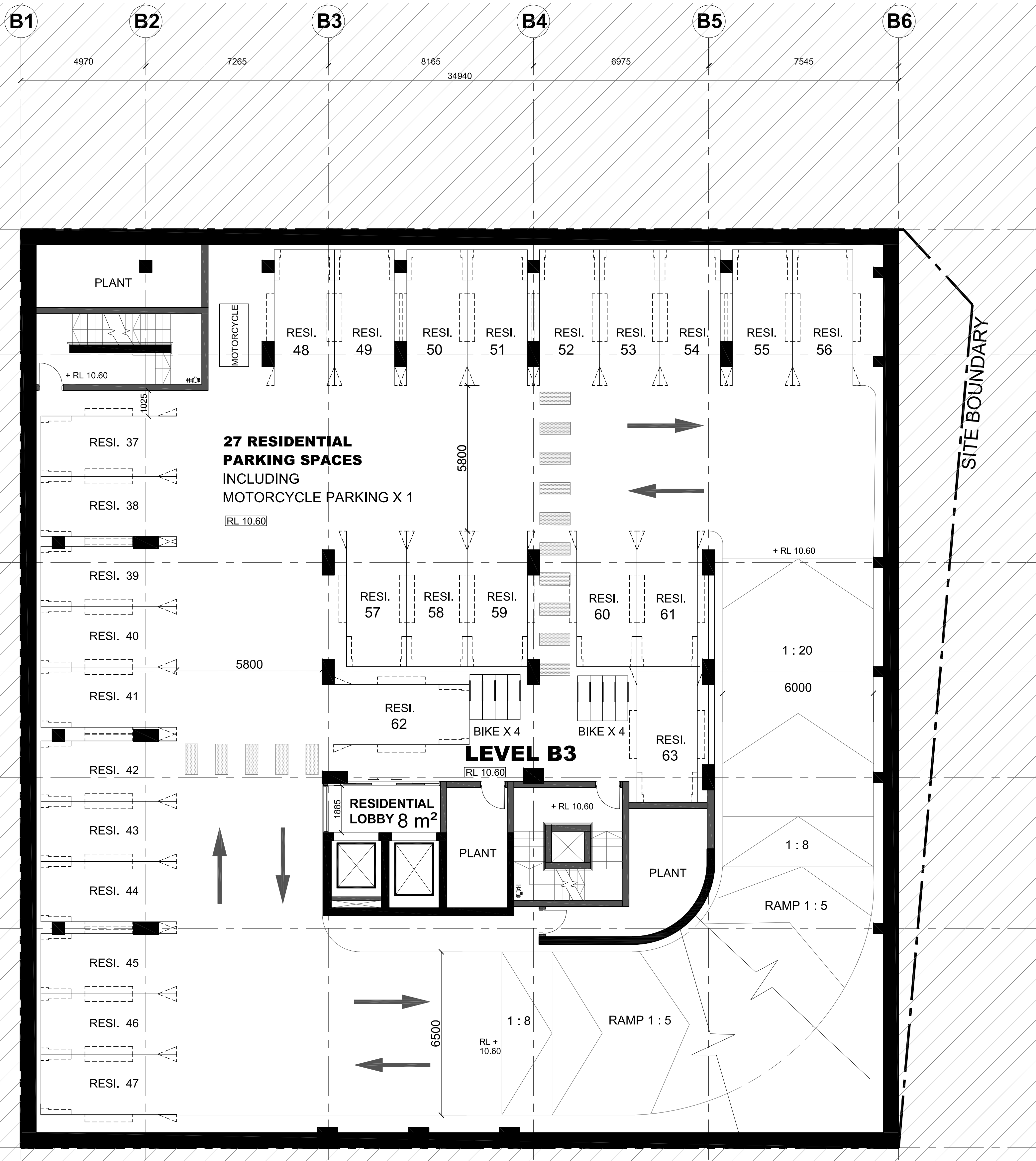


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Nominated Architect:
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drawn	EL
arch	EL
scale	1:100 @A1
no.	002.001

BASEMENT LEVEL 4

Drawing	Issue
DA21	A



LEGEND	
ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRES)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
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Skylights	N/A	Quantity as default
Downlights	Sealed	Tile - Kitchen and Wet
Floor	Concrete Slab	Carpet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

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BASIX CERTIFICATION
REFER TO BASIX REPORT PREPARED BY SLR
CONSULTING DATED 18/12/2018

**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

DA SUBMISSION

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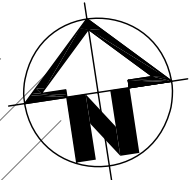
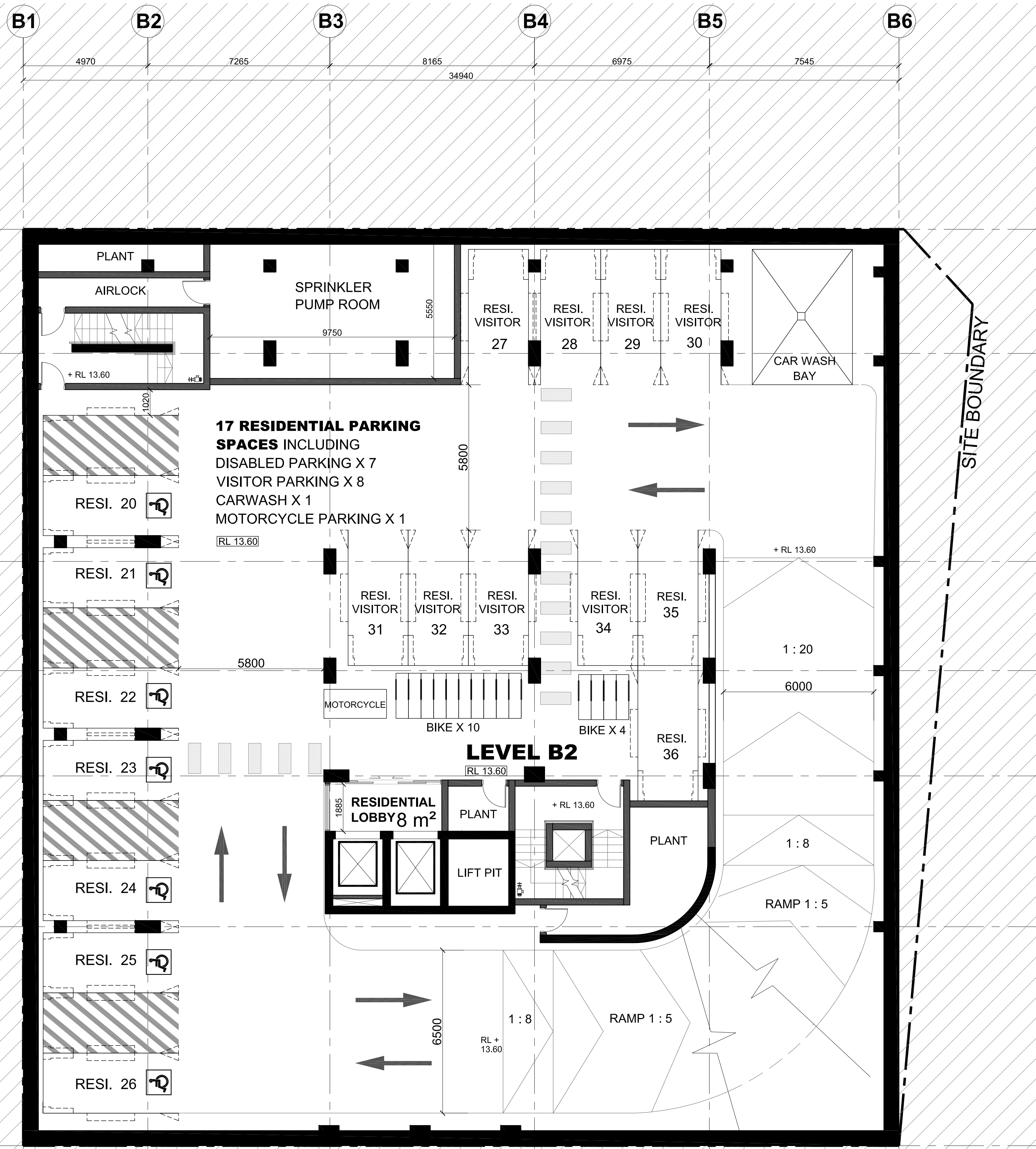


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arch	EL
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BASEMENT LEVEL 3

Drawing	Issue
DA22	A



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A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

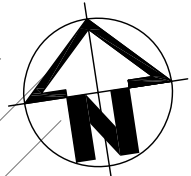
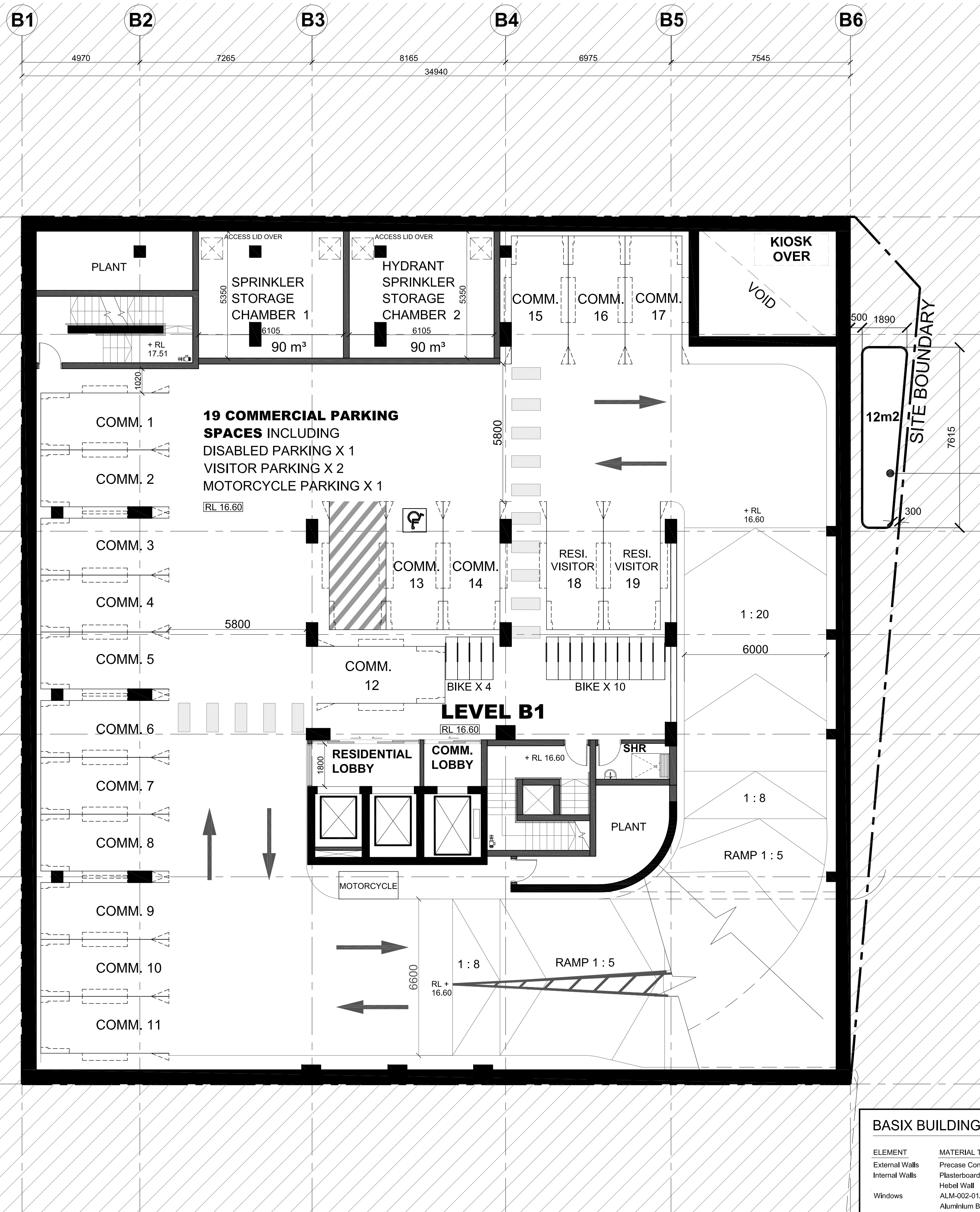
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Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour



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arch	EL
scale	1:100 @A1
no.	002.001

BASEMENT LEVEL 2

Drawing	Issue
DA23	A



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PROPOSED MIXED USE DEVELOPMENT FLAT BUILDING

64 BATHURST STREET, LIVERPOOL, NSW 2170

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Client:
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LEGEND	
ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRES)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall ALM-002-01A Aluminium B SG Clear ALM-002-03A Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	Inter-tenancy Walls NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5% NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
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Floor	Concrete Slab	Carpet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour



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Registered Architect
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drawn	EL
arch	EL
scale	1:100 @A1
no.	002.001

BASEMENT LEVEL 1

Drawing	Issue
DA24	A

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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

DA SUBMISSION

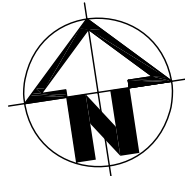
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drawn	EL
arch	EL
scale	1:100 @A1
no.	002.001

**LEVEL 1 GROUND
LEVEL FLOOR PLAN**

Drawing	Issue
DA25	A



BATHURST STREET

HUCKSTEPP SERVICEWAY

LANEWAY

RETAIL
TENANCY 1
95 m²

RETAIL
TENANCY 2
79 m²

RETAIL
TENANCY 3
90 m²

RESIDENTIAL
LOBBY
54 m²

K1
8 m²

RETAIL
TENANCY 4
71 m²

COMMERCIAL
LOBBY
77 m²

HOT WATER PLANT
7m²

SWITCHROOM
32m²

LOADING
DOCK

RESIDENTIAL
GARBAGE

NO STOPPING

CARPARK
ENTRY / EXIT

PASSENGER VEHICLE

LEGEND

ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRES)
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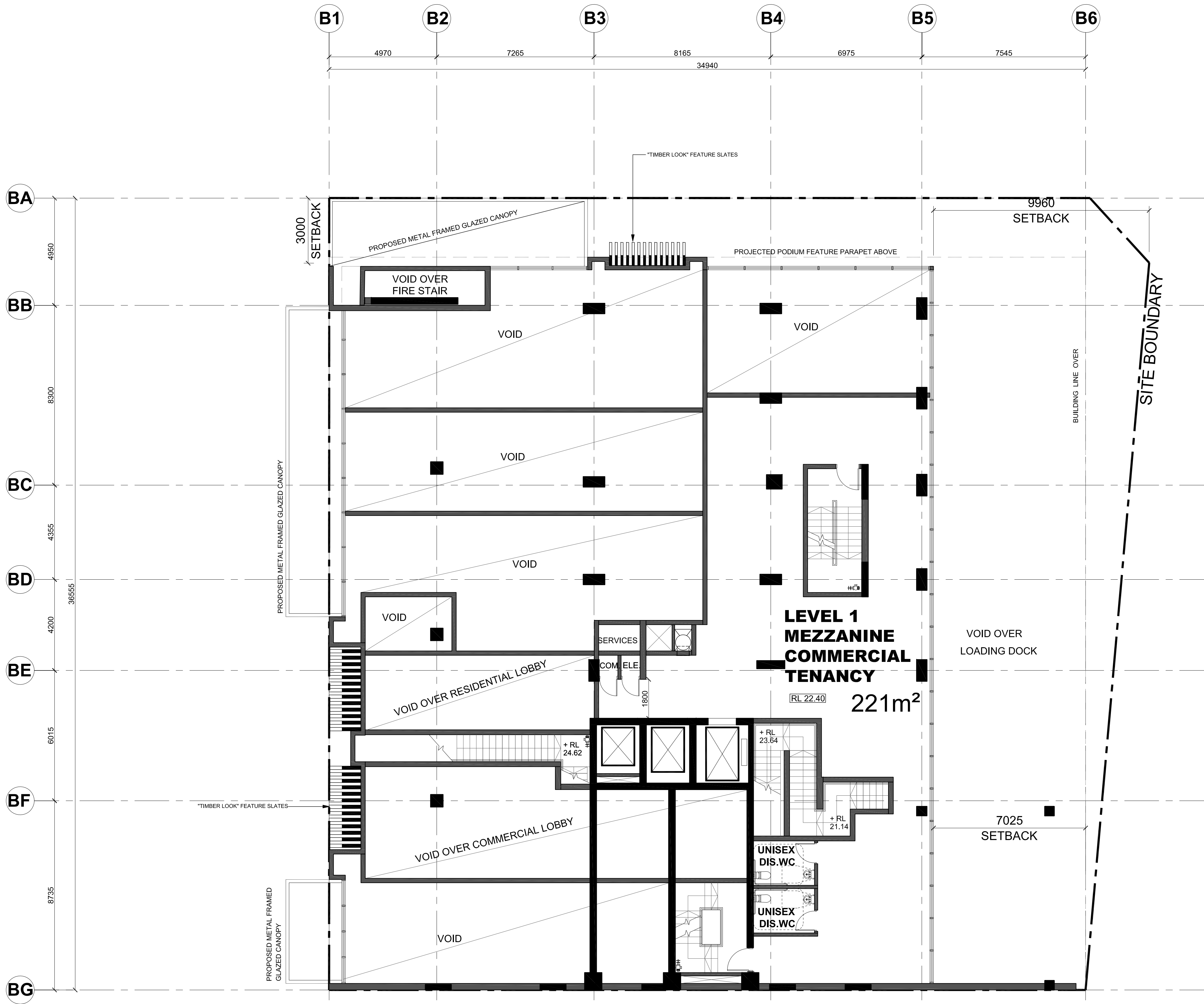
BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
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Skylights	N/A	
Downlights	Sealed	Quantity as default
Floor	Concrete Slab	Tile - Kitchen and Wet Carpet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

1

LEVEL 1 (GROUND LEVEL) FLOOR PLAN

1 : 100



LEGEND	
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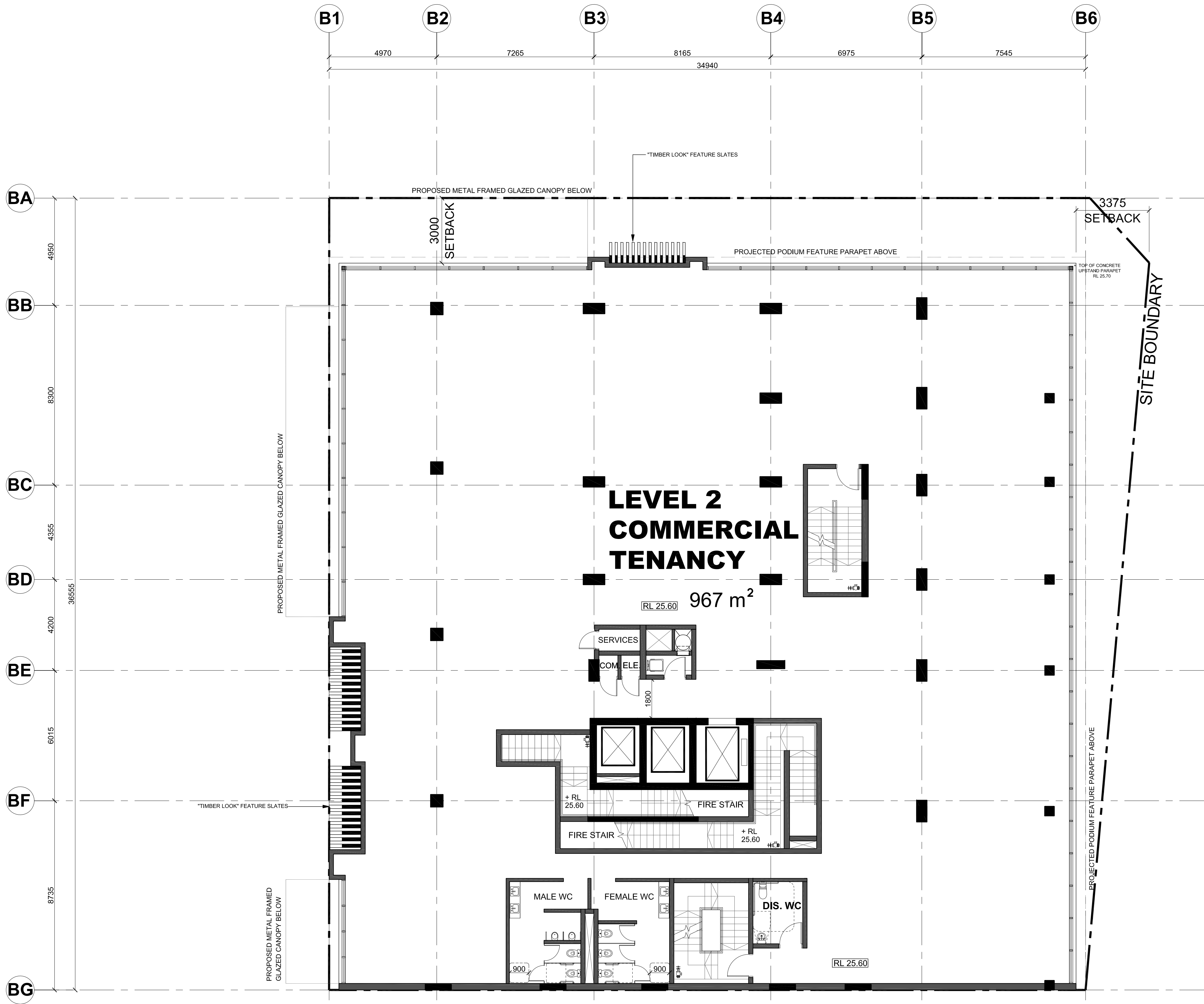
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TEL: (02) 9602 1200
Architect:
Saunders Global Pty Ltd
Suite 104, 26-32 Pirrama Road, Pyrmont NSW 2009
TEL: (02) 9566 4437
Planners:
Elton Consulting
Level 6, 332-342 Oxford Street, Bondi Junction NSW 2022, Australia
TEL: (02) 9387 2600
Client:
Bradfield Building Group
Suite 1, Level 5, 293-299 Northumberland Street, Liverpool
TEL: (02) 9734 7389

saunders global
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T: +61 2 9566 4437
E: info@saunders.com.au
www.saunders.com.au
Nominated Architect:
ES PT Group (NSW 8713)

drawn	EL
arch	EL
scale	1:100 @A1
no.	002.001

**LEVEL 1 MEZZANINE
FLOOR PLAN**

Drawing	Issue
DA26	A



LEGEND	
ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRED)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall	Inter-tenancy Walls
	ALM-002-01A	NFRC Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5%
	Aluminium B SG Clear	NFRC Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
	ALM-002-03A	
	Aluminium B SG High Solar Gain Low-E	
	Modifying Unit: 2103	
Skylights	N/A	
Downlights	Sealed	Quantity as default
Floor	Concrete Slab	Tile - Kitchen and Wet Carpet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

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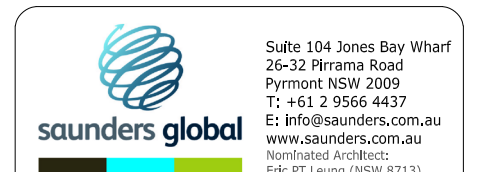
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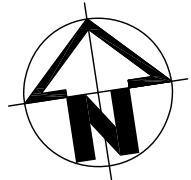
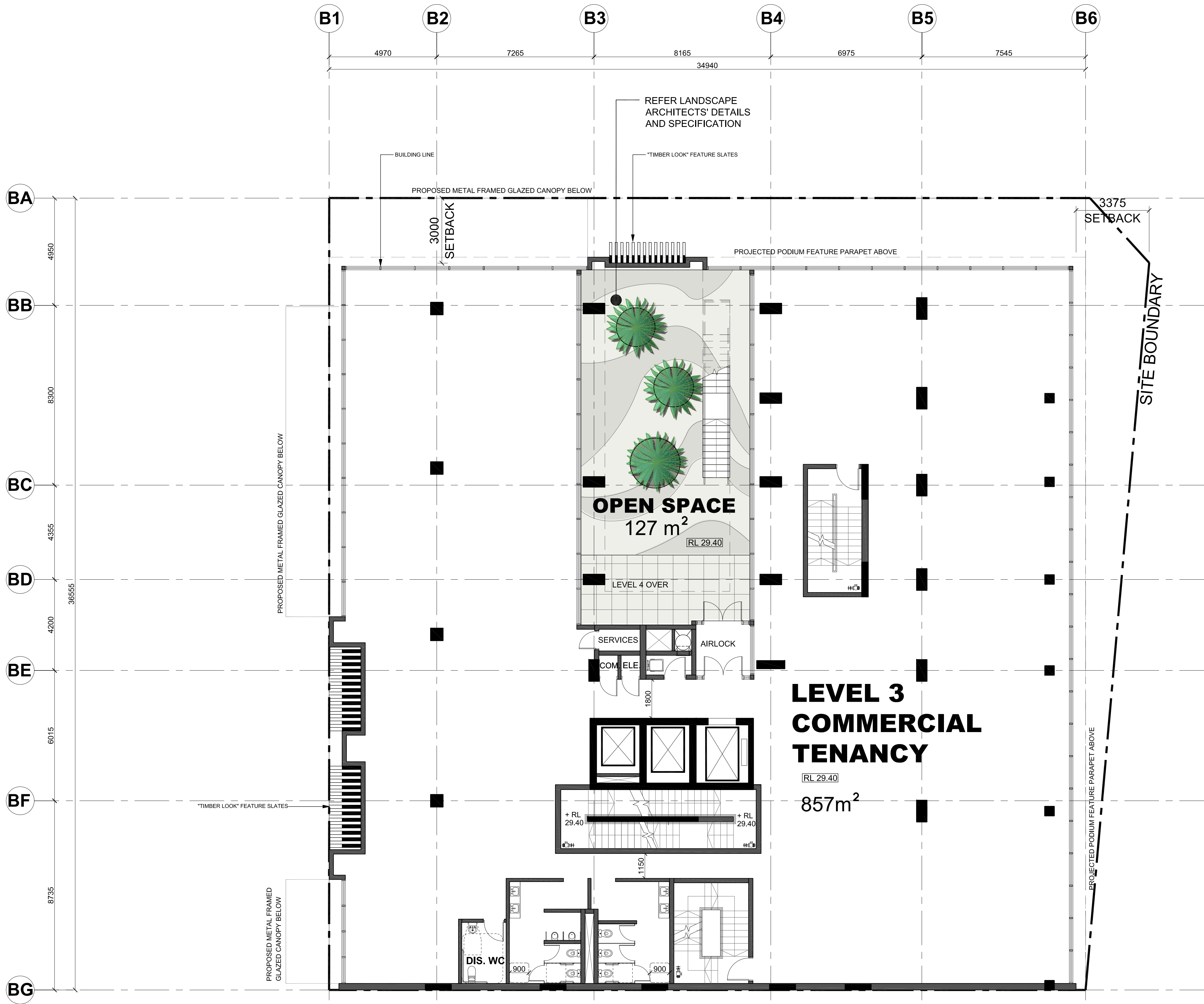
**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

DA SUBMISSION

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ABE Consulting Pty Ltd
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BCA Consultant:
Essential Certifiers
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TEL: (02) 9612 5000
Traffic Engineering Consultant:
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TEL: (02) 8324 8700
Hydraulics Consultant:
SCOTT COLLIS Pty Ltd
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TEL: (02) 8824 9500
Waste Management Consultant:
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Electrical Engineering Consultant:
AA power Engineering Consultant
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Landscape Consultant:
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Quantity Surveyor:
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Site Survey:
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Architect:
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Client:
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TEL: (02) 9734 7389

	
drawn	EL
arch	EL
scale	1:100 @A1
no.	002.001
LEVEL 2 FLOOR PLAN	
Drawing	Issue
DA27	A



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PROPOSED MIXED USE DEVELOPMENT FLAT BUILDING

64 BATHURST STREET, LIVERPOOL, NSW 2170

DA SUBMISSION

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Xavier Knight Consulting Engineers
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TEL: (02) 9602 1200
Architect:
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Client:
Bradfield Building Group
Suite 1, Level 5, 293-299 Northumberland Street, Liverpool
TEL: (02) 9734 7389

LEGEND	
ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRED)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall ALM-002-01A Aluminium B SG Clear ALM-002-03A Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	Inter-tenancy Walls NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5% NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
Skylights	N/A	Quantity as default
Downlights	Sealed	Tile - Kitchen and Wet
Floor	Concrete Slab	Carpaet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

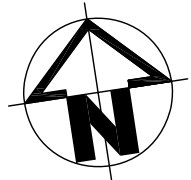
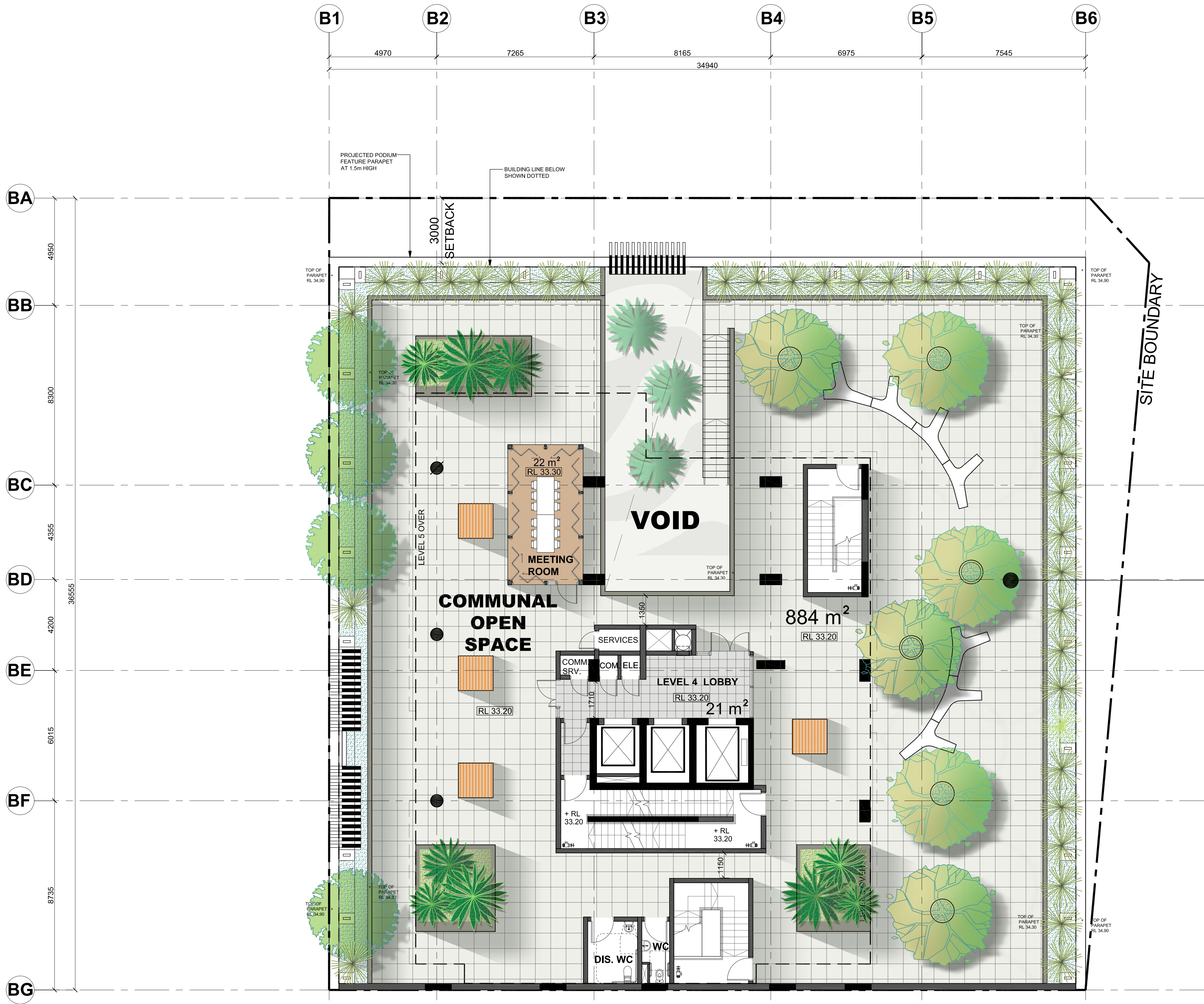


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T: +61 2 9566 4437
E: info@saunders.com.au
www.saunders.com.au
Nominated Architect:
ES PT Group (NSW 8713)

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arch	EL
scale	1:100 @A1
no.	002.001

LEVEL 3 FLOOR PLAN

Drawing	Issue
DA28	A



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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

DA SUBMISSION

REFER LANDSCAPE
ARCHITECTS' DETAILS &
SPECIFICATION

LEGEND

ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRES)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall	Inter-tenancy Walls
	ALM-002-01A	NFRC Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5%
	ALM-002-03A	NFRC Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
	Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	
Skylights	N/A	
Downlights	Sealed	Quantity as default
Floor	Concrete Slab	Tile - Kitchen and Wet Carpet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

1 LEVEL 4 FLOOR PLAN

1 : 100

Lean Lackenby & Hayward Liverpool Pty Ltd
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Architect:
Saunders Global Pty Ltd
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TEL: (02) 9566 4437

Planners:
Elton Consulting
Level 6, 332-342 Oxford Street, Bondi Junction NSW 2022, Australia
TEL: (02) 9387 2600

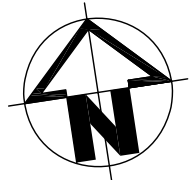
Client:
Bradfield Building Group
Suite 1, Level 5, 203-209 Northumberland Street, Liverpool
TEL: (02) 9734 7389

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Pyrmont NSW 2009
T: +61 2 9566 4437
E: info@saunders.com.au
www.saunders.com.au
Nominated Architect:
ES PT Living (NSW 6713)

drawn	EL
arch	EL
scale	1:100 @A1
no.	002.001

LEVEL 4 FLOOR PLAN

Drawing	Issue
DA29	A



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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

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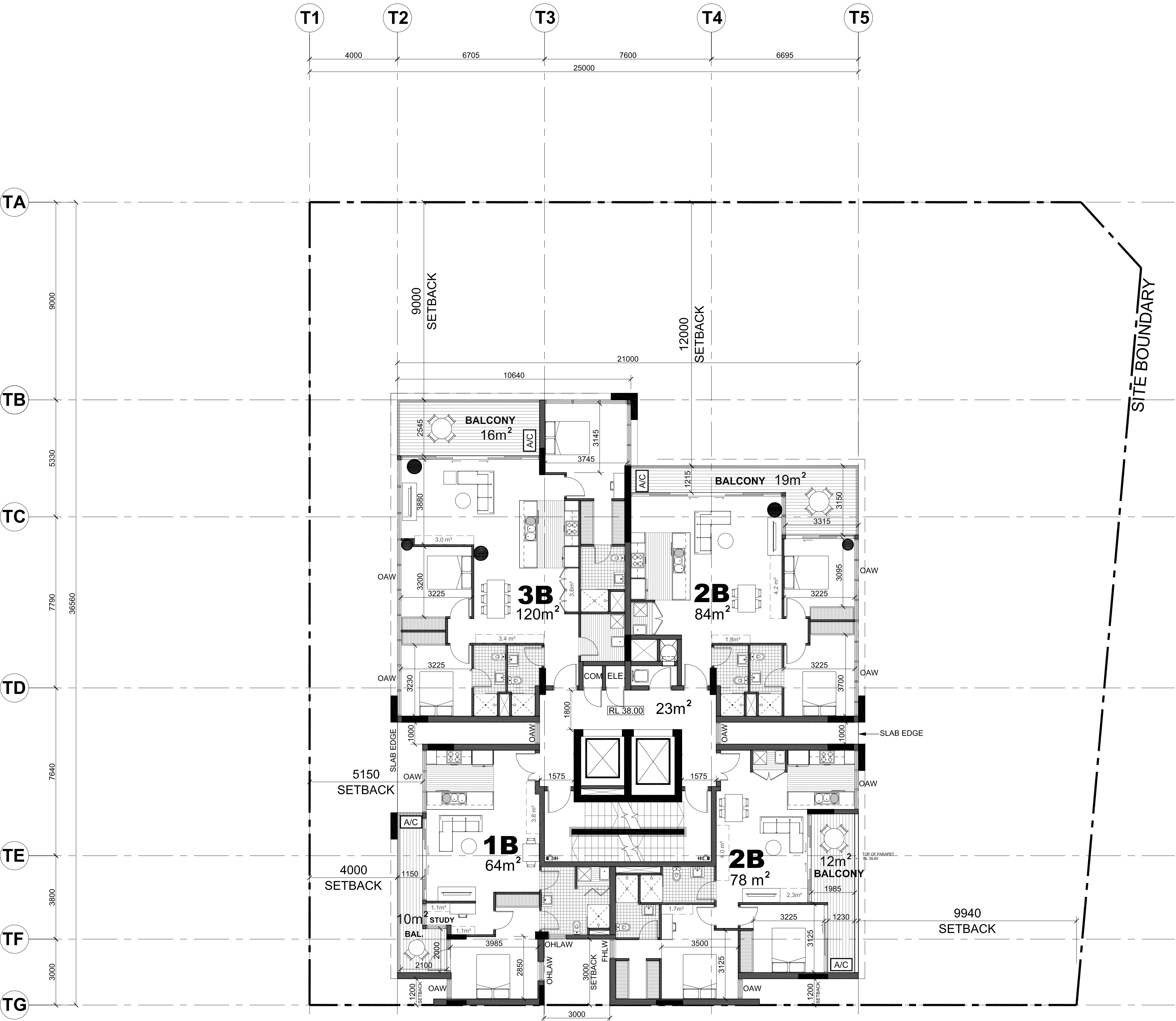
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TEL: (02) 9780 3576
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TEL: (02) 9516 0722
Electrical Engineering Consultant:
AA power Engineering Consultant
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TEL: (02) 9553 1857
Landscape Consultant:
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Wind Consultant:
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TEL: (02) 9427 8100
Structural Engineering/Stormwater Consultant:
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TEL: (02) 8810 5800
Quantity Surveyor:
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TEL: (02) 9488 1200
Site Survey:
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TEL: (02) 9602 1200
Architect:
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TEL: (02) 9566 4437
Planners:
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Level 6, 332-342 Oxford Street, Bondi Junction NSW 2022, Australia
TEL: (02) 9387 2600
Client:
Bradfield Building Group
Suite 1, Level 5, 293-299 Northumberland Street, Liverpool
TEL: (02) 9734 7389

LEGEND

ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRED)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall	Inter-tenancy Walls
	ALM-002-01A	NFRC Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5%
	ALUM-002-03A	NFRC Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
	ALUM-002-03A	
	Aluminium B SG High Solar Gain Low-E	
	Modifying Unit: 2103	
Skylights	N/A	
Downlights	Sealed	Quantity as default
Floor	Concrete Slab	Tile - Kitchen and Wet Carpet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

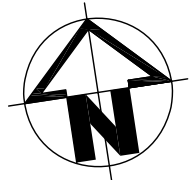


1 LEVEL 5 TO 8 TYPICAL FLOOR PLAN

1 : 100

**LEVEL 5, 6, 7 & 8
TYPICAL FLOOR PLAN**

Drawing	Issue
DA30	A



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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

DA SUBMISSION

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LEGEND

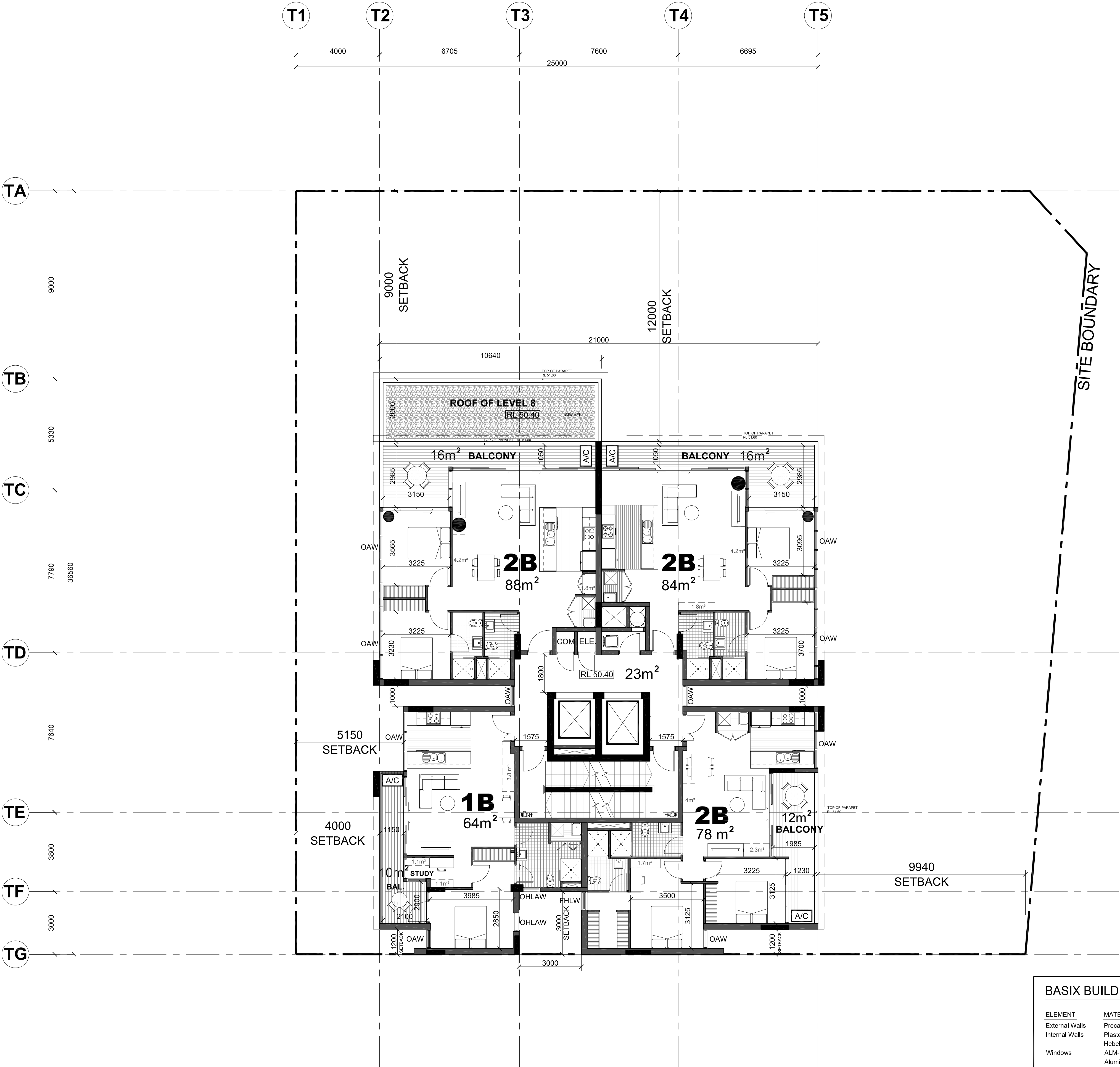
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BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
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	ALM-002-03A	
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Downlights	Sealed	Quantity as default
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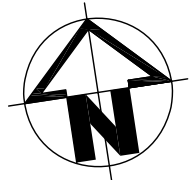
1 LEVEL 9 TYPICAL FLOOR PLAN

1 : 100



LEVEL 9 FLOOR PLAN

Drawing	Issue
DA31	A



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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

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LEGEND

ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRED)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

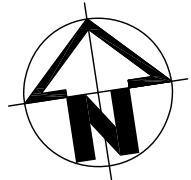
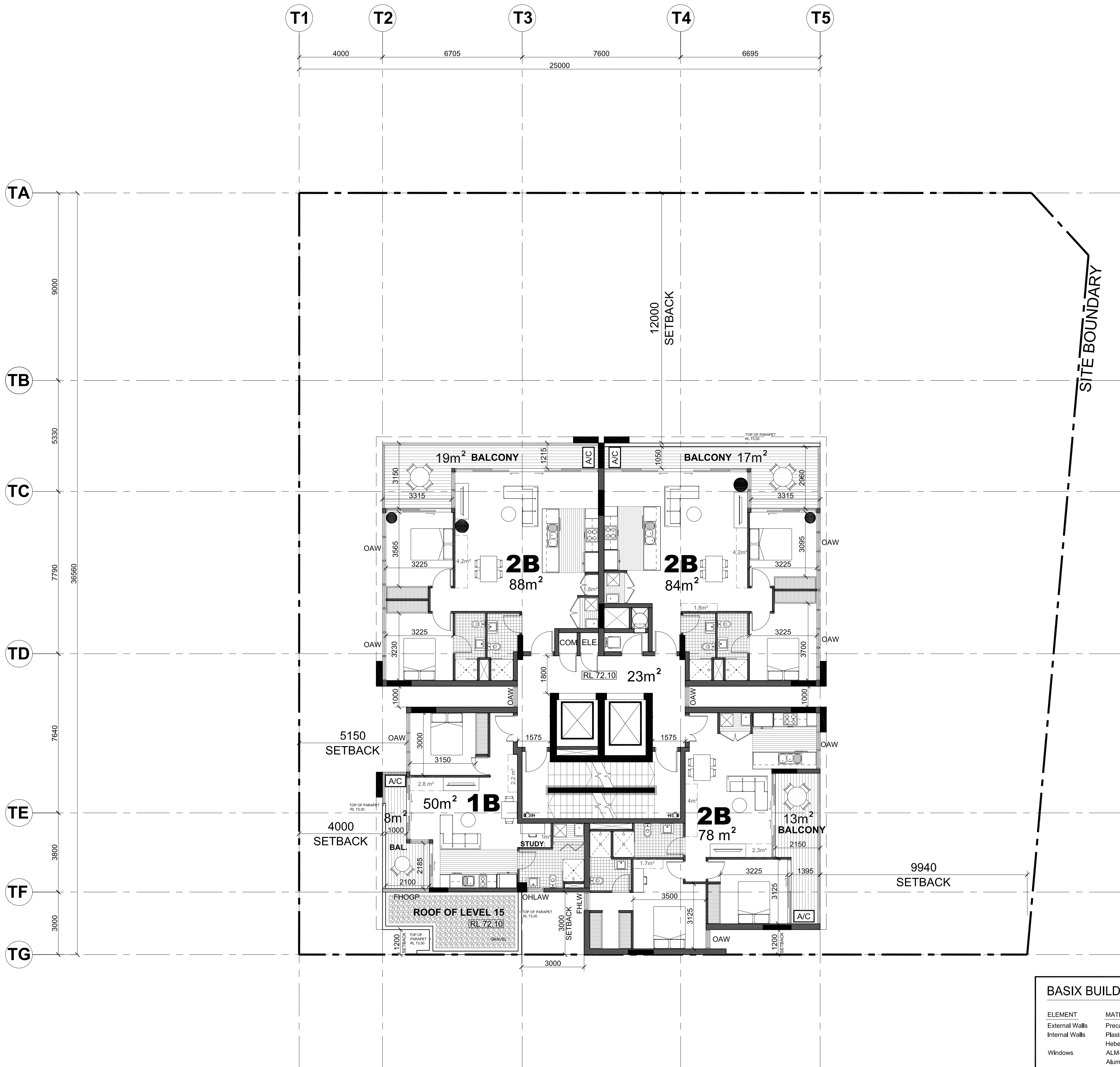
BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall ALM-002-01A Aluminium B SG Clear ALM-002-03A Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	Inter-tenancy Walls NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5% NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
Skylights	N/A	Quantity as default
Downlights	Sealed	Tile - Kitchen and Wet
Floor	Concrete Slab	Carpaet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour



1 LEVEL 10 TO 15 TYPICAL FLOOR PLAN

1 : 100



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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

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TEL: (02) 9387 2600
Client:
Bradfield Building Group
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TEL: (02) 9734 7389

LEGEND	
ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRED)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall ALM-002-01A Aluminium B SG Clear ALM-002-03A Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	Inter-tenancy Walls NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5% NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
Skylights	N/A	Quantity as default
Downlights	Sealed	Tile - Kitchen and Wet
Floor	Concrete Slab	Carpaet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

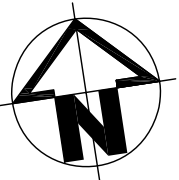
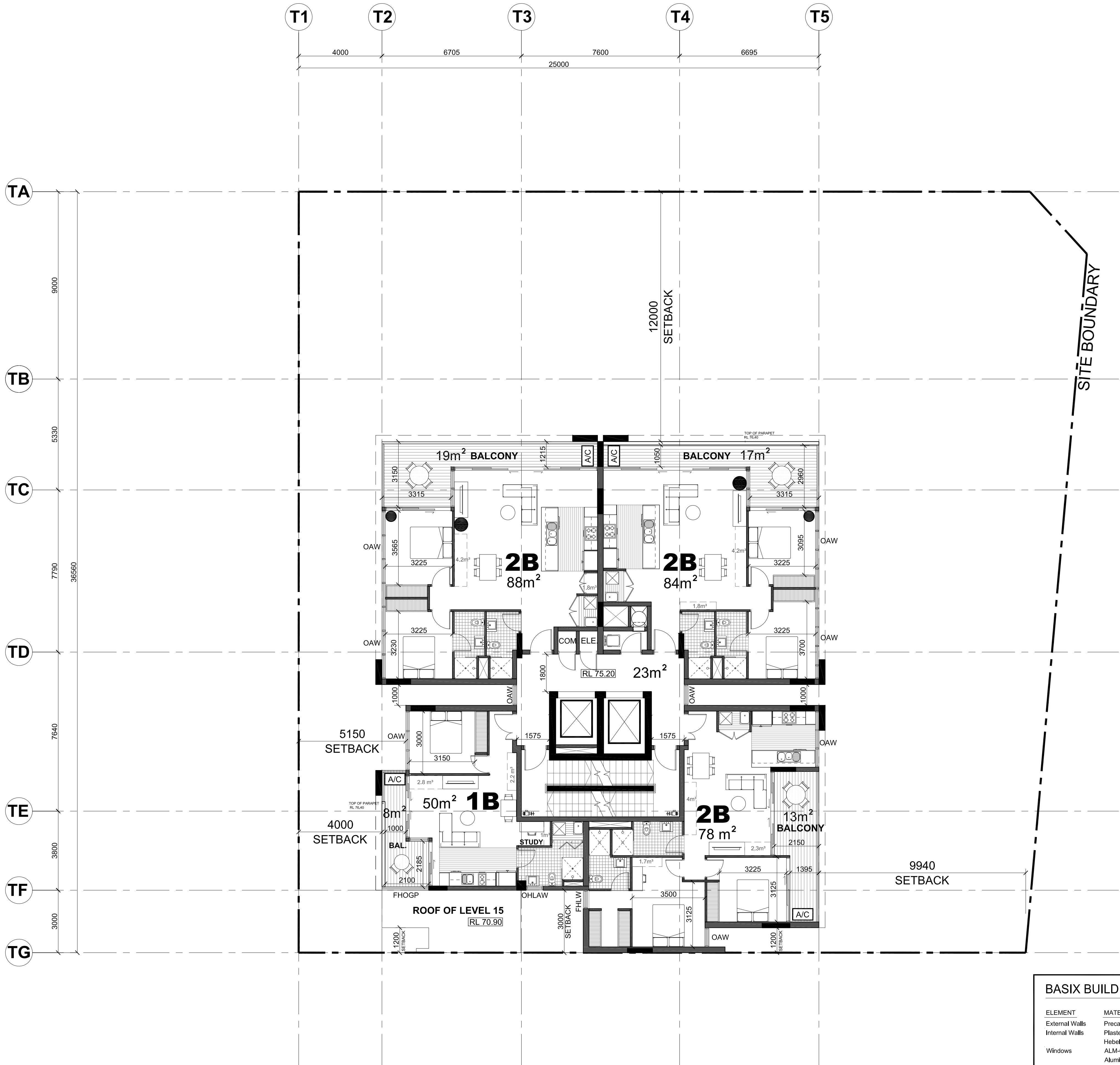


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arch	EL
scale	1:100 @A1
no.	002.001

LEVEL 16 FLOOR PLAN

Drawing	Issue
DA33	A



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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

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LIVERPOOL, NSW 2170

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LEGEND	
ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRED)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall ALM-002-01A Aluminium B SG Clear ALM-002-03A Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	Inter-tenancy Walls NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5% NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
Skylights	N/A	Quantity as default
Downlights	Sealed	Tile - Kitchen and Wet
Floor	Concrete Slab	Carpaet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

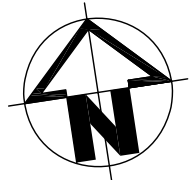


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arch	EL
scale	1:100 @A1
no.	002.001

LEVEL 17, 18 & 19 TYPICAL FLOOR PLAN

Drawing	Issue
DA34	A



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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

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Planners:
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Level 6, 332-342 Oxford Street, Bondi Junction NSW 2022, Australia
TEL: (02) 9387 2600
Client:
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Suite 1, Level 5, 293-299 Northumberland Street, Liverpool
TEL: (02) 9734 7389

LEGEND

ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRES)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall ALM-002-01A Aluminium B SG Clear ALM-002-03A Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	Inter-tenancy Walls NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5% NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
Skylights	N/A	Quantity as default
Downlights	Sealed	Tile - Kitchen and Wet
Floor	Concrete Slab	Carpaet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

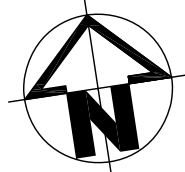


1 LEVEL 20 & 21 TYPICAL FLOOR PLAN

1 : 100

**LEVEL 20 & 21 TYPICAL
FLOOR PLAN**

Drawing	Issue
DA35	A



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**PROPOSED
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DEVELOPMENT
FLAT BUILDING**

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LIVERPOOL, NSW 2170

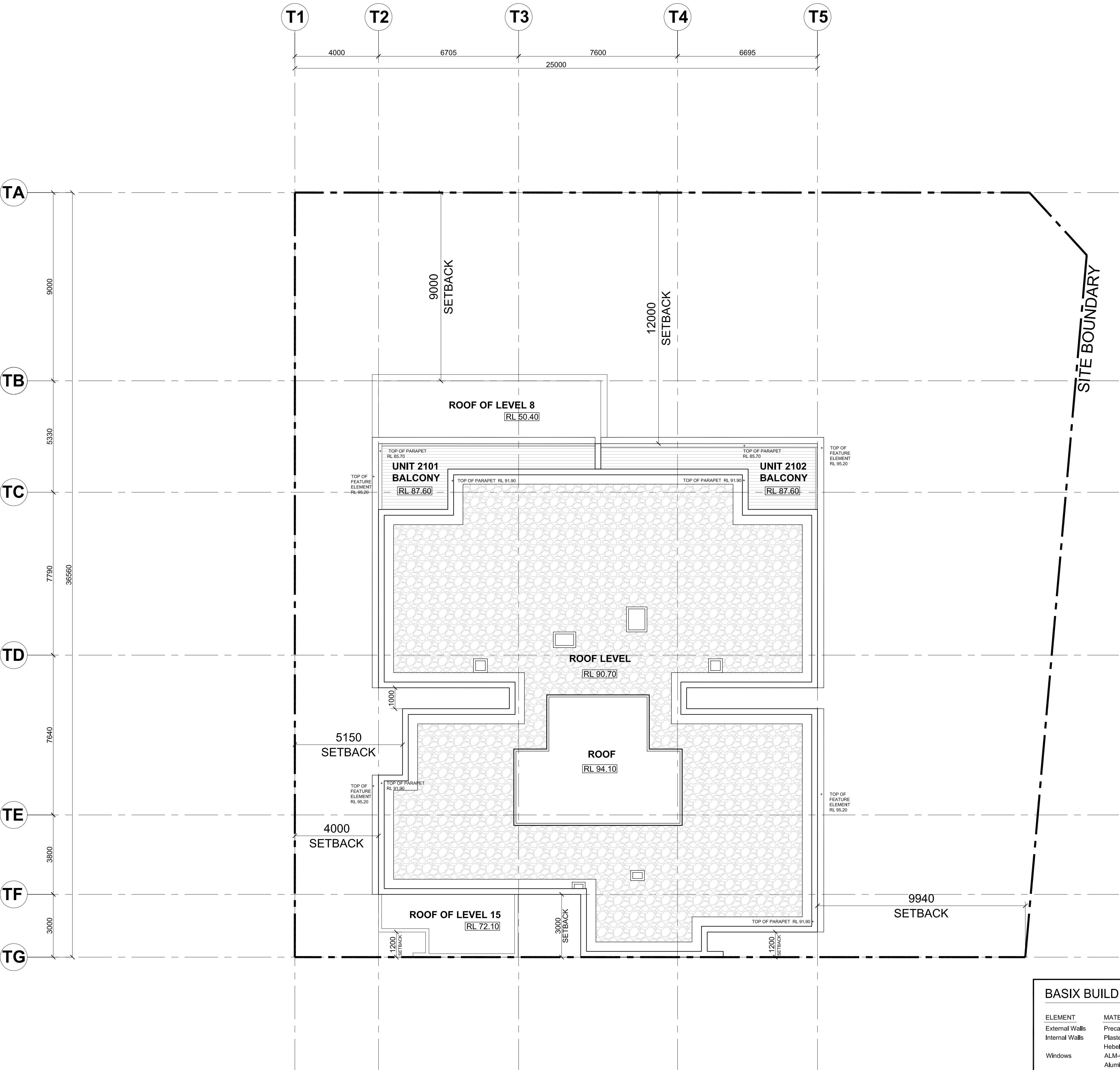
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drawn	EL
arch	EL
scale	1:100 @A1
no.	002.001

ROOF PLAN	
Drawing	Issue
DA36	A



BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precase Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall	Inter-tenancy Walls
	ALM-002-01A	NFRC Glazing System (Glass+Frame) values:
	Aluminium B SG Clear	⇒ U ≤ 6.70 and SHGC = 0.70 ± 5%
	ALM-002-03A	NFRC Glazing System (Glass+Frame) values:
	Aluminium B SG High Solar Gain Low-E	⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
	Modifying Unit: 2103	
Skylights	N/A	
Downlights	Sealed	Quantity as default
Floor	Concrete Slab	Tile - Kitchen and Wet
		Carpaet - Bedrooms and Living Area
		To outside air, carpark and storage
Ceiling + Roof	Concrete Slab + R1.0 Insulation	Tile - Kitchen and Wet
	Plasterboard + R3.0 Insulation	Medium Colour
	Concrete Slab	

1 ROOF LEVEL FLOOR PLAN

1 : 100

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PROPOSED MIXED USE DEVELOPMENT FLAT BUILDING

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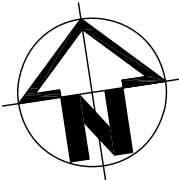


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arch	EL
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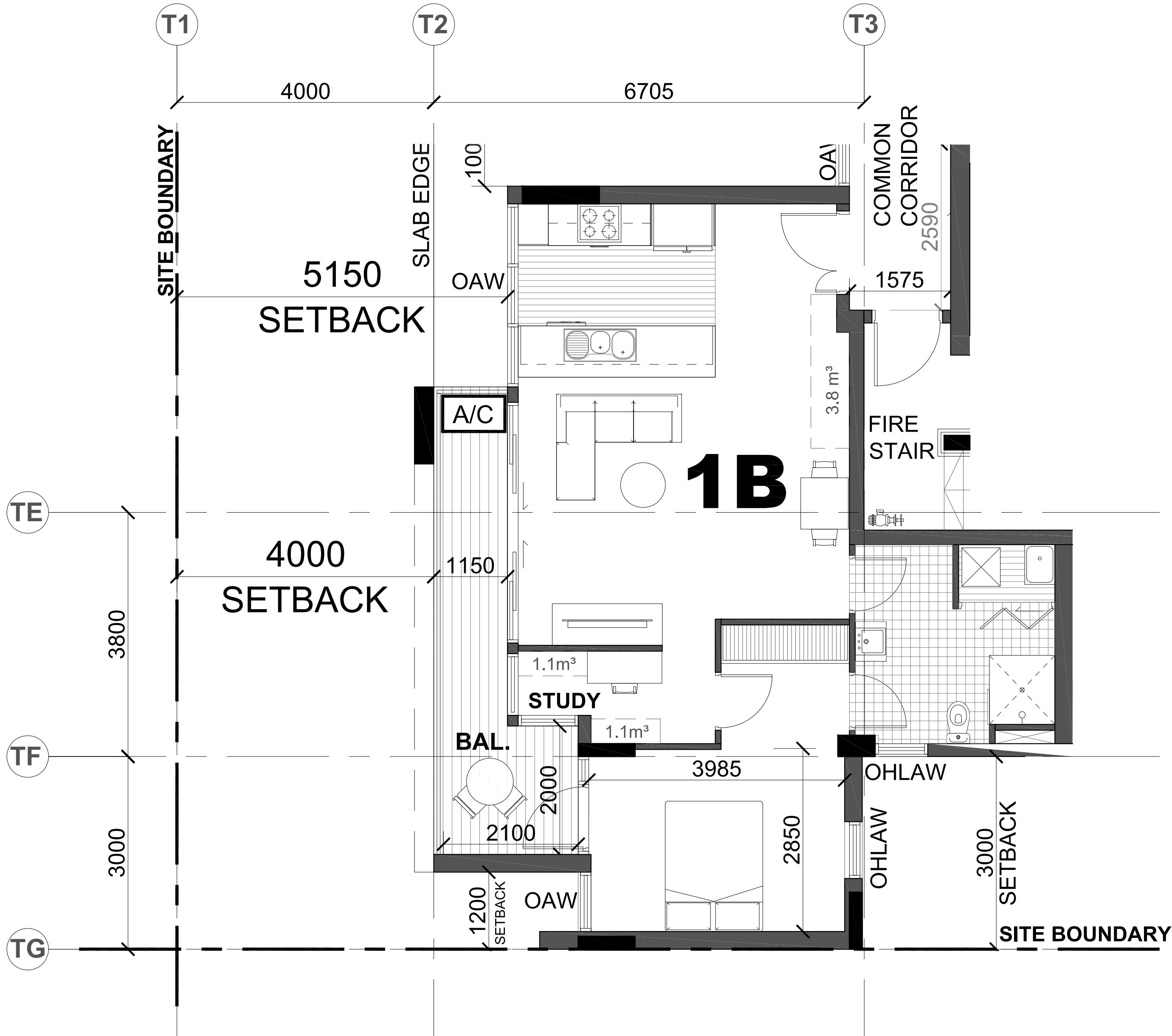
ADAPTABLE UNITS FLOOR PLAN - SHEET 1

Drawing	Issue
DA37	A

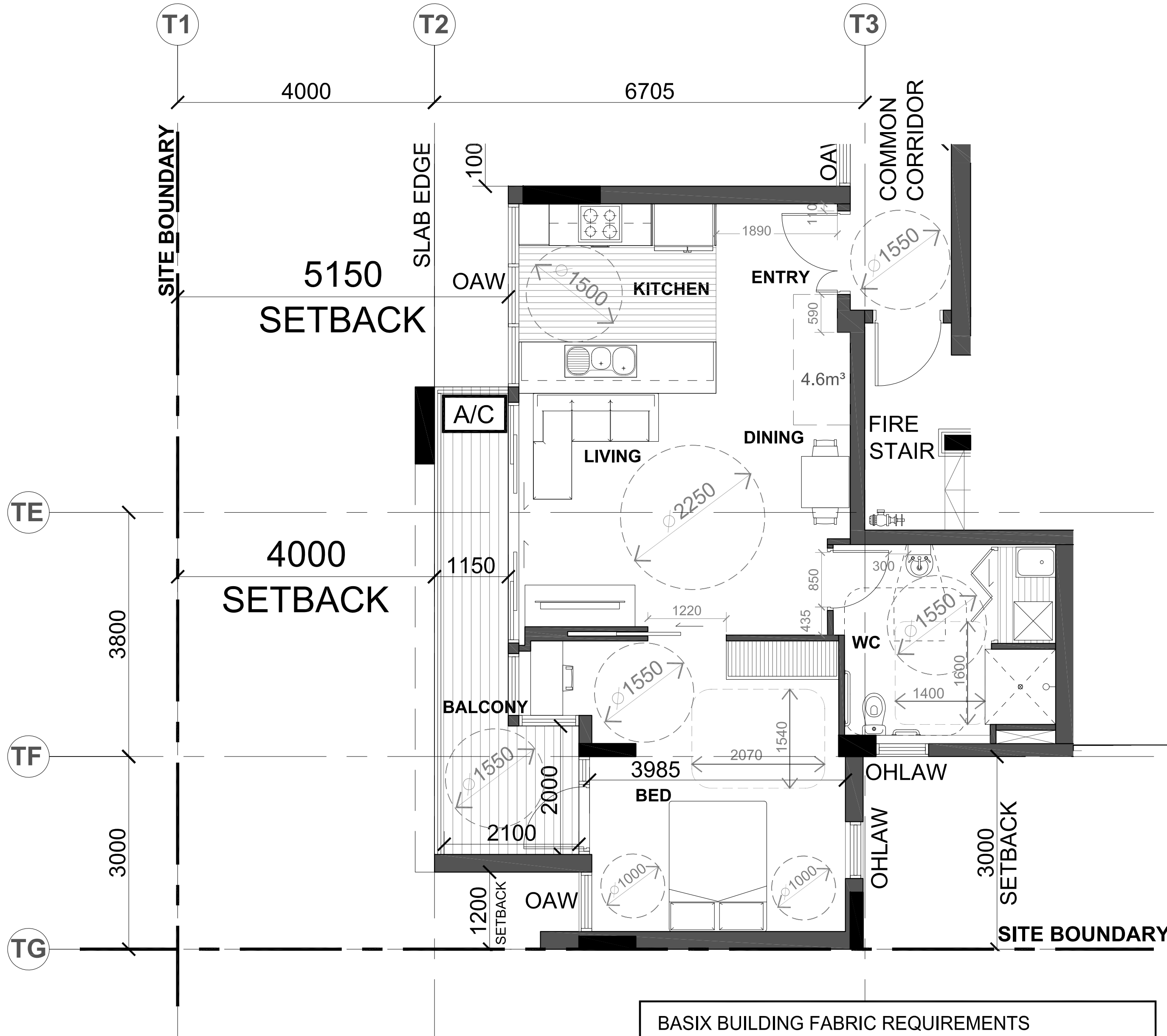


UNIT 504,
UNIT 604 &
UNIT 704

KET PLAN



1 1 BEDROOM APARTMENT UNIT
1 : 50 (PRE-ADAPTATION)



2 1 BEDROOM APARTMENT UNIT
1 : 50 (POST-ADAPTATION)

NOTE
ALL DESIGNATED ADAPTABLE APARTMENT UNITS ARE DESIGNED ACCORDING TO AS 1428.1 AND AS 4299.

LEGEND	
ICOM	INTERCOM
OAW	OPERABLE AWNING WINDOW (SUBJECT TO FIRE ENGINEERING SOLUTION WHERE REQUIRED)
OHLAW	OPERABLE HIGH LEVEL AWNING WINDOW
FHLW	FULL HEIGHT LOUVRED WINDOW
FHOGP	FULL HEIGHT OPAQUE GLAZING PANEL
A/C	AIR-CONDITIONING SPLIT UNIT
FHR	FIRE HYDRANT HOSE REEL

BASIX BUILDING FABRIC REQUIREMENTS

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall ALM-002-01A Aluminium B SG Clear ALM-002-03A Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	Inter-tenancy Walls NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5% NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
Skylights	N/A	
Downlights	Sealed	Quantity as default
Floor	Concrete Slab	Tile - Kitchen and Wet Carpaet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour

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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

DA SUBMISSION

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TEL: (02) 9387 2600
Client:
Bradfield Building Group
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TEL: (02) 9734 7389

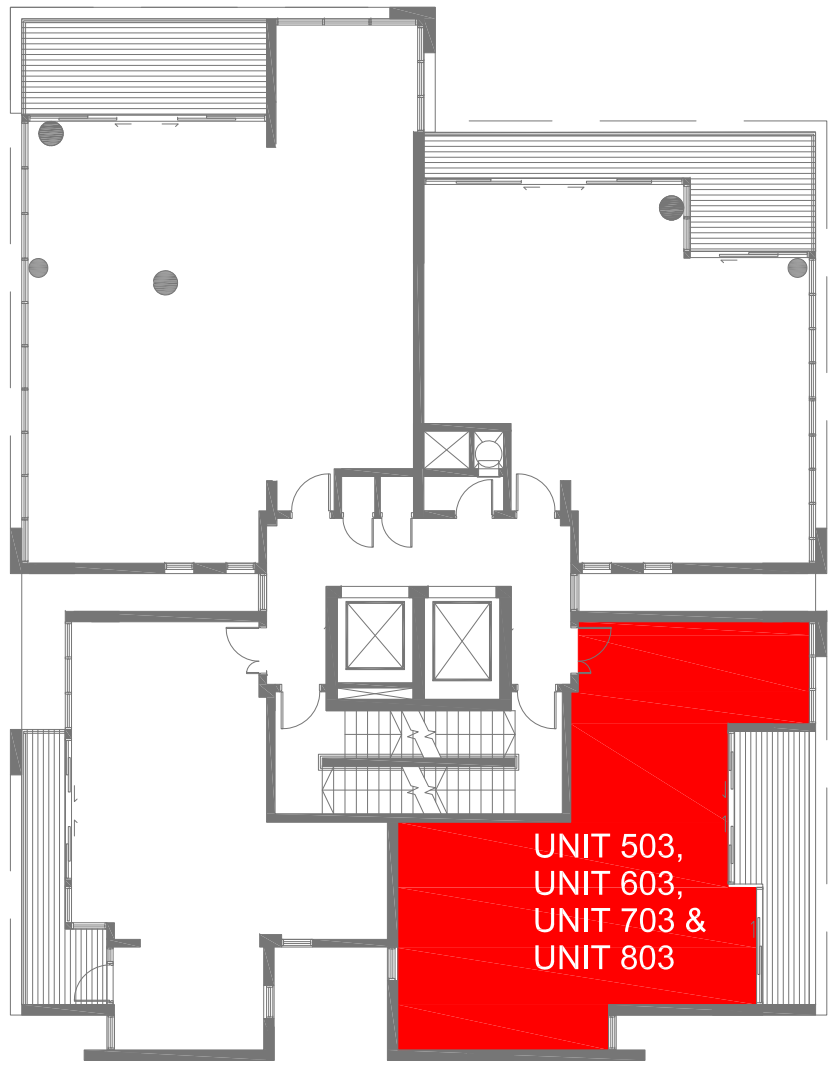


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www.saunders.com.au
Nominated Architect
E&C PT Lic No (NSW 8713)

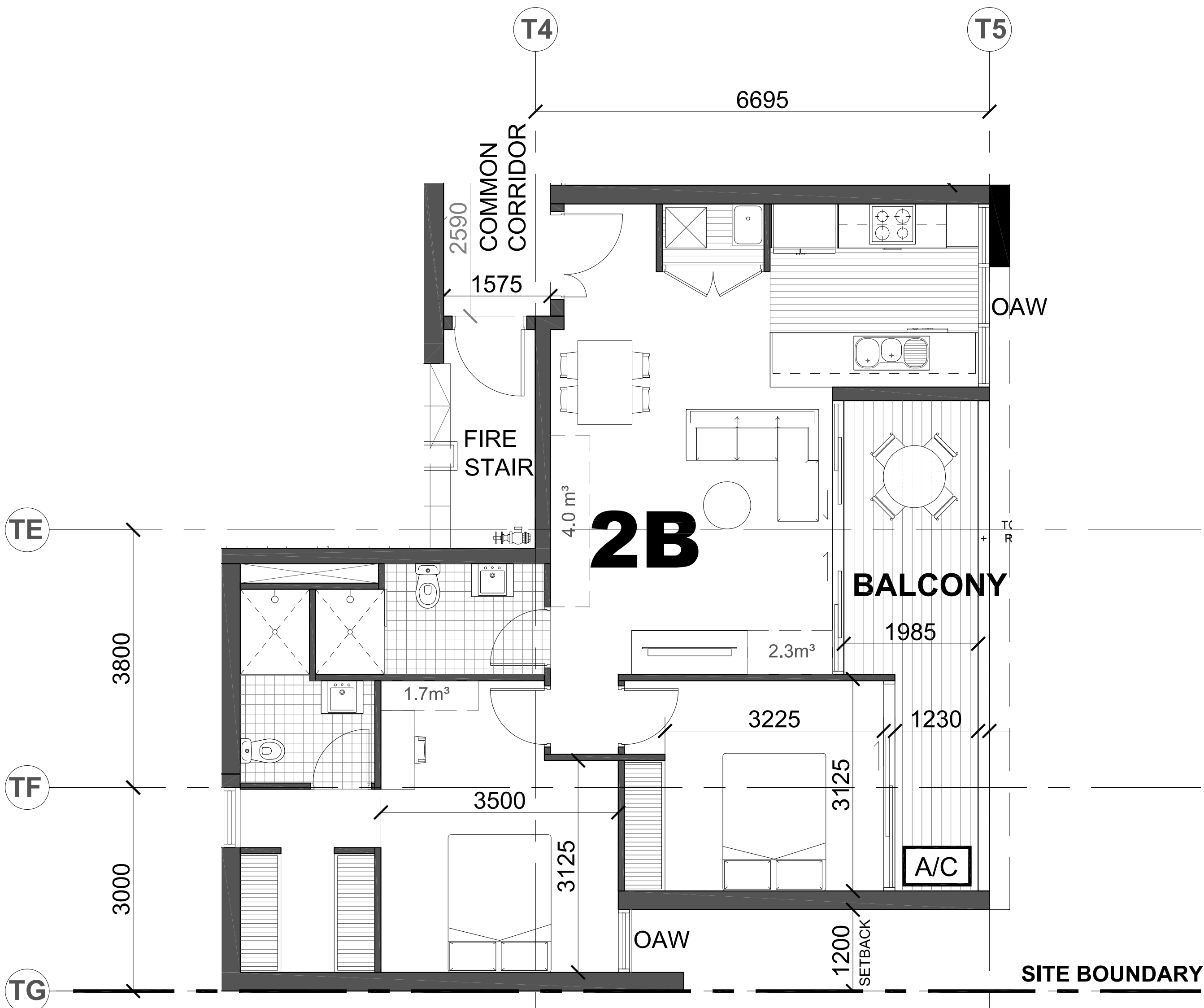
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ADAPTABLE UNITS FLOOR
PLAN - SHEET 2

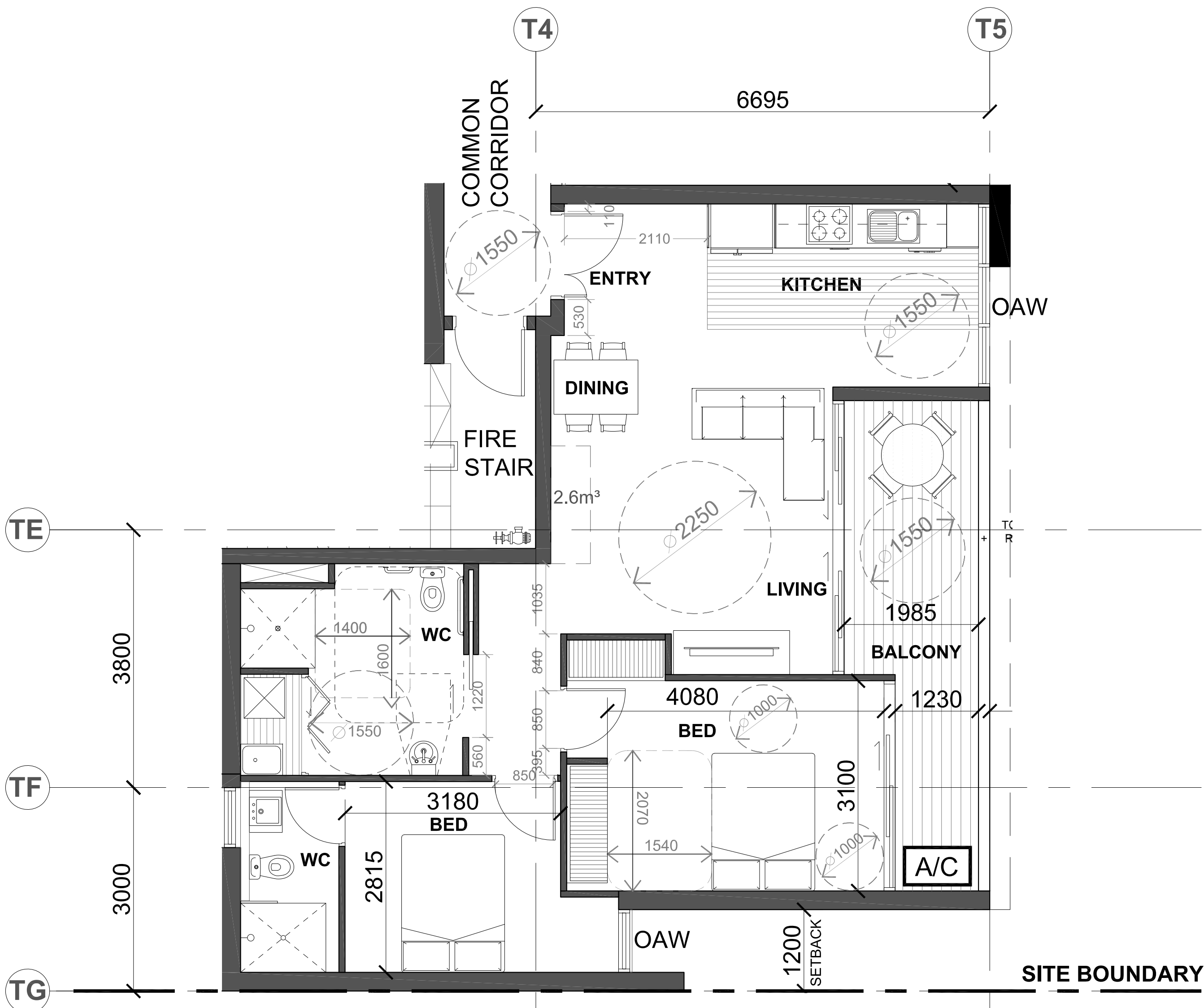
Drawing	Issue
DA38	A



KET PLAN



1 2 BEDROOM APARTMENT UNIT
1 : 50 (PRE-ADAPTATION)

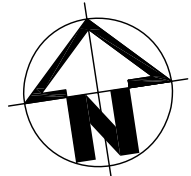


2 2 BEDROOM APARTMENT UNIT
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FHR	FIRE HYDRANT HOSE REEL

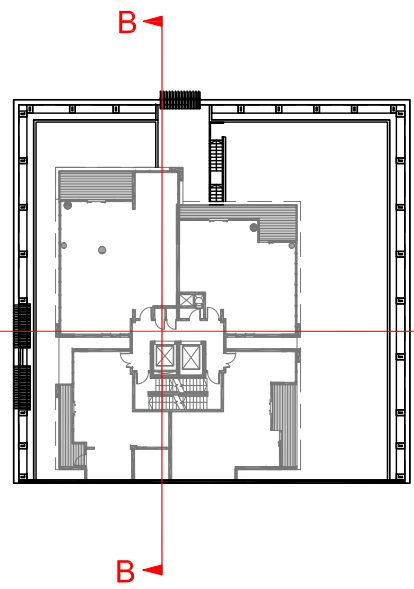
BASIX BUILDING FABRIC REQUIREMENTS		
ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall ALM-002-01A Aluminium B SG Clear ALM-002-03A Aluminium B SG High Solar Gain Low-E Modifying Unit: 2103	Inter-tenancy Walls NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ± 5% NFRG Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
Skylights	N/A	
Downlights	Sealed	Quantity as default
Floor	Concrete Slab	Tile - Kitchen and Wet Carpaet - Bedrooms and Living Area
Ceiling + Roof	Concrete Slab + R1.0 Insulation Plasterboard + R3.0 Insulation Concrete Slab	To outside air, carpark and storage Tile - Kitchen and Wet Medium Colour



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PROPOSED MIXED USE DEVELOPMENT FLAT BUILDING

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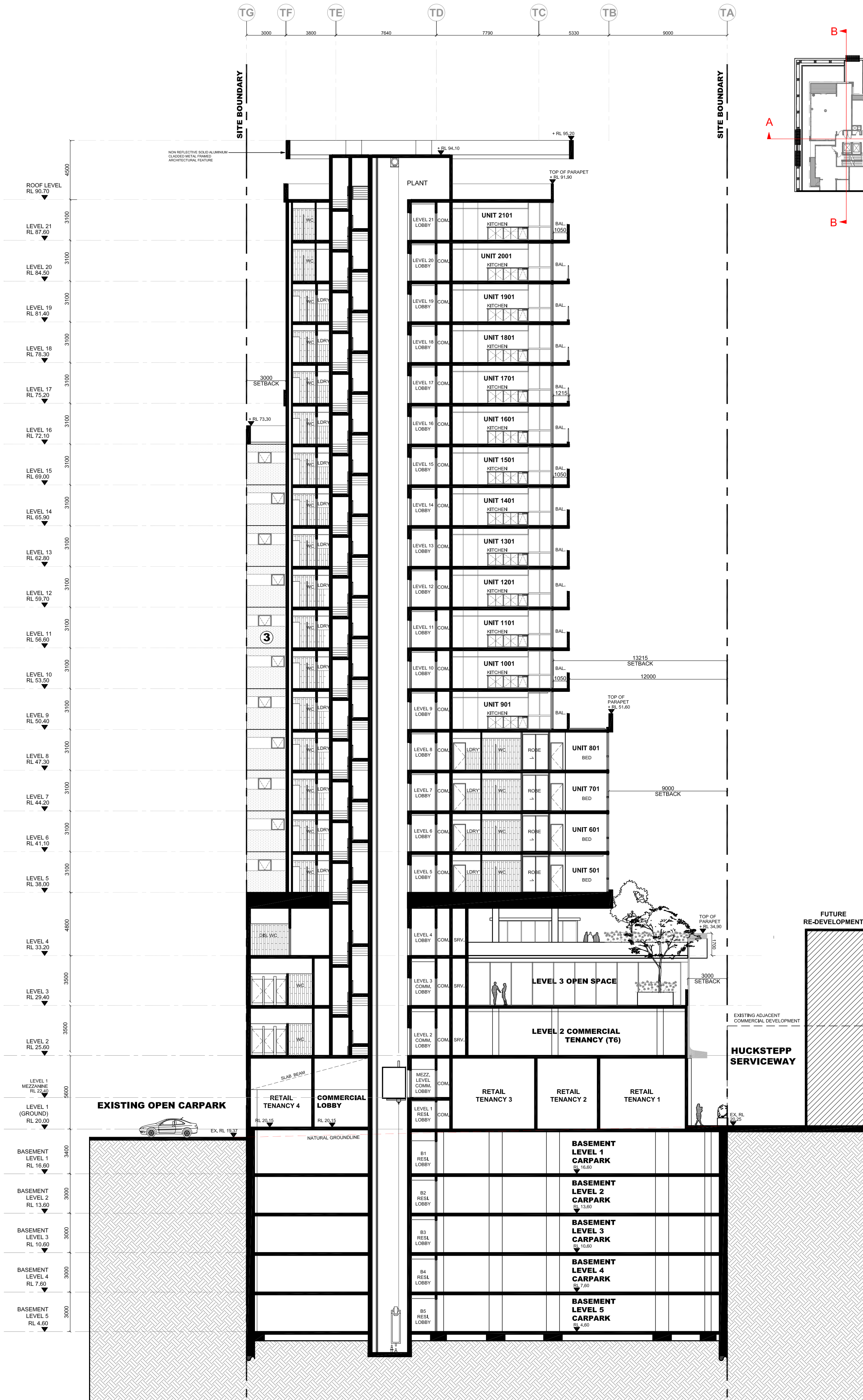
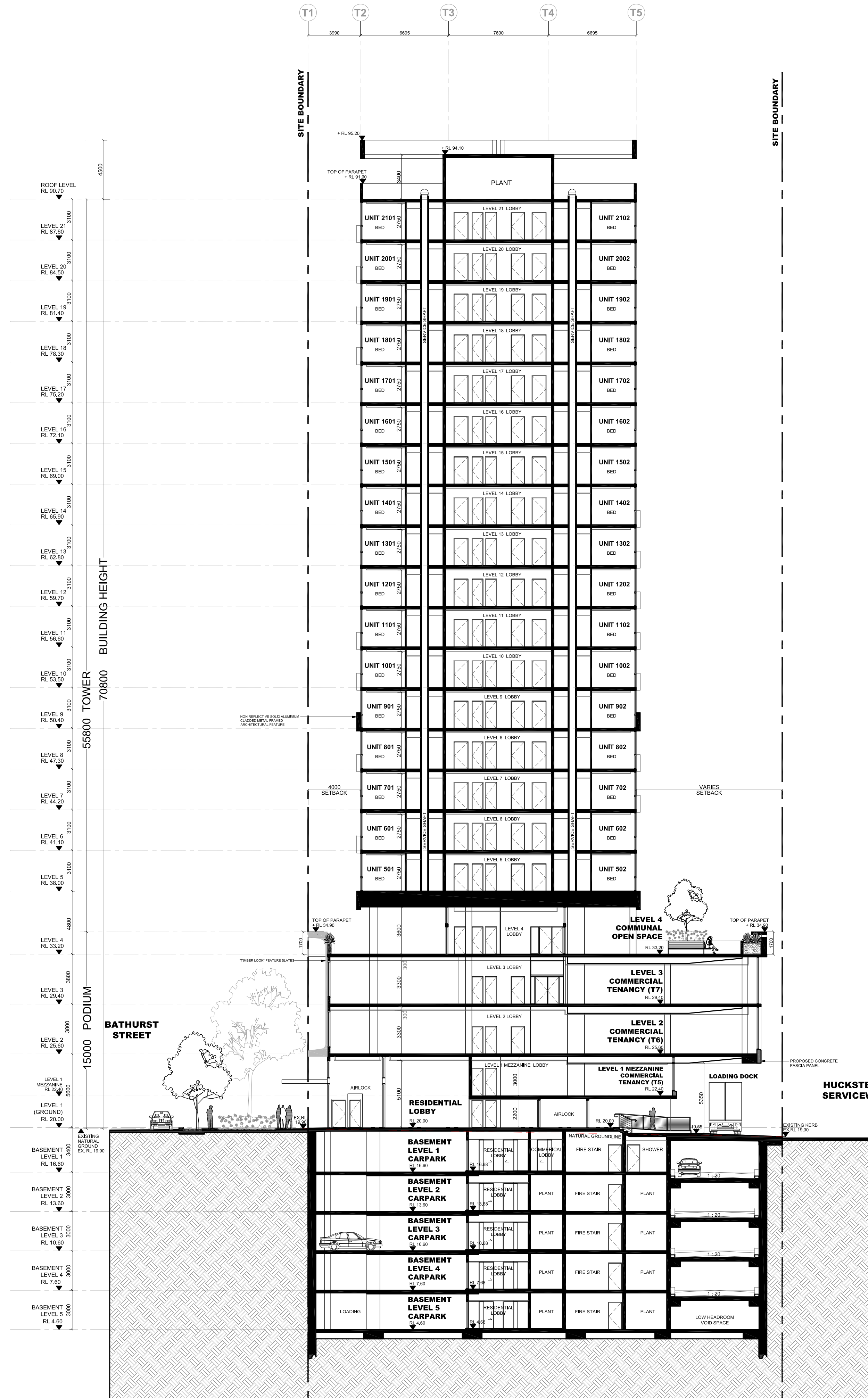
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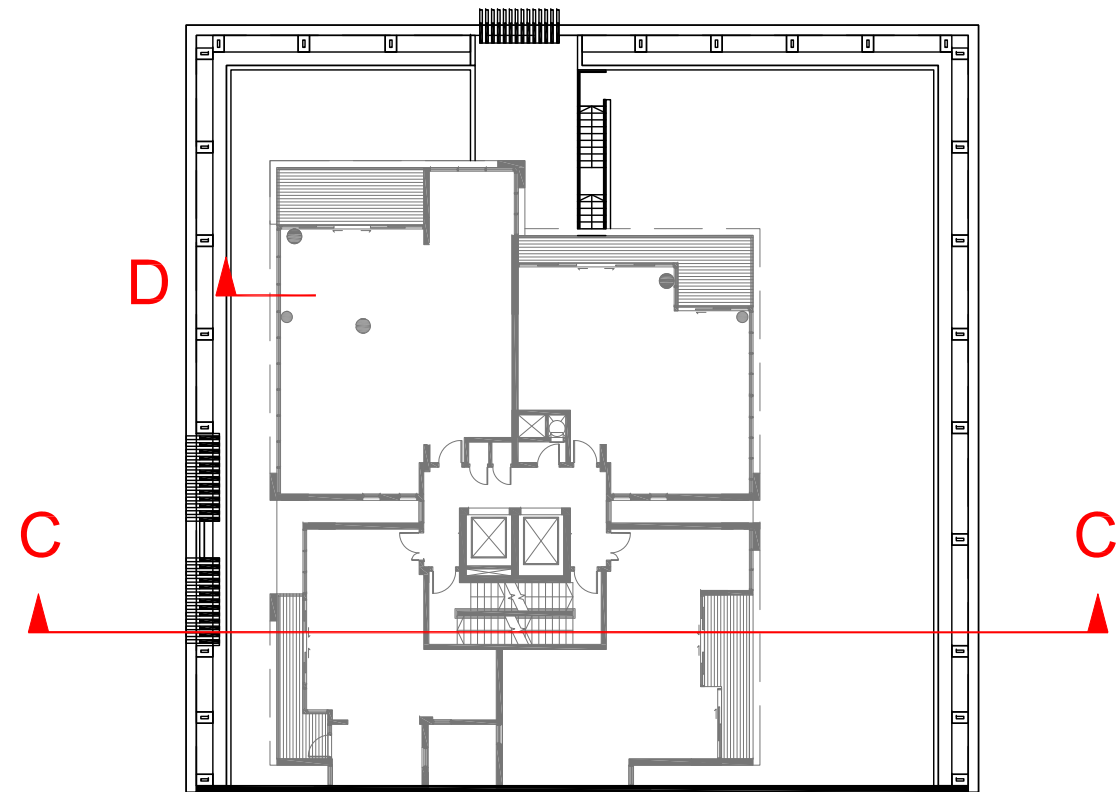
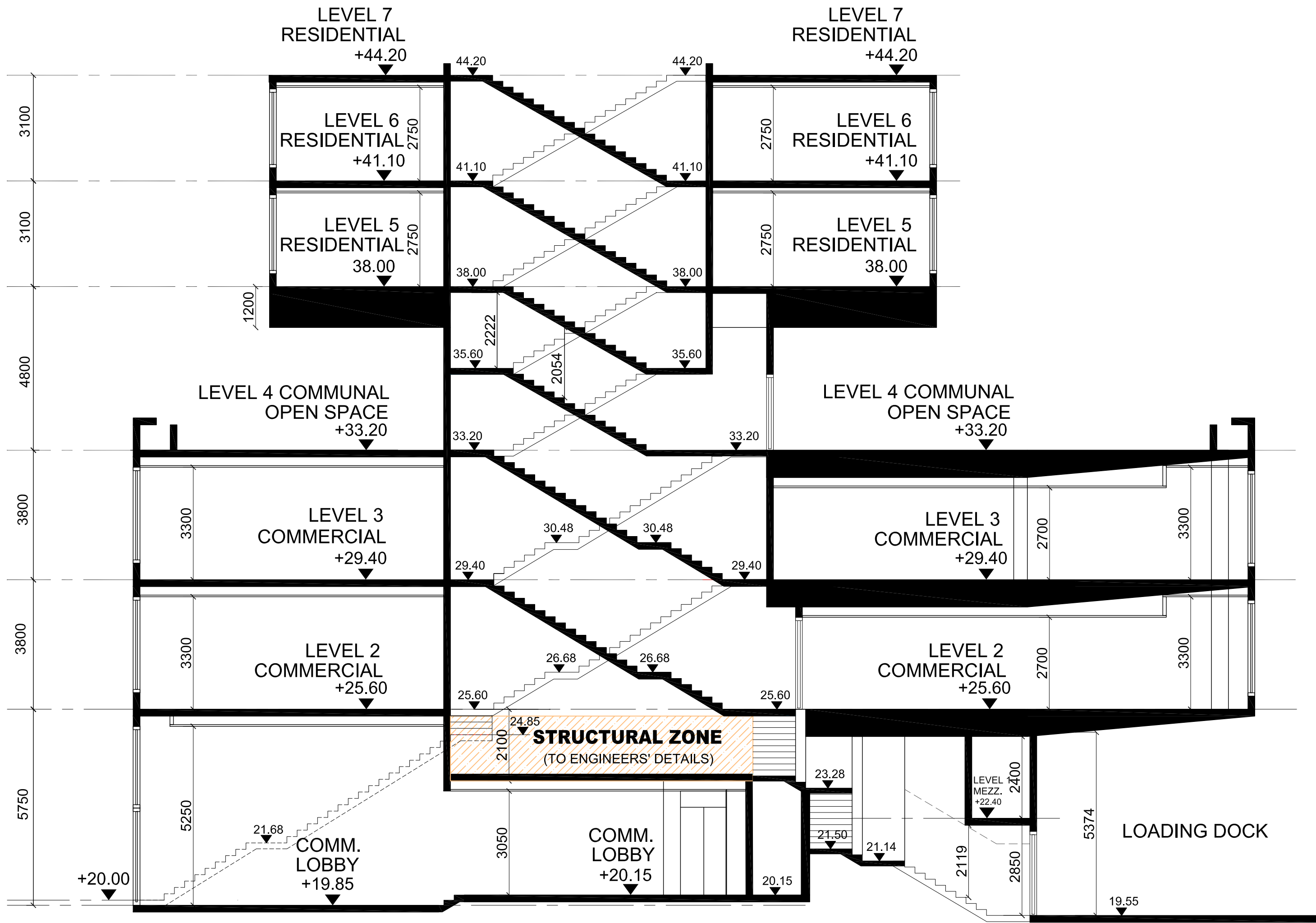
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TEL: (02) 9734 7389

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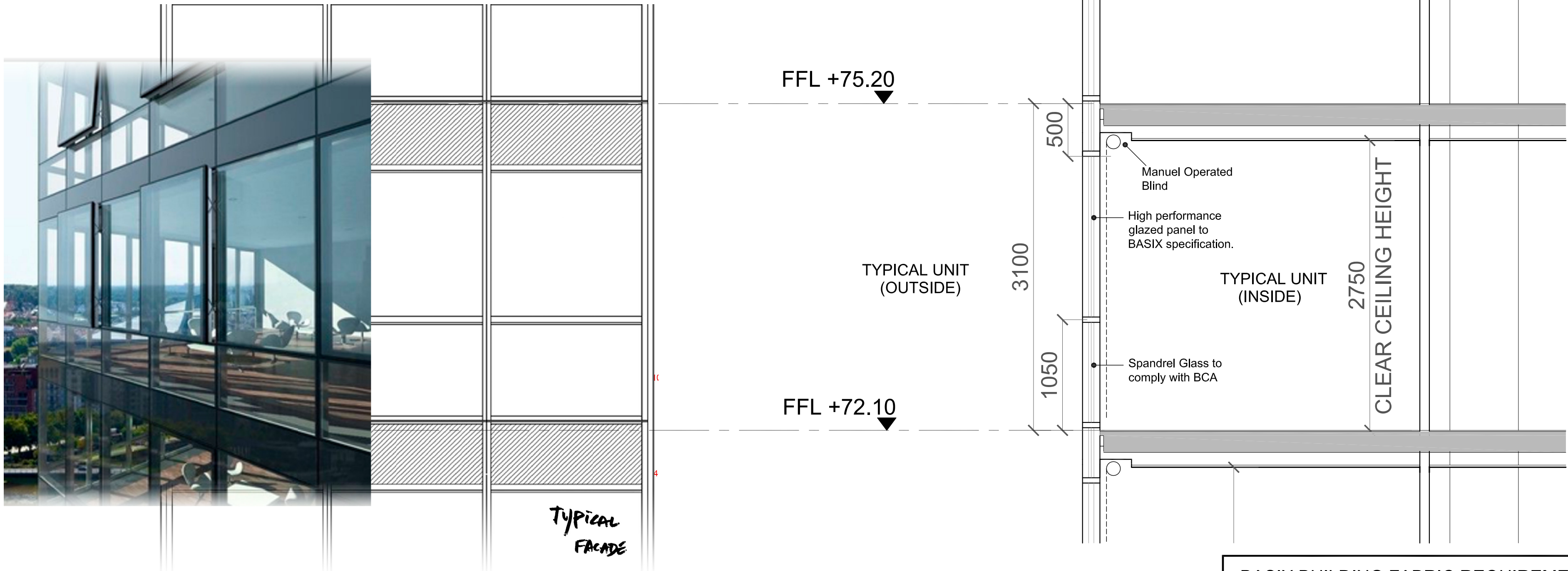
SECTION A & B

Drawing DA40
Issue A





1 PODIUM SECTION C
1 : 100



2 FACADE SECTION D
NTS

BASIX BUILDING FABRIC REQUIREMENTS		
ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Precast Concrete + 2.0 Insulation + PB	Light Colour
Internal Walls	Plasterboard on Studs	Intra-tenancy Walls
Windows	Hebel Wall	Inter-tenancy Walls
	ALM-002-01A	NFRC Glazing System (Glass+Frame) values:
	Aluminium B SG Clear	⇒ U ≤ 6.70 and SHGC = 0.70 ± 5%
	ALM-002-03A	NFRC Glazing System (Glass+Frame) values:
Skylights	Aluminium B SG High Solar Gain Low-E	⇒ U ≤ 5.40 and SHGC = 0.58 ± 5%
	Modifying Unit: 2103	
	N/A	
Downlights	Sealed	Quantity as default
Floor	Concrete Slab	Tile - Kitchen and Wet
Ceiling + Roof	Concrete Slab + R1.0 Insulation	Carpaet - Bedrooms and Living Area
	Plasterboard + R3.0 Insulation	To outside air, carpark and storage
	Concrete Slab	Tile - Kitchen and Wet
		Medium Colour

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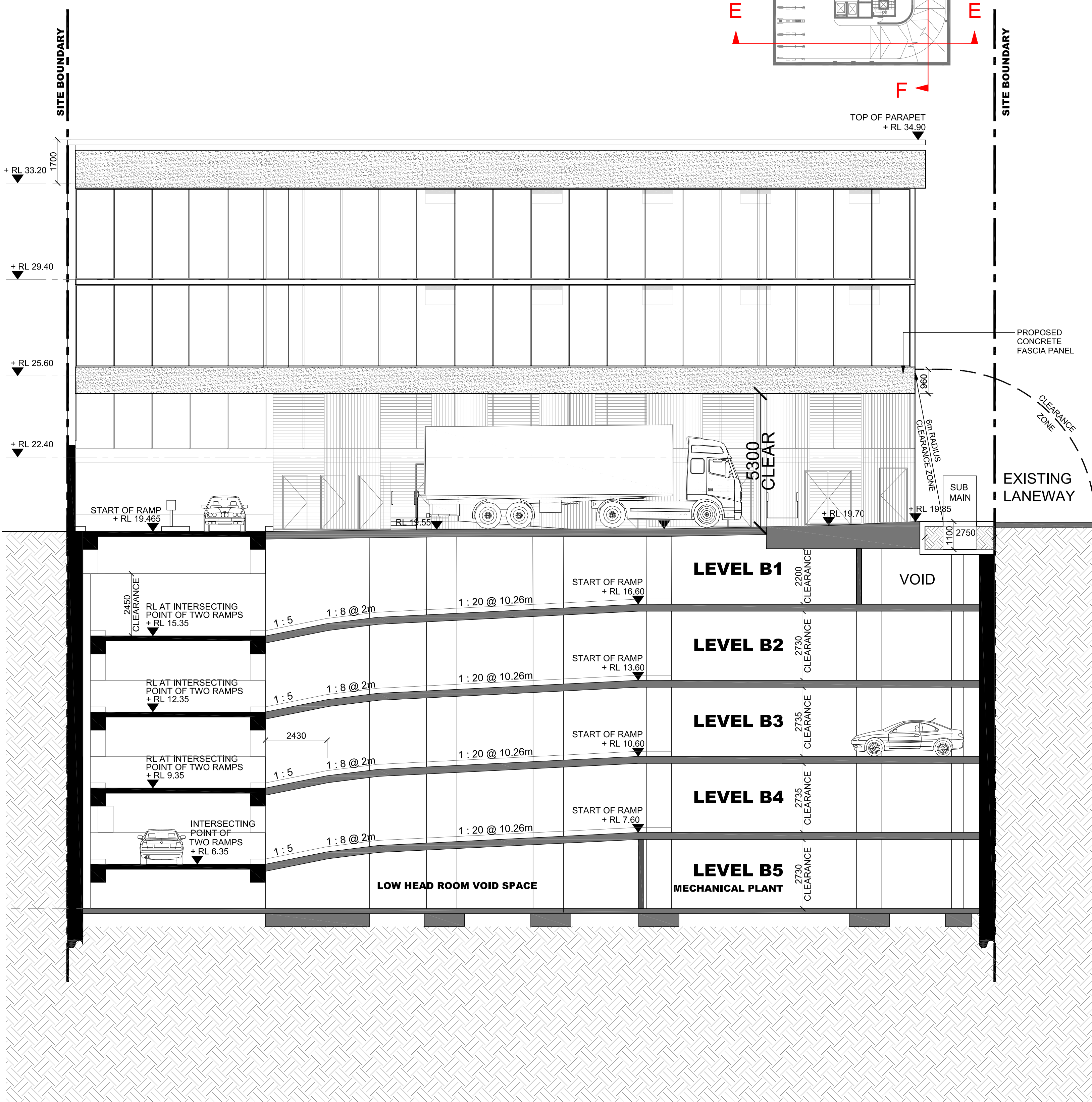
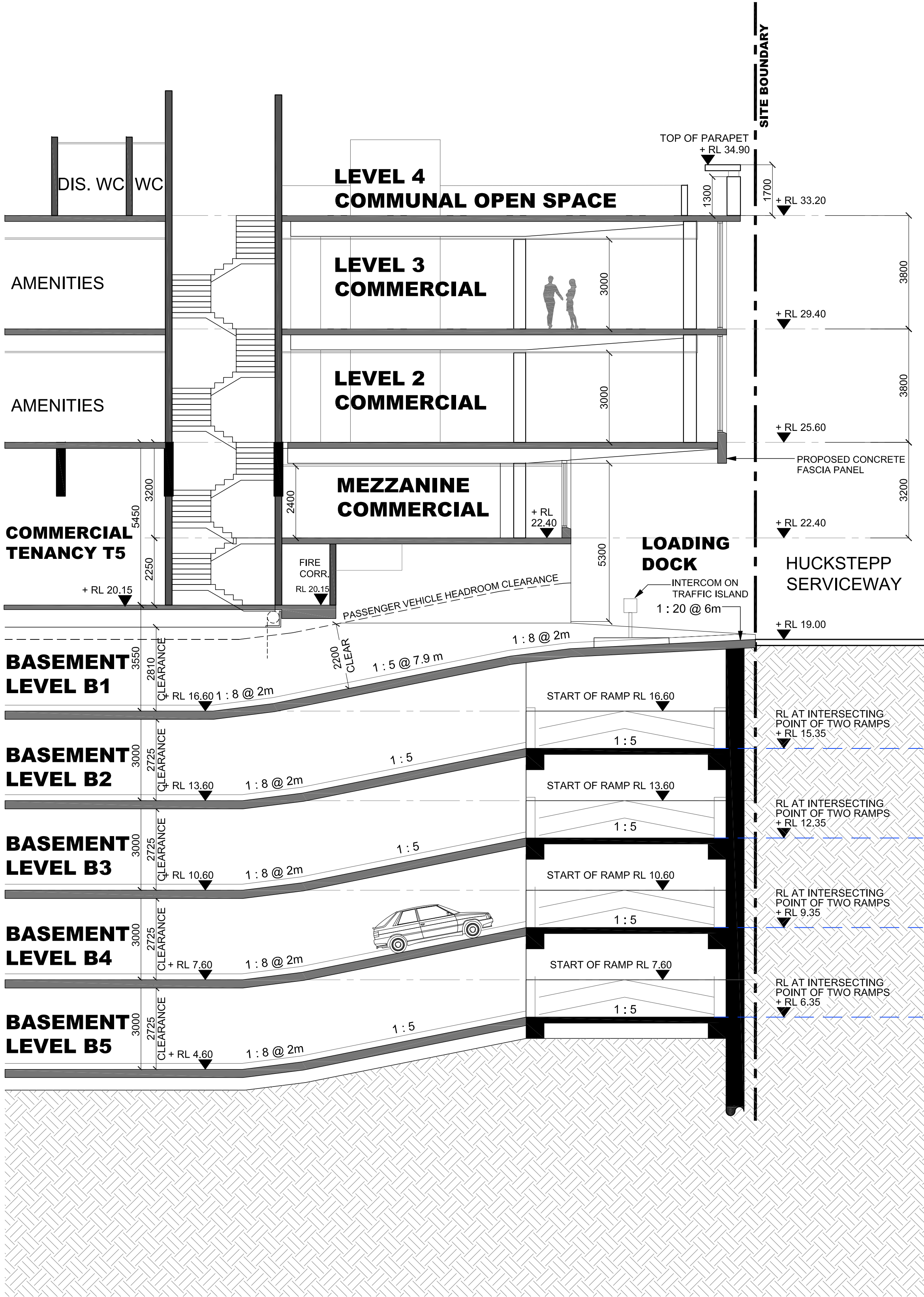


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Nominated Architect:
ES PT Group (NSW 8713)

drawn	EL
arch	EL
scale	AS SHOWN @A1
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PODIUM & FACADE SECTIONS

Drawing	Issue
DA41	A



1 CAR RAMP SECTION E
1 : 100

2 CAR RAMP SECTION F
1 : 100

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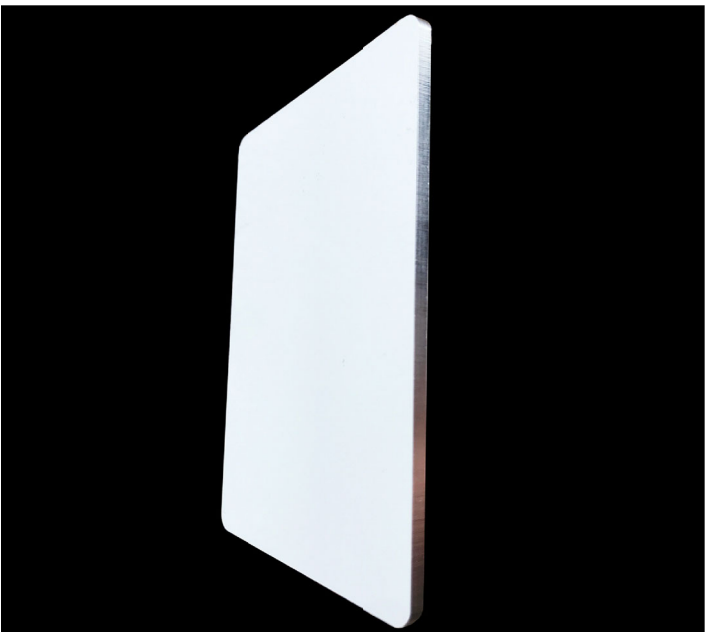
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CAR RAMP SECTION

Drawing	Issue
DA42	A

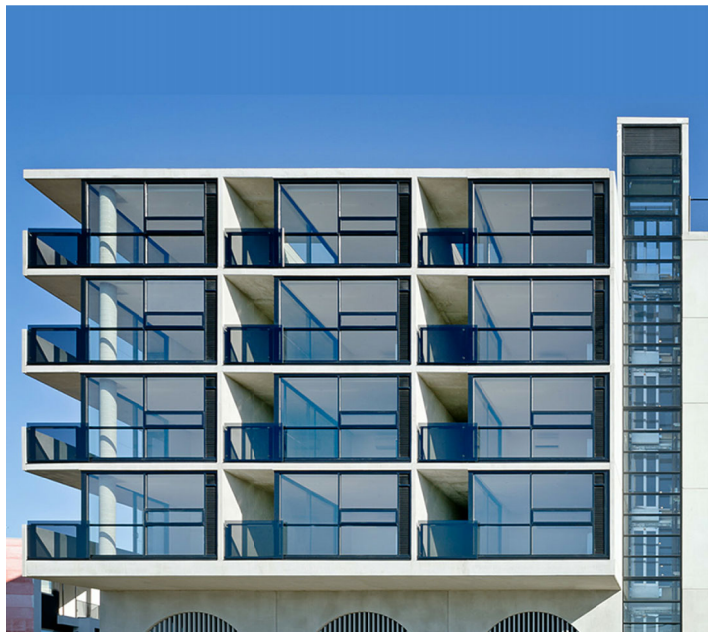
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NON REFLECTIVE, NON-COMBUSTIBLE,
MARINE-GRADE PRE-FINISHED SOLID
ALUMINIUM CLADDING PANELS ON
METAL FRAMED ARCHITECTURAL
FEATURE
- *STANDARD WHITE*



6

POWDER COATED ALUMINIUM WINDOW
FRAME
- *CHARCOAL SATIN 27288351*



2

MINERAL STAINED CONCRETE FINISH ON
PRECAST WALL PANELS
- *VIVID WHITE*



HIGH PERFORMANCE GLAZING PANEL
- *CLEAR GLAZING*

ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System (Glass+Frame) values: ⇒ U ≤ 6.70 and SHGC = 0.70 ±5%
ALM-002-03 A Aluminium B SG High Solar Gain Low-E Modifying unit: 2103	NFRC Glazing System (Glass+Frame) values: ⇒ U ≤ 5.40 and SHGC = 0.58 ±5%



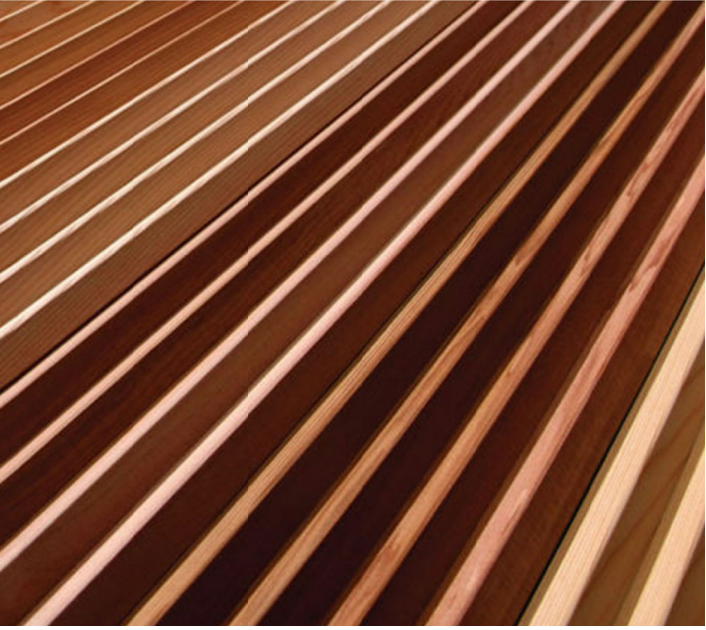
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TEXTURED CONCRETE FINISH ON
PRECAST WALL PANELS
- *STANDARD WHITE "RIBBED
PLASTER" LOOK*



7

"TIMBER LOOK" ARCHITECTURAL
FEATURE SLATED SCREEN



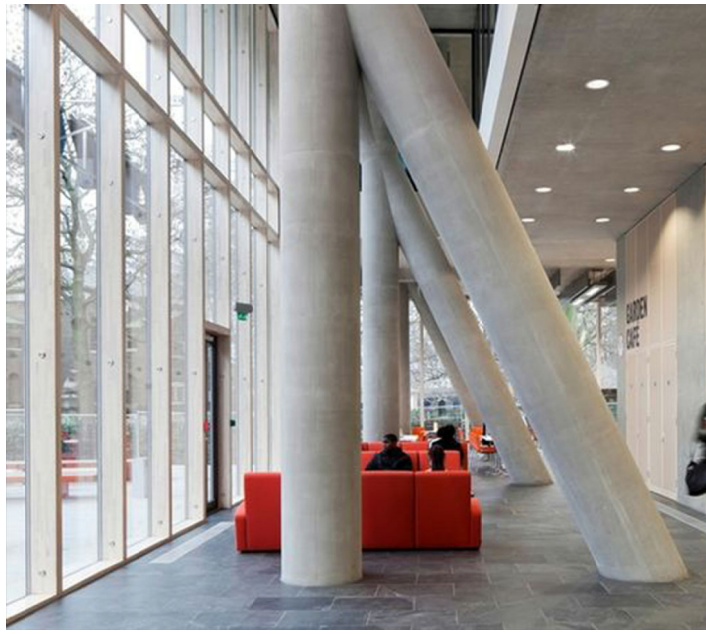
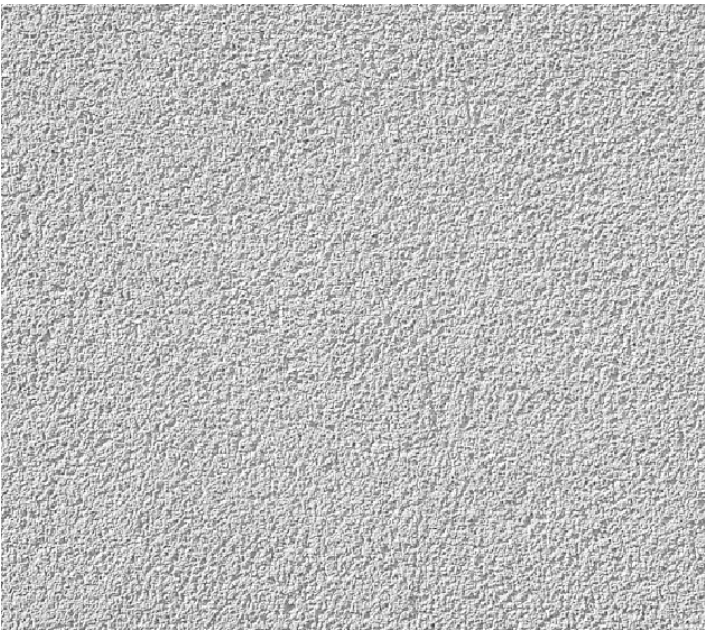
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CLEAR GLAZED BALUSTRADE



4

ACRYLIC RENDERED CONCRETE COLUMN
- *DULUX VIVID WHITE (SW1G1)*



9

POWDER COATED METAL SLIDING SCREEN
- *BLACK GLOSS 2729090G*



5

OPAQUE PRIVACY GLAZED SCREEN



10

POWDER COATED STEEL FRAMED AWNING
STRUCTURE
- *BLACK GLOSS 2729090G*



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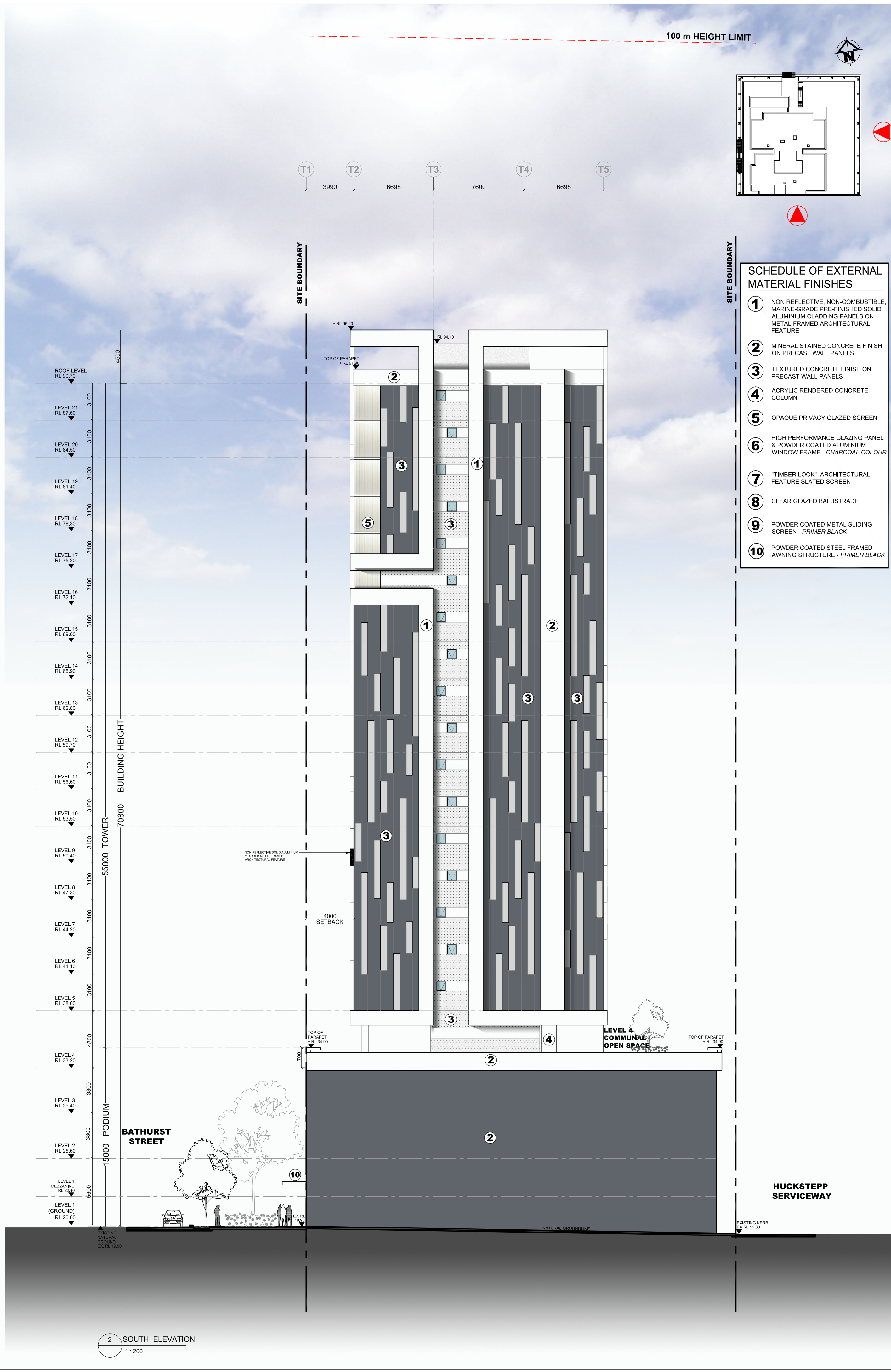
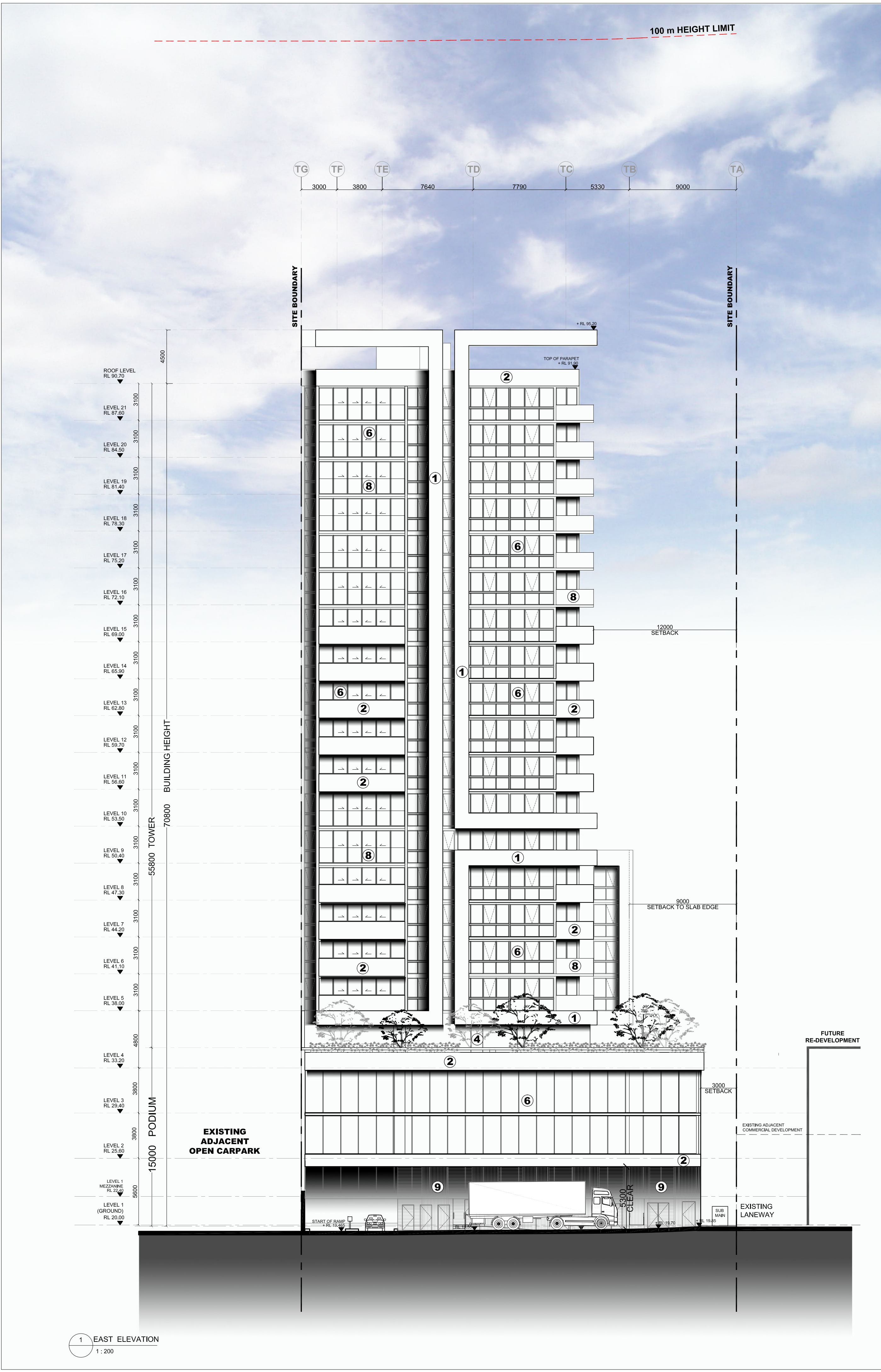
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TEL: (02) 9387 2600
Client:
Bradfield Building Group
Suite 1, Level 5, 293-299 Northumberland Street, Liverpool
TEL: (02) 9734 7389

	
drawn	EL
arch	EL
scale	NTS @A1
no.	002.001
EXTERNAL MATERIAL FINISHES	
Drawing	Issue
DA50	A



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SCHEDULE OF EXTERNAL MATERIAL FINISHES

- 1 NON REFLECTIVE, NON-COMBUSTIBLE, MARINE-GRADE PRE-FINISHED SOLID ALUMINIUM CLADDING PANELS ON METAL FRAMED ARCHITECTURAL FEATURE
- 2 MINERAL STAINED CONCRETE FINISH ON PRECAST WALL PANELS
- 3 TEXTURED CONCRETE FINISH ON PRECAST WALL PANELS
- 4 ACRYLIC RENDERED CONCRETE COLUMN
- 5 OPAQUE PRIVACY GLAZED SCREEN
- 6 HIGH PERFORMANCE GLAZING PANEL & POWDER COATED ALUMINIUM WINDOW FRAME - CHARCOAL COLOUR
- 7 "TIMBER LOOK" ARCHITECTURAL FEATURE SLATED SCREEN
- 8 CLEAR GLAZED BALUSTRADE
- 9 POWDER COATED METAL SLIDING SCREEN - PRIMER BLACK
- 10 POWDER COATED STEEL FRAMED AWNING STRUCTURE - PRIMER BLACK

PROPOSED MIXED USE DEVELOPMENT FLAT BUILDING

64 BATHURST STREET, LIVERPOOL, NSW 2170

DA SUBMISSION

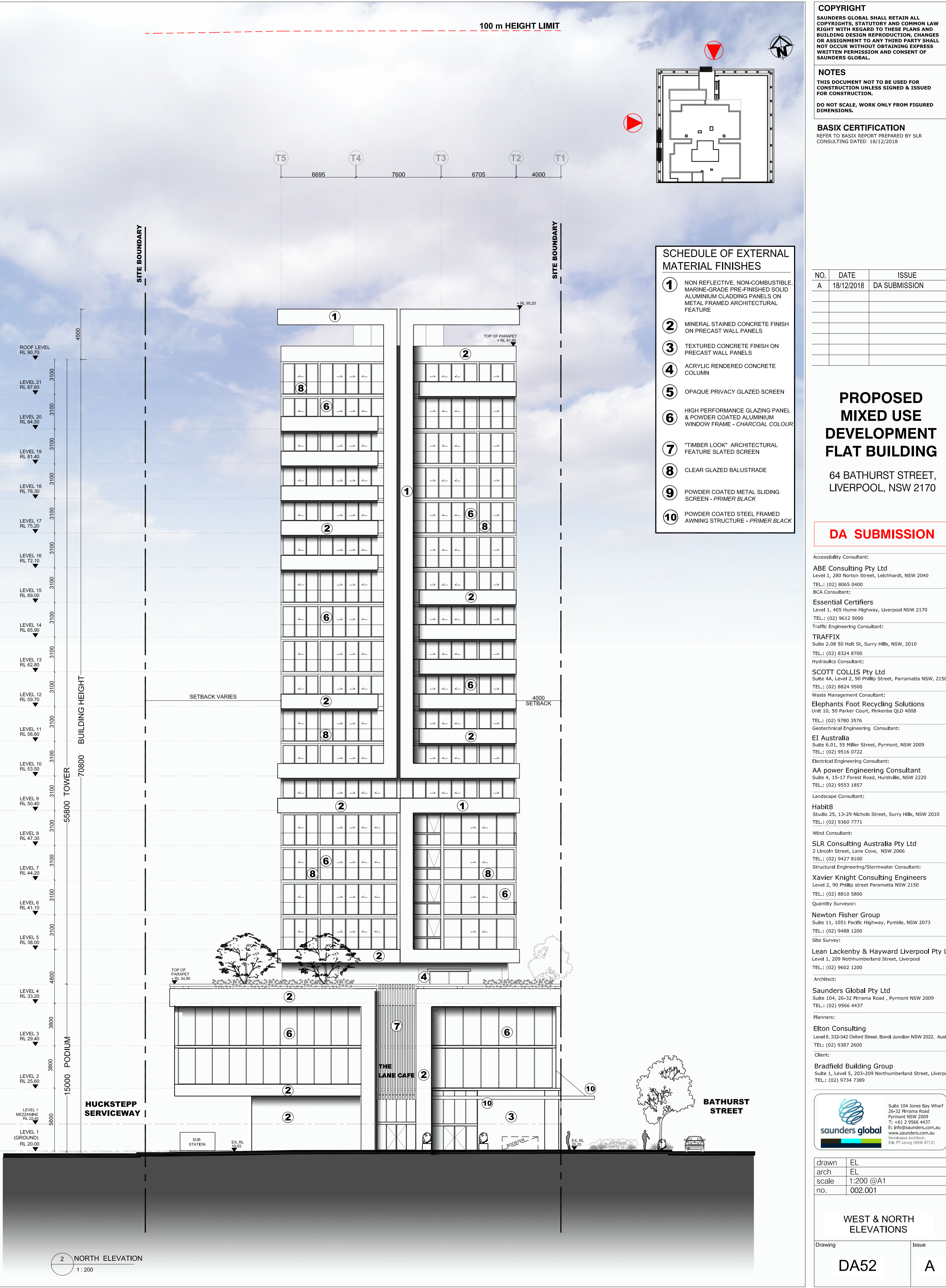
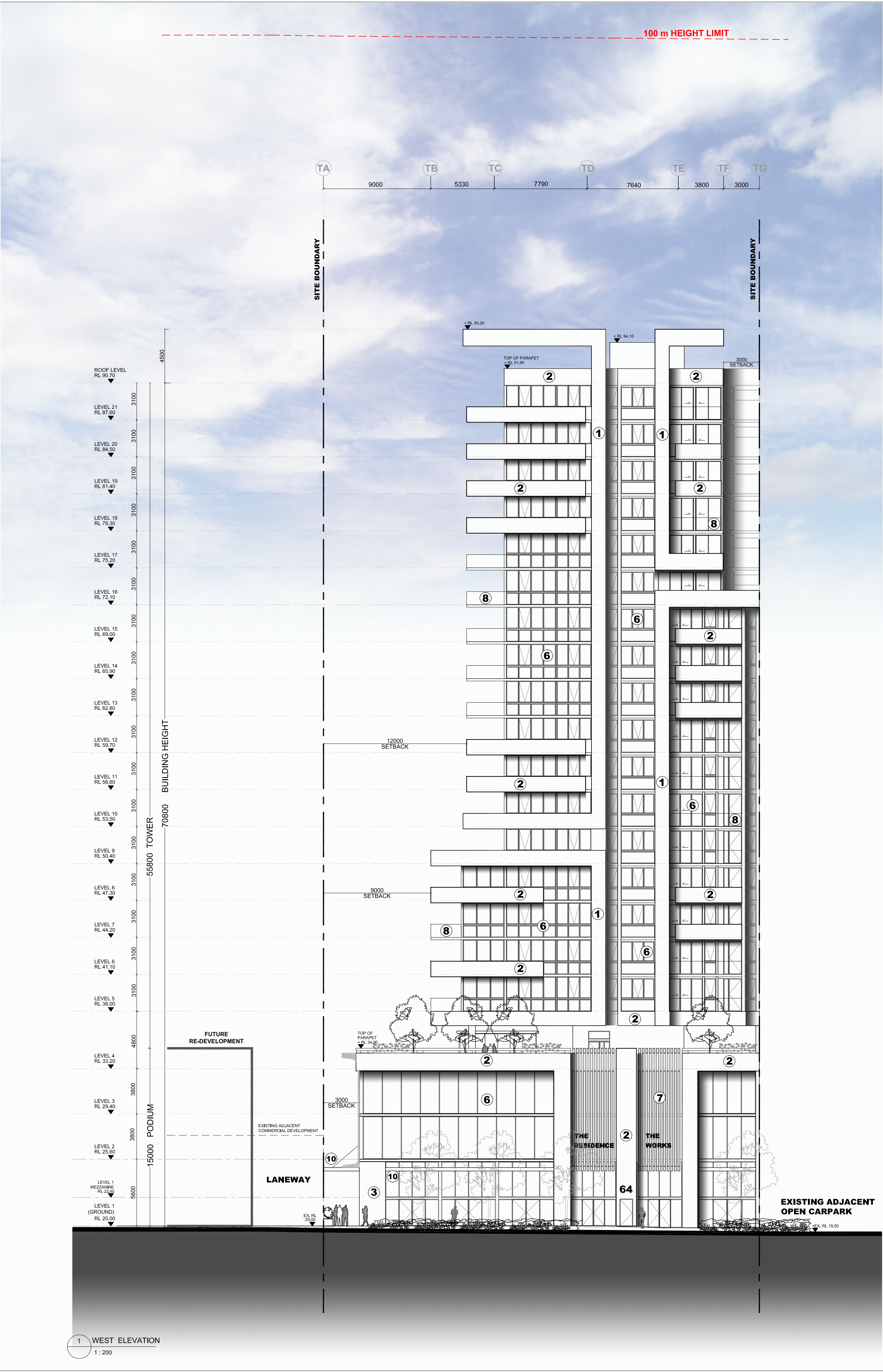
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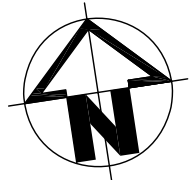
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EAST & SOUTH ELEVATIONS

Drawing Issue

DA51 A





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NO.	DATE	ISSUE
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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

DA SUBMISSION

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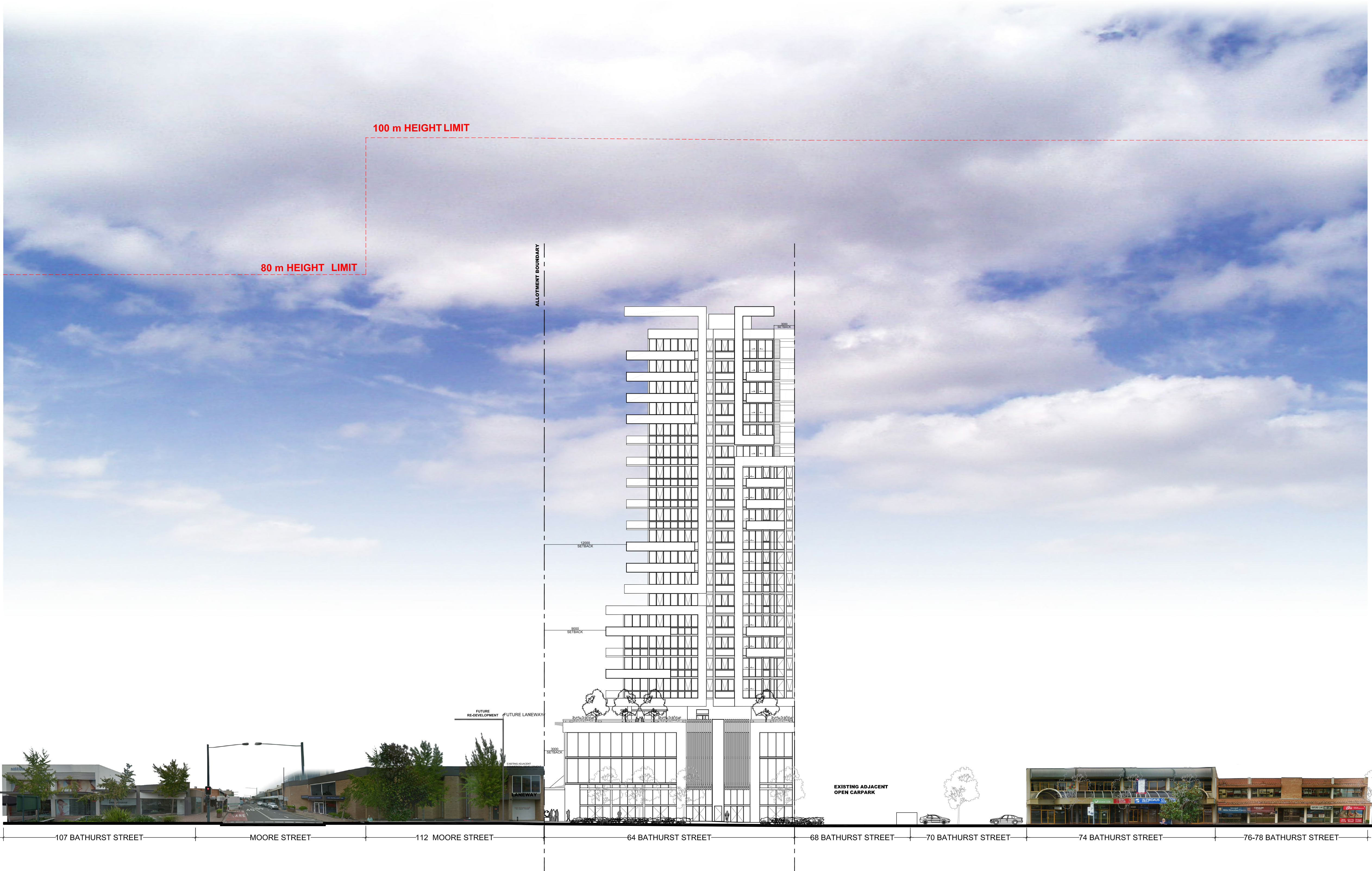


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arch	EL
scale	1:300
no.	002.001

STREETSCAPE
ELEVATION
(BATHURST STREET)

Drawing	Issue
DA53	A



BATHURST STREET - STREETSCAPE ELEVATION

MIXED USE DEVELOPMENT AT
64 BATHURST STREET , LIVERPOOL

ISSUED DATE: 18/12/2018

ALLOTMENTS PARAMETERS					
SUBJECT ALLOTMENTS	SITE AREA	ZONING	FSR	MAX.HEIGHT	MAX.GFA
64 Bathurst Street	1,331 m2	B3 Commerical Core	5.61 : 1	100 m	
203-209 Northumberland Street	1,593 m2	B3 Commerical Core	2.39 : 1	100 m	
The Entire Site Area	2,924 m2	B3 Comm.Core	8.0 : 1	100 m	23,392 m2

LEP PARAMETERS COMPLIANCE				
GFA COMPONENTS		PROPOSED	MAX. ALLOWABLE UNDER CURRENT LEP	
PROPOSED RESIDENTIAL GFA		5,902 m2	70% RESIDENTIAL	11,474 m2 Maximum.
PROPOSED NON-RESIDENTIAL GFA		2,508 m2	30% NON-RESIDENTIAL	4,917 m2 Maximum.
PROPOSED GFA ON SUBJECT LAND PORTION		8,410 m2	16,391 m2 Maximum.	
EXISTING NON-RESIDENTIAL GFA		7,000 m2	7,000 m2 Maximum.	
GRAND TOTAL GFA OF THE ENTIRE SITE		15,410 m2	23,392 m2 Maximum.	
PROPOSED FSR OF THE ENTIRE SITE		5 : 1	8.0 : 1	

BASEMENT & PODIUM GFA								
LEVELS	COMPONENTS	ROOM	Comm. GFA	Comm.NLA	Resi. GFA	NON GFA	PARKING PROVIDED	
LEVEL B5	STORAGE & PLANT	Lobby			8 m2		0 CARS	
LEVEL B4	RESIDENTIAL PARKING	Lobby			8 m2		27 CARS	
LEVEL B3	RESIDENTIAL PARKING	Lobby			8 m2		27 CARS	
LEVEL B2	RESIDENTIAL PARKING	Lobby			8 m2	71	17 CARS PLUS 1 CAR WASH	
LEVEL B1	COMMERCIAL PARKING	Lobby	4 m2		8 m2		19 CARS	
LEVEL 1	RETAIL / COMM.						90 CARS PLUS 1 CAR WASH	
		T1	95 m2	93 m2				
		T2	79 m2	75 m2				
		T3	90 m2	88 m2				
		T4	71 m2	70 m2				
		K1	8 m2	8 m2				
		Commercial Lobby	77 m2					
		Circulation	23 m2					
		Residential Lobby			54 m2			
		Garbage - Residential					47 m2	
		Garbage - Commercial					16 m2	
		Switchroom					32 m2	
		Fire Control Centre					10 m2	
		Hot Water Plant					7 m2	
		Loading Dock					208 m2	
		Cleaner	2 m2					
WC	14 m2							
LEVEL 1 MEZZ.	COMMERCIAL	T5	221 m2	207 m2				
LEVEL 2	COMMERCIAL	T6	967 m2	922 m2				
LEVEL 3	COMMERCIAL	T7	857 m2	807 m2				
		OPEN SPACE				143 m2		
LEVEL 4	COMMUNAL SPACE	RESI. OPEN SPACE				884 m2		
		RESI. MEETING ROOM			22 m2			
		RESI. LOBBY			21 m2			
TOTAL COMMUNAL OPEN SPACE PROVISION =				905 m2	> Min. 731 m2	WHICH IS 25%	AGD Required	
THIS IS				31% OF THE ENTIRE SITE - COMPLIES				

TOTAL COMMERCIAL GFA @ PODIUM LEVELS 2,508 m2

TOTAL RESIDENTIAL GFA @ PODIUM LEVELS 137 m2

*All areas are preliminary and are subject to final consultant coordination.

1 BEDROOM	15	OFF	0.4 CAR PER	1 BEDROOM UNIT	6.0	CARS
2 BEDROOM	45	OFF	0.7 CAR PER	2 BEDROOM UNIT	31.5	CARS
3 BEDROOM	6	OFF	1.2 CAR PER	3 BEDROOM UNIT	7.2	CARS
				SUBTOTAL	45	CARS
VISITORS	66	OFF	1 CAR PER	7 UNITS	9.4	CARS
				SUBTOTAL	10	CARS
REQUIRED RESIDENTIAL PARKING PROVISION					55	CARS

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**PROPOSED
MIXED USE
DEVELOPMENT
FLAT BUILDING**

64 BATHURST STREET,
LIVERPOOL, NSW 2170

DA SUBMISSION

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scale	NTS @A1
no.	002.001

DEVELOPMENT STATISTICS	
Drawing	Issue
DA60	A

MIXED USE DEVELOPMENT AT
64 BATHURST STREET , LIVERPOOL

ISSUED DATE: 18/12/2018

TOWER GFA

LEVELS	PROPOSED UNIT MIX			ADG REQUIRED	PROPOSED GROSS FLOOR AREA (GFA)	PROPOSED NET FLOOR AREA (NFA)	PROPOSED COMMUNAL GFA	PROPOSED NON- GFA	BALCONY		STORAGE		CEILING HEIGHT		SUNLIGHT		NATURAL CROSS VENTILATION		ORIENTATION		ASPECT	
	1 Bed	2 Bed	3 Bed						REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	70% 3 HR	DURATION	60% OVERALL	10% SINGLE ASPECT				
BASEMENT LEVEL 5																						
LEVEL 5																						
UNIT	501			1	90 m2	120 m2	118 m2			12 m2	16 m2	10 m3	10.0 m3	2.7 m	2.75 m	YES	4 HR	YES		DUAL	NORTH WEST	
UNIT	502			1	70 m2	84 m2	83 m2			10 m2	19 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	4 HR	YES		DUAL	NORTH EAST	
UNIT	503			1	70 m2	78 m2	77 m2			10 m2	12 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	504		1		50 m2	64 m2	63 m2			8 m2	10 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 5 COMMON																						
									23 m2		3 m2											
LEVEL 6																						
UNIT	601			1	90 m2	120 m2	118 m2			12 m2	16 m2	10 m3	10.0 m3	2.7 m	2.75 m	YES	5 HR	YES		DUAL	NORTH WEST	
UNIT	602			1	70 m2	84 m2	83 m2			10 m2	19 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	603			1	70 m2	78 m2	77 m2			10 m2	12 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	604		1		50 m2	64 m2	63 m2			8 m2	10 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 6 COMMON																						
									23 m2		3 m2											
LEVEL 7																						
UNIT	701			1	90 m2	120 m2	118 m2			12 m2	16 m2	10 m3	10.0 m3	2.7 m	2.75 m	YES	6 HR	YES		DUAL	NORTH WEST	
UNIT	702			1	70 m2	84 m2	83 m2			10 m2	19 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	703			1	70 m2	78 m2	77 m2			10 m2	12 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	704		1		50 m2	64 m2	63 m2			8 m2	9 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 7 COMMON																						
									23 m2		3 m2											
LEVEL 8																						
UNIT	801			1	90 m2	120 m2	118 m2			12 m2	16 m2	10 m3	10.0 m3	2.7 m	2.75 m	YES	6 HR	YES		DUAL	NORTH WEST	
UNIT	802			1	70 m2	84 m2	83 m2			10 m2	19 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	803			1	70 m2	78 m2	77 m2			10 m2	12 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	804		1		50 m2	64 m2	63 m2			8 m2	9 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 8 COMMON																						
									23 m2		3 m2											
LEVEL 9																						
UNIT	901			1	70 m2	88 m2	86 m2			10 m2	16 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	902			1	70 m2	84 m2	83 m2			10 m2	16 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	903			1	70 m2	78 m2	77 m2			10 m2	12 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	904		1		50 m2	64 m2	63 m2			8 m2	10 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 9 COMMON																						
									23 m2		3 m2											
LEVEL 10																						
UNIT	1001			1	70 m2	88 m2	86 m2			10 m2	16 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	1002			1	70 m2	84 m2	83 m2			10 m2	16 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	1003			1	70 m2	78 m2	77 m2			10 m2	13 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	1004		1		50 m2	64 m2	63 m2			8 m2	10 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 10 COMMON																						
									23 m2		3 m2											
LEVEL 11																						
UNIT	1101			1	70 m2	88 m2	86 m2			10 m2	16 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	1102			1	70 m2	84 m2	83 m2			10 m2	18 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	1103			1	70 m2	78 m2	77 m2			10 m2	12 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	1104		1		50 m2	64 m2	63 m2			8 m2	10 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 11 COMMON																						
									23 m2		3 m2											
LEVEL 12																						
UNIT	1201			1	70 m2	88 m2	86 m2			10 m2	16 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	1202			1	70 m2	84 m2	83 m2			10 m2	16 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	1203			1	70 m2	78 m2	77 m2			10 m2	12 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	1204		1		50 m2	64 m2	63 m2			8 m2	10 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 12 COMMON																						
									23 m2		3 m2											
LEVEL 13																						
UNIT	1301			1	70 m2	88 m2	86 m2			10 m2	17 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	1302			1	70 m2	84 m2	83 m2			10 m2	18 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	1303			1	70 m2	78 m2	77 m2			10 m2	12 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	1304		1		50 m2	64 m2	63 m2			8 m2	9 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 13 COMMON																						
									23 m2		3 m2											
LEVEL 14																						
UNIT	1401			1	70 m2	88 m2	86 m2			10 m2	17 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	1402			1	70 m2	84 m2	83 m2			10 m2	18 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	1403			1	70 m2	78 m2	77 m2			10 m2	12 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	1404		1		50 m2	64 m2	63 m2			8 m2	9 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 14 COMMON																						
									23 m2		3 m2											
LEVEL 15																						
UNIT	1501			1	70 m2	88 m2	86 m2			10 m2	17 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	1502			1	70 m2	84 m2	83 m2			10 m2	18 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	1503			1	70 m2	78 m2	77 m2			10 m2	12 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	1504		1		50 m2	64 m2	63 m2			8 m2	9 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 15 COMMON																						
									23 m2		3 m2											
LEVEL 16																						
UNIT	1601			1	70 m2	88 m2	86 m2			10 m2	19 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	1602			1	70 m2	84 m2	83 m2			10 m2	17 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	1603			1	70 m2	78 m2	77 m2			10 m2	13 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	1604		1		50 m2	50 m2	50 m2			8 m2	8 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 16 COMMON																						
									23 m2		3 m2											
LEVEL 17																						
UNIT	1701			1	70 m2	88 m2	86 m2			10 m2	19 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	1702			1	70 m2	84 m2	83 m2			10 m2	17 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	1703			1	70 m2	78 m2	77 m2			10 m2	13 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	1704		1		50 m2	50 m2	50 m2			8 m2	8 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 17 COMMON																						
									23 m2		3 m2											
LEVEL 18																						
UNIT	1801			1	70 m2	88 m2	86 m2			10 m2	18 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	1802			1	70 m2	84 m2	83 m2			10 m2	17 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	1803			1	70 m2	78 m2	77 m2			10 m2	13 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	1804		1		50 m2	50 m2	50 m2			8 m2	9 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 18 COMMON																						
									23 m2		3 m2											
LEVEL 19																						
UNIT	1901			1	70 m2	88 m2	86 m2			10 m2	18 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	1902			1	70 m2	84 m2	83 m2			10 m2	17 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	1903			1	70 m2	78 m2	77 m2			10 m2	13 m2	8 m3	8.0 m3	2.7 m	2.75 m	NO	1 HR	YES		SINGLE	EAST	
UNIT	1904		1		50 m2	50 m2	50 m2			8 m2	8 m2	6 m3	6.0 m3	2.7 m	2.75 m	YES	3 HR	YES		SINGLE	WEST	
LEVEL 19 COMMON																						
									23 m2		3 m2											
LEVEL 20																						
UNIT	2001			1	70 m2	88 m2	86 m2			10 m2	18 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH WEST	
UNIT	2002			1	70 m2	84 m2	83 m2			10 m2	17 m2	8 m3	8.0 m3	2.7 m	2.75 m	YES	7 HR	YES		DUAL	NORTH EAST	
UNIT	2003			1																		