

Proposed Residential Flat Building
at
9-15 Northumberland Street Liverpool



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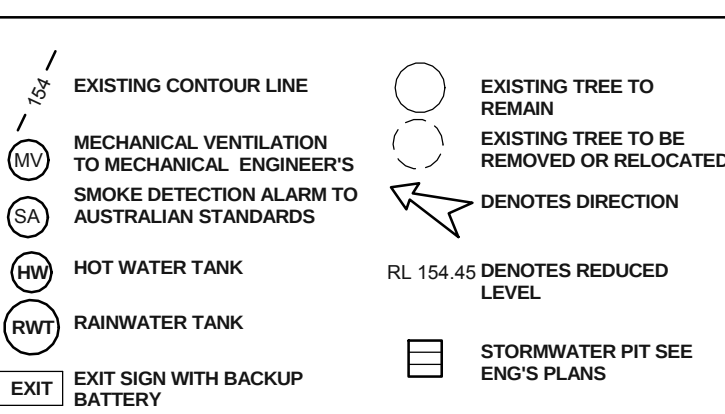
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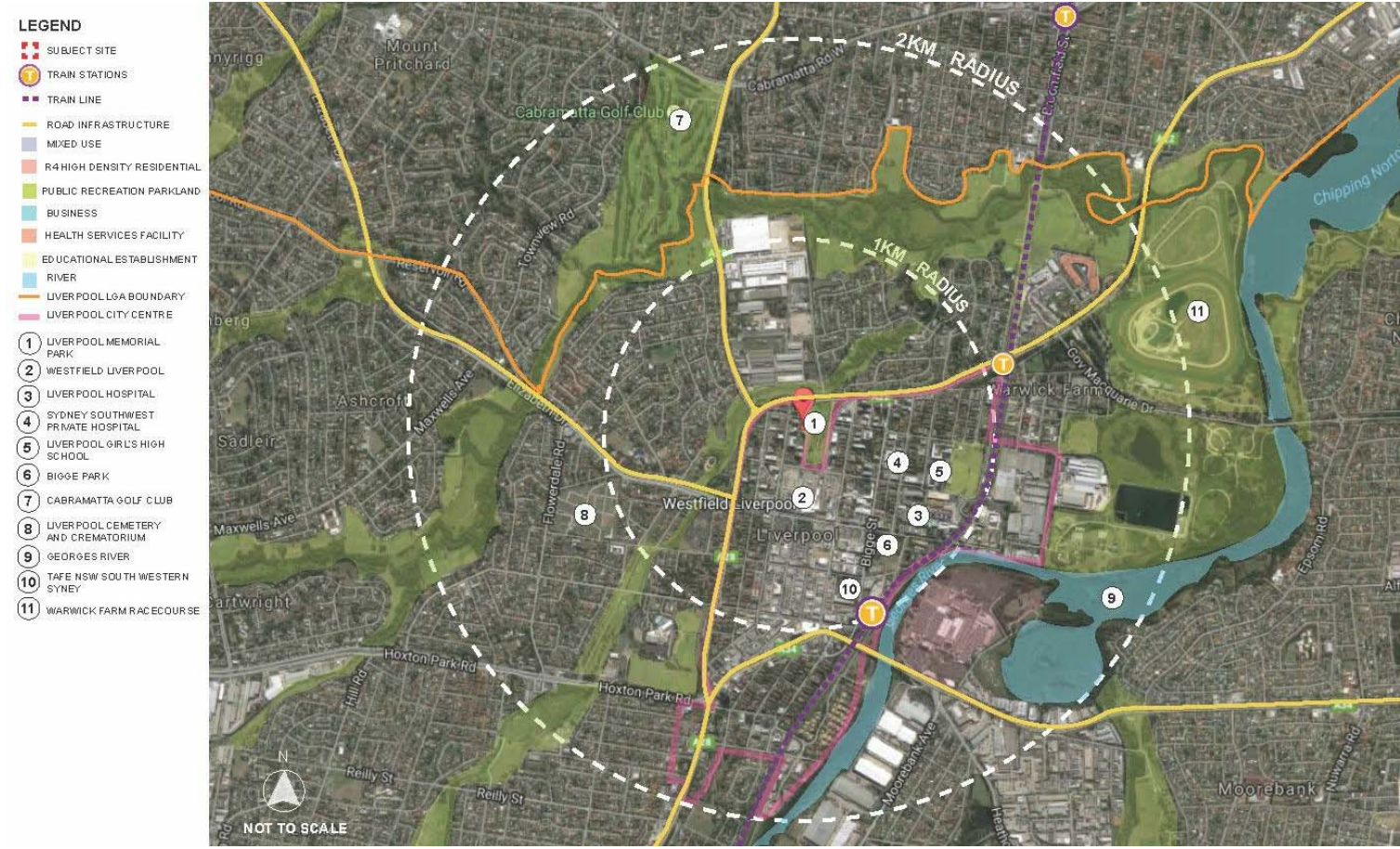


ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C	Street View Updated	10/2017
D	Street View Updated	10/2017
E	DA Amendment	11/2017
F	Street View Updated	02/2018

Client	Northumberland Ventures PL
Project	Proposed RFB at 9-15 Northumberland Street Liverpool

Cover Page

Project number	2015-24	A000	
Date	SEP 2016		
Drawn by	AH		
Checked by	GF	Scale	1 : 1
		Issue	F



Site Location



7. 6-8 BATHURST STREET



5. 24 LANCHLAN STREET



Wider Context



8. PARK AERIAL VIEW



Local Context



3. 5-7 NORTHUMBERLAND STREET



4. LIVERPOOL PIONEER MEMORIAL PARK



2. 17-19 NORTHUMBERLAND STREET



6. 12-18 BATHURST STREET

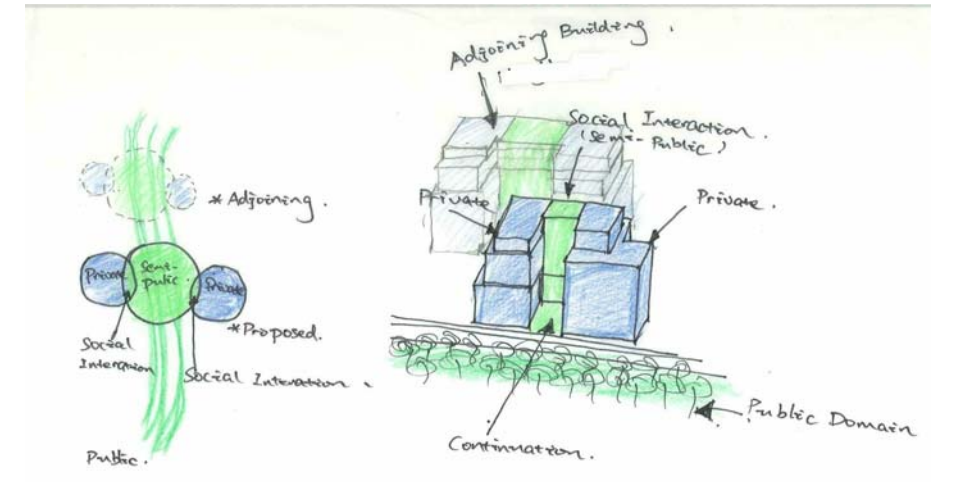


1. 21 NORTHUMBERLAND STREET

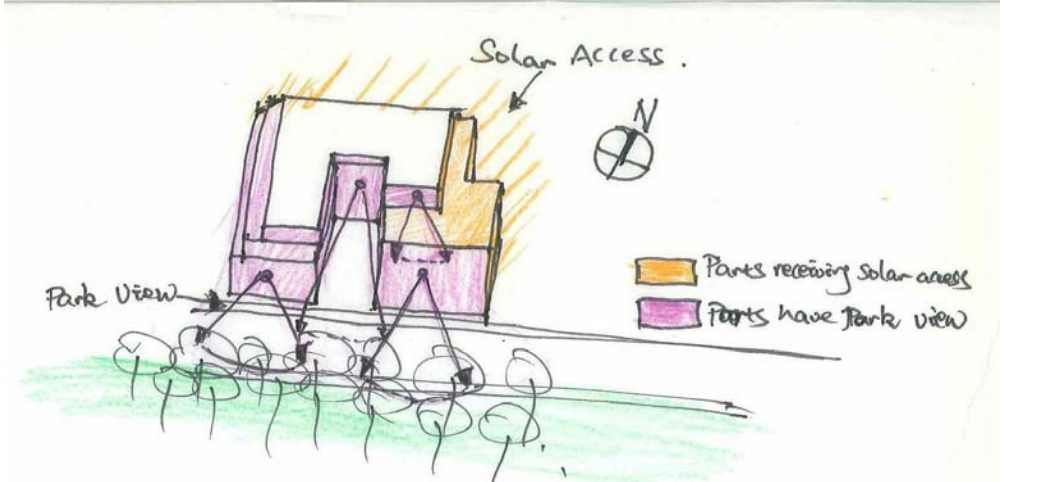


Local Context_ Surrounding Buildings

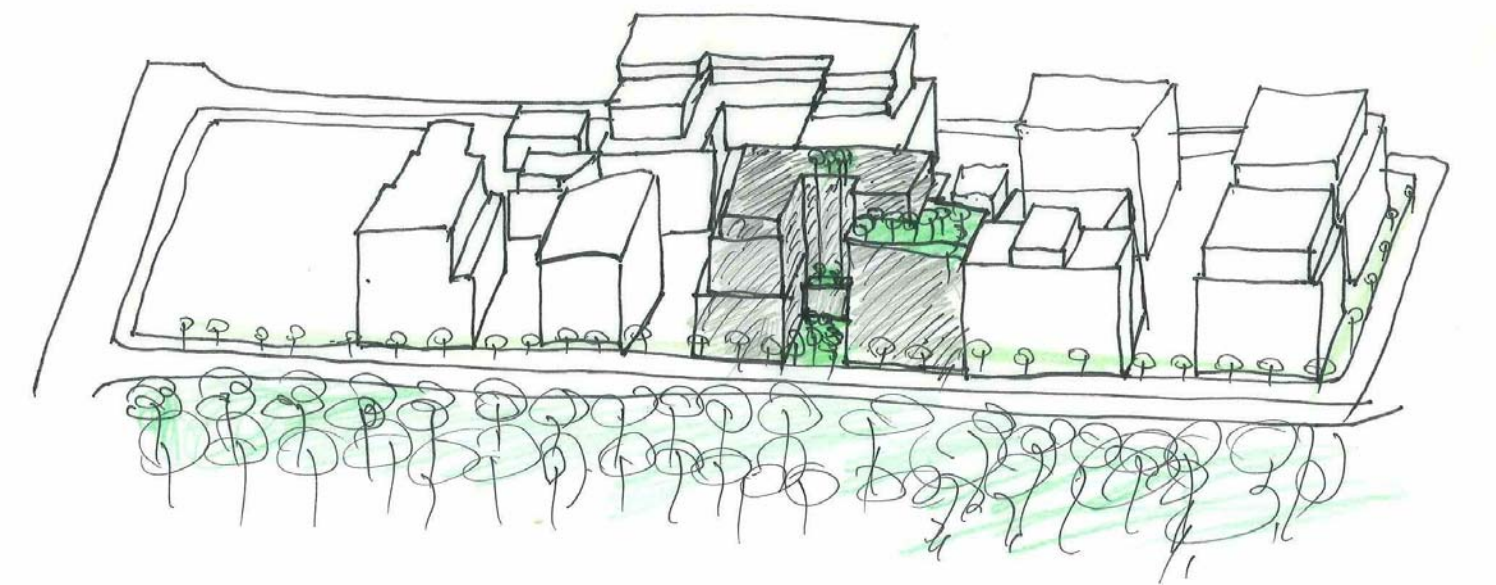
Conceptual Diagrams:



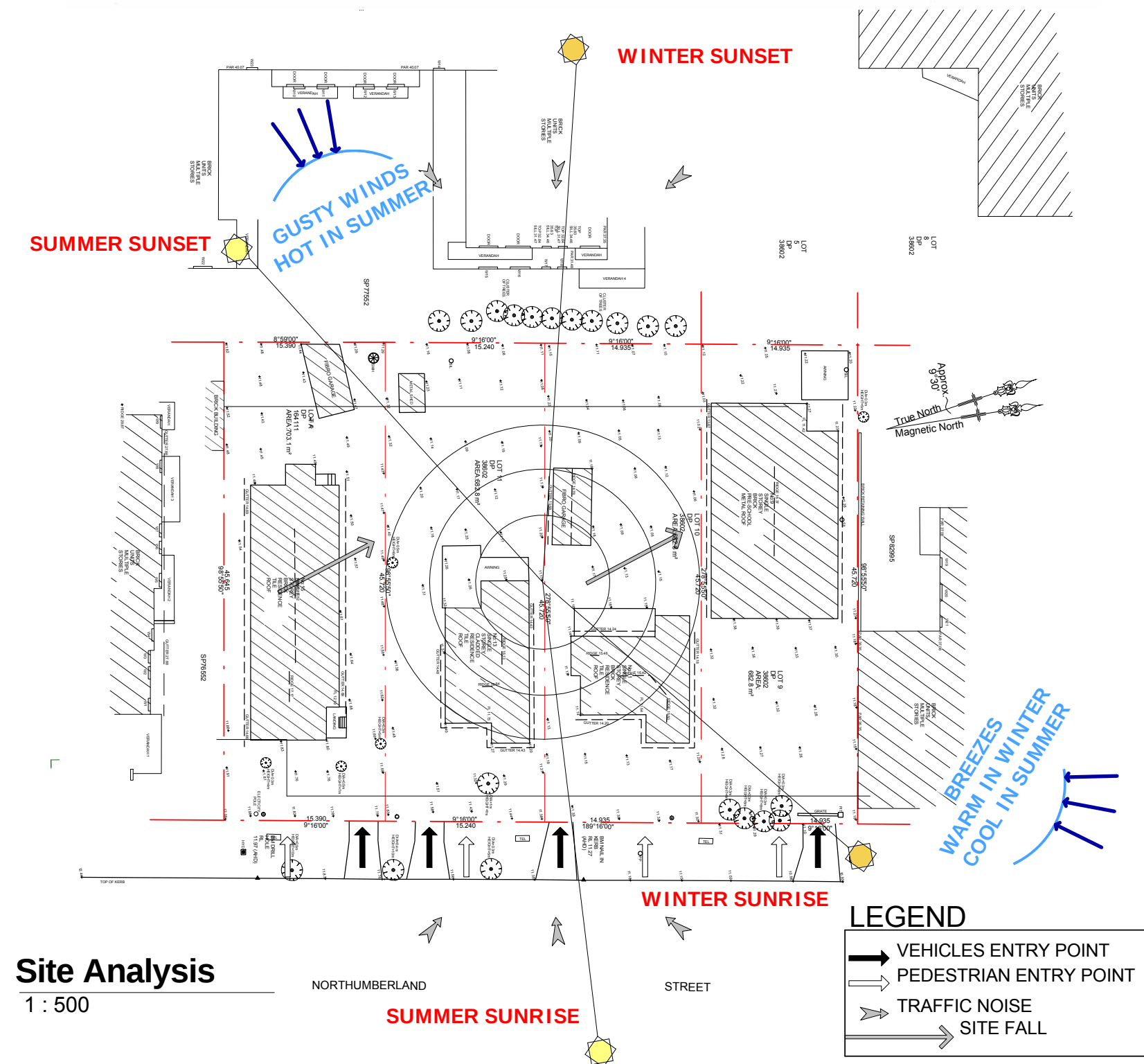
1. Encouraging Social Interaction



2. Orientation: Solar Access & Views



3. Urban Green: Inside Out - Outside In



Site Analysis
1 : 500

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- EXISTING CONTOUR LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED OR RELOCATED
- MECHANICAL VENTILATION TO MECHANICAL ENGINEERS
- SMOKE DETECTION ALARM TO AUSTRALIAN STANDARDS
- HOT WATER TANK
- RAINWATER TANK
- EXIT SIGN WITH BACKUP BATTERY
- RL 154.45 DENOTES REDUCED LEVEL
- STORMWATER PIT SEE ENG'S PLANS

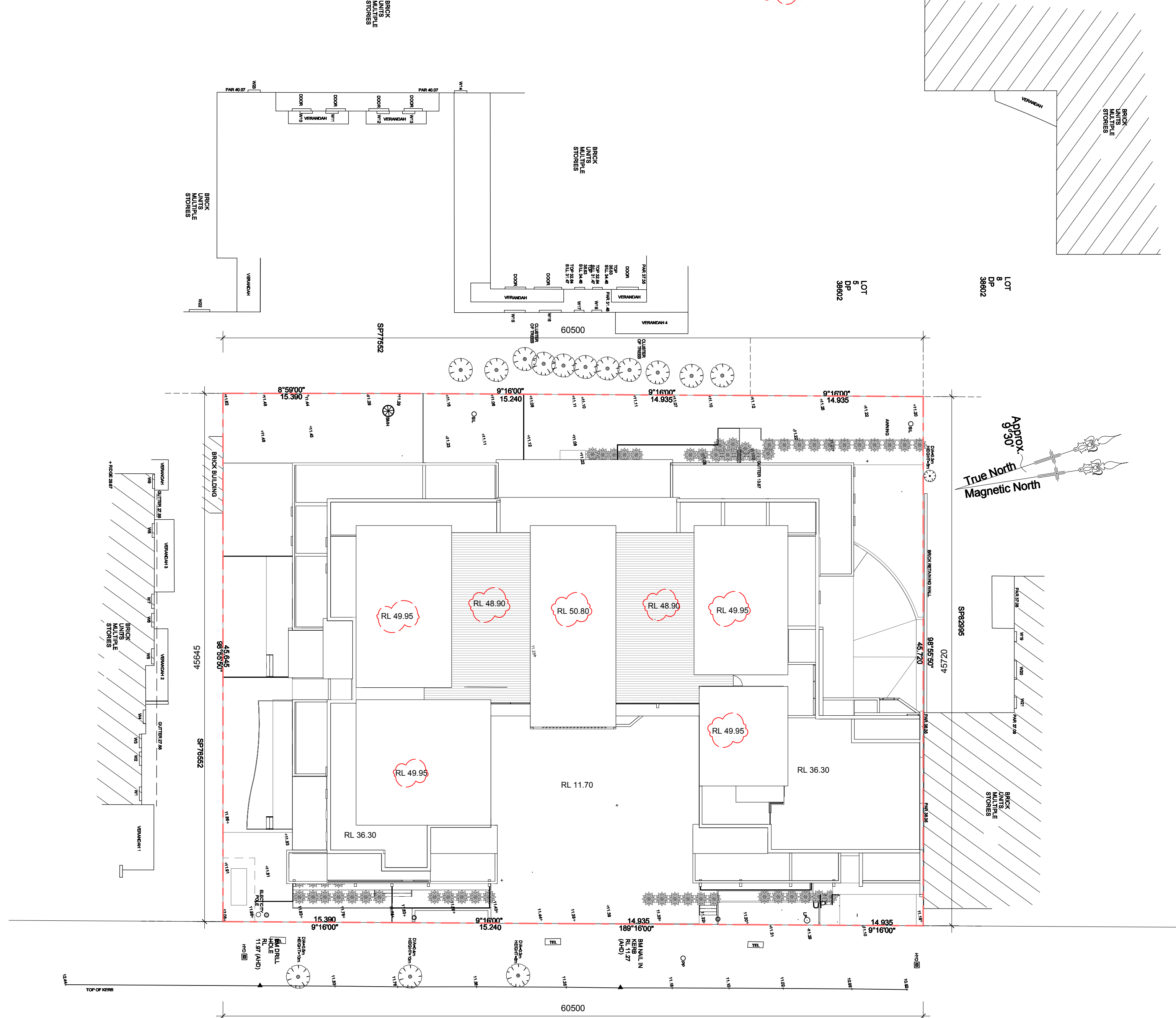
ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016

Client	Northumberland Ventures PL
Project	Proposed RFB at 9-15 Northumberland Street Liverpool

Site Analysis/Conceptual Diagrams			
Project number	2015-24	A001	Issue A
Date	SEP 2016		
Drawn by	AH		
Checked by	GF		
As indicated			

General Information	
Council	Liverpool Council
Project Address	9-15 Northumberland Street Liverpool
Site area	2751.5 m ²
Maximum allowable FSR(R4) & HOB =45m	3.5:1
Maximum allowable GFA	= 9630.25 m ²
Heritage	N/A
HOB	45 m
Zoning	High Density Residential (R4)
Minimum Frontage Required	24 m
Site Frontage	60.5 m
Maximum Allowed Site Coverage	50% of Site =1375.75 m ²
Minimum Required Deep Soil Area (Under ADG)	7% of Site (with 6m Dimensions) = 192.6m ²
Minimum Required Landscaped Area	25% of Site =687.9 m ²
Minimum Required Communal Open Space (Under ADG)	25% of Site =687.9 m ²

Proposal				
Unit Numbers	1 Bed	2 Bed	3 Bed	Total
	40	55	11	106
Adaptable Units (Min.10%)	10.4%			11 Units (Unit Type A, B, N)
Livable Units (Min. 20%)	29.2%			31 Units (Unit Type B, F, M, N, Q)
Proposed GFA	9432m ²			
Proposed FSR	3.48 : 1			
Carpark (Residential)	40	55	16.5	111.5 Residential Car Parks
Carpark (Visitor)	1 per 10 dwellings			11 Visitor car park
Carpark (Service)	1 per 40 dwellings			3 Service car park
Required	126 Total car park			
Proposed	126 Total car park			
Disabled Carpark(Shared area)	4 disabled carpark			3 Shared area
Motorcycle	5% of carpark			6 Motorcycle
Bicycle carpark	1/200 of unit area			49 Bicycle rack (48 Bicycle rack Required)
Site Coverage	1358.98m ²			
Deep Soil	192.65m ²			
Landscaped	823.61m ²			
Communal Open Space	742.96m ²			



Site/Roof Plan

1 : 250

NORTHUMBERLAND

STREET

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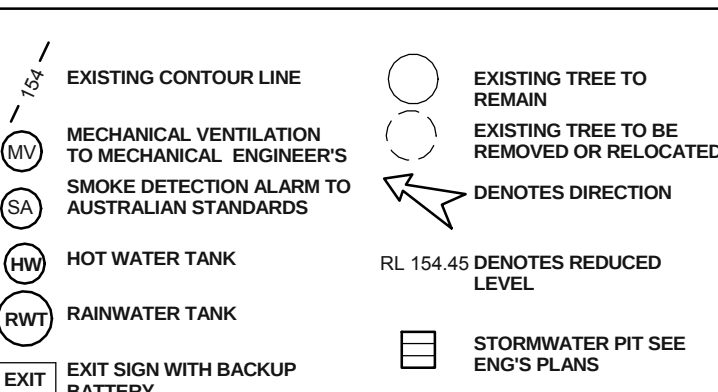
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LEGEND:



ISSUE

ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C	DA Amendment	10/2017
D	DA Amendment	11/2017
E	DA Amendment	11/2017
F	Calculation Updated Level 12 & 13 Deleted Two Units Fronting the Street are Added on Each Level From Level 8 to Level 11	02/2018

Client

Northumberland Ventures PL

Project

Proposed RFB at 9-15
Northumberland Street Liverpool

Site Information/ BASIX & NatHERS Commitments

Project number 2015-24

Date SEP 2016

Drawn by AH

Checked by GF

As indicated

Issue F

SUMMARY OF BASIX COMMITMENTS

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au

WATER COMMITMENTS

Fixtures

3 Star Shower Heads (> 4.5 but <= 6 L/min)

4 Star Kitchen / Basin Taps

4 Star Toilet

3 Star Dishwasher

Alternative Water NO

Individual water tank NO

Common Tap 4 Star

Common Tap 4 Star

Laundry WM Cold Tap NO

THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans

ENERGY COMMITMENTS

Hot Water Gas Instantaneous 3 Star

Cooling System Living n/a

Bedrooms n/a

Heating System Living n/a

Bedrooms n/a

Bathroom Individual Fan ducted to facade or roof

Manual on/off

Kitchen Individual Fan ducted to facade or roof

Manual on/off

Laundry Individual Fan ducted to facade or roof

Interlockd to light

Natural Lighting Window/Skylight in Kitchen

Window/Skylight in Bathrooms/Toilets

Yes to 7

Artificial Lighting Number of bedrooms

All Dedicated Yes

Number of Living/Dining rooms

All Dedicated Yes

All Kitchen Yes Dedicated Yes

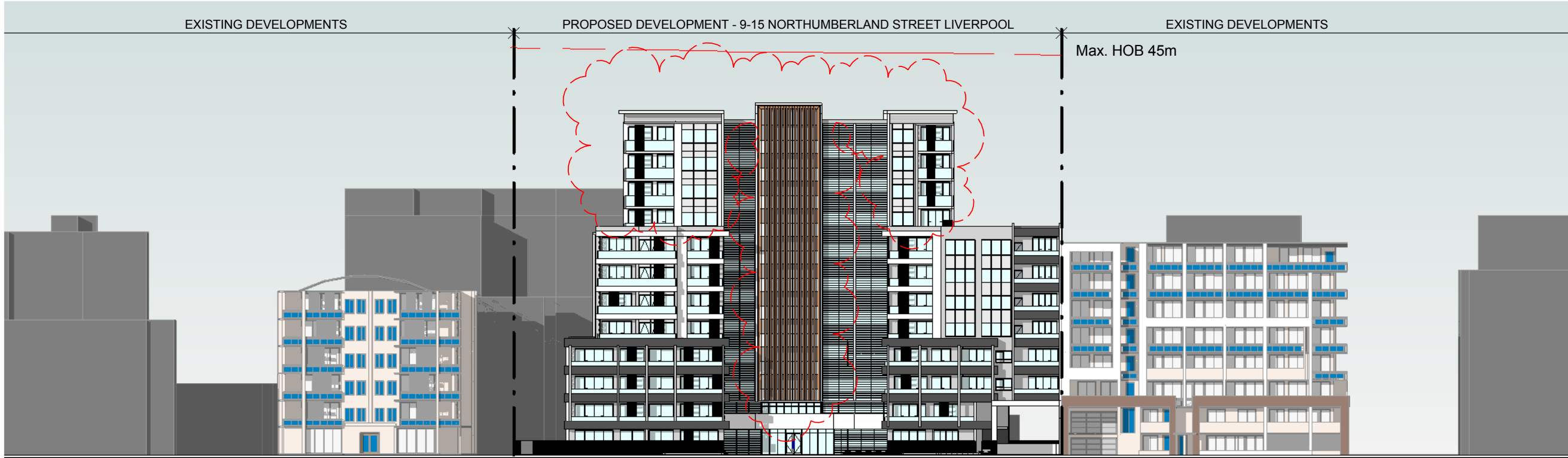
All Bathrooms/Toilets Yes Dedicated Yes

All Laundry Yes Dedicated Yes

All Hallways Yes Dedicated Yes

Common Areas

Common Area	Ventilation System Type	Ventilation Efficiency Measure	Artificial Lightening Type	Efficiency Measure
Car park area (B1+ B2)	ventilation (supply + exhaust)	Carbon Monoxide + VSD fan	Fluorescent	Daylight Sensor and Motion Sensor
Lift Car (BLK A + BLK B)	---	---	Light-emitting Diode	Connected to Lift Call Button
Switch Room	ventilation (supply +exhaust)	None ie. Continuous	Fluorescent	Manual on / Manual off
Garbage Room (BLK1 + BLK B)	ventilation (supply +exhaust)	None ie. Continuous	Fluorescent	Motion Sensors
Plant or service rooms (B1+ B2)	ventilation (supply +exhaust)	None ie. Continuous	Fluorescent	Manual on / Manual off
Mechanical Room	ventilation (supply +exhaust)	None ie. Continuous	Fluorescent	Motion Sensors
Pump Room and Sprinkler Valve Room	ventilation (supply +exhaust)	None ie. Continuous	Fluorescent	Motion Sensors
Common WC	ventilation (supply +exhaust)	None ie. Continuous	Fluorescent	Manual on / Manual off
All Storages	ventilation (supply +exhaust)	None ie. Continuous	Fluorescent	Time Clock and Motion Sensor
All Lobbies/ Corridors	ventilation (supply +exhaust)	None ie. Continuous	Fluorescent	Daylight Sensor and Motion Sensor
Lift (BLK A + BLK B)	Geared Traction With VVVF Motor	Specification / Number of levels (including basement): 11		



Streetscape_ Northumberland Street

1 : 500

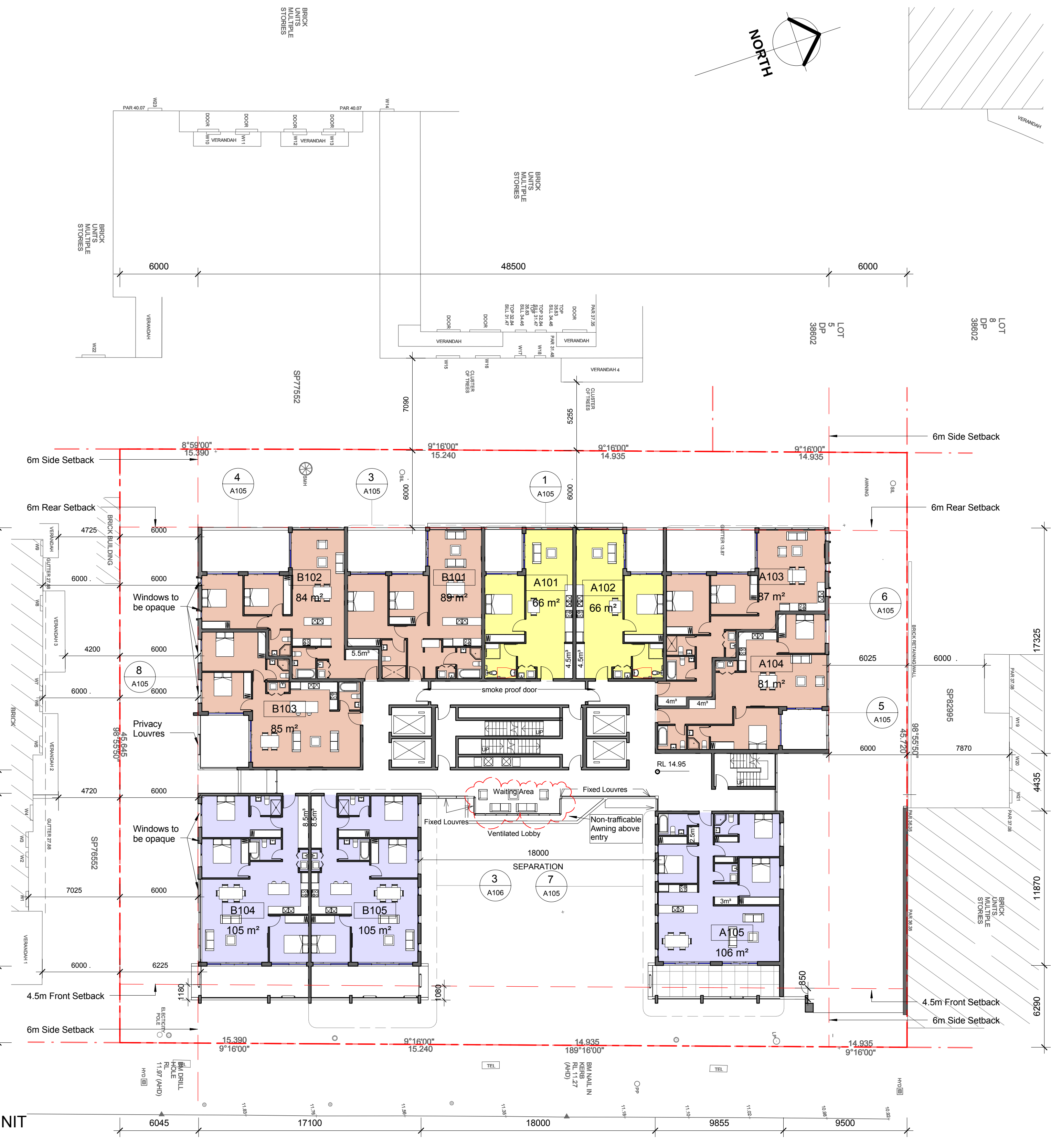


Issue	C
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NORTHUMBERLAND STREET

Level 0
1 : 200



NORTHUMBERLAND STREET

Level 1
1 : 200

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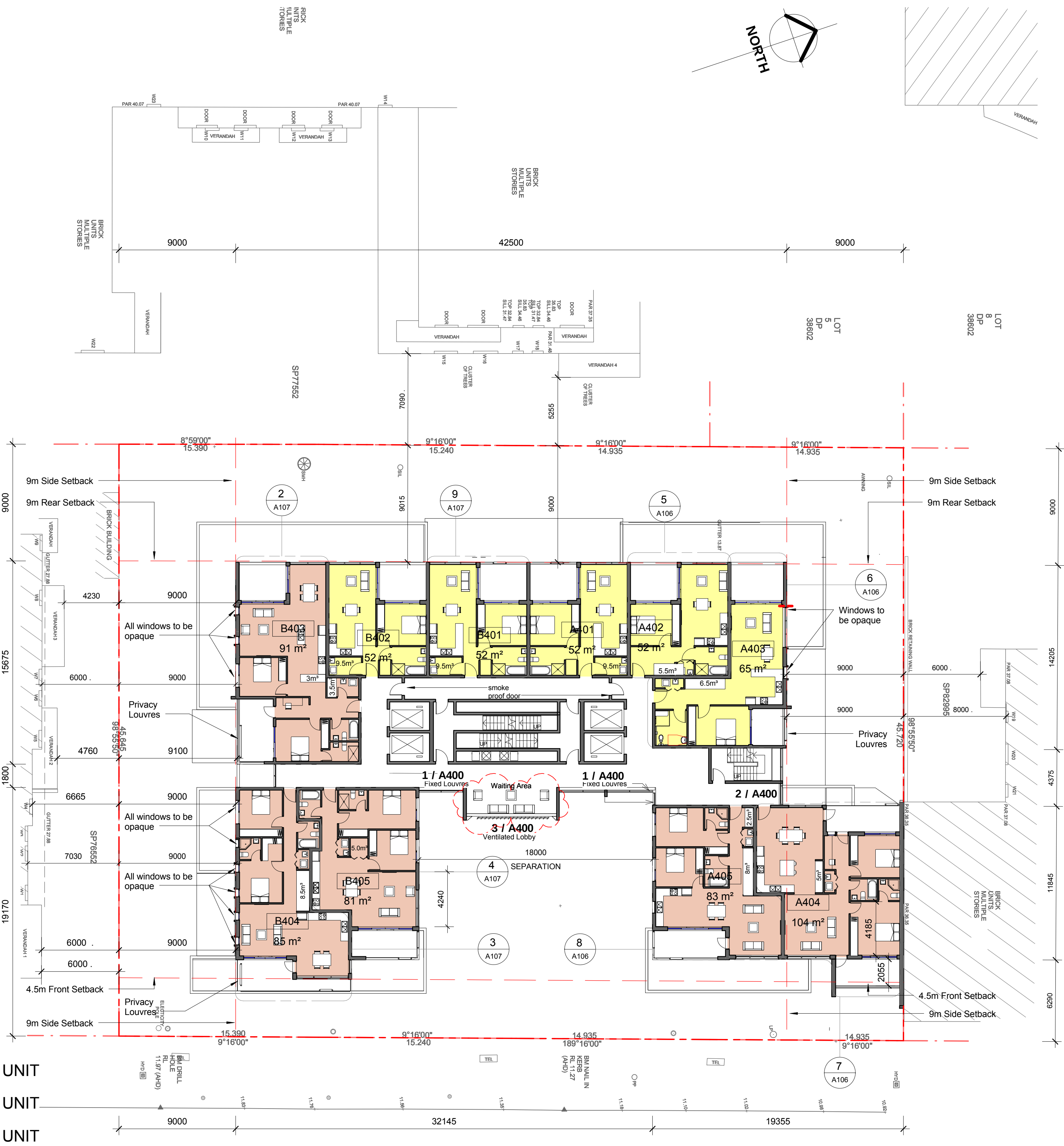
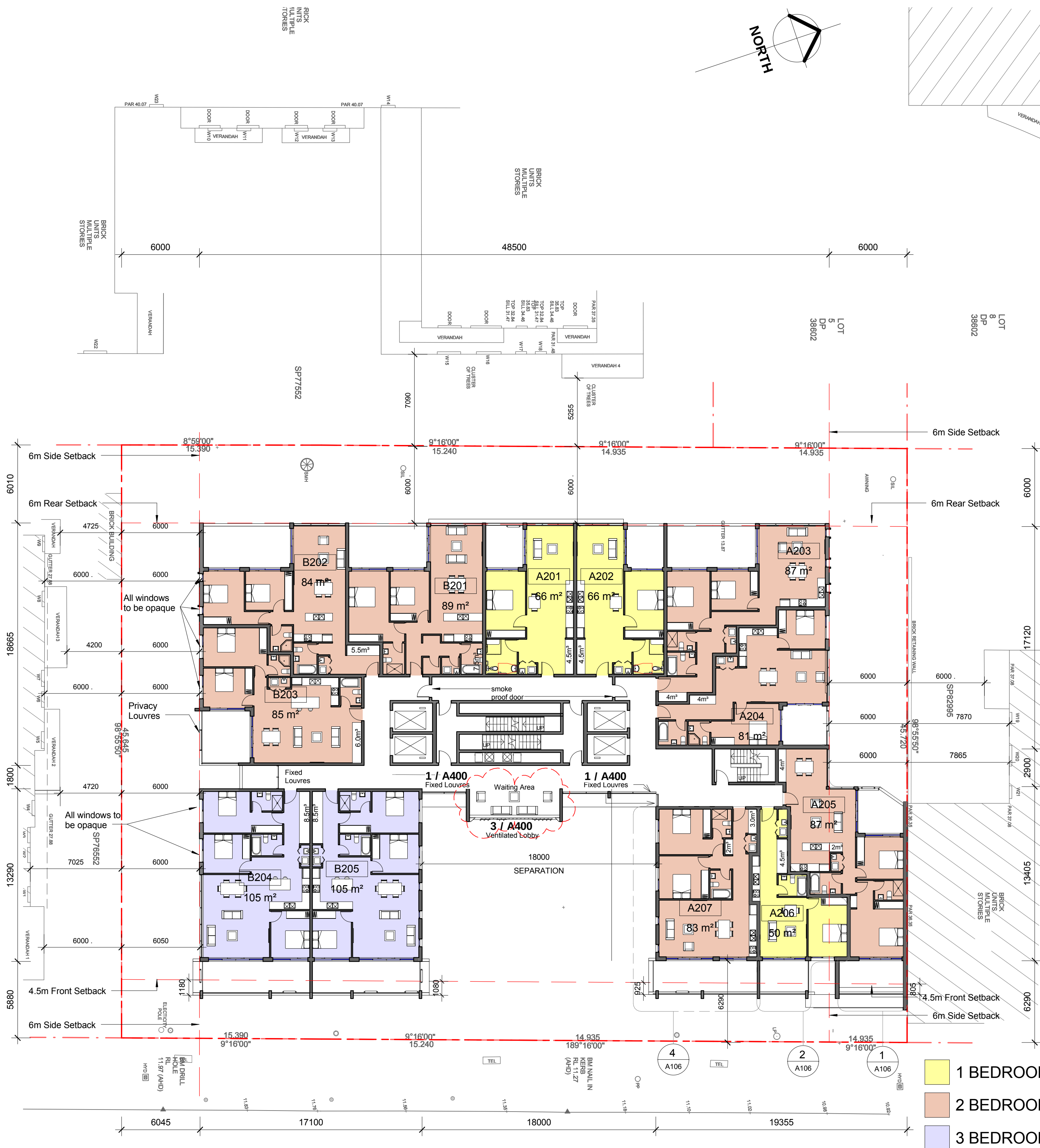
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	HOT WATER TANK		RL 154.45 DENOTES REDUCED LEVEL
	RAINWATER TANK		STORMWATER PIT SEE ENG'S PLANS
	EXIT SIGN WITH BACKUP BATTERY		

ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C	DA Amendment	10/2017
D	DA Amendment	11/2017
E	DA Amendment	11/2017
F	Level 0 Entry Lobby Revised Waiting Area Added at Level 1	02/2018

Client	Northumberland Ventures PL
Project	Proposed RFB at 9-15 Northumberland Street Liverpool

Level 0 Plan/Level 1 Plan			
Project number	2015-24	A102	
Date	SEP 2016		
Drawn by	AH		
Checked by	GF		
As indicated		Issue	F



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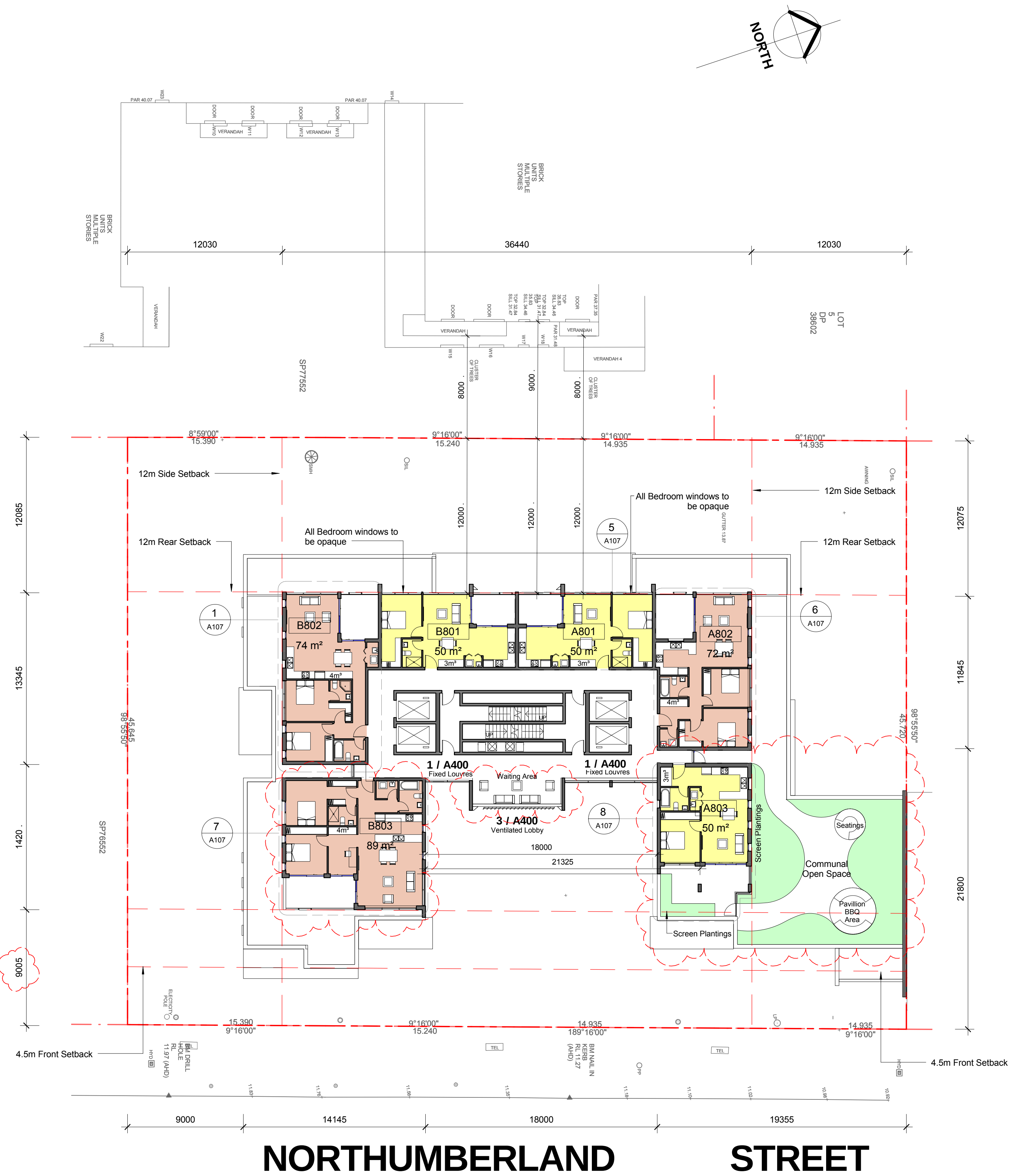
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A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C	DA Amendment	10/2017
D	DA Amendment	11/2017
E	DA Amendment	11/2017
F	Waiting Area Added	02/2018

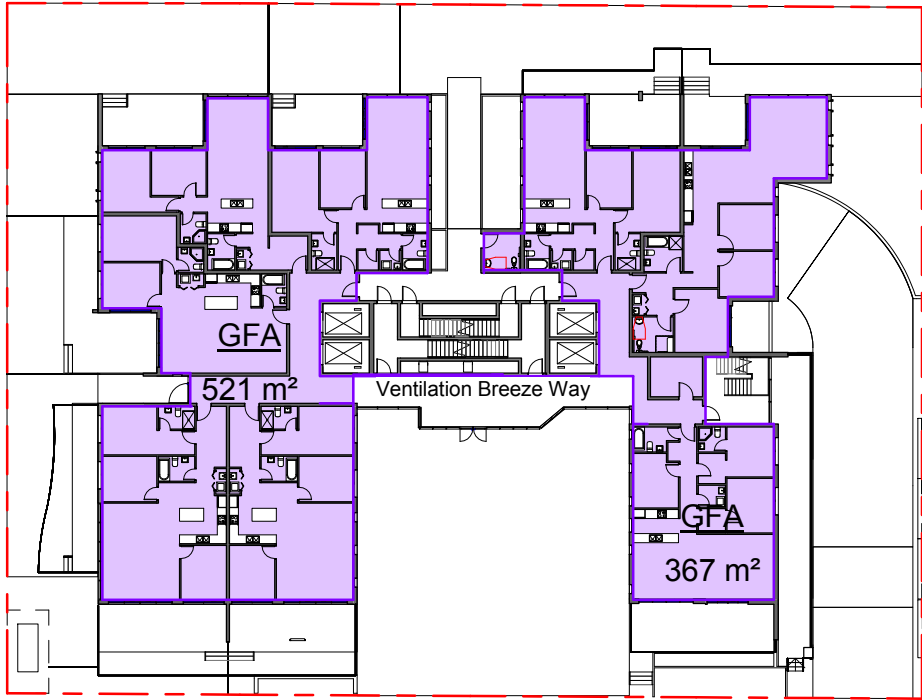
Client	Northumberland Ventures PL
Project	Proposed RFB at 9-15 Northumberland Street Liverpool

Level 2 & 3 Typical Plan/Level 4-7 Typical Plan			
Project number	2015-24	A103	Issue F
Date	SEP 2016		
Drawn by	AH		
Checked by	GF		

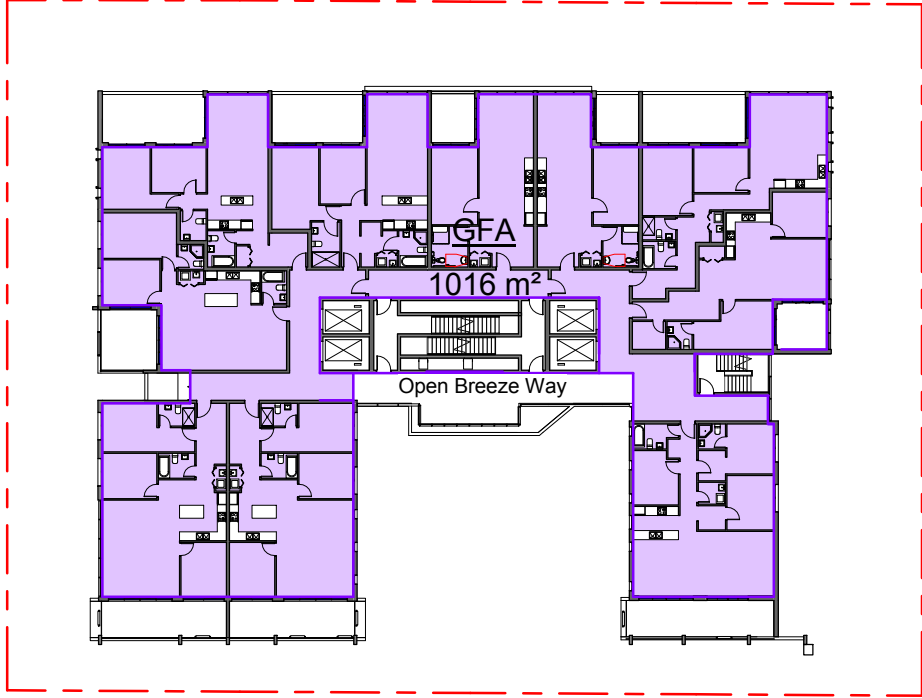


Level 8-11 Typical Plan
1 : 200

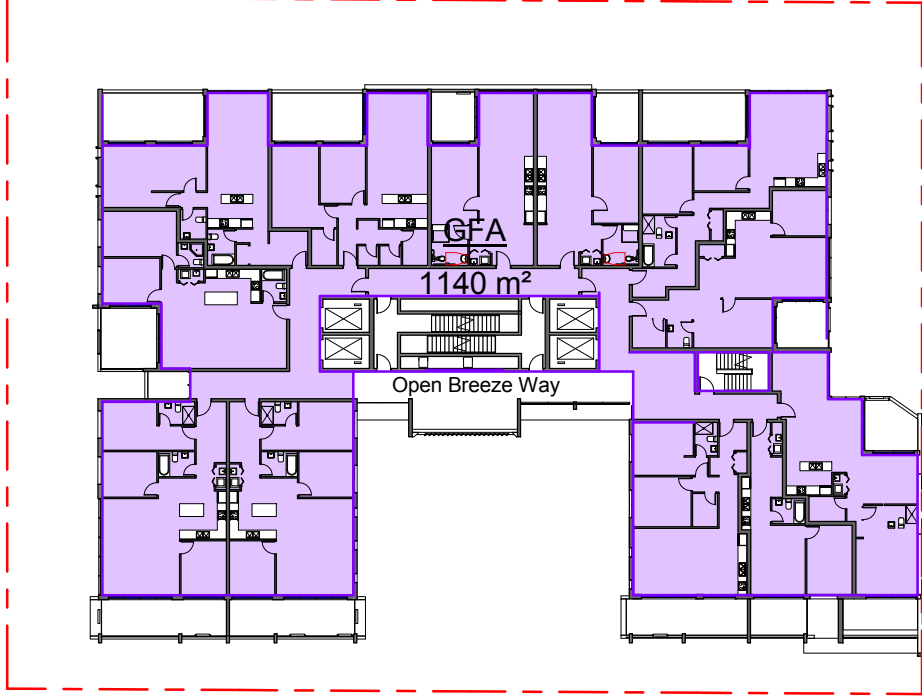
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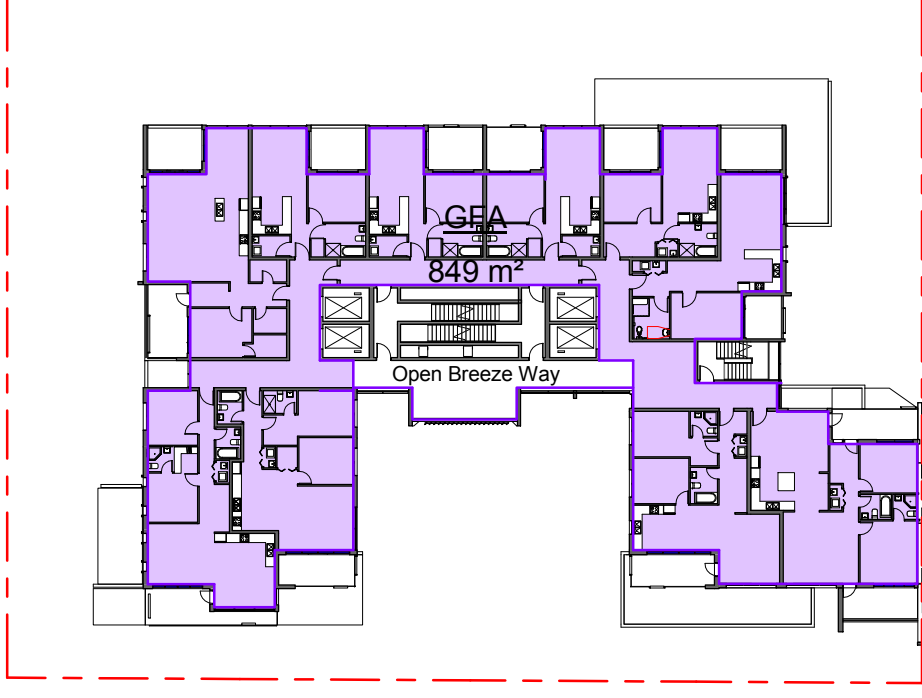
Level 0
1 : 500
Total GFA on Level 0 : 888m²



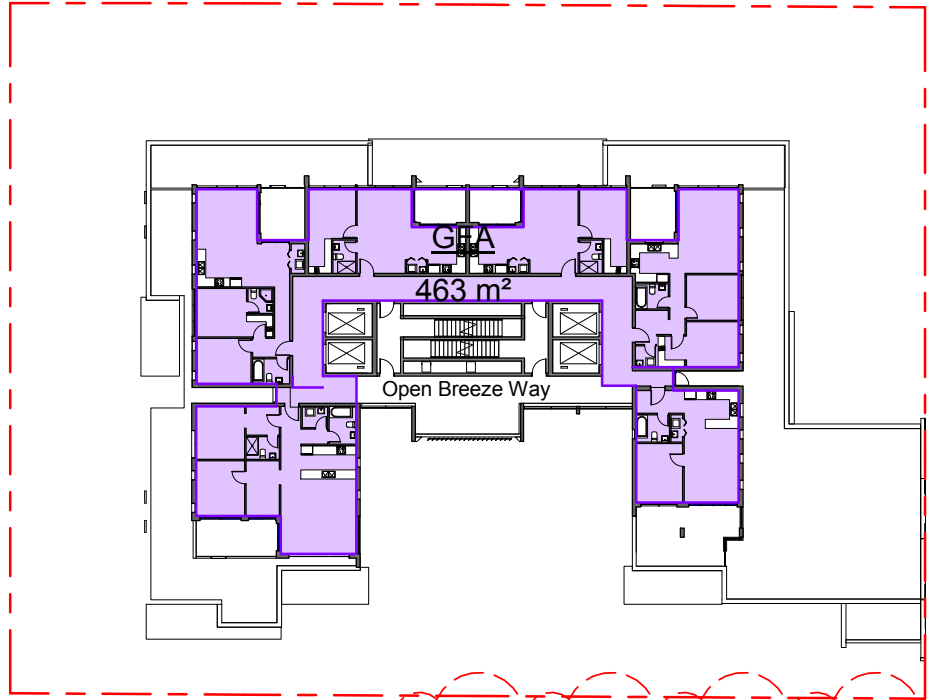
Level 1
1 : 500
Total GFA on Level 1 : 1016m²



Level 2&3
1 : 500
Total GFA on Level 2 & 3 : 1140m² Per level x 2 = 2280m²

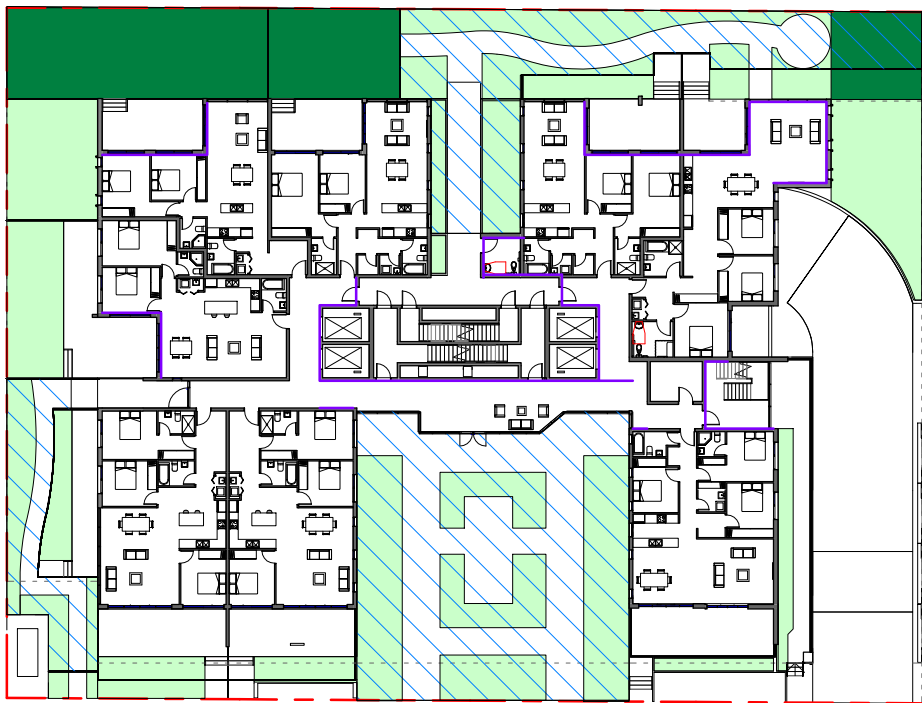


Level 4-7
1 : 500
Total GFA on Level 4-7 : 849m² Per level x 4 = 3396m²



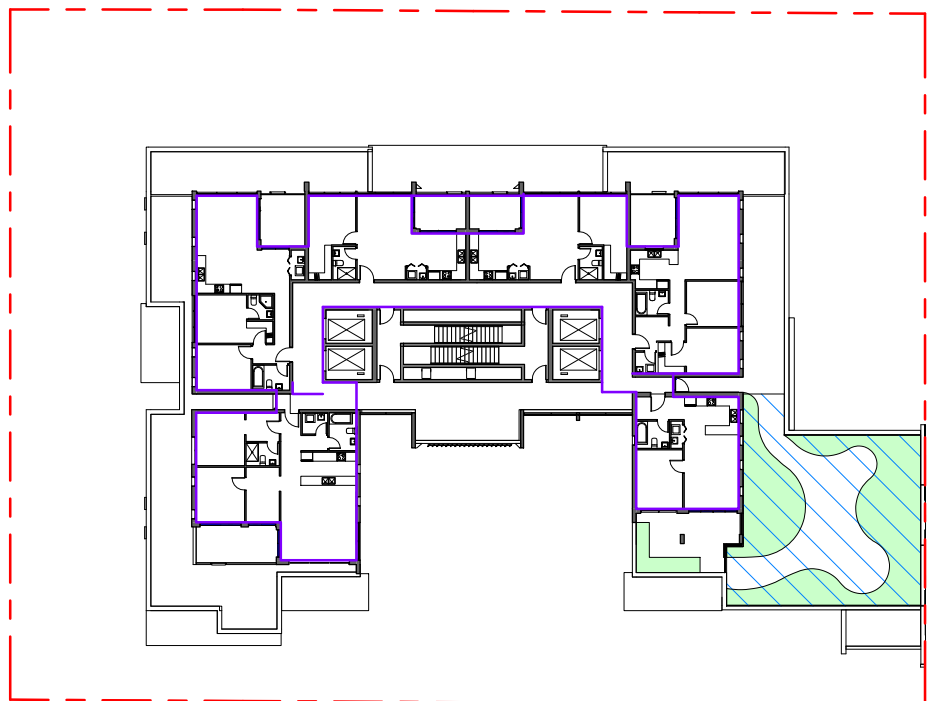
Level 8-11
1 : 500
Total GFA on Level 8-11 : 463m² Per level x 4 = 1852m²

Landscape/ Deepsoil Calculation:



Level 0 _ Landscaped Calculation
1 : 500

- Legend:
- Deep Soil Area : 192.65m²
 - Landscaped Area : 732.50m²
 - Communal Area : 598.38m²



Level 8 Landscape Calculation
1 : 500

- Legend:
- Landscaped Area : 91.11m²
 - Communal Area : 144.58m²

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ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C	DA Amendment	10/2017
D	DA Amendment	10/2017
E	DA Amendment	11/2017
F	Level 12 & 13 Deleted A803-A1103 & B803-B1103 Added Waiting Area Added Calculations Updated	02/2018

Client
Northumberland Ventures PL

Project
Proposed RFB at 9-15
Northumberland Street Liverpool

Level 8-11 Typcial Plan/ Calculation Diagrams

Project number	2015-24
Date	SEP 2016
Drawn by	AH
Checked by	GF

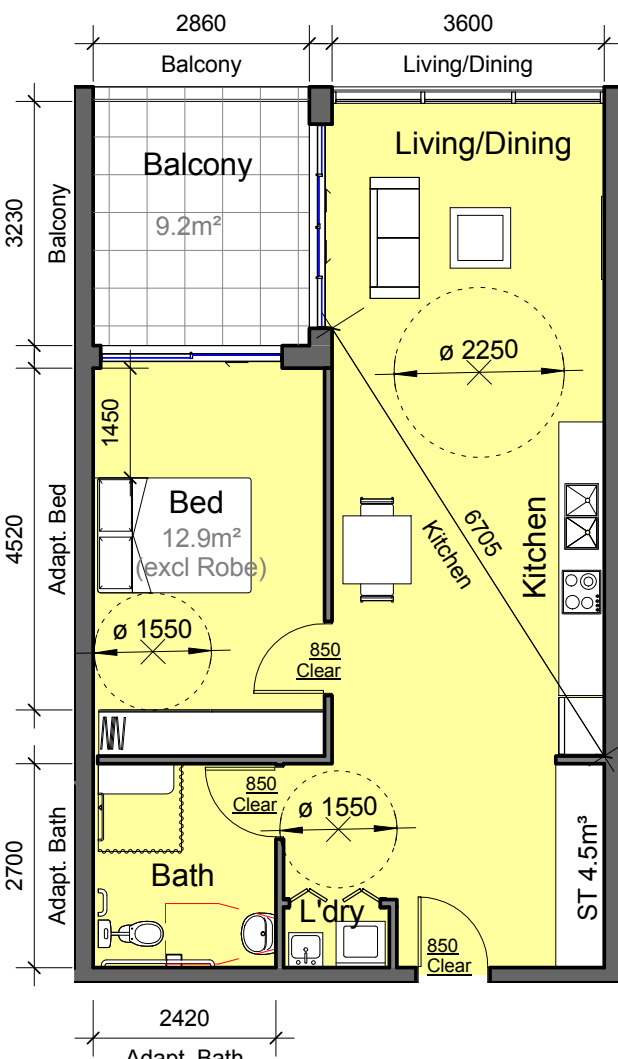
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Issue F



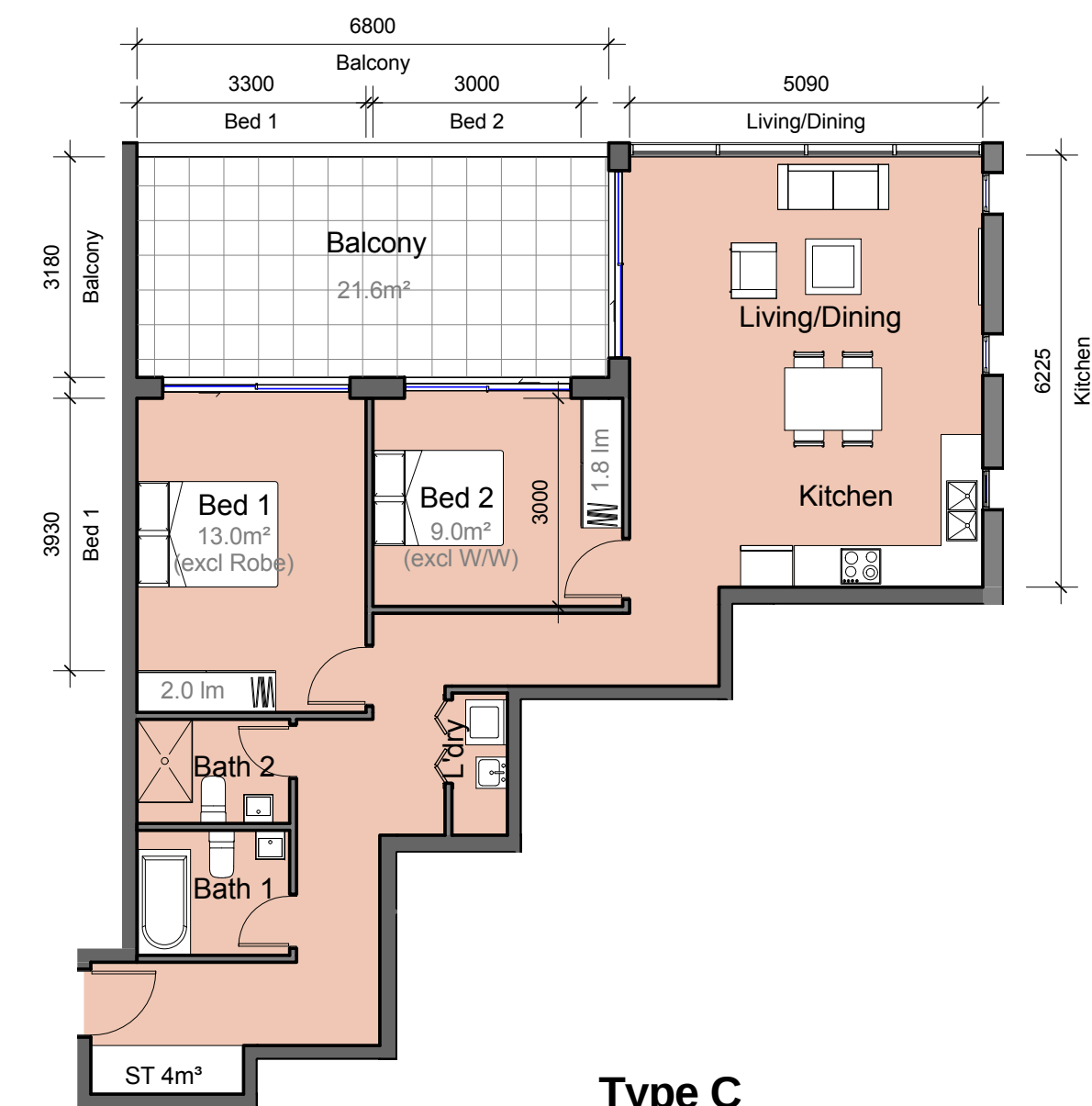
Type A/ Adaptable Unit
1 : 100

Type A							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
A002	3 BEDROOM UNIT	116 m²	85 m²	Type A	Level 0	5.00 m³	7.00 m³



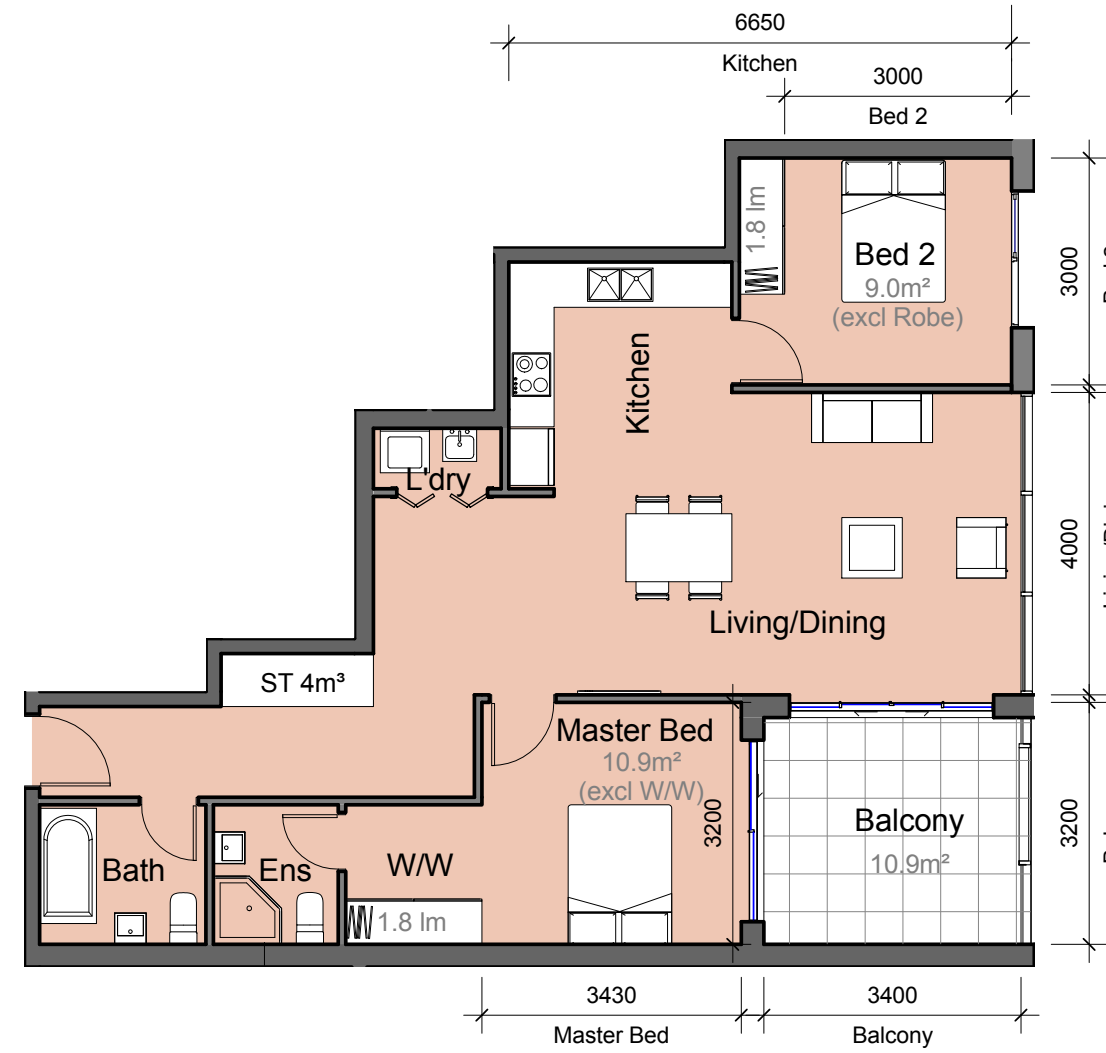
Type B/ Adaptable/ Livable Unit
1 : 100

Type B							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
A101	1 BEDROOM UNIT	66 m²	9 m²	Type B	Level 1	4.50 m³	4.00 m³
A102	1 BEDROOM UNIT	66 m²	9 m²	Type B	Level 1	4.50 m³	4.00 m³
A201	1 BEDROOM UNIT	66 m²	9 m²	Type B	Level 2	4.50 m³	4.00 m³
A202	1 BEDROOM UNIT	66 m²	9 m²	Type B	Level 2	4.50 m³	4.00 m³
A301	1 BEDROOM UNIT	66 m²	9 m²	Type B	Level 3	4.50 m³	4.00 m³
A302	1 BEDROOM UNIT	66 m²	9 m²	Type B	Level 3	4.50 m³	4.00 m³



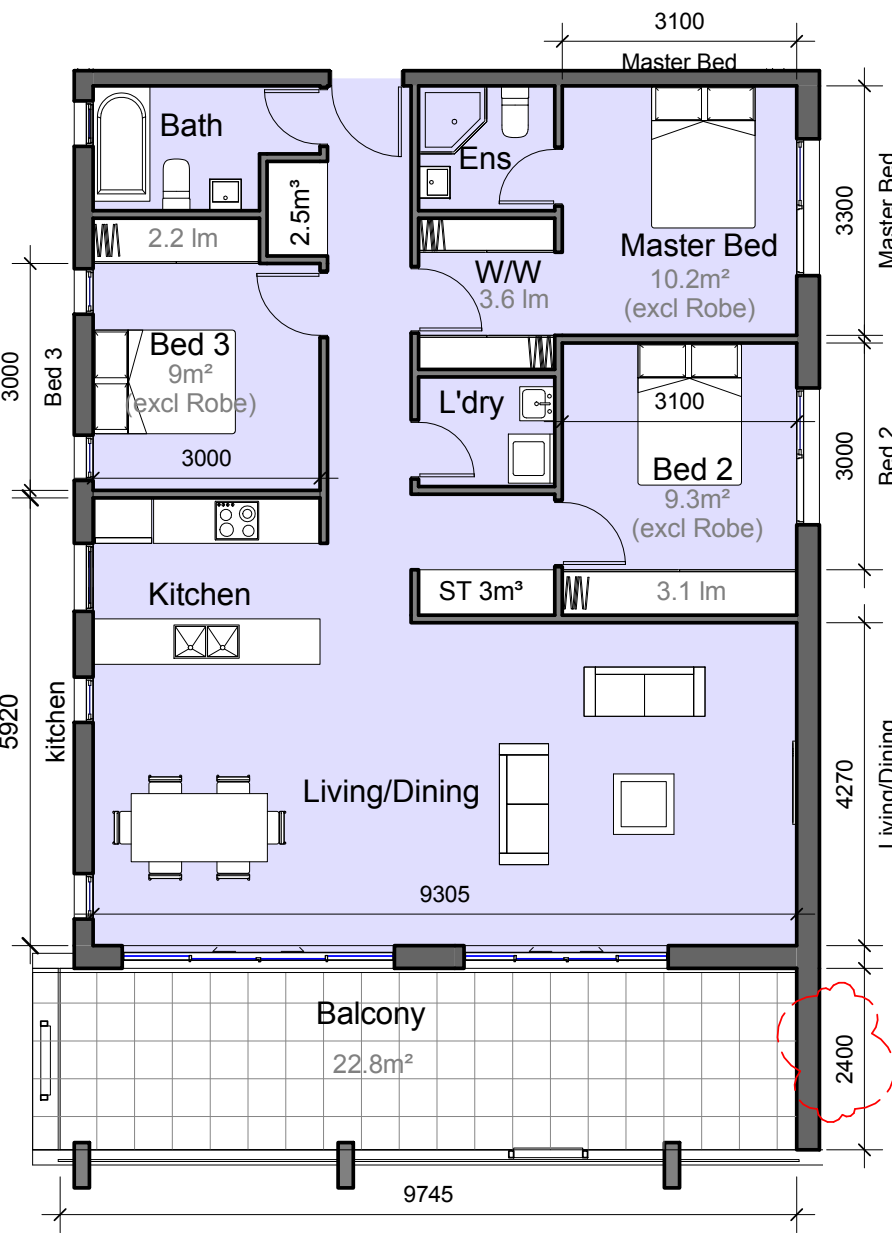
Type C
1 : 100

Type C							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
A103	2 BEDROOM UNIT	87 m²	22 m²	Type C	Level 1	4.00 m³	5.00 m³
A203	2 BEDROOM UNIT	87 m²	22 m²	Type C	Level 2	4.00 m³	5.00 m³
A303	2 BEDROOM UNIT	87 m²	22 m²	Type C	Level 3	4.00 m³	5.00 m³



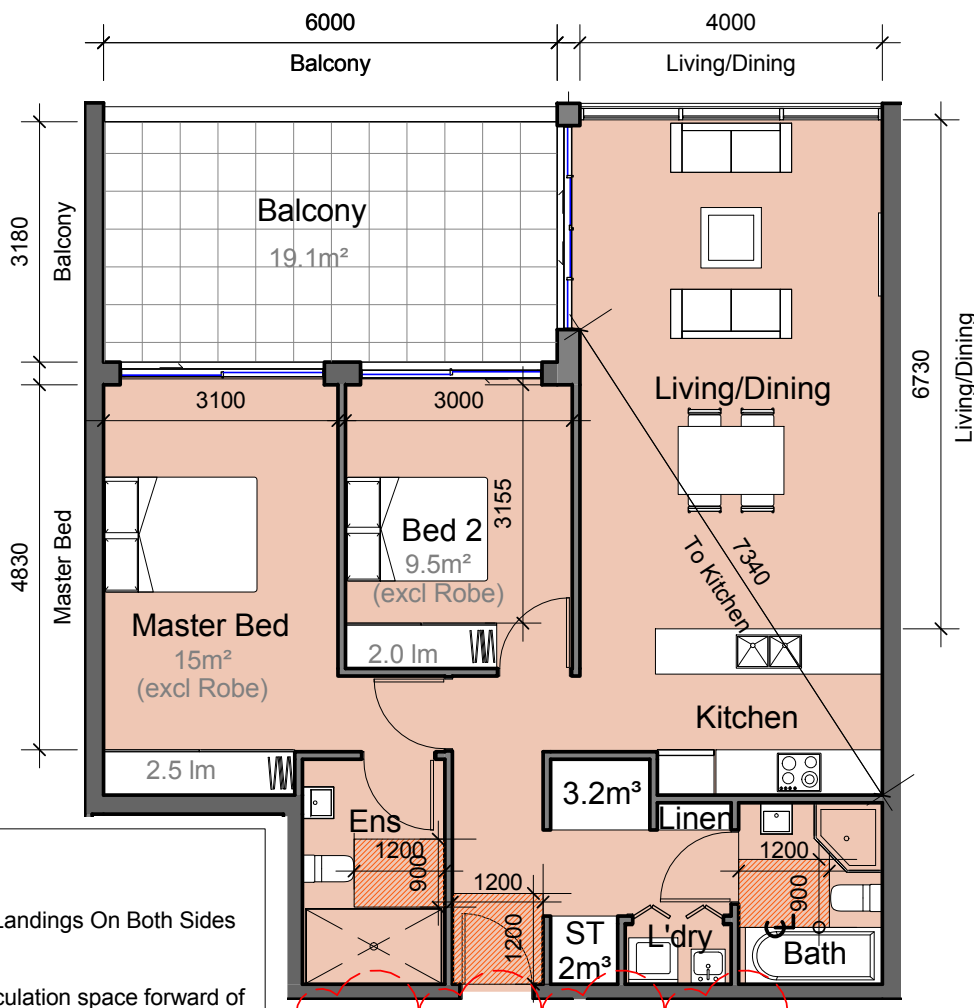
Type D
1 : 100

Type D							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
A104	2 BEDROOM UNIT	81 m²	10 m²	Type D	Level 1	4.00 m³	4.00 m³
A204	2 BEDROOM UNIT	81 m²	10 m²	Type D	Level 2	4.00 m³	4.00 m³
A304	2 BEDROOM UNIT	81 m²	10 m²	Type D	Level 3	4.00 m³	4.00 m³



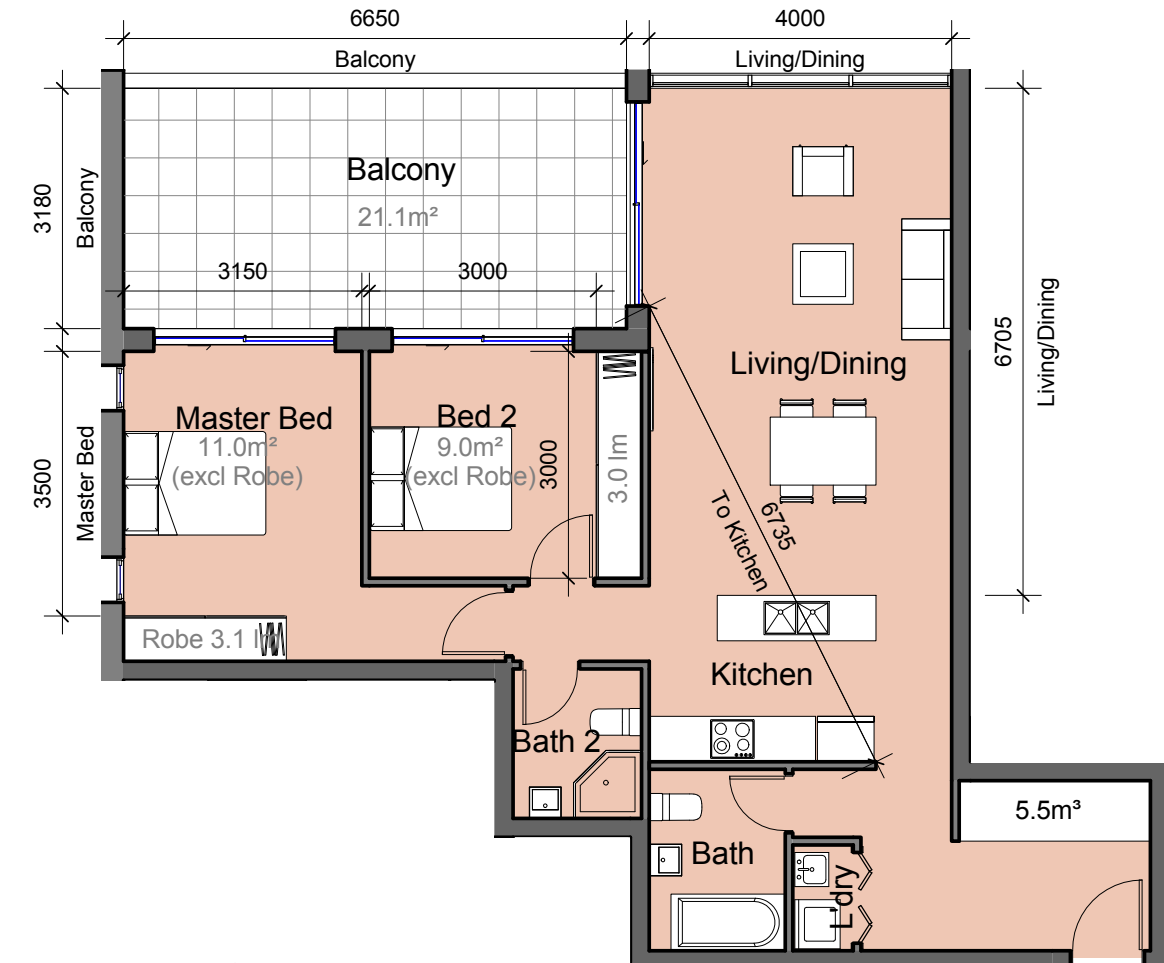
Type E
1 : 100

Type E						
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St(Basement)
A003	3 BEDROOM UNIT	106 m²	30 m²	Type E	Level 0	5.50 m³
A105	3 BEDROOM UNIT	106 m²	23 m²	Type E	Level 1	5.50 m³



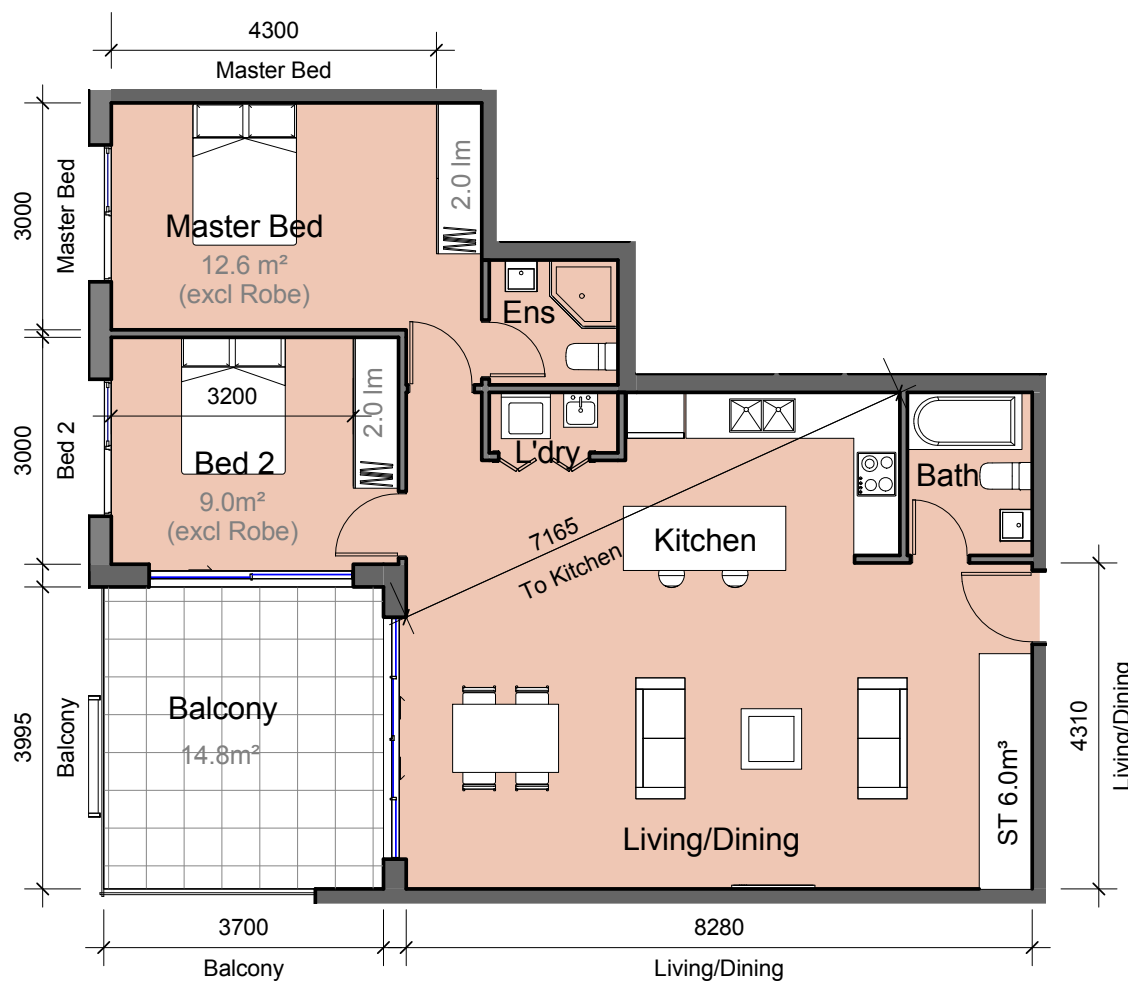
Type F/ Livable Unit
1 : 100

Type F						
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)
A001	2 BEDROOM UNIT	89 m²	34 m²	Type F	Level 0	6.50 m³
B001	2 BEDROOM UNIT	89 m²	19 m²	Type F	Level 0	6.50 m³
B101	2 BEDROOM UNIT	89 m²	19 m²	Type F	Level 1	6.50 m³
B201	2 BEDROOM UNIT	89 m²	19 m²	Type F	Level 2	6.50 m³
B301	2 BEDROOM UNIT	89 m²	19 m²	Type F	Level 3	6.50 m³



Type G
1 : 100

Type G						
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)
B002	2 BEDROOM UNIT	84 m²	176 m²	Type G	Level 0	5.50 m³
B102	2 BEDROOM UNIT	84 m²	21 m²	Type G	Level 1	5.50 m³
B202	2 BEDROOM UNIT	84 m²	21 m²	Type G	Level 2	5.50 m³
B302	2 BEDROOM UNIT	84 m²	21 m²	Type G	Level 3	5.50 m³



Type H
1 : 100

Type H						
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)
B003	2 BEDROOM UNIT	85 m²	78 m²	Type H	Level 0	6.00 m³
B103	2 BEDROOM UNIT	85 m²	15 m²	Type H	Level 1	6.00 m³
B203	2 BEDROOM UNIT	85 m²	15 m²	Type H	Level 2	6.00 m³
B303	2 BEDROOM UNIT	85 m²	15 m²	Type H	Level 3	6.00 m³

Gus Fares Architects PL



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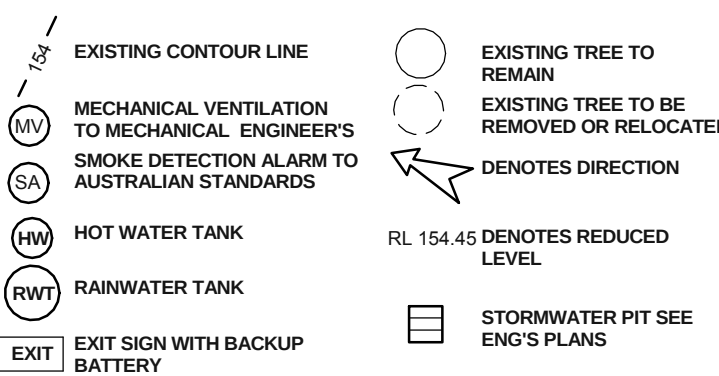
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NOT FOR CONSTRUCTION

LEGEND:



ISSUE

ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C		10/2017
D	Typical Unit Layouts Updated Liveable Housing Added	11/2017

Client

Northumberland Ventures PL

Project

Proposed RFB at 9-15 Northumberland Street Liverpool

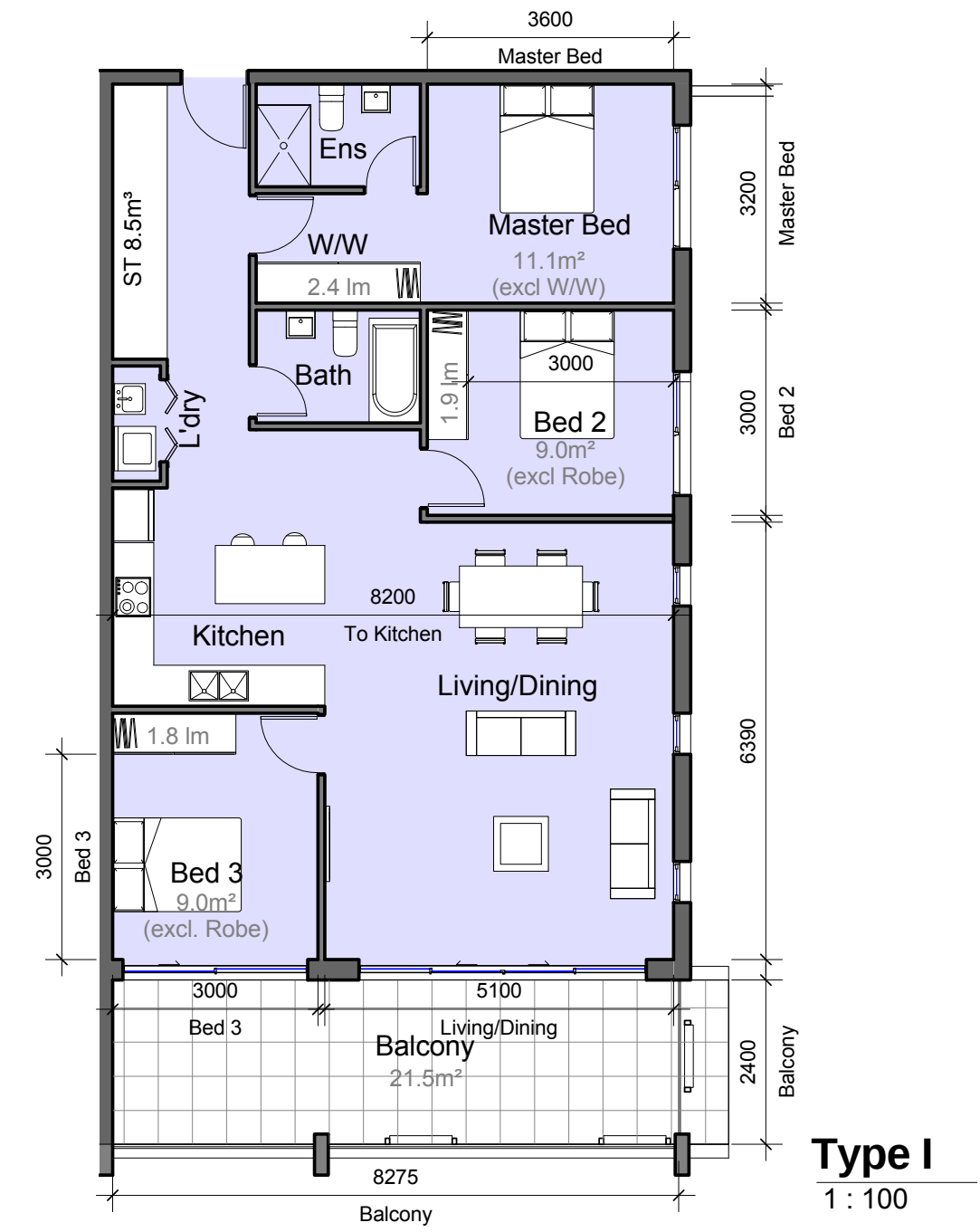
Typical Unit Layouts

Project number	2015-24
Date	SEP 2016
Drawn by	AH
Checked by	GF

A105

As indicated

Issue D

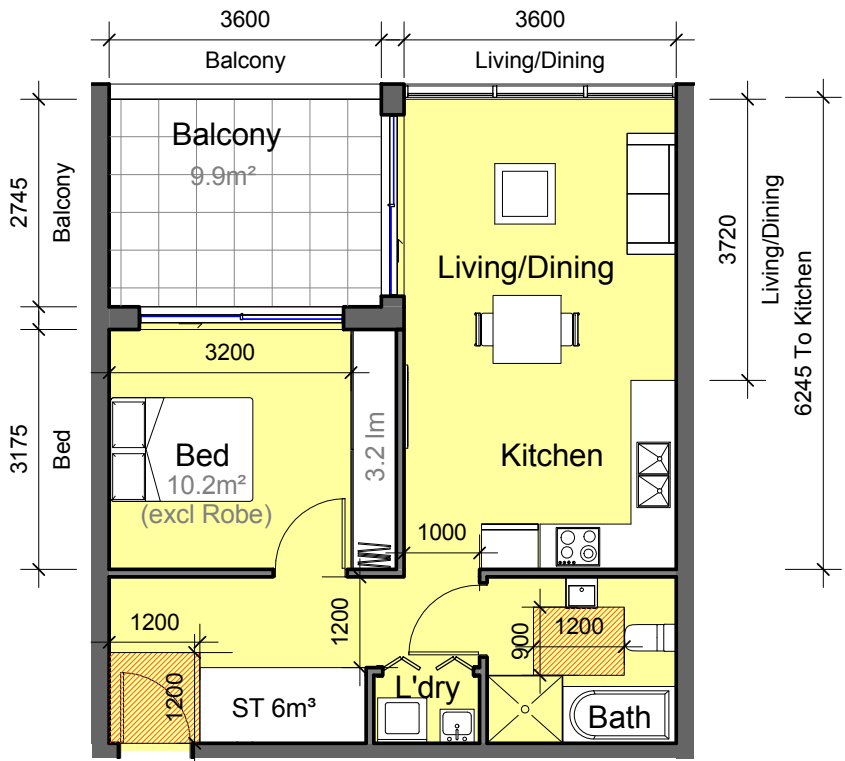


Type I
1 : 100

Type I							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)

B004	3 BEDROOM UNIT	105 m²	76 m²	Type I	Level 0	8.50 m³	7.00 m³
B005	3 BEDROOM UNIT	105 m²	39 m²	Type I	Level 0	8.50 m³	7.00 m³
B104	3 BEDROOM UNIT	105 m²	22 m²	Type I	Level 1	8.50 m³	11.00 m³
B105	3 BEDROOM UNIT	105 m²	22 m²	Type I	Level 1	8.50 m³	11.00 m³
B204	3 BEDROOM UNIT	105 m²	22 m²	Type I	Level 2	8.50 m³	11.00 m³
B205	3 BEDROOM UNIT	105 m²	22 m²	Type I	Level 2	8.50 m³	11.00 m³
B304	3 BEDROOM UNIT	105 m²	22 m²	Type I	Level 3	8.50 m³	11.00 m³
B305	3 BEDROOM UNIT	105 m²	22 m²	Type I	Level 3	8.50 m³	11.00 m³

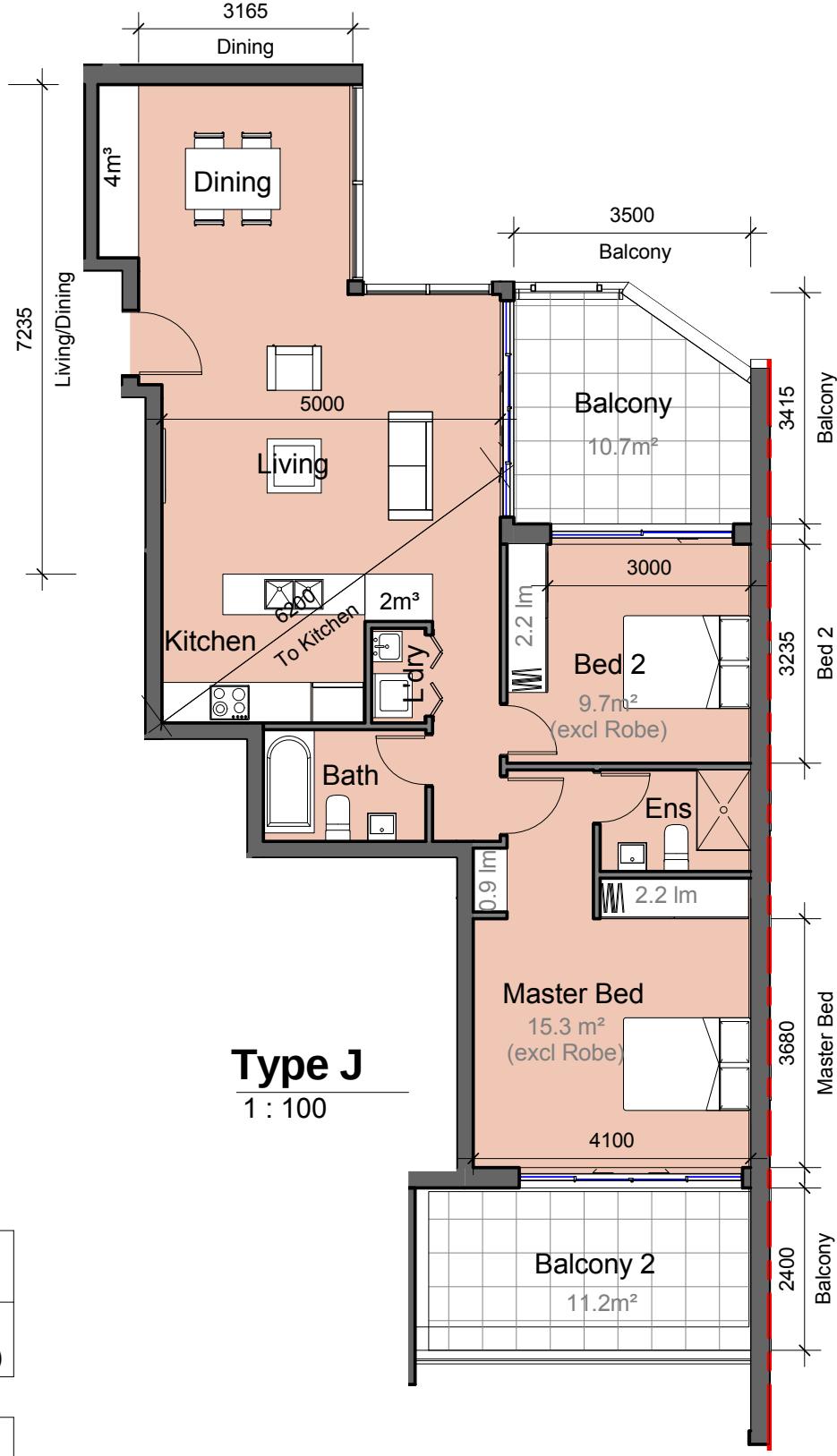
Liveable Units Have:
-920mm Wide Unit Entry Door
-1200mm x 1200mm Entry Door Landings On Both Sides
-920mm Wide Internal Doors
-1000mm Wide Internal Corridors
-900mm x 1200mm clearance circulation space forward of the toilet pan exclusive of the swing of the door
-Shower Located In The Corner Of The Bathroom



Type M/ Livable Unit
1 : 100

Type M							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)

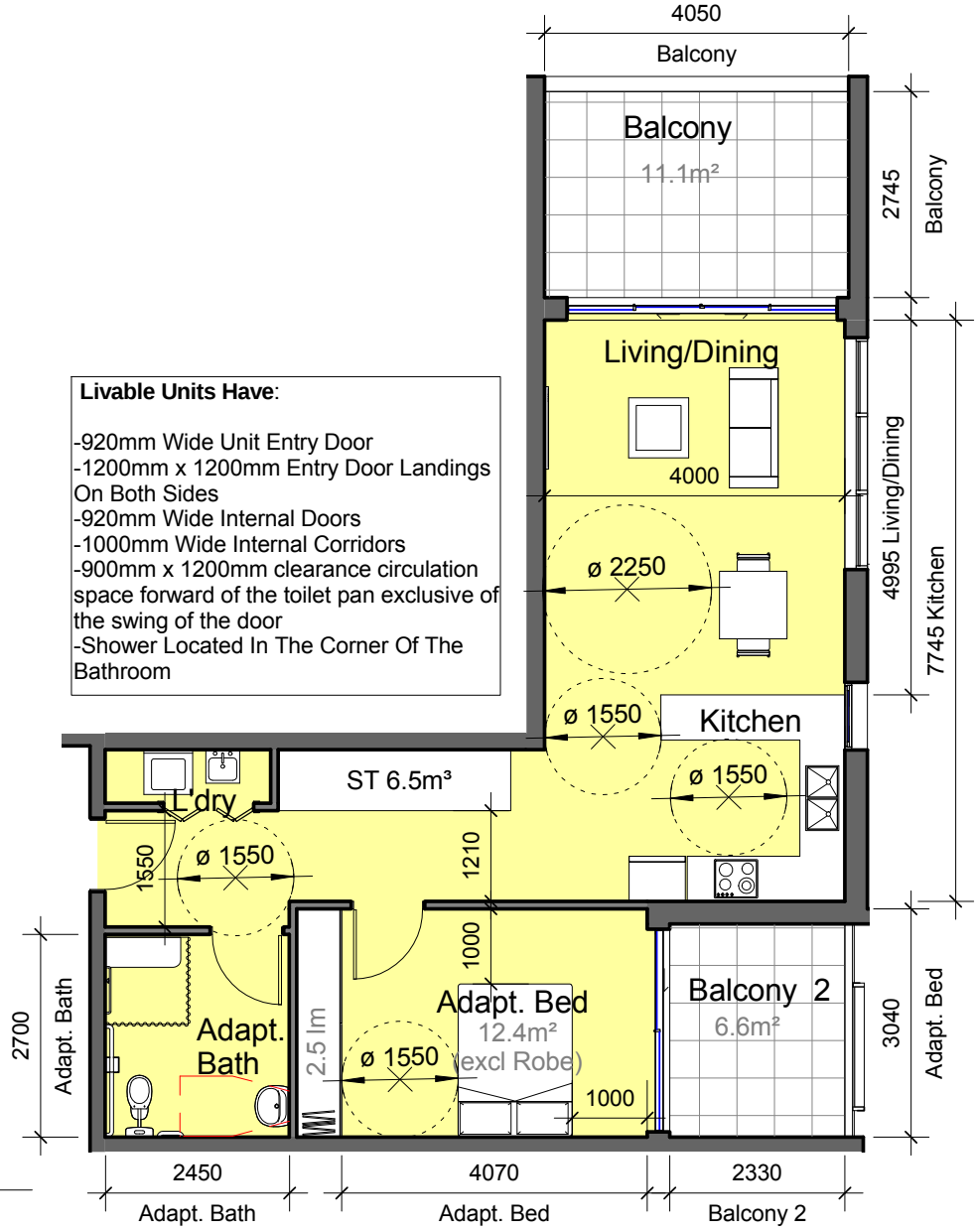
A402	1 BEDROOM UNIT	52 m²	11 m²	Type M	Level 4	5.50 m³	3.00 m³
A502	1 BEDROOM UNIT	52 m²	11 m²	Type M	Level 5	5.50 m³	3.00 m³
A602	1 BEDROOM UNIT	52 m²	11 m²	Type M	Level 6	5.50 m³	3.00 m³
A702	1 BEDROOM UNIT	52 m²	11 m²	Type M	Level 7	5.50 m³	3.00 m³



Type J
1 : 100

Type J							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)

A205	2 BEDROOM UNIT	87 m²	22 m²	Type J	Level 2	6.00 m³	7.00 m³
A305	2 BEDROOM UNIT	87 m²	22 m²	Type J	Level 3	6.00 m³	7.00 m³

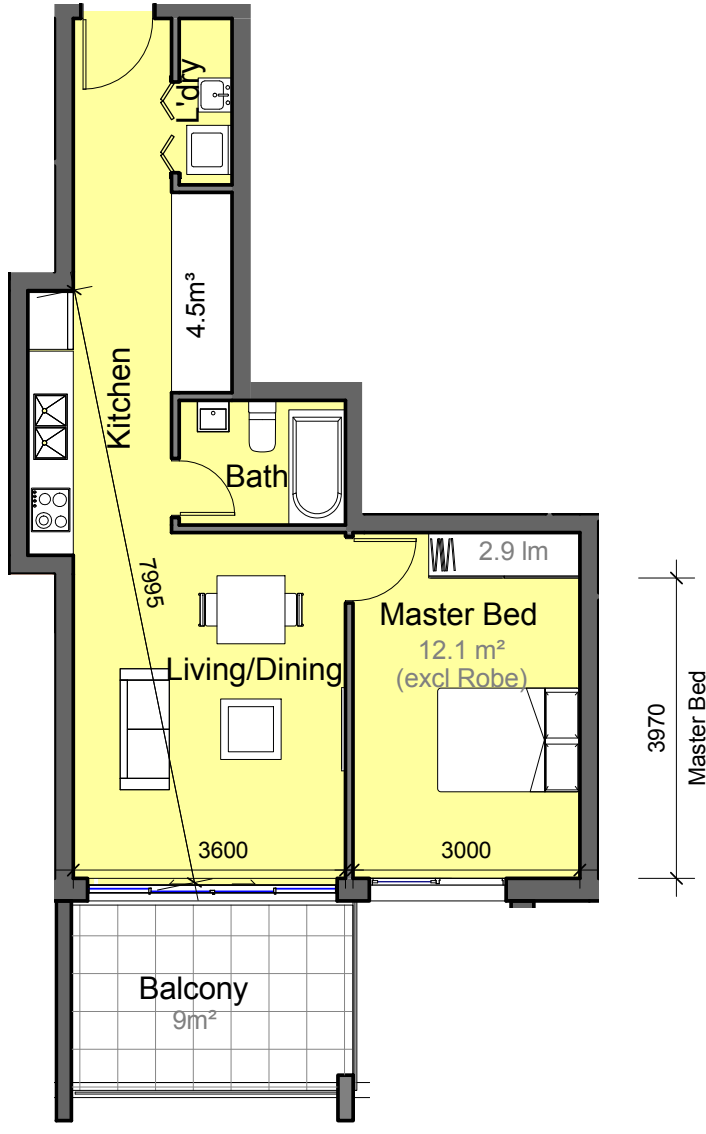


Liveable Units Have:
-920mm Wide Unit Entry Door
-1200mm x 1200mm Entry Door Landings On Both Sides
-920mm Wide Internal Doors
-1000mm Wide Internal Corridors
-900mm x 1200mm clearance circulation space forward of the toilet pan exclusive of the swing of the door
-Shower Located In The Corner Of The Bathroom

Type N/ Adaptable/ Livable Unit
1 : 100

Type N							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)

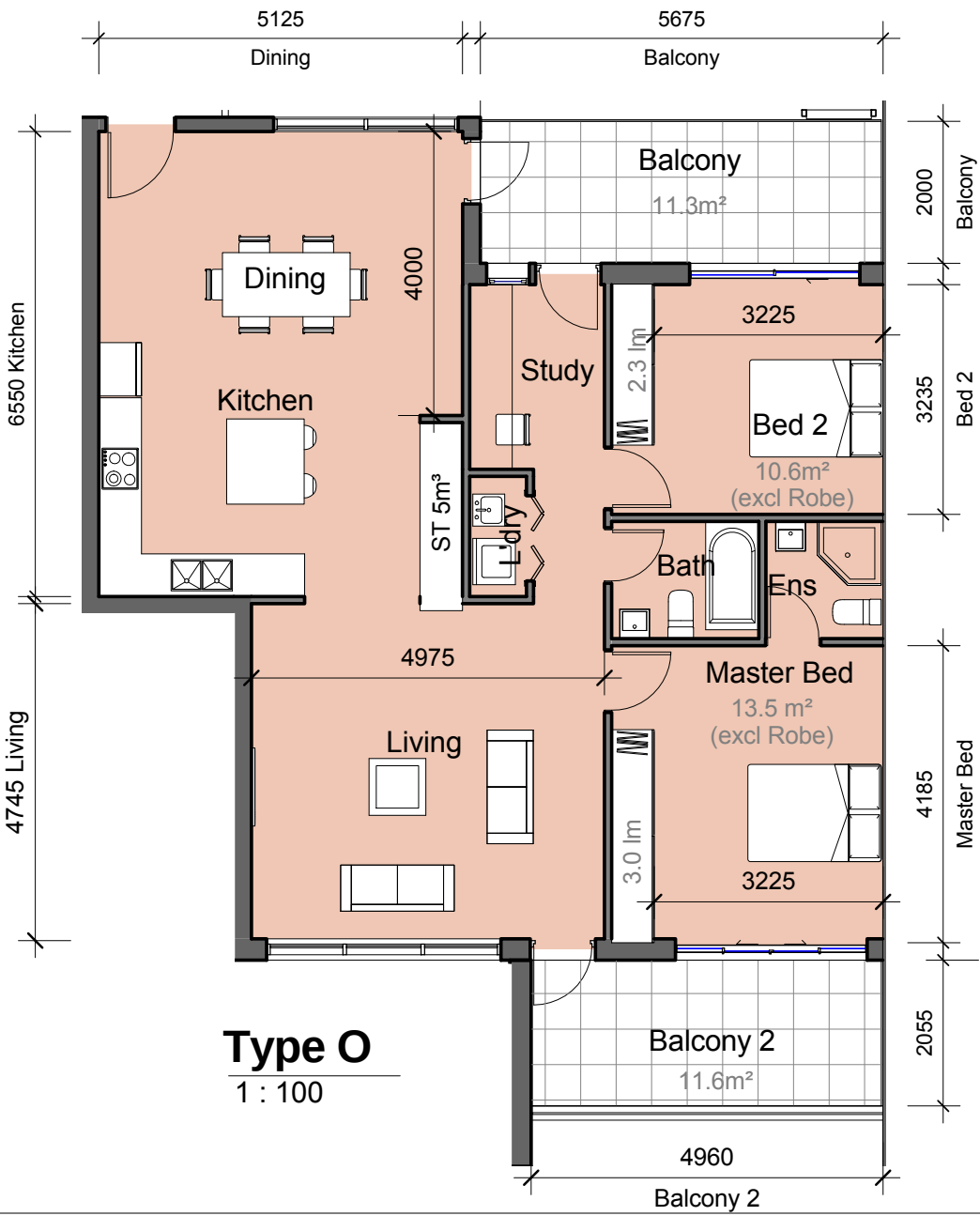
A403	1 BEDROOM UNIT	65 m²	18 m²	Type N	Level 4	6.50 m³	4.00 m³
A503	1 BEDROOM UNIT	65 m²	18 m²	Type N	Level 5	6.50 m³	4.00 m³
A603	1 BEDROOM UNIT	65 m²	18 m²	Type N	Level 6	6.50 m³	4.00 m³
A703	1 BEDROOM UNIT	65 m²	18 m²	Type N	Level 7	6.50 m³	4.00 m³



Type K
1 : 100

Type K							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)

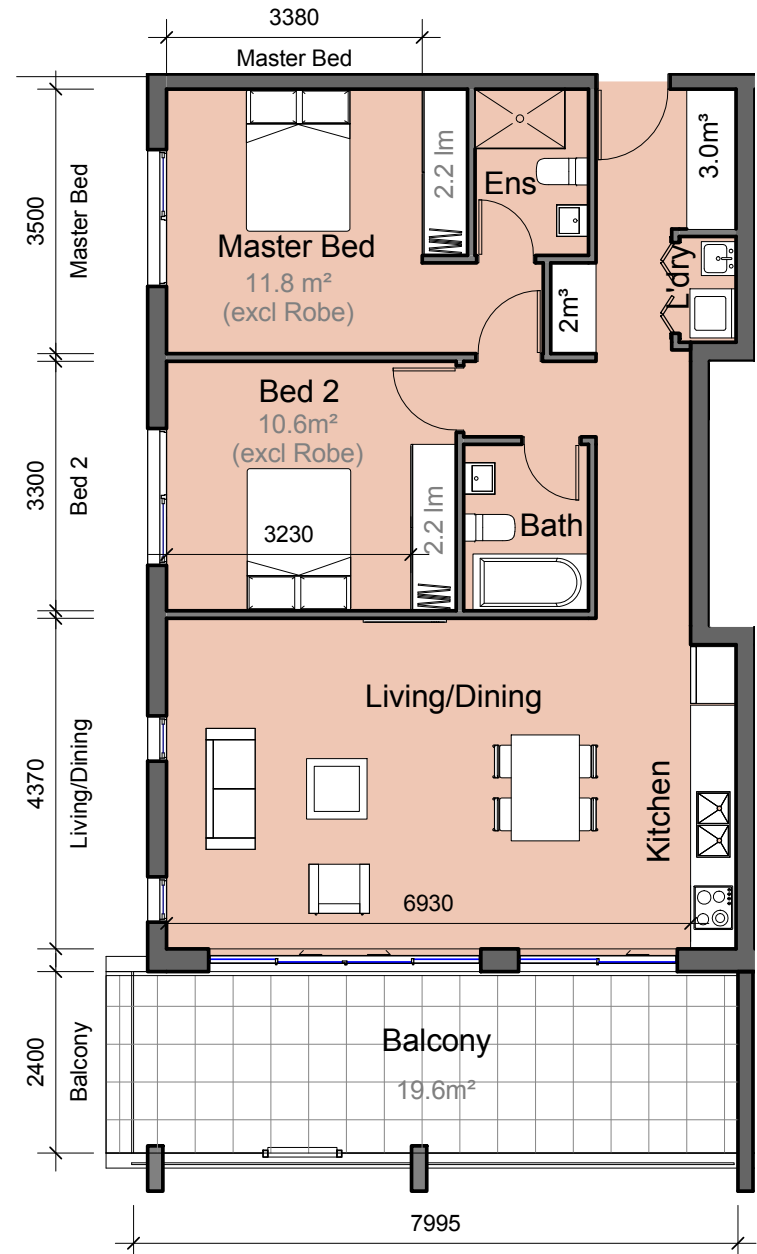
A206	1 BEDROOM UNIT	50 m²	9 m²	Type K	Level 2	4.50 m³	3.00 m³
A306	1 BEDROOM UNIT	50 m²	9 m²	Type K	Level 3	4.50 m³	3.00 m³



Type O
1 : 100

Type O							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)

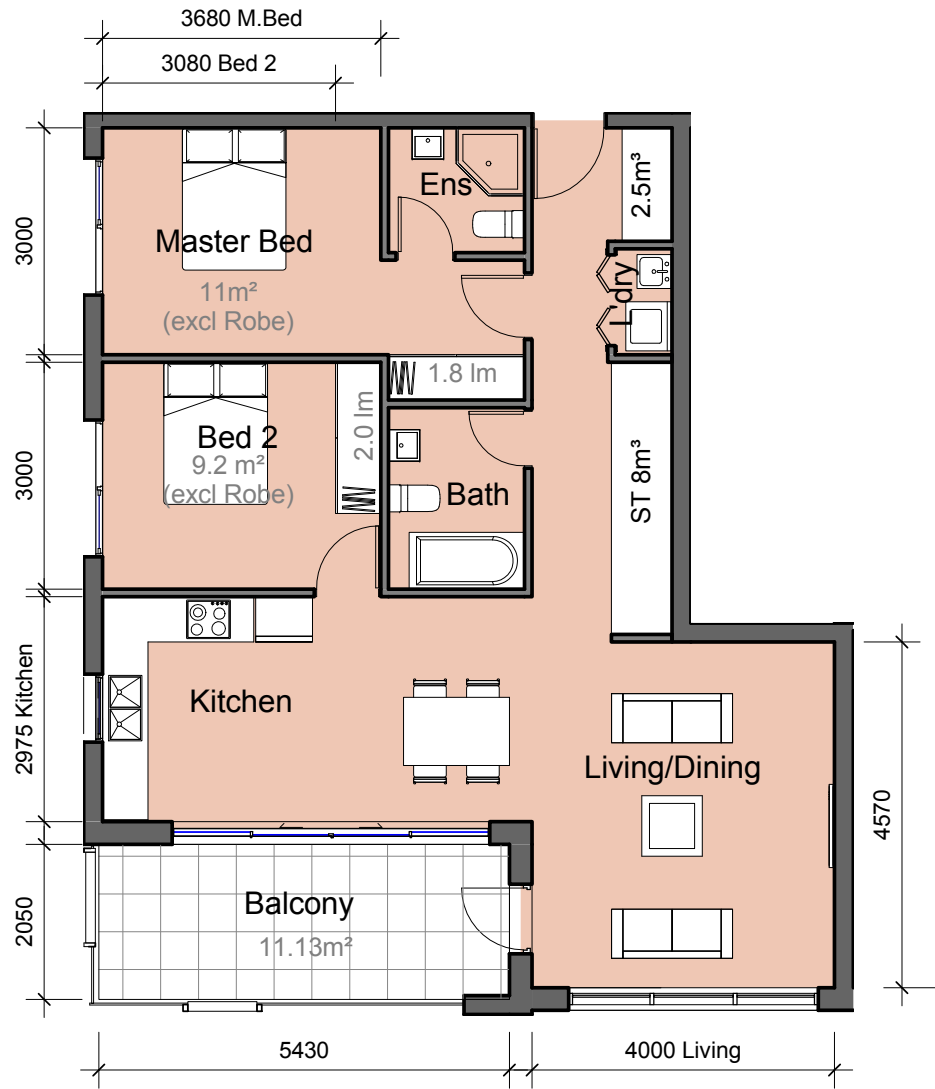
A404	2 BEDROOM UNIT	104 m²	23 m²	Type O	Level 4	5.00 m³	7.00 m³
A504	2 BEDROOM UNIT	104 m²	23 m²	Type O	Level 5	5.00 m³	7.00 m³
A604	2 BEDROOM UNIT	104 m²	23 m²	Type O	Level 6	5.00 m³	7.00 m³
A704	2 BEDROOM UNIT	104 m²	23 m²	Type O	Level 7	5.00 m³	7.00 m³



Type L
1 : 100

Type L							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)

A207	2 BEDROOM UNIT	83 m²	20 m²	Type L	Level 2	5.00 m³	7.00 m³
A307	2 BEDROOM UNIT	83 m²	20 m²	Type L	Level 3	5.00 m³	7.00 m³



Type P
1 : 100

Type P							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)

A405	2 BEDROOM UNIT	83 m²	23 m²	Type P	Level 4	12.50 m³	7.00 m³
A505	2 BEDROOM UNIT	83 m²	23 m²	Type P	Level 5	12.50 m³	7.00 m³
A605	2 BEDROOM UNIT	83 m²	23 m²	Type P	Level 6	12.50 m³	7.00 m³
A705	2 BEDROOM UNIT	83 m²	23 m²	Type P	Level 7	12.50 m³	7.00 m³

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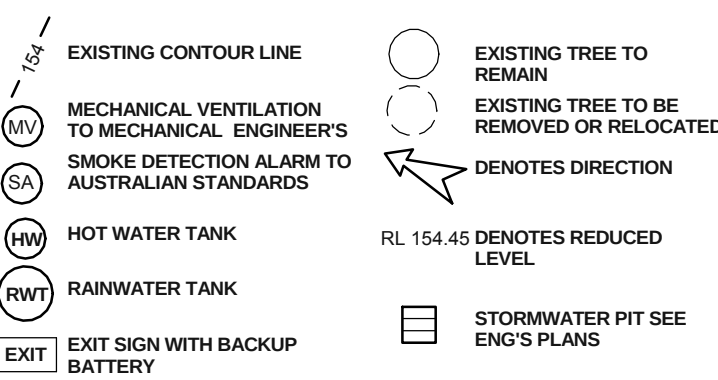
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LEGEND:



ISSUE

AMENDMENT

DATE

A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C	DA Amendment	10/2017
D	DA Amendment	11/2017
E	DA Amendment	11/2017
F	Views Re-arranged	02/2018

Client

Northumberland Ventures PL

Project

Proposed RFB at 9-15
Northumberland Street Liverpool

Typical Unit Layouts

Project number 2015-24

Date SEP 2016

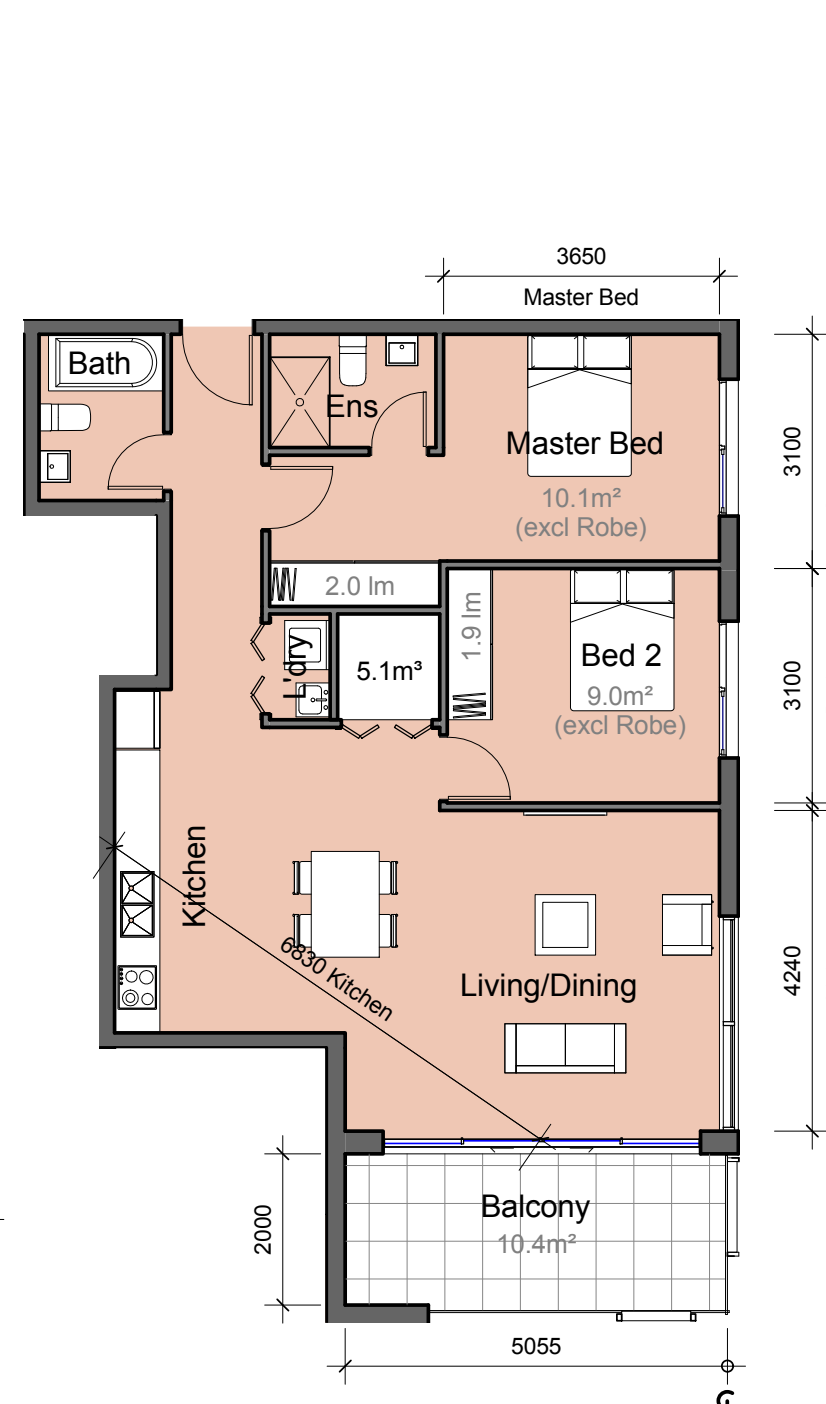
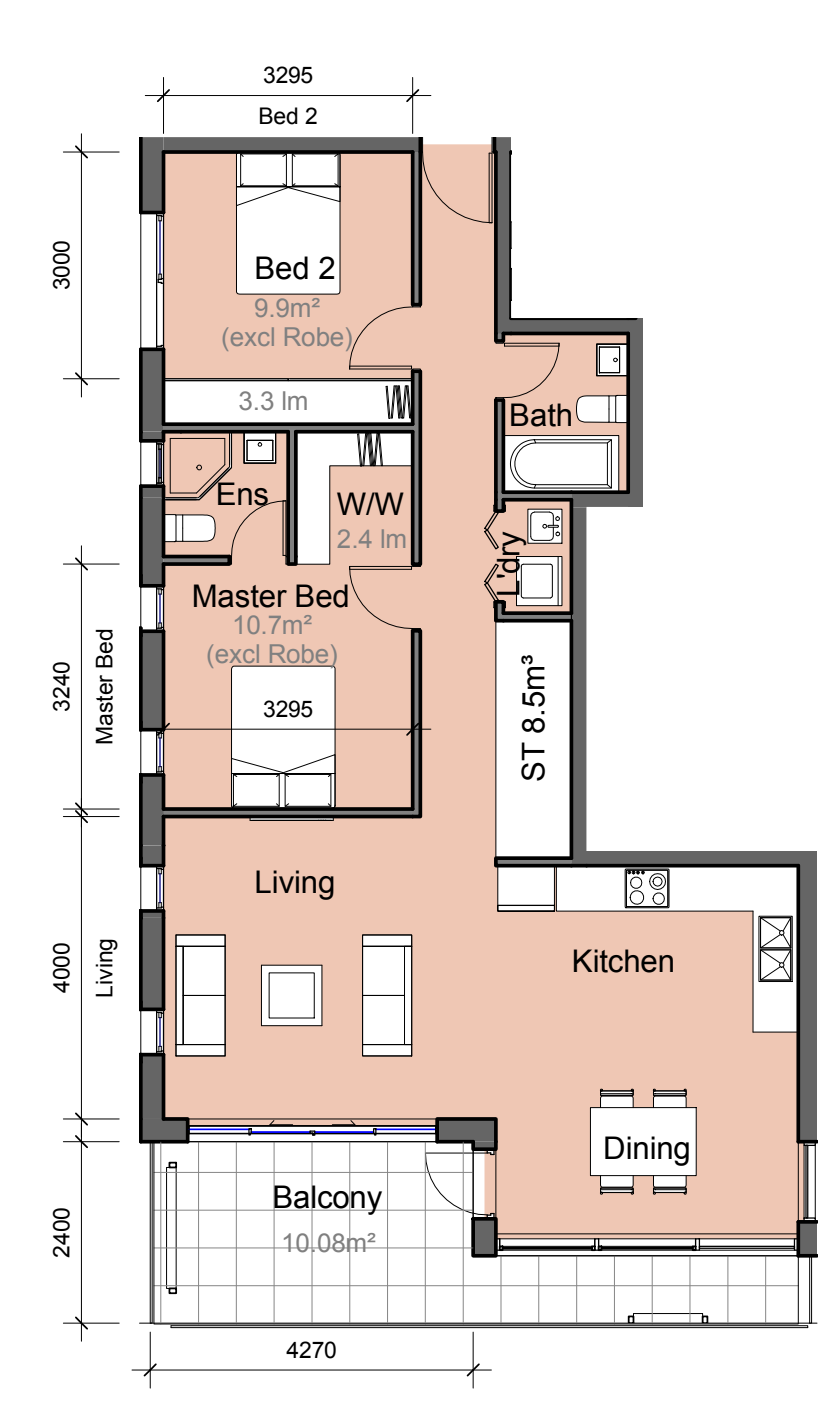
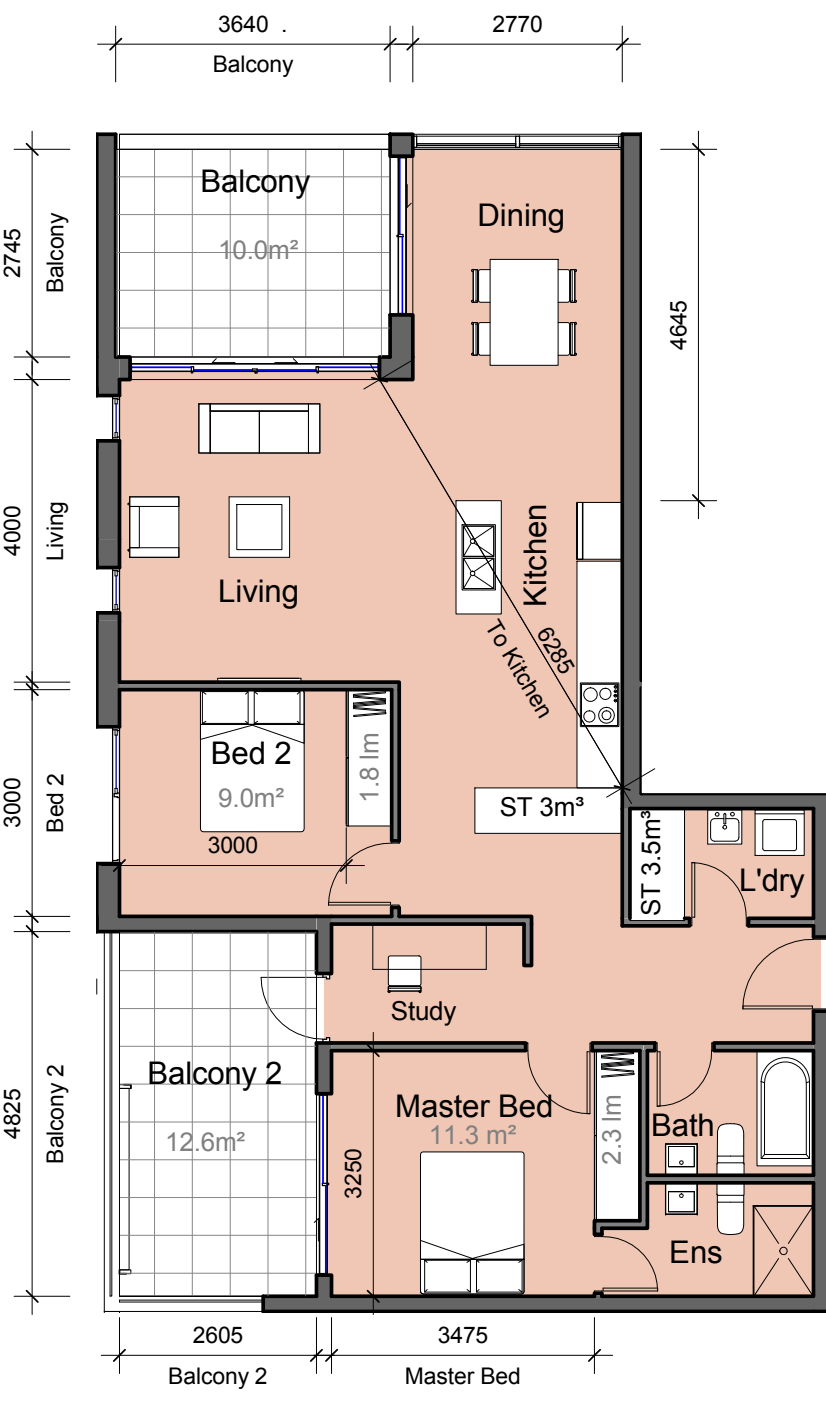
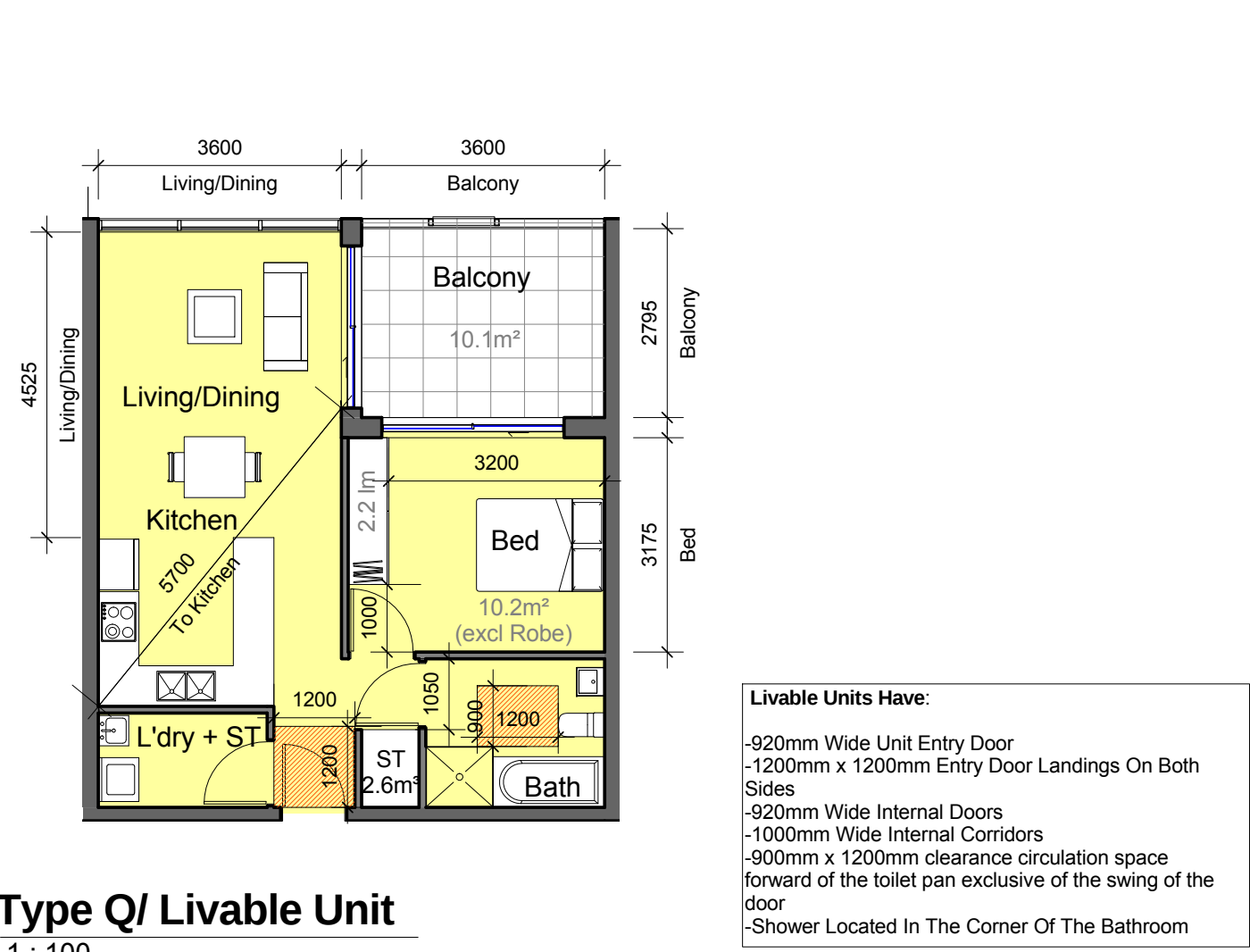
Drawn by AH

Checked by GF

A106

As indicated

Issue F



Type Q/ Livable Unit
1 : 100

Type R
1 : 100

Type S
1 : 100

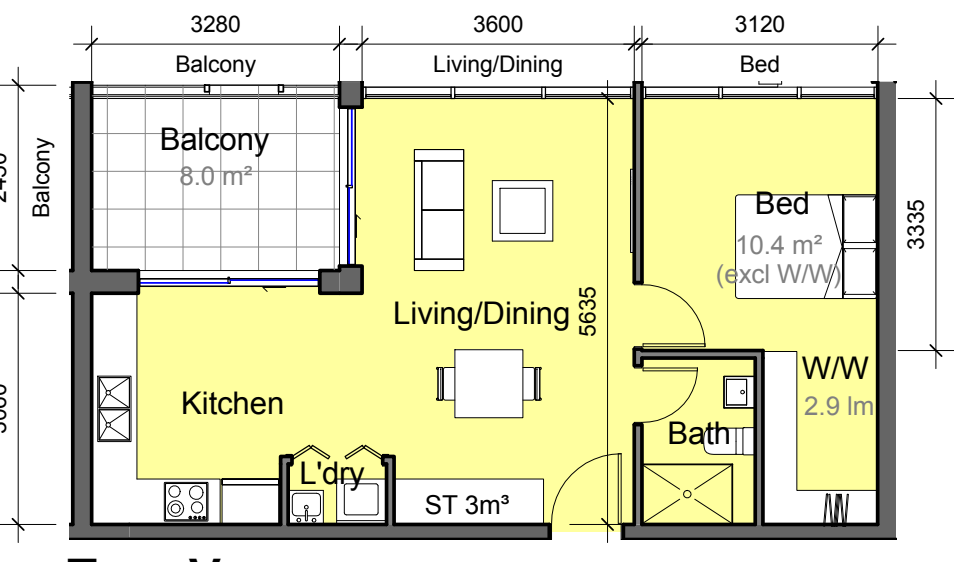
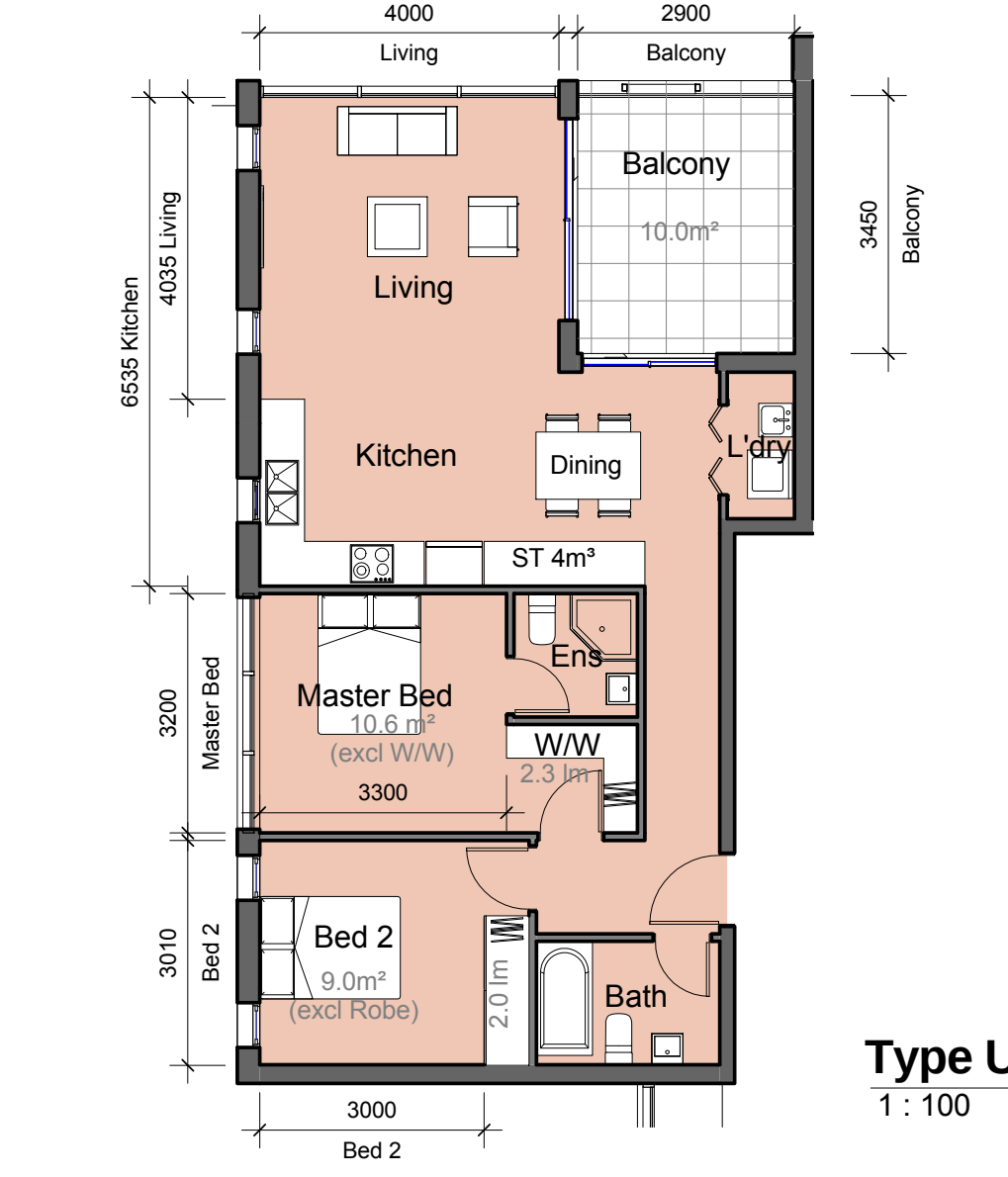
Type T
1 : 100

Type Q							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
A401	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 4	9.50 m ³	4.00 m ³
A501	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 5	9.50 m ³	4.00 m ³
A601	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 6	9.50 m ³	4.00 m ³
A701	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 7	9.50 m ³	4.00 m ³
B401	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 4	9.50 m ³	4.00 m ³
B402	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 4	9.50 m ³	4.00 m ³
B501	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 5	9.50 m ³	4.00 m ³
B502	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 5	9.50 m ³	4.00 m ³
B601	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 6	9.50 m ³	4.00 m ³
B602	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 6	9.50 m ³	4.00 m ³
B701	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 7	9.50 m ³	4.00 m ³
B702	1 BEDROOM UNIT	52 m ²	10 m ²	Type Q	Level 7	9.50 m ³	4.00 m ³

Type R							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
B403	2 BEDROOM UNIT	91 m ²	23 m ²	Type R	Level 4	6.50 m ³	5.00 m ³
B503	2 BEDROOM UNIT	91 m ²	23 m ²	Type R	Level 5	6.50 m ³	5.00 m ³
B603	2 BEDROOM UNIT	91 m ²	23 m ²	Type R	Level 6	6.50 m ³	5.00 m ³
B703	2 BEDROOM UNIT	91 m ²	23 m ²	Type R	Level 7	6.50 m ³	5.00 m ³

Type S							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
B404	2 BEDROOM UNIT	85 m ²	25 m ²	Type S	Level 4	6.50 m ³	7.00 m ³
B504	2 BEDROOM UNIT	85 m ²	25 m ²	Type S	Level 5	6.50 m ³	7.00 m ³
B604	2 BEDROOM UNIT	85 m ²	25 m ²	Type S	Level 6	6.50 m ³	7.00 m ³
B704	2 BEDROOM UNIT	85 m ²	25 m ²	Type S	Level 7	6.50 m ³	7.00 m ³

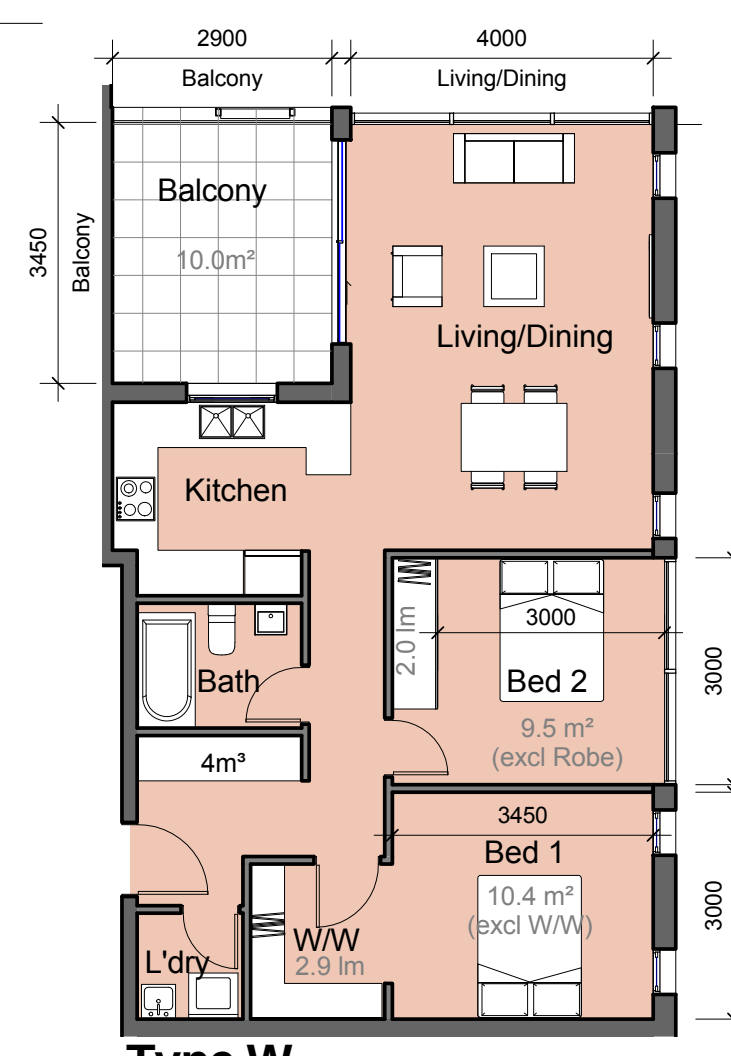
Type T							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
B405	2 BEDROOM UNIT	81 m ²	13 m ²	Type T	Level 4	5.50 m ³	5.00 m ³
B505	2 BEDROOM UNIT	81 m ²	13 m ²	Type T	Level 5	5.50 m ³	5.00 m ³
B605	2 BEDROOM UNIT	81 m ²	13 m ²	Type T	Level 6	5.50 m ³	5.00 m ³
B705	2 BEDROOM UNIT	81 m ²	13 m ²	Type T	Level 7	5.50 m ³	5.00 m ³



Type V							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
A801	1 BEDROOM UNIT	50 m ²	8 m ²	Type V	Level 8	3.00 m ³	3.00 m ³
A901	1 BEDROOM UNIT	50 m ²	8 m ²	Type V	Level 9	3.00 m ³	3.00 m ³
A1001	1 BEDROOM UNIT	50 m ²	8 m ²	Type V	Level 10	3.00 m ³	3.00 m ³
A1101	1 BEDROOM UNIT	50 m ²	8 m ²	Type V	Level 11	3.00 m ³	3.00 m ³
B801	1 BEDROOM UNIT	50 m ²	8 m ²	Type V	Level 8	3.00 m ³	3.00 m ³
B901	1 BEDROOM UNIT	50 m ²	8 m ²	Type V	Level 9	3.00 m ³	3.00 m ³
B1001	1 BEDROOM UNIT	50 m ²	8 m ²	Type V	Level 10	3.00 m ³	3.00 m ³
B1101	1 BEDROOM UNIT	50 m ²	8 m ²	Type V	Level 11	3.00 m ³	3.00 m ³



Type U							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
B802	2 BEDROOM UNIT	74 m ²	10 m ²	Type U	Level 8	4.00 m ³	4.00 m ³
B902	2 BEDROOM UNIT	74 m ²	10 m ²	Type U	Level 9	4.00 m ³	4.00 m ³
B1002	2 BEDROOM UNIT	74 m ²	10 m ²	Type U	Level 10	4.00 m ³	4.00 m ³
B1102	2 BEDROOM UNIT	74 m ²	10 m ²	Type U	Level 11	4.00 m ³	4.00 m ³



Type W							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
A802	2 BEDROOM UNIT	72 m ²	10 m ²	Type W	Level 8	4.00 m ³	4.00 m ³
A902	2 BEDROOM UNIT	72 m ²	10 m ²	Type W	Level 9	4.00 m ³	4.00 m ³
A1002	2 BEDROOM UNIT	72 m ²	10 m ²	Type W	Level 10	4.00 m ³	4.00 m ³
A1102	2 BEDROOM UNIT	72 m ²	10 m ²	Type W	Level 11	4.00 m ³	4.00 m ³

Type X
1 : 100

Type Y
1 : 100

Type X							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
B803	2 BEDROOM UNIT	89 m ²	13 m ²	Type X	Level 8	4.00 m ³	4.00 m ³
B903	2 BEDROOM UNIT	89 m ²	13 m ²	Type X	Level 9	4.00 m ³	4.00 m ³
B1003	2 BEDROOM UNIT	89 m ²	13 m ²	Type X	Level 10	4.00 m ³	4.00 m ³
B1103	2 BEDROOM UNIT	89 m ²	13 m ²	Type X	Level 11	4.00 m ³	4.00 m ³

Type Y							
Number	Occupancy	Unit Area	POS Area	Apartment Type	Level	St (Unit)	St(Basement)
A803	1 BEDROOM UNIT	50 m ²	25 m ²	Type Y	Level 8	3.00 m ³	3.00 m ³
A903	1 BEDROOM UNIT	50 m ²	8 m ²	Type Y	Level 9	3.00 m ³	3.00 m ³
A1003	1 BEDROOM UNIT	50 m ²	8 m ²	Type Y	Level 10	3.00 m ³	3.00 m ³
Acw1103	1 BEDROOM UNIT	50 m ²	8 m ²	Type Y	Level 11	3.00 m ³	3.00 m ³

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Notes:

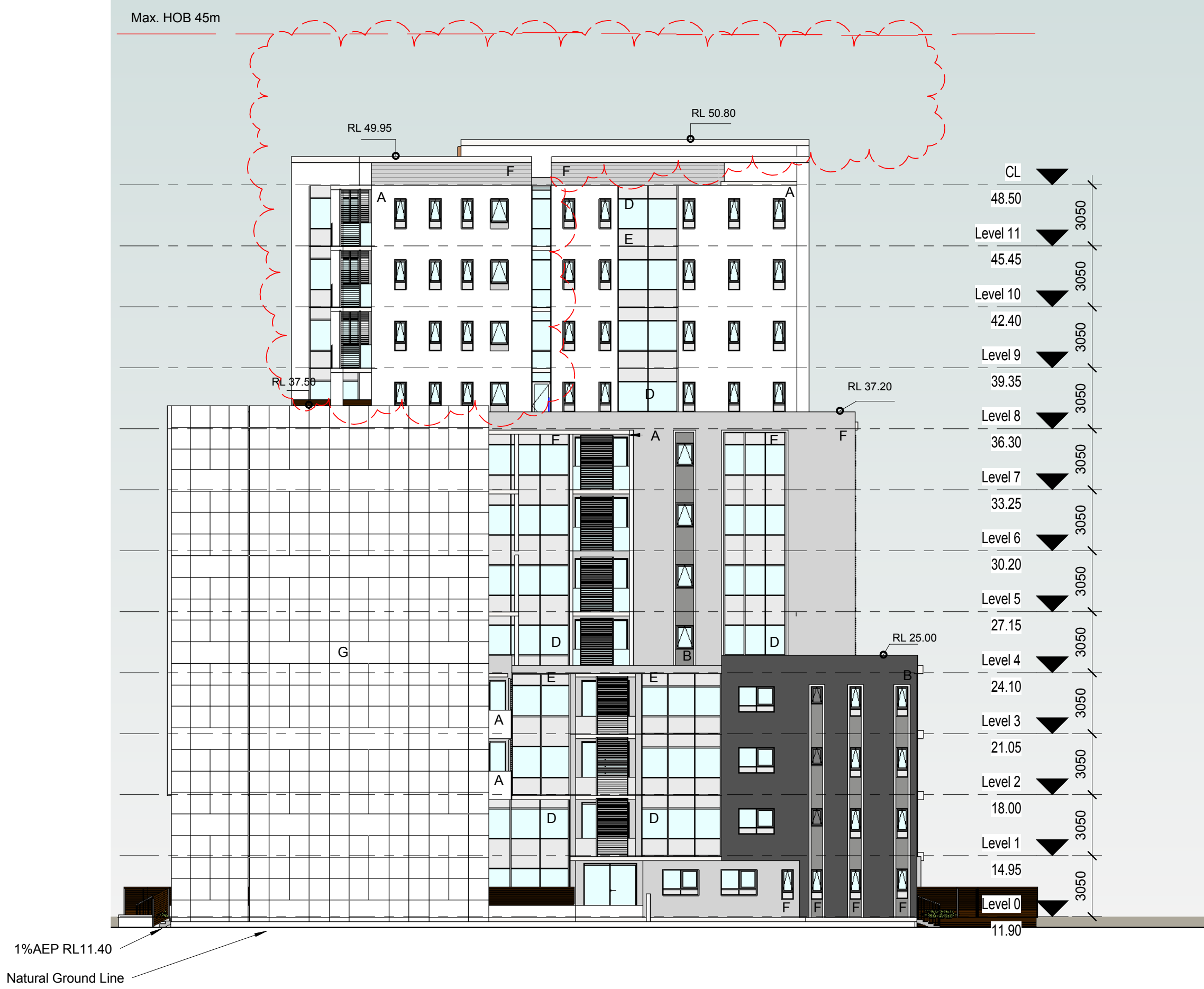
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LEGEND:

EXISTING CONTOUR LINE
MECHANICAL VENTILATION TO MECHANICAL ENGINEER'S
SMOKE DETECTION ALARM TO AUSTRALIAN STANDARDS
HOT WATER TANK
RAINWATER TANK
EXIT SIGN WITH BACKUP BATTERY
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED OR RELOCATED
RL 154.45 DENOTES REDUCED LEVEL
STORMWATER PIT SEE ENG'S PLANS

ISSUE	AMENDMENT	DATE	Client
A	DA Lodgement	09/2016	Northumberland Ventures PL
B	DA Amendment	06/2017	
C	DA Amendment	10/2017	
D	DA Amendment	11/2017	
E	DA Amendment	11/2017	
F	Unit A&B1201, A&B1301, A&B1202, A&B1302 Type X & Type Y Added	11/2017	
			Project Proposed RFB at 9-15 Northumberland Street Liverpool

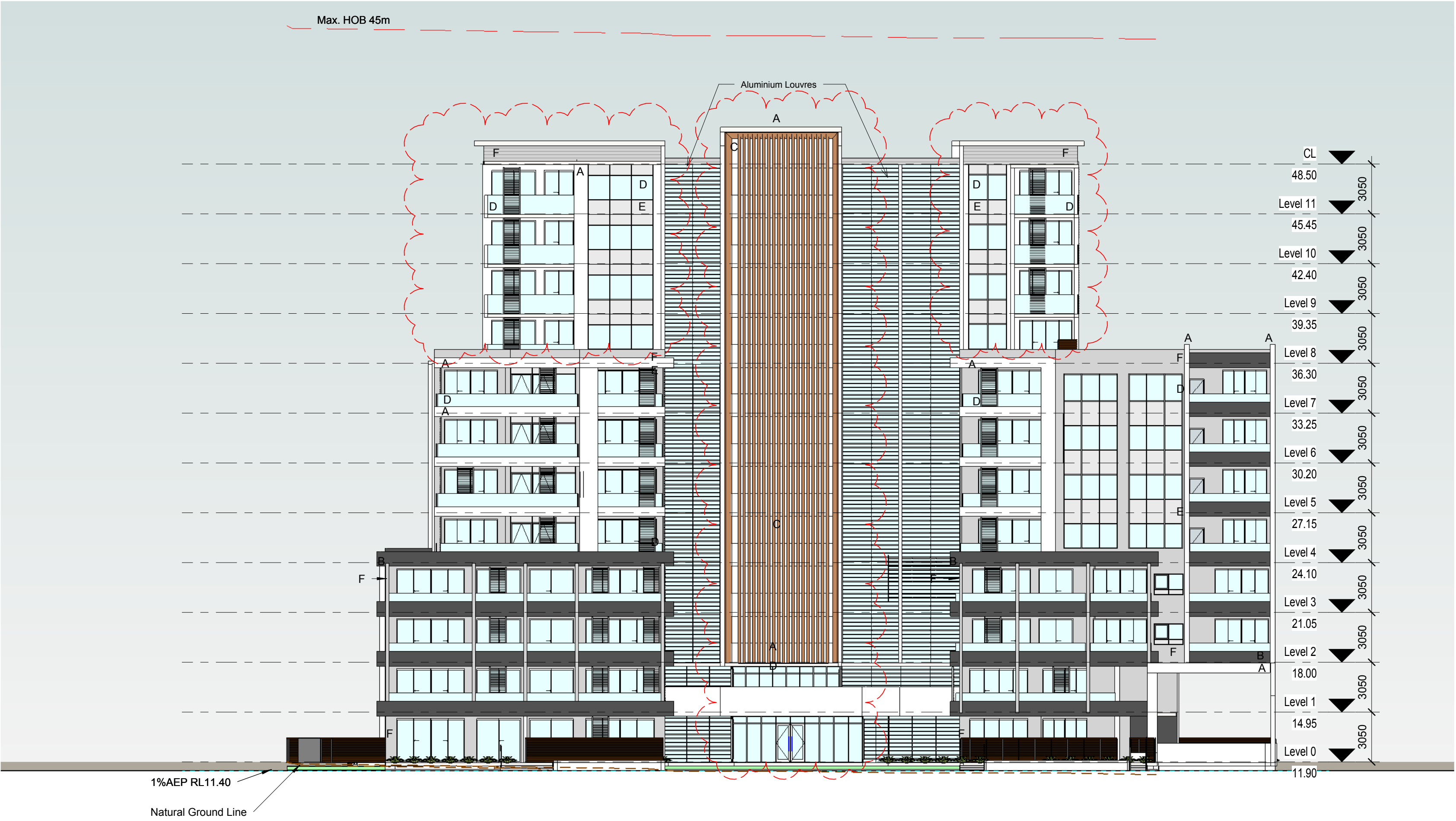
Typical Unit Layouts				
Project number	2015-24	A107		
Date	SEP 2016			
Drawn by	AH			
Checked by	GF			
As indicated			Issue	F



North Elevation
1 : 200



Street View 1

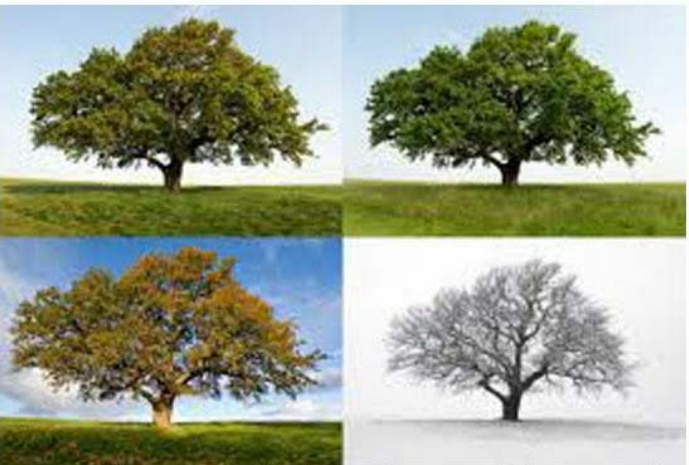


East Elevation (Northumberland Street)
1 : 200

Facade VS Time



Copper: Weathers in Time



Tree: Changes Colour During Different Seasons

SCHEDULE OF FINISHES

(A) RENDERED & PAINTED WHITE	(E) SPANDREL
(B) RENDERED & PAINTED GREY	(F) RENDERED & PAINTED LIGHT GREY
(C) LOUVRES COPPER	(G) PATTERNED PRE-CAST CONCRETE PANEL
(D) GLASS	

Gus Fares Architects PL



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Nominated Architect: Ghassan Fares Reg 5808



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NOT FOR CONSTRUCTION

LEGEND:

- EXISTING CONTOUR LINE
MECHANICAL VENTILATION TO MECHANICAL ENGINEER'S SMOKE DETECTION ALARM TO AUSTRALIAN STANDARDS
HOT WATER TANK
RAINWATER TANK
EXIT SIGN WITH BACKUP BATTERY
- EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED OR RELOCATED
DENOTES DIRECTION
RL 154.45 DENOTES REDUCED LEVEL
STORMWATER PIT SEE ENG'S PLANS

ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C	DA Amendment	10/2017
D	DA Amendment	11/2017
E	DA Amendment	11/2017
F	Level 12 & 13 Deleted Entry Facade Revised A803-1103 & B803-1103 Added	02/2018

Client
Northumberland Ventures PL

Project
Proposed RFB at 9-15
Northumberland Street Liverpool

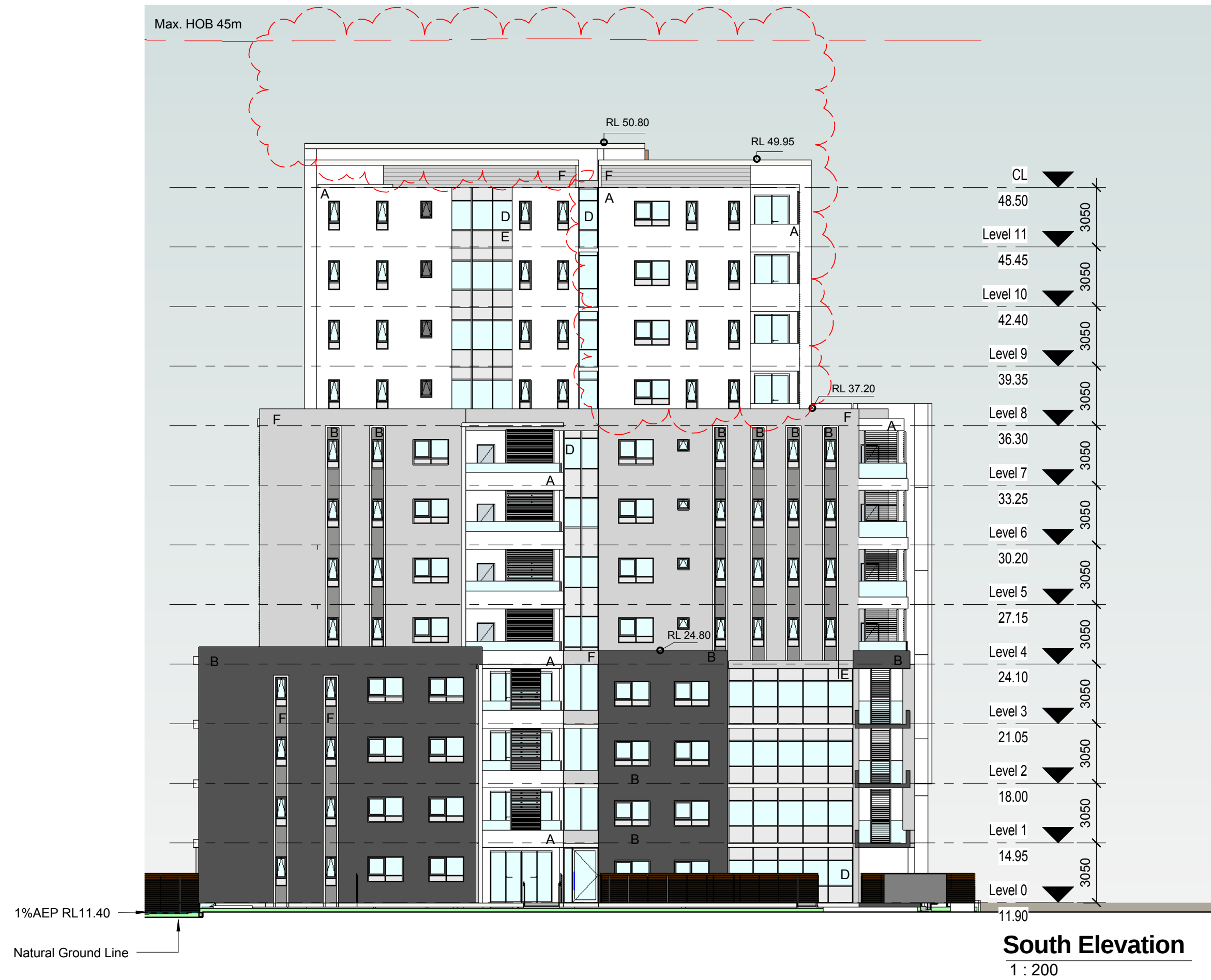
North Elevation/East Elevation

Project number
2015-24
Date
SEP 2016
Drawn by
AH
Checked by
GF

A201

As indicated

Issue
F



Rear View 1



Rear View 2

SCHEDULE OF FINISHES

(A) RENDERED & PAINTED WHITE	(E) SPANDREL
(B) RENDERED & PAINTED GREY	(F) RENDERED & PAINTED LIGHT GREY
(C) LOUVRES COPPER	(G) PATTERNED PRE-CAST CONCRETE PANEL
(D) GLASS	

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NOT FOR CONSTRUCTION

LEGEND:

EXISTING CONTOUR LINE	EXISTING TREE TO REMAIN
MECHANICAL VENTILATION TO MECHANICAL ENGINEER'S	EXISTING TREE TO BE REMOVED OR RELOCATED
SMOKE DETECTION ALARM TO AUSTRALIAN STANDARDS	DENOTES DIRECTION
HOT WATER TANK	RL 154.45 DENOTES REDUCED LEVEL
RAINWATER TANK	STORMWATER PIT SEE ENG'S PLANS
EXIT SIGN WITH BACKUP BATTERY	

ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C	DA Amendment	10/2017
D	DA Amendment	11/2017
E	DA Amendment	11/2017
F	Level 12 & 13 Deleted A803-1103 & B803-1103 Added	02/2018

Client
Northumberland Ventures PL

Project
Proposed RFB at 9-15
Northumberland Street Liverpool

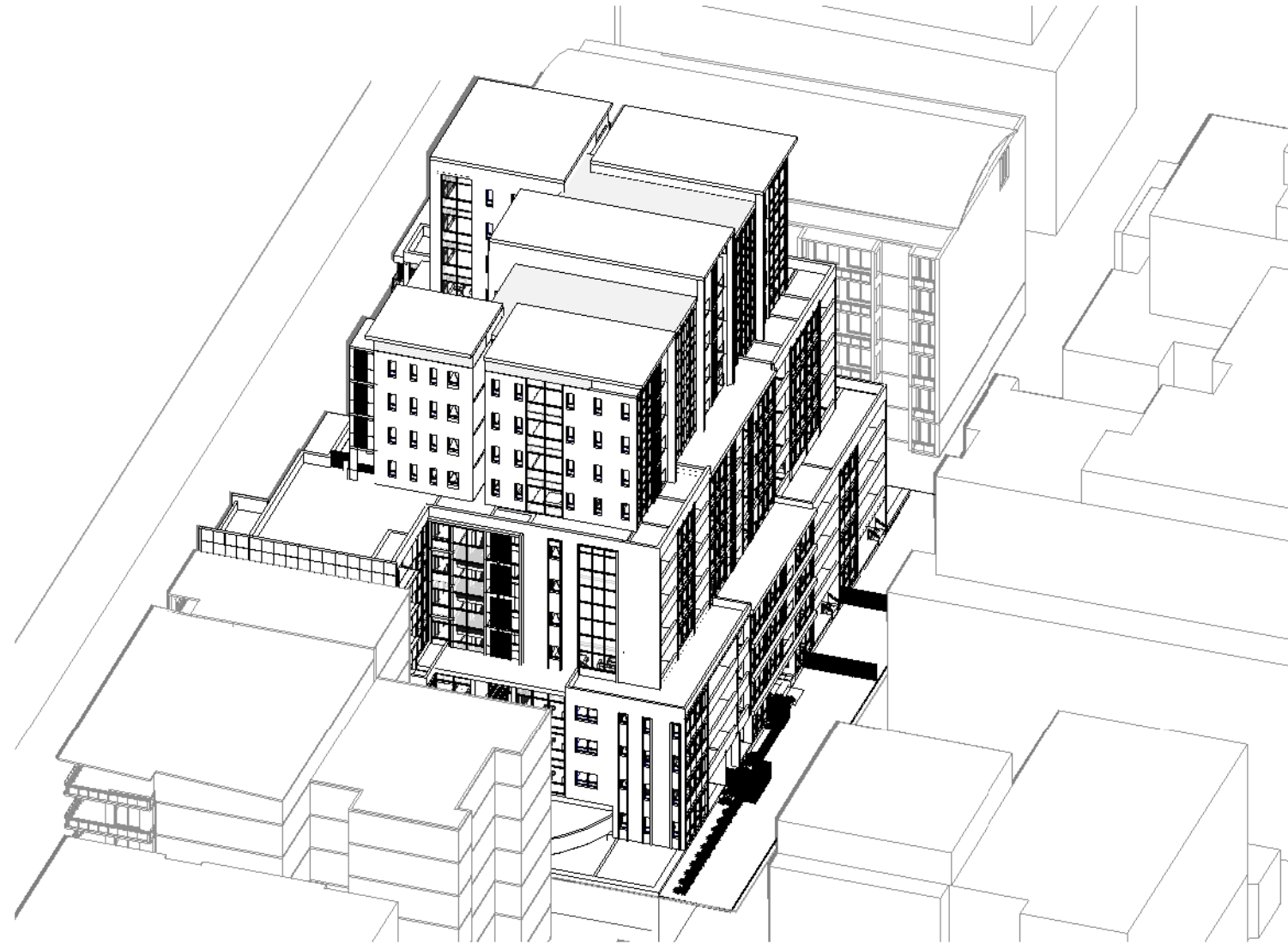
South Elevation/West Elevation

Project number	2015-24
Date	SEP 2016
Drawn by	AH
Checked by	GF

A202	Issue	F
------	-------	---



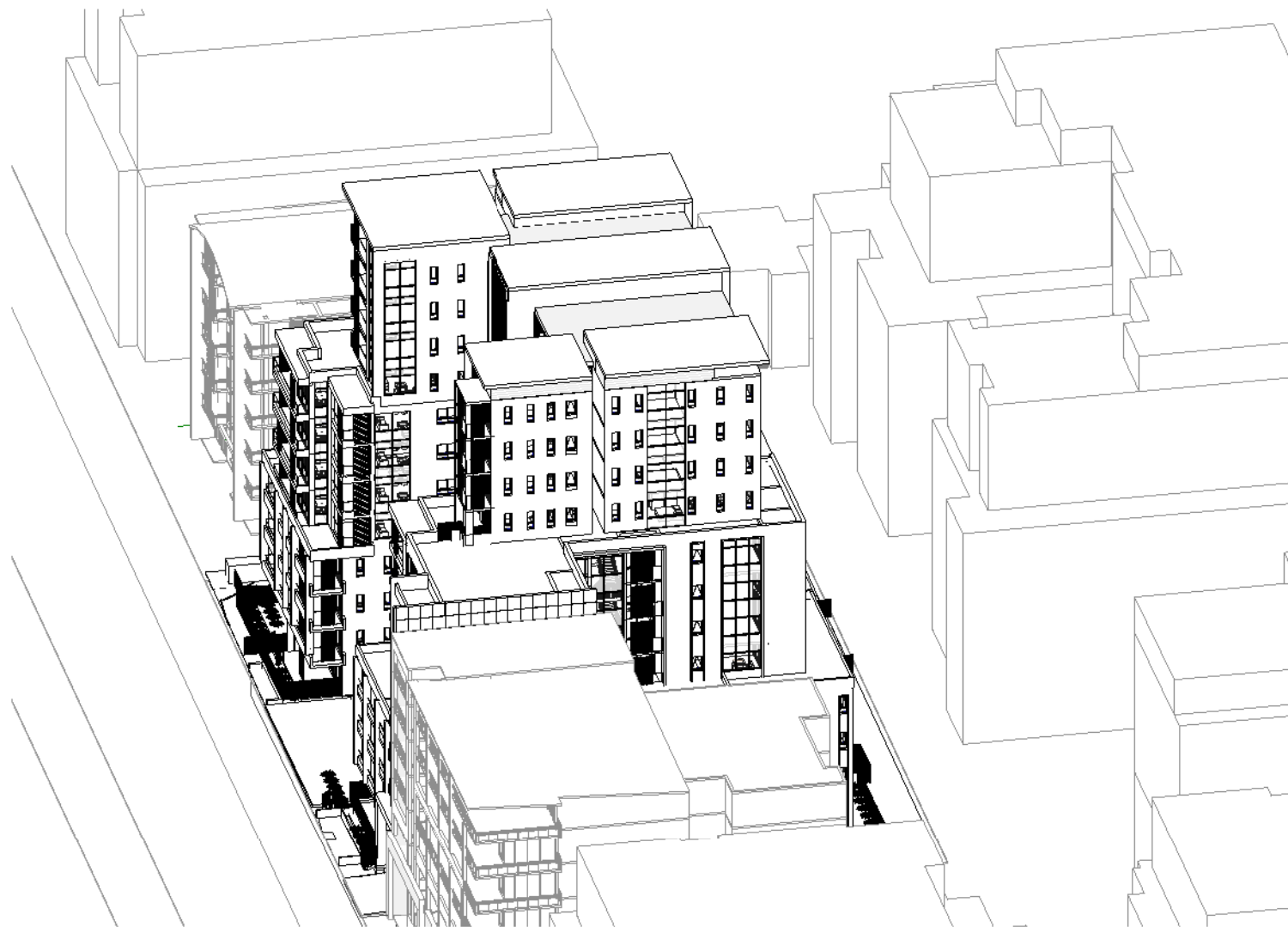
Mid Winter 9am_Solar



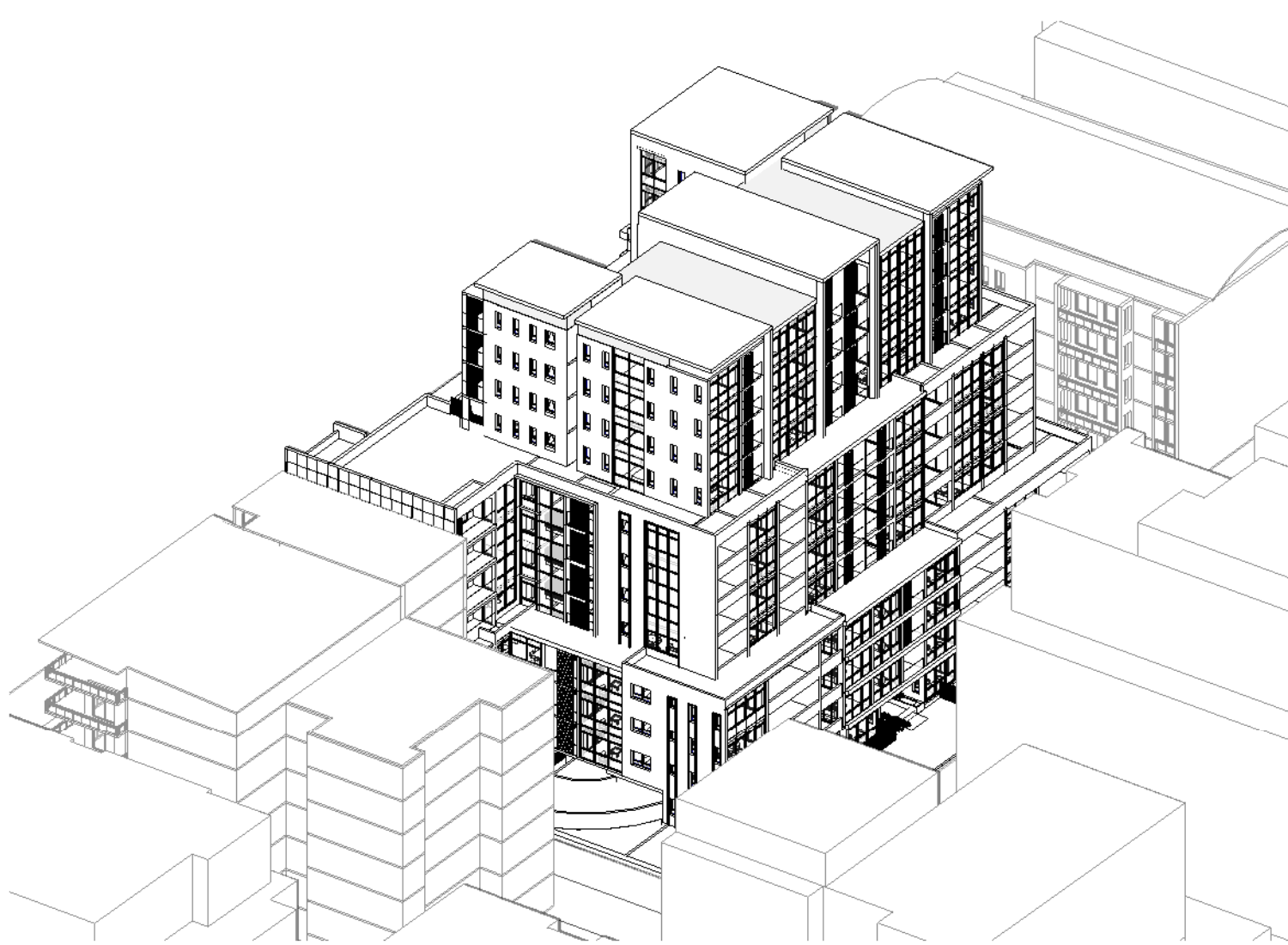
Mid Winter 12pm_Solar



Mid Winter 3pm_Solar



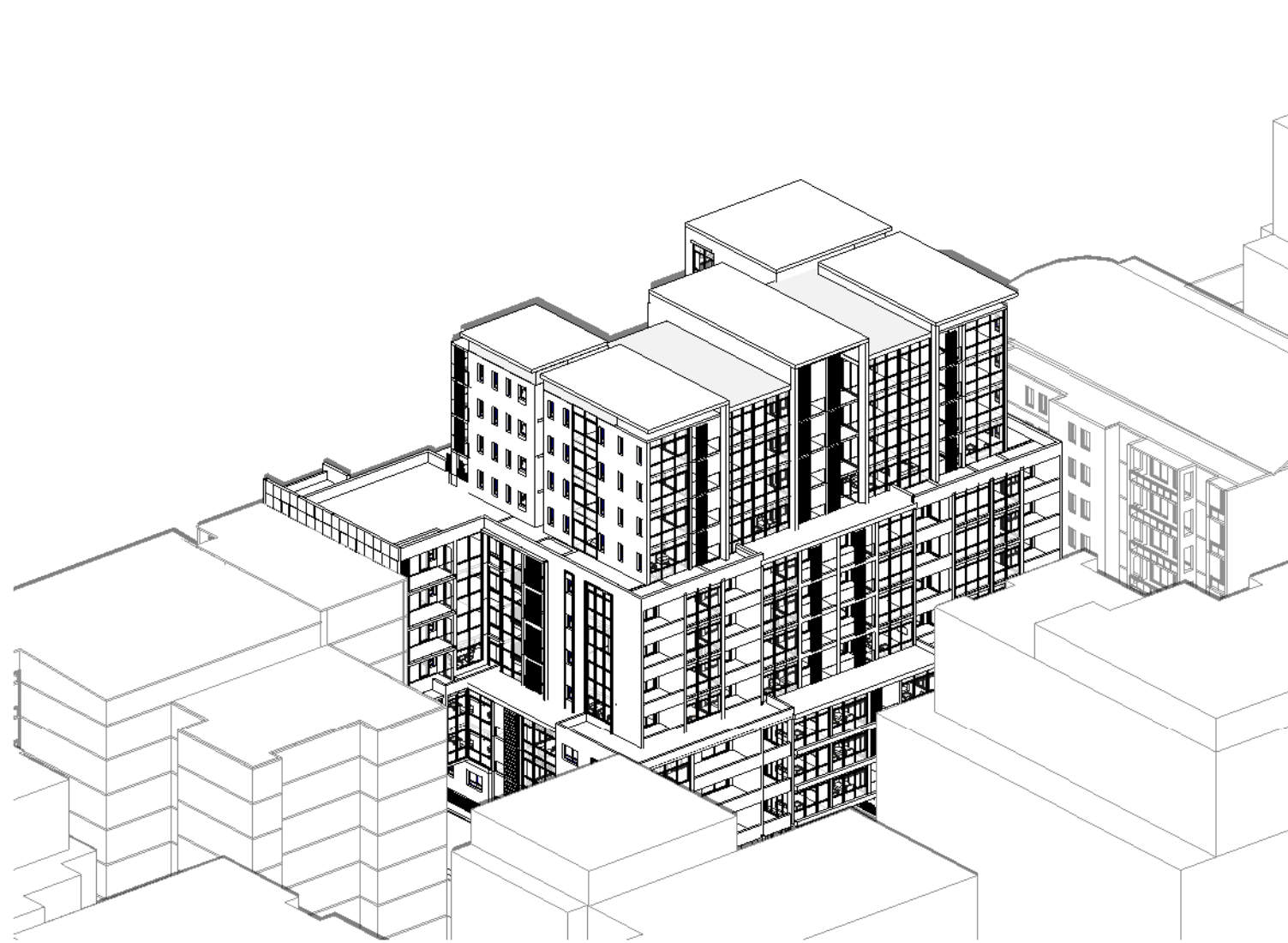
Mid Winter10am_Solar



Mid Winter 1pm_Solar



Mid Winter 11am_Solar



Mid Winter 2pm_Solar

ADG Compliance Solar Access			
Number	≥ 2hr	>0hr< 2hr	0hr

A001	No	Yes	No
A002	Yes	No	No
A003	No	Yes	No
A101	Yes	No	No
A102	Yes	No	No
A103	Yes	No	No
A104	Yes	No	No
A105	No	Yes	No
A201	Yes	No	No
A202	Yes	No	No
A203	Yes	No	No
A204	Yes	No	No
A205	Yes	No	No
A206	No	Yes	No
A207	No	Yes	No
A301	Yes	No	No
A302	Yes	No	No
A303	Yes	No	No
A304	Yes	No	No
A305	Yes	No	No
A306	No	Yes	No
A307	No	Yes	No
A401	Yes	No	No
A402	Yes	No	No
A403	Yes	No	No
A404	Yes	No	No
A405	No	Yes	No
A501	Yes	No	No
A502	Yes	No	No
A503	Yes	No	No

ADG Compliance Solar Access			
Number	≥ 2hr	>0hr< 2hr	0hr

A504	Yes	No	No
A505	No	Yes	No
A601	Yes	No	No
A602	Yes	No	No
A603	Yes	No	No
A604	Yes	No	No
A605	No	Yes	No
A701	Yes	No	No
A702	Yes	No	No
A703	Yes	No	No
A704	Yes	No	No
A705	No	Yes	No
A801	Yes	No	No
A802	Yes	No	No
A803	Yes		
A901	Yes	No	No
A902	Yes	No	No
A903	Yes		
A1001	Yes	No	No
A1002	Yes	No	No
A1003	Yes		
A1101	Yes	No	No
A1102	Yes	No	No
Acw1103	Yes	No	No
B001	No	Yes	No
B002	No	Yes	No
B003	No	No	Yes
B004	No	No	Yes
B005	No	Yes	No
B101	No	Yes	No

ADG Compliance Solar Access			
Number	≥ 2hr	>0hr< 2hr	0hr

B102	No	Yes	No
B103	No	No	Yes
B104	No	Yes	No
B105	No	Yes	No
B201	No	Yes	No
B202	No	Yes	No
B203	No	No	Yes
B204	No	No	Yes
B205	No	Yes	No
B301	Yes	No	No
B302	No	Yes	No
B303	No	No	Yes
B304	No	No	Yes
B305	No	Yes	No
B401	Yes	No	No
B402	Yes	No	No
B403	Yes	No	No
B404	Yes	No	No
B405	Yes	No	No
B501	Yes	No	No
B502	Yes	No	No
B503	Yes	No	No
B504	Yes	No	No
B505	Yes	No	No
B601	Yes	No	No
B602	Yes	No	No
B603	Yes	No	No
B604	Yes	No	No
B605	Yes	No	No
B701	Yes	No	No

ADG Compliance Solar Access			
Number	≥ 2hr	>0hr< 2hr	0hr

B702	Yes	No	No
B703	Yes	No	No
B704	Yes	No	No
B705	Yes	No	No
B801	Yes	No	No
B802	Yes	No	No
B803	Yes	No	No
B901	Yes	No	No
B902	Yes	No	No
B903	Yes	No	No
B1001	Yes	No	No
B1002	Yes	No	No
B1003	Yes	No	No
B1101	Yes	No	No
B1102	Yes	No	No
B1103	Yes	No	No

Grand total: 106			
Number of Units receive ≥2hr of Sun (min 1m²):	76		71.6%
Number of Units receive >0hr but <2hr of Sun :	23		21.7%
Number of Units receive 0hr of Sun:	7		6.7%
Area of communal open spaces (742.96m²) receive ≥2hr of Sun:	266.0m²		35.0%

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email: gus@gfares.com web: www.gfares.com
Nominated Architect: Ghassan Fares Reg 5808

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LEGEND:

154

EXISTING CONTOUR LINE

MV

MECHANICAL VENTILATION
TO MECHANICAL ENGINEERS

SA

SMOKE DETECTION ALARM TO
AUSTRALIAN STANDARDS

HW

HOT WATER TANK

RWT

RAINWATER TANK

EXIT

EXIT SIGN WITH BACKUP
BATTERY

EXISTING TREE TO
REMAIN

EXISTING TREE TO BE
REMOVED OR RELOCATED

DENOTES DIRECTION

RL 154.45 DENOTES REDUCED
LEVEL

STORMWATER PIT SEE
ENG'S PLANS

Issue	Description	Date
A	DA Lodgement	09/2016
B	DA Amdendment	06/2017
C	DA Amdendment	10/2017
D	DA Amdendment	11/2017
E	DA Amdendment	11/2017
F	3D Solar Diagrams Updated	
	Solar Access Calculation Updated	02/2018

Client
Northumberland Ventures PL

Project Address
Proposed RFB at 9-15
Northumberland Street Liverpool

3D Solar Access Study

NOT FOR CONSTRUCTION

Project number
2015-24

Date
SEP 2016

Drawn by
AH

Printed
26/03/2018
10:11:04 AM

Checked by
GF

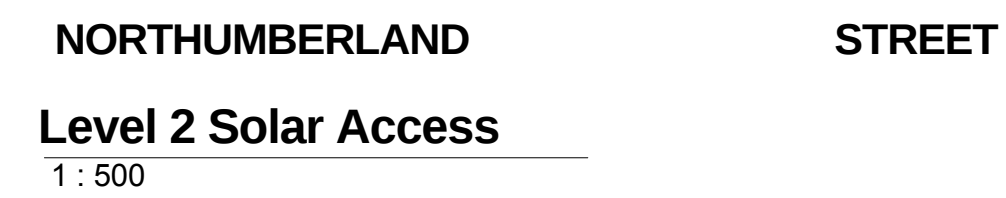
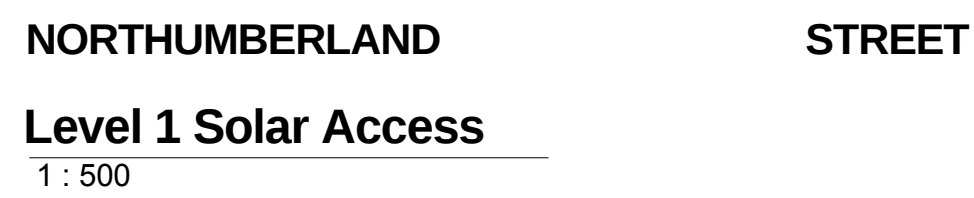
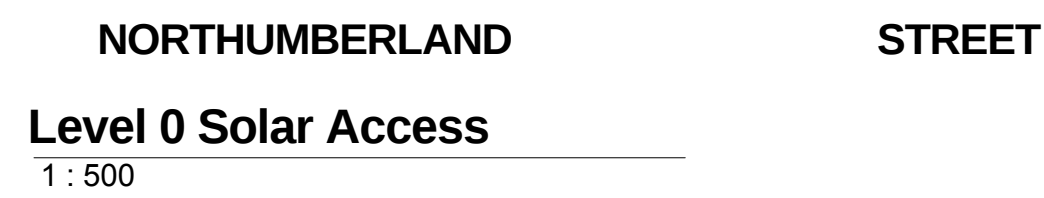
A301

Scale
1 : 1

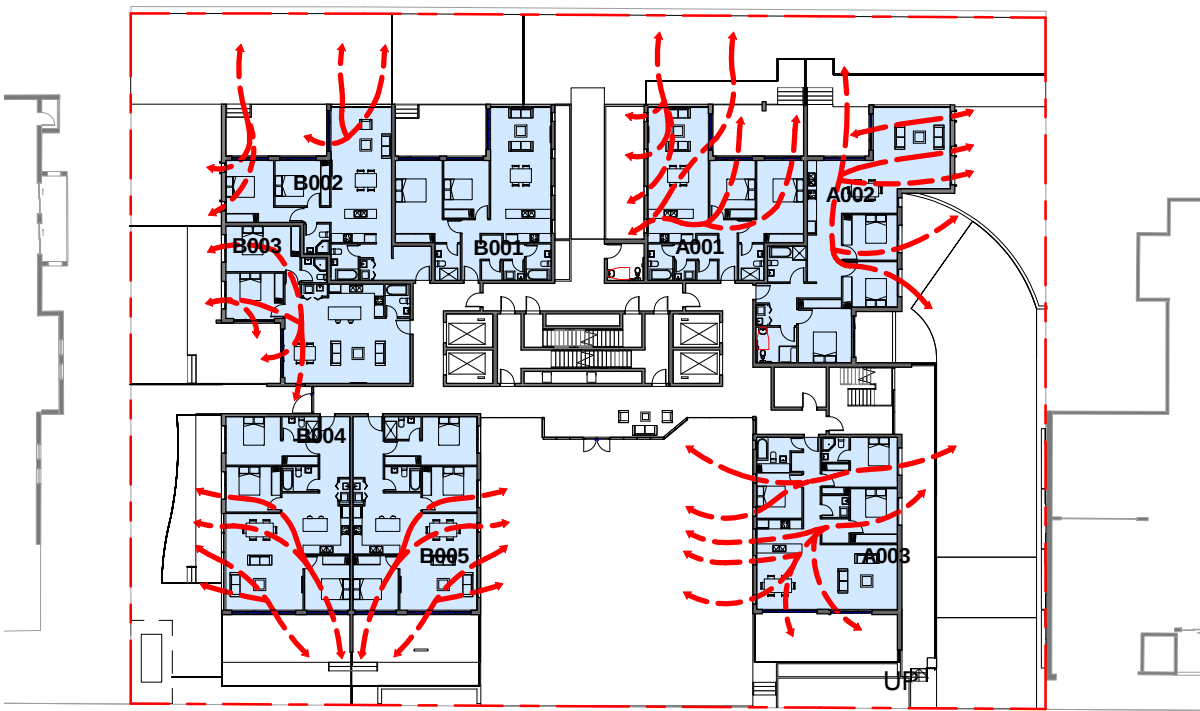
Drawing :
DA

Issue
F

26/03/2018 10:11:04 AM



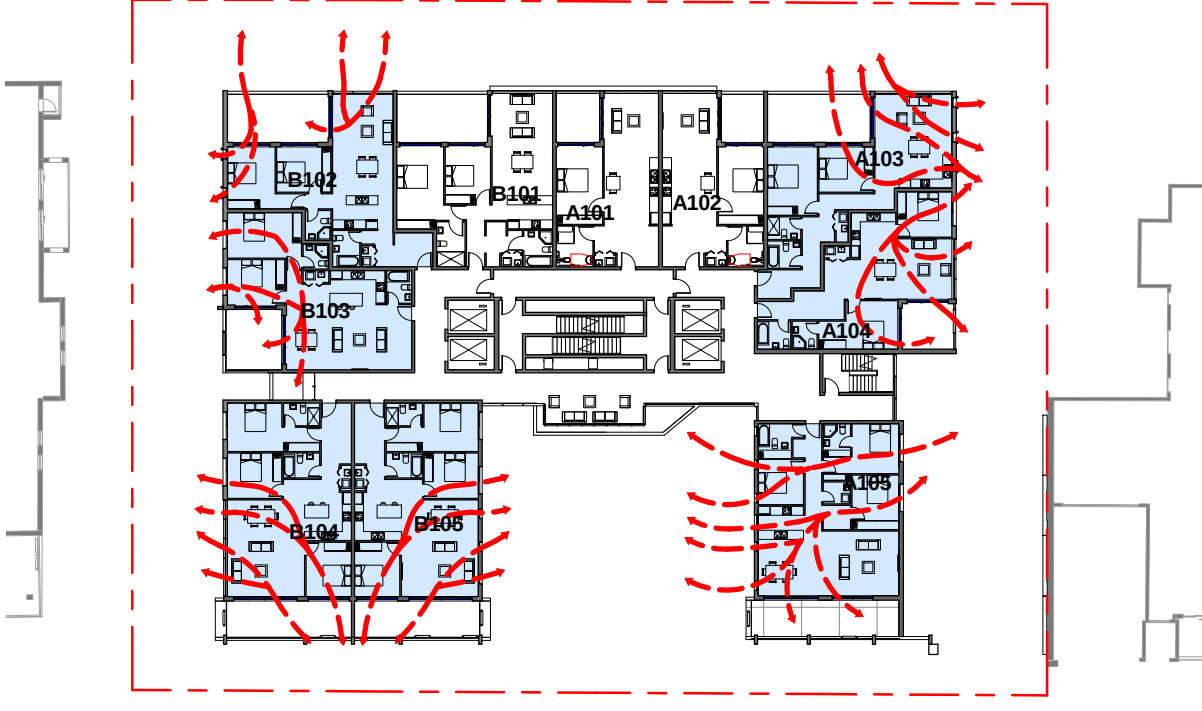
Gus Fares Architects PL  ACN 112691237 Tel 02 9635 3838 22/103 George Street Parramatta NSW Email: gus@gfares.com web: www.gfares.com Nominated Architect: Ghassan Fares Reg 5808		Gus Fares Architects PL (GFA) are the owners of the copyright subsisting in these drawings, plans, design and specifications. They must not be used, reproduced, or copied in whole or in part nor may the information, ideas and concepts therein contained be disclosed to any person without prior written consent of GFA		Notes: 1. Do not scale the drawings, read all dimensions shown. 2. The contractor shall check and verify all dimensions before commencing new work, and shall ask if in doubt. 3. The contractor shall comply with all relevant Australian Standards (AS) and the Building Code of Australia (BCA). 4. This document is for the purpose of Development Application approval only. They cannot be used as construction documents, tender documents, contract administration drawings, nor workshop drawings. 5. All sheets should be read as one document. For any discrepancy, the project manager should inform the architect immediately. 6. Note that ground levels may vary due to site conditions.		LEGEND:  EXISTING CONTOUR LINE  MECHANICAL VENTILATION TO MECHANICAL ENGINEER'S  SMOKE DETECTION ALARM TO AUSTRALIAN STANDARDS  HOT WATER TANK  RAINWATER TANK  EXIT SIGN WITH BACKUP BATTERY  EXISTING TREE TO REMAIN  EXISTING TREE TO BE REMOVED OR RELOCATED  DENOTES DIRECTION  RL 154.45 DENOTES REDUCED LEVEL  STORMWATER PIT SEE ENG'S PLANS		<table border="1"> <thead> <tr> <th>ISSUE</th> <th>AMENDMENT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>DA Lodgement</td> <td>09/2016</td> </tr> <tr> <td>B</td> <td>DA Amendment</td> <td>06/2017</td> </tr> <tr> <td>C</td> <td>DA Amendment</td> <td>10/2017</td> </tr> <tr> <td>D</td> <td>DA Amendment</td> <td>11/2017</td> </tr> <tr> <td>E</td> <td>DA Amendment</td> <td>11/2017</td> </tr> <tr> <td colspan="3">Solar Access Diagrams Updated 02/2018</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		ISSUE	AMENDMENT	DATE	A	DA Lodgement	09/2016	B	DA Amendment	06/2017	C	DA Amendment	10/2017	D	DA Amendment	11/2017	E	DA Amendment	11/2017	Solar Access Diagrams Updated 02/2018																														Client Northumberland Ventures PL Project Proposed RFB at 9-15 Northumberland Street Liverpool		Solar Access Study <table border="1"> <tr> <td>Project number</td> <td colspan="2">2015-24</td> <td colspan="2" rowspan="2">A302</td> </tr> <tr> <td>Date</td> <td colspan="2">SEP 2016</td> </tr> <tr> <td>Drawn by</td> <td colspan="2">AH</td> <td rowspan="2">As indicated</td> <td rowspan="2">Issue F</td> </tr> <tr> <td>Checked by</td> <td colspan="2">GF</td> </tr> </table>				Project number	2015-24		A302		Date	SEP 2016		Drawn by	AH		As indicated	Issue F	Checked by	GF	
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NORTHUMBERLAND STREET

Level 0 Natural Ventilation

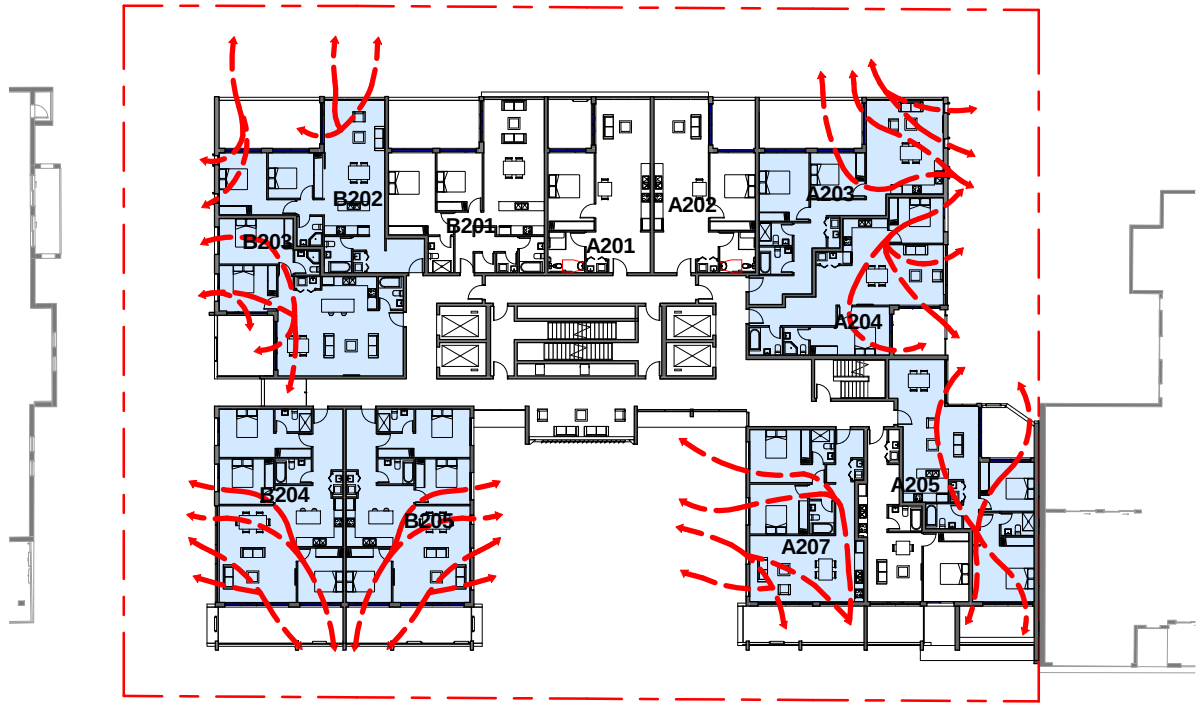
1 : 500



NORTHUMBERLAND STREET

Level 1 Natural Ventilation

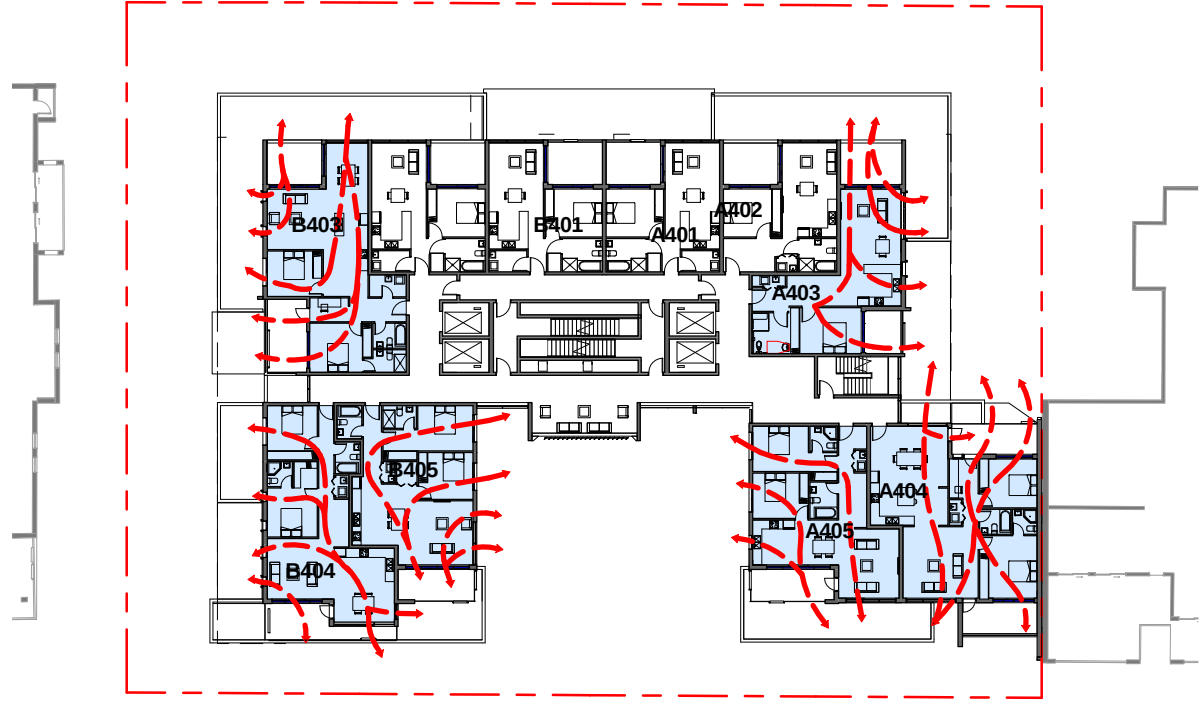
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NORTHUMBERLAND STREET

Level 2 & 3 Natural Ventilation

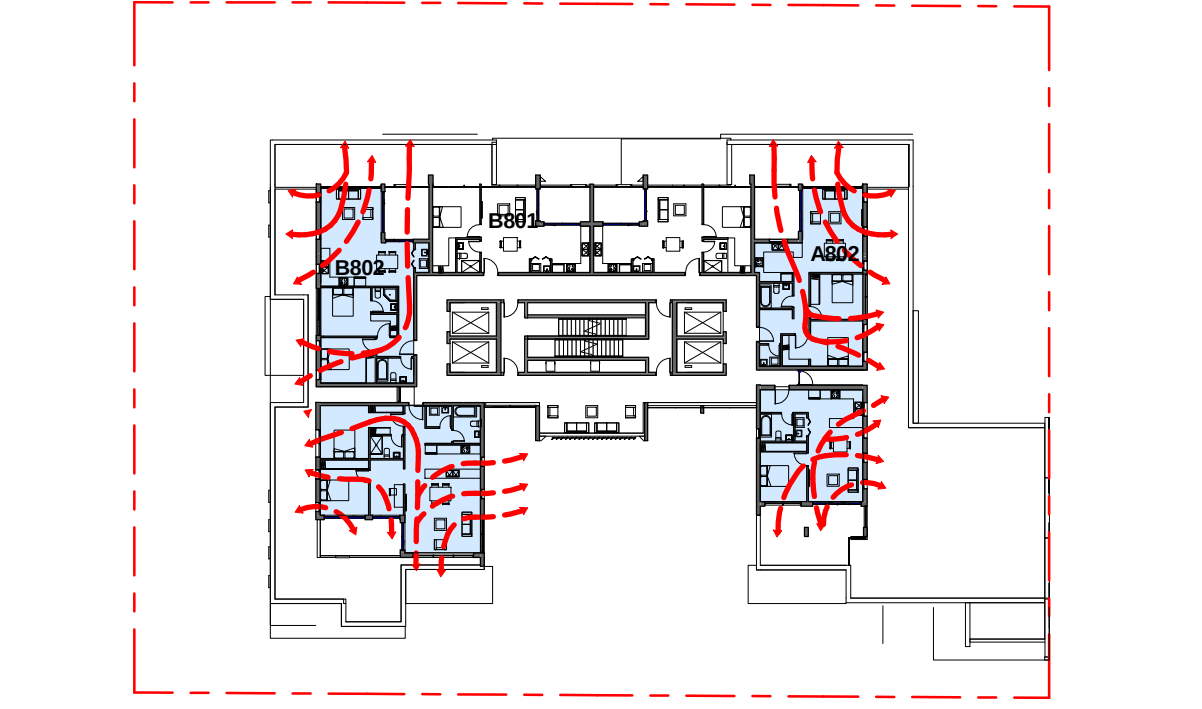
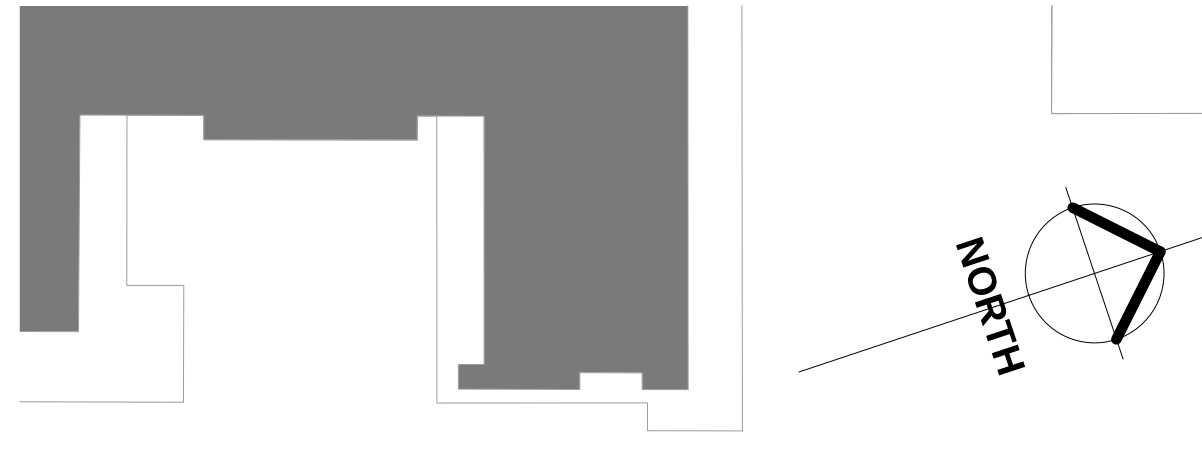
1 : 500



NORTHUMBERLAND STREET

Level 4-7 Natural Ventilation

1 : 500



NORTHUMBERLAND STREET

Level 8-11 Natural Ventilation

1 : 500

ADG Compliance Cross Ventilation		
Number	Cross Ventilated	Level

A001	Yes	Level 0
A002	Yes	Level 0
A003	Yes	Level 0
A101	No	Level 1
A102	No	Level 1
A103	Yes	Level 1
A104	Yes	Level 1
A105	Yes	Level 1
A201	No	Level 2
A202	No	Level 2
A203	Yes	Level 2
A204	Yes	Level 2
A205	Yes	Level 2
A206	No	Level 2
A207	Yes	Level 2
A301	No	Level 3
A302	No	Level 3
A303	Yes	Level 3
A304	Yes	Level 3
A305	Yes	Level 3
A306	No	Level 3
A307	Yes	Level 3
A401	No	Level 4
A402	No	Level 4
A403	Yes	Level 4
A404	Yes	Level 4
A405	Yes	Level 4
A501	No	Level 5
A502	No	Level 5
A503	Yes	Level 5

ADG Compliance Cross Ventilation		
Number	Cross Ventilated	Level

A504	Yes	Level 5
A505	Yes	Level 5
A601	No	Level 6
A602	No	Level 6
A603	Yes	Level 6
A604	Yes	Level 6
A605	Yes	Level 6
A701	No	Level 7
A702	No	Level 7
A703	Yes	Level 7
A704	Yes	Level 7
A705	Yes	Level 7
A801	No	Level 8
A802	Yes	Level 8
A803	Yes	Level 8
B001	Yes	Level 0
B002	Yes	Level 0
B003	Yes	Level 0
B004	Yes	Level 0
B005	Yes	Level 0
B101	No	Level 1
B102	Yes	Level 1
B103	Yes	Level 1
B104	Yes	Level 1
B105	Yes	Level 1
B201	No	Level 2
B202	Yes	Level 2
B203	Yes	Level 2
B204	Yes	Level 2
B205	Yes	Level 2

ADG Compliance Cross Ventilation		
Number	Cross Ventilated	Level

B301	No	Level 3
B302	Yes	Level 3
B303	Yes	Level 3
B304	Yes	Level 3
B305	Yes	Level 3
B401	No	Level 4
B402	No	Level 4
B403	Yes	Level 4
B404	Yes	Level 4
B405	Yes	Level 4
B501	No	Level 5
B502	No	Level 5
B503	Yes	Level 5
B504	Yes	Level 5
B505	Yes	Level 5
B601	No	Level 6
B602	No	Level 6
B603	Yes	Level 6
B604	Yes	Level 6
B605	Yes	Level 6
B701	No	Level 7
B702	No	Level 7
B703	Yes	Level 7
B704	Yes	Level 7
B705	Yes	Level 7
B801	No	Level 8
B802	Yes	Level 8
B803	Yes	Level 8

Number of Cross Ventilated Units in the first 9 storeys of the buildings: 59

Total Number of Units in the first 9 storeys of the buildings: 88

Percentage: 67.0%

Gus Fares Architects PL



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Nominated Architect: Ghassan Fares Reg 5908

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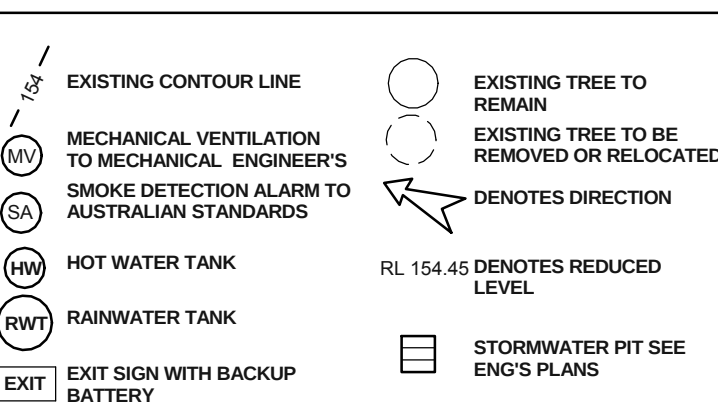


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NOT FOR CONSTRUCTION

LEGEND:



ISSUE

ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C	DA Amendment	10/2017
D	DA Amendment	11/2017
E	DA Amendment	11/2017
F	Cross Ventilation Diagrams & Calculations Updated	02/2018

Client

Northumberland Ventures PL

Project

Proposed RFB at 9-15 Northumberland Street Liverpool

Natural Ventilation Study

Project number 2015-24

Date SEP 2016

Drawn by AH

Checked by GF

A303

As indicated

Issue F



01-3D SHADOW DIAGRAM - 9AM @ 21 JUNE



01-3D SHADOW DIAGRAM - 12PM @ 21 JUNE



01-3D SHADOW DIAGRAM - 3PM @ 21 JUNE



02-3D SHADOW DIAGRAM-9AM @ 21 JUNE



02-3D SHADOW DIAGRAM-12PM @ 21 JUNE



02-3D SHADOW DIAGRAM-3PM @ 21 JUNE



Mid Winter 9am
1:1000



Mid Winter 12pm
1:1000



Mid Winter 3pm
1:1000

Gus Fares Architects PL



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NOT FOR CONSTRUCTION

LEGEND:	
EXISTING CONTOUR LINE	EXISTING TREE TO REMAIN
MECHANICAL VENTILATION TO MECHANICAL ENGINEERS	EXISTING TREE TO BE REMOVED OR RELOCATED
SMOKE DETECTION ALARM TO AUSTRALIAN STANDARDS	DENOTES DIRECTION
HOT WATER TANK	RL 154.45 DENOTES REDUCED LEVEL
RAINWATER TANK	STORMWATER PIT SEE ENG'S PLANS
EXIT SIGN WITH BACKUP BATTERY	

ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016
B	DA Amendment	06/2017
C	DA Amendment	10/2017
D	DA Amendment	11/2017
E	DA Amendment	11/2017
F	Shadow Diagrams Updated	02/2018

Client	Northumberland Ventures PL	
Project	Proposed RFB at 9-15 Northumberland Street Liverpool	

Shadow Diagrams			
Project number	2015-24	A304	
Date	SEP 2016		
Drawn by	AH		
Checked by	GF		
As indicated		Issue	F



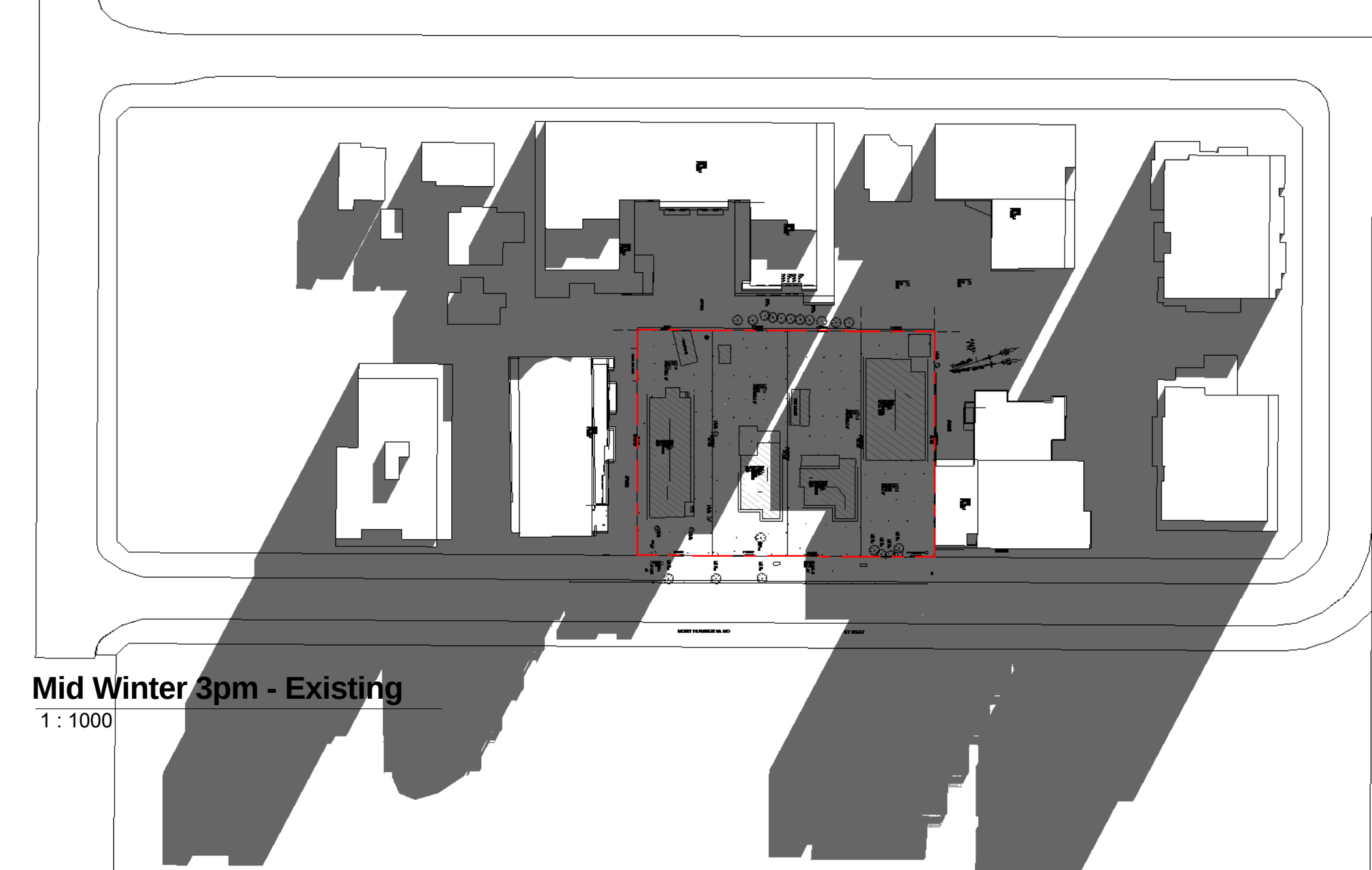
Mid Winter 9am - Existing

1 : 1000



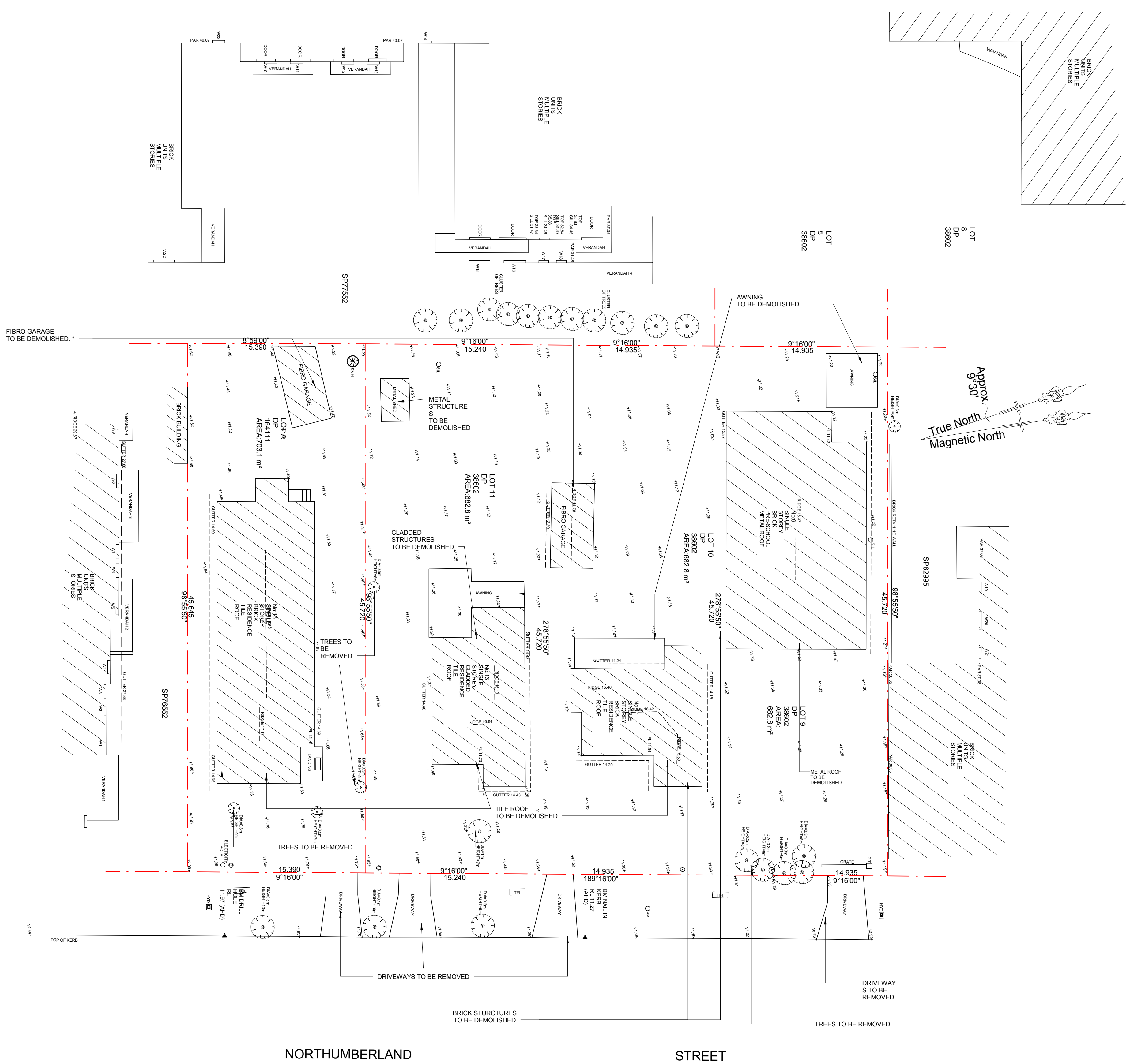
Mid Winter 12pm - Existing

1 : 1000



Mid Winter 3pm - Existing

1 : 1000



Demolition Plan

1 : 200

* NOTE: It is not currently known if the subject site contains asbestos materials. A thorough investigation will be conducted on site, if found, an accredited asbestos removalist will be engaged.

Gus Fares Architects PL

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22/103 George Street Parramatta NSW

Email: gus@gfares.com web: www.gfares.com

Nominated Architect: Ghassan Fares Reg 5808

Gus Fares Architects PL

ACN 112691237

Tel 02 9635 3838

22/103 George Street Parramatta NSW

Email: gus@gfares.com web: www.gfares.com

Nominated Architect: Ghassan Fares Reg 5808

Notes:

1. Do not scale the drawings, read all dimensions shown.

2. The contractor shall check and verify all dimensions before commencing new work, and shall ask if in doubt.

3. The contractor shall comply with all relevant Australian Standards (AS) and the Building Code of Australia (BCA).

4. This document is for the purpose of Development Application approval only. They cannot be used as construction documents, tender documents, contract administration drawings, nor workshop drawings.

5. All sheets should be read as one document. For any discrepancy, the project manager should inform the architect immediately.

6. Note that ground levels may vary due to site conditions.

NOT FOR CONSTRUCTION

LEGEND:

EXISTING CONTOUR LINE

MECHANICAL VENTILATION TO MECHANICAL ENGINEER'S

SMOKE DETECTION ALARM TO AUSTRALIAN STANDARDS

HOT WATER TANK

RAINWATER TANK

EXIT SIGN WITH BACKUP BATTERY

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED OR RELOCATED

DENOTES DIRECTION

RL 154.45 DENOTES REDUCED LEVEL

STORMWATER PIT SEE ENG'S PLANS

ISSUE	AMENDMENT	DATE
A	DA Lodgement	09/2016

Client	Northumberland Ventures PL
Project	Proposed RFB at 9-15 Northumberland Street Liverpool

Existing Shadows/ Demolition Plan			
Project number	2015-24	A305	
Date	SEP 2016		
Drawn by	AH		
Checked by	GF		
As indicated		Issue	A