



# DEVELOPMENT APPLICATION

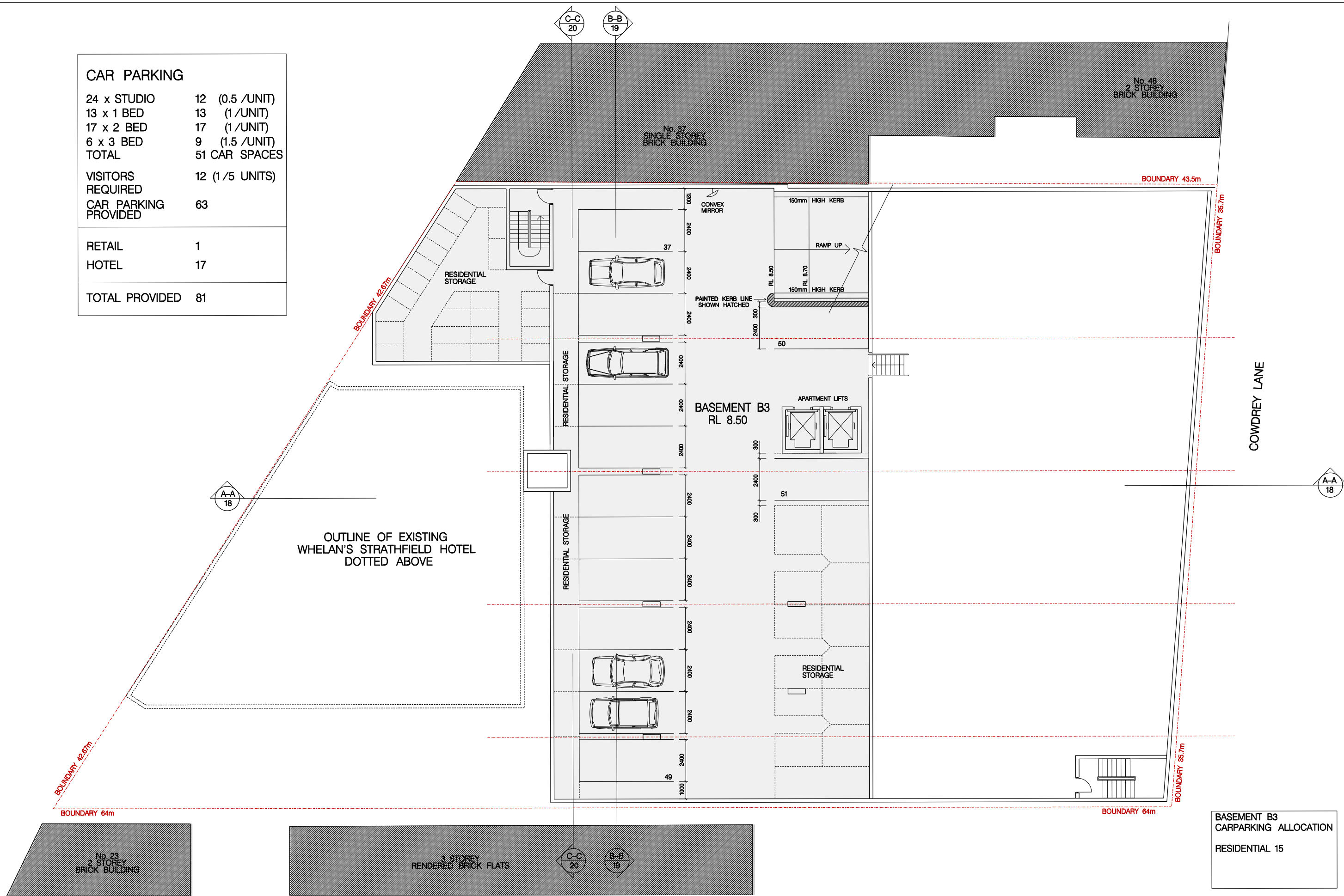
## MIXED USE DEVELOPMENT

27 EVERTON ROAD STRATHFIELD NSW 2135

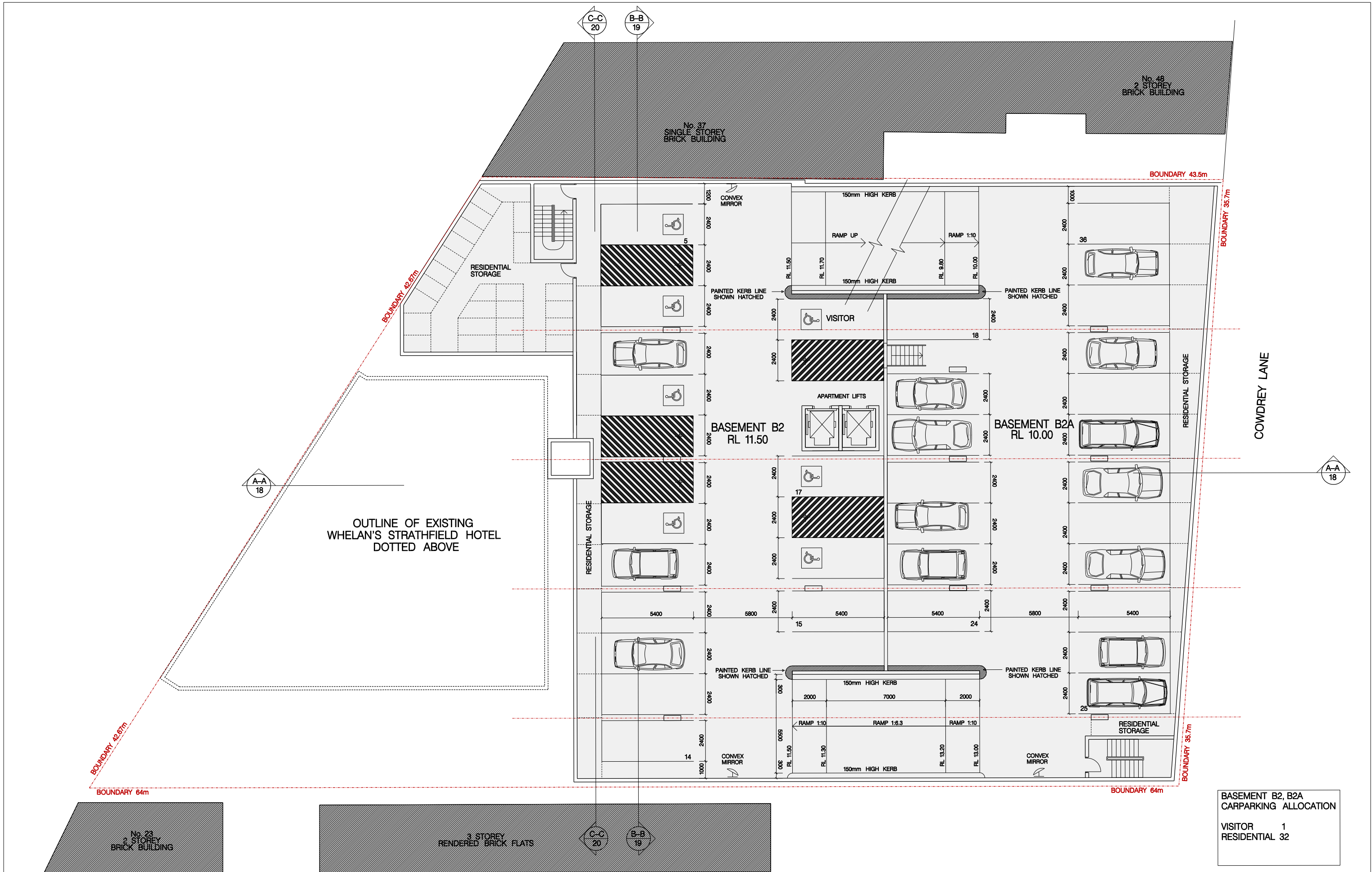
### BASIX REQUIREMENTS

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floors                         | Concrete – No insulation required to units with enclosed carpark below<br>Concrete – suspended floor exposed to air no insulation except for an R1.2 insulation in units <b>as per assessor certificate</b><br>Concrete between levels, no insulation                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Walls                          | <b>External walls:</b><br>180mm pre cast concrete with AIR-CELL Permiwall (or similar) insulation in for a minimum total system R-Value of R <sub>t</sub> 1.8<br>Default colour modelled<br><b>Inter-tenancy walls:</b><br>Party wall – 180mm pre cast concrete – no insulation<br>Unit walls adjacent to corridor - 180mm pre cast concrete no insulation except for an R1.2 insulation in units specified <b>as per assessors certificate</b><br>180mm concrete walls to fire stairs and lift no insulation except for an R1.2 insulation in units specified <b>as per assessors certificate</b><br><b>Walls with-in dwellings:</b><br>Plasterboard on studs – no insulation                                       |
| Windows                        | Aluminium framed single clear glazing to all units;<br>U-Value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%)<br><b>A</b> – awning windows + hinged glazed doors<br>U-Value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)<br><b>B</b> – sliding doors/windows + fixed glazing + louvres windows<br><br><u>Aluminium frame performance clear glazing as per assessor certificate</u><br>U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)<br><b>A</b> – awning windows + hinged glazed doors<br>U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)<br><b>B</b> – sliding doors/windows + fixed glazing + louvres windows<br><br>Given values are AFRC, total window system values (glass and frame) |
| Ceilings                       | Plasterboard ceiling, R2.0 insulation where exposed roof or balcony/terrace above<br>Plasterboard ceiling, where neighbouring units are above (no insulation)<br>Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Notes, assume non-ventilated LED down lights IC abutted and covered.                                                                                                                                                                                                                                                                                                                                                 |
| Roof                           | Concrete roof - Default colour modelled                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>BASIX energy inclusions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Hot water system               | Central gas-fired boiler with R0.6 (~25mm) insulation to ring main and supply risers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| CAR PARKING          |    |             |
|----------------------|----|-------------|
| 24 x STUDIO          | 12 | (0.5 /UNIT) |
| 13 x 1 BED           | 13 | (1 /UNIT)   |
| 17 x 2 BED           | 17 | (1 /UNIT)   |
| 6 x 3 BED            | 9  | (1.5 /UNIT) |
| TOTAL                | 51 | CAR SPACES  |
| VISITORS REQUIRED    | 12 | (1/5 UNITS) |
| CAR PARKING PROVIDED | 63 |             |
| RETAIL               | 1  |             |
| HOTEL                | 17 |             |
| TOTAL PROVIDED       | 81 |             |



BASEMENT B3  
CARPARKING ALLOCATION  
RESIDENTIAL 15

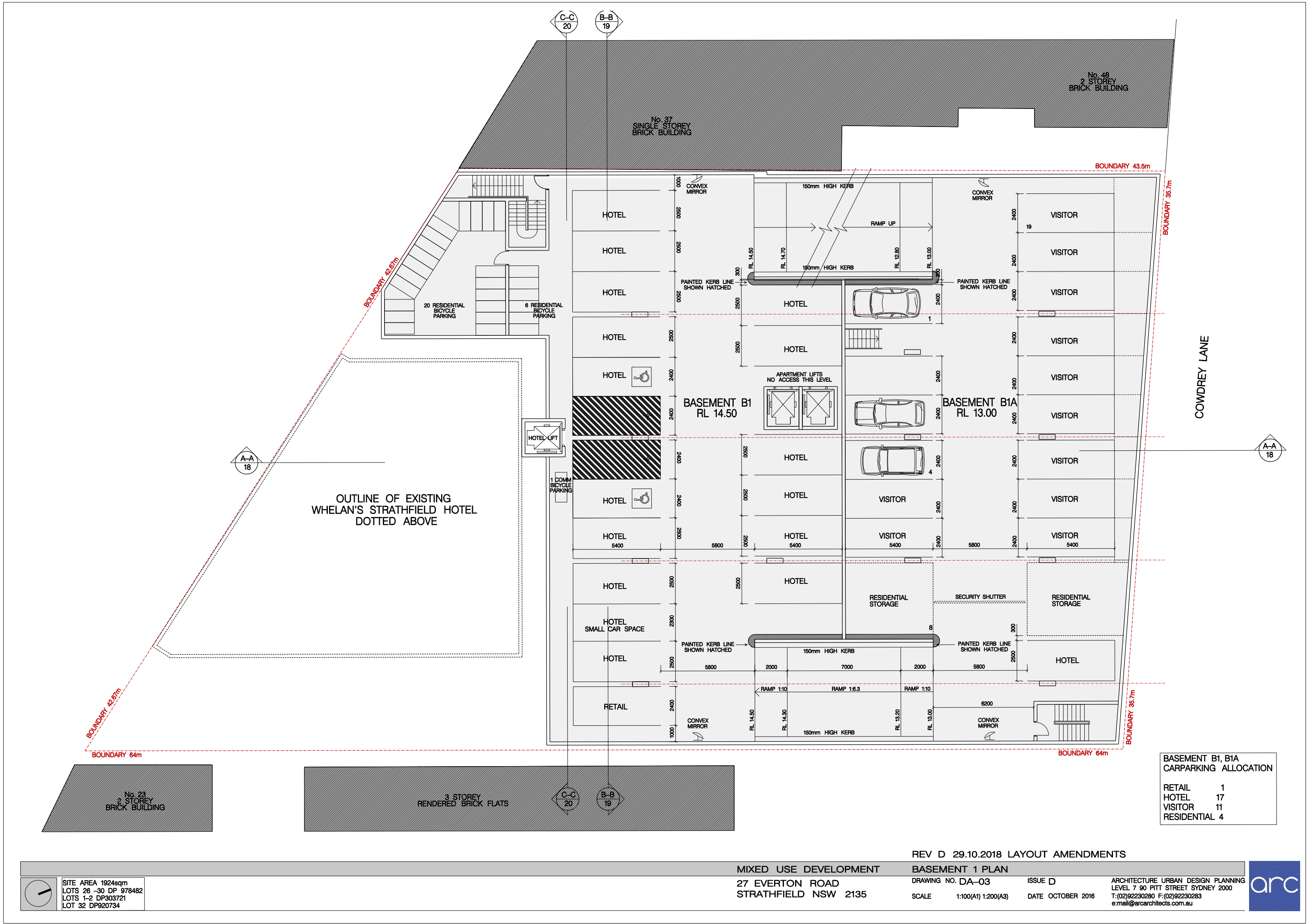


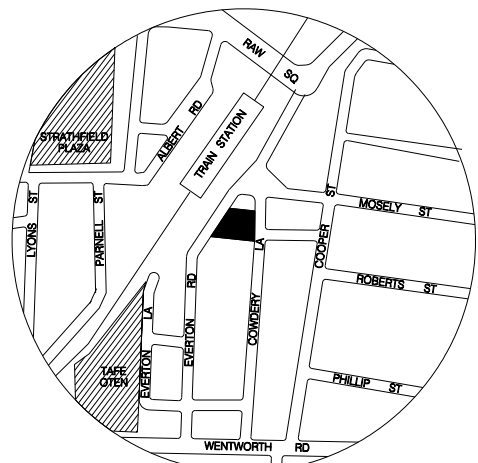
**BASEMENT B2, B2A  
CARPARKING ALLOCATION**

VISITOR 1  
RESIDENTIAL 32

REV D 29.10.2018 LAYOUT AMENDMENTS







LOCATION PLAN

| AREAS      | COMMERCIAL            | RESIDENTIAL |
|------------|-----------------------|-------------|
| GROUND     | 742sqm                | 64sqm       |
| LEVEL 1    | 436sqm                | 397sqm      |
| LEVEL 2    | 436sqm                | 399sqm      |
| LEVEL 3    |                       | 585sqm      |
| LEVEL 4    |                       | 585sqm      |
| LEVEL 5    |                       | 585sqm      |
| LEVEL 6    |                       | 580sqm      |
| LEVEL 7    |                       | 512sqm      |
| LEVEL 8    |                       | 447sqm      |
| TOTAL      | 1,614sqm              | 4,154sqm    |
| FSR        | 0.85:1                | 2.16:1      |
| TOTAL AREA | 5,768sqm (FSR 2.99:1) |             |

TOTAL  
24 x STUDIO  
13 x 1 BED  
17 x 2 BED  
6 x 3 BED  
60 APARTMENTS  
HOTEL ROOMS 12 (6 PER FLOOR)  
SUITES 14 (7 PER FLOOR)

EXISTING STRUCTURE TO REMAIN

EXISTING AWNING TO REMAIN

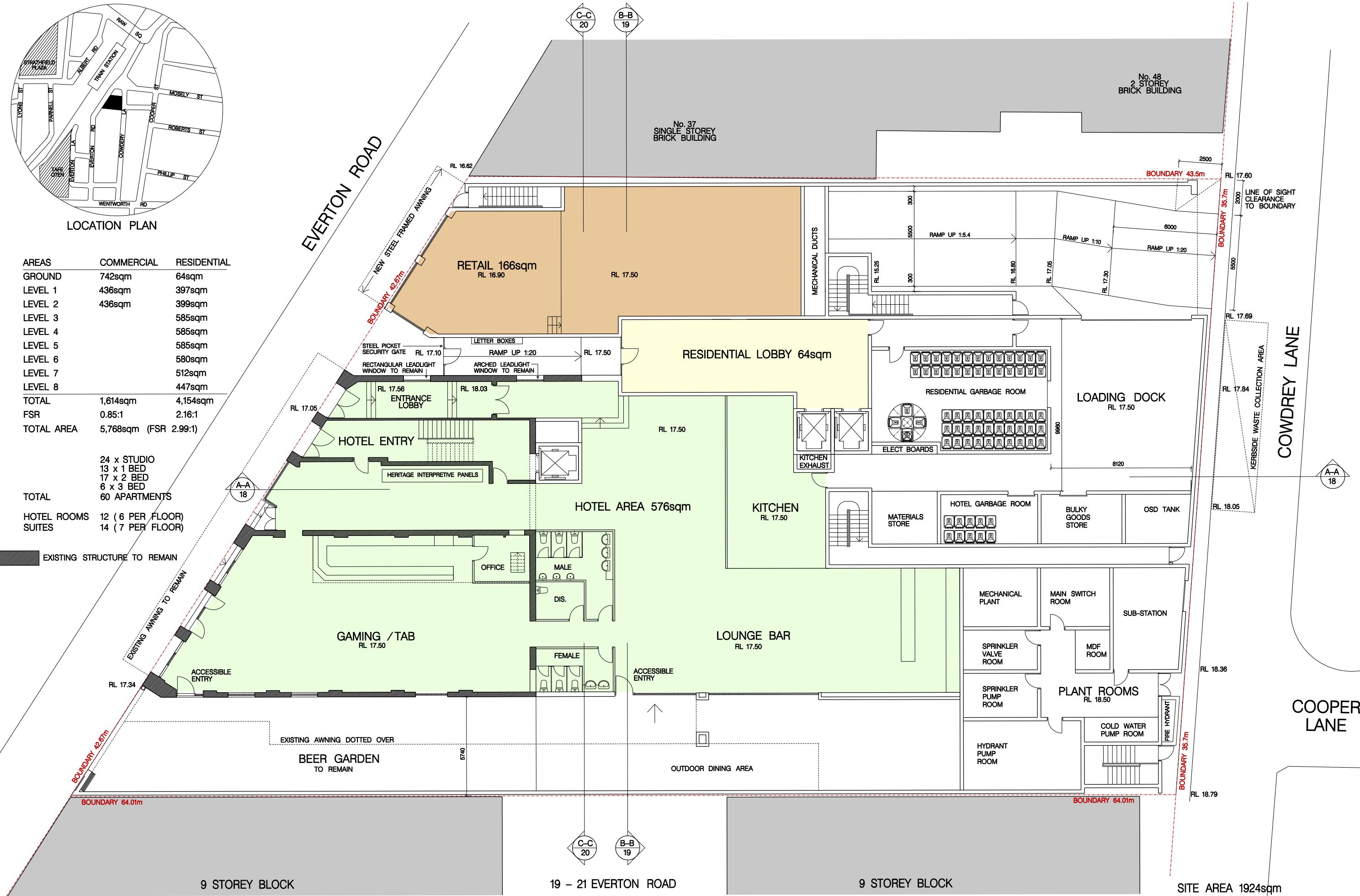
BEER GARDEN  
TO REMAIN

OUTDOOR DINING AREA

EVERTON ROAD

COWDREY LANE

COOPER LANE



REV C 07.08.2018

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

GROUND FLOOR PLAN  
DRAWING NO. DA-04  
SCALE 1:100(A1) 1:200(A3)

ISSUE C  
DATE OCTOBER 2016

ARCHITECTURE URBAN DESIGN PLANNING  
LEVEL 7 90 PITT STREET SYDNEY 2000  
T: (02) 92230280 F: (02) 92230283  
e: mail@arcarchitects.com.au



SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734



- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT
- HOTEL ROOMS

EVERTON ROAD

No. 37  
SINGLE STOREY  
BRICK BUILDING

No. 48  
2 STOREY  
BRICK BUILDING

BOUNDARY 43.5m

BOUNDARY 35.7m

4250

4500

4500

4500

4500

4500

5930

4250

COWDREY LANE

COOPER LANE

A-A  
18

A-A  
18

C-C  
20

B-B  
19

C-C  
20

B-B  
19

19 - 21 EVERTON ROAD

9 STOREY BLOCK

9 STOREY BLOCK

5740

4500

3000

1800

1800

15400

6000

BOUNDARY 35.7m

BOUNDARY 64.01m

BOUNDARY 64.01m

BOUNDARY 42.57m

BOUNDARY 42.57m

NEW BATHROOM FITOUT  
TO REPLACE EXISTING

EXISTING DOORS  
REMOVED

NEW BATHROOM  
IN EXISTING  
STOREROOM

NEW BATHROOM  
IN EXISTING  
STOREROOM

NEW SMOKE SEAL  
SCREEN TO  
EXISTING STAIR

RENDERED  
BRICK REVEALS  
TO NEW  
LIFT SHAFT

NEW CONCRETE LIFT  
SHAFT ABUTTING  
EXISTING BRICK WALL

EXISTING LEADLIGHT DOUBLE  
HUNG WINDOW RELOCATED  
TO NORTH FACADE

EXISTING LEADLIGHT DOUBLE  
HUNG WINDOW RELOCATED  
TO NORTH FACADE

EXISTING STRUCTURE TO REMAIN

REV C 07.08.2018 LAYOUT AMENDMENTS

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

LEVEL 2 PLAN

DRAWING NO. DA-06

SCALE 1:100(A1) 1:200(A3)

ISSUE C

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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734

- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT

EVERTON ROAD

EXISTING WHELAN'S STRATHFIELD HOTEL

9 STOREY BLOCK

19 - 21 EVERTON ROAD

9 STOREY BLOCK

No. 37  
SINGLE STOREY  
BRICK BUILDING

No. 48  
2 STOREY  
BRICK BUILDING

COWDREY LANE

COOPER LANE

C-C  
20

B-B  
19

A-A  
18

A-A  
18

C-C  
20

B-B  
19

REV C 07.08.2018 LAYOUT AMENDMENTS

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

LEVEL 3 PLAN

DRAWING NO. DA-07

SCALE 1:100(A1) 1:200(A3)

ISSUE C

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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734

- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT

EVERTON ROAD

EXISTING WHELAN'S STRATHFIELD HOTEL

9 STOREY BLOCK

19 - 21 EVERTON ROAD

9 STOREY BLOCK

No. 37  
SINGLE STOREY  
BRICK BUILDING

No. 48  
2 STOREY  
BRICK BUILDING

COWDREY LANE

COOPER LANE

B-B  
19

A-A  
18

A-A  
18

B-B  
19

BOUNDARY 43.5m

BOUNDARY 35.7m

BOUNDARY 35.7m

BOUNDARY 64.01m

BOUNDARY 64.01m

BOUNDARY 42.57m

BOUNDARY 42.57m

16400

4250

4500

4500

4500

4500

5930

4250

3000

1800

1800

18000

6000

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

REV C 07.08.2018 LAYOUT AMENDMENTS

LEVEL 4 PLAN

DRAWING NO. DA-08

SCALE 1:100(A1) 1:200(A3)

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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734

- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT

EVERTON ROAD

EXISTING WHELAN'S STRATHFIELD HOTEL

9 STOREY BLOCK

19 - 21 EVERTON ROAD

9 STOREY BLOCK

No. 37  
SINGLE STOREY  
BRICK BUILDING

No. 48  
2 STOREY  
BRICK BUILDING

COWDREY LANE

COOPER LANE

REV C 07.08.2018 LAYOUT AMENDMENTS

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

LEVEL 5 PLAN

DRAWING NO. DA-09

SCALE 1:100(A1) 1:200(A3)

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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734

- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT

EVERTON ROAD

EXISTING WHELAN'S STRATHFIELD HOTEL

9 STOREY BLOCK

19 - 21 EVERTON ROAD

9 STOREY BLOCK

No. 37  
SINGLE STOREY  
BRICK BUILDING

No. 48  
2 STOREY  
BRICK BUILDING

COWDREY LANE

COOPER LANE

B-B  
19

A-A  
18

A-A  
18

B-B  
19

REV C 07.08.2018 LAYOUT AMENDMENTS

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

LEVEL 6 PLAN

DRAWING NO. DA-10

SCALE 1:100(A1) 1:200(A3)

ISSUE C

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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734

- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT

EVERTON ROAD

B-B  
19

No. 37  
SINGLE STOREY  
BRICK BUILDING

No. 48  
2 STOREY  
BRICK BUILDING

BOUNDARY 43.5m

BOUNDARY 35.7m

BOUNDARY 42.57m

A-A  
18

EXISTING WHELAN'S STRATHFIELD HOTEL

COWDREY LANE

A-A  
18

COOPER LANE

BOUNDARY 64.01m

9 STOREY BLOCK

19 - 21 EVERTON ROAD

B-B  
19

9 STOREY BLOCK

BOUNDARY 64.01m

BOUNDARY 35.7m

REV C 07.08.2018 LAYOUT AMENDMENTS

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

LEVEL 7 PLAN

DRAWING NO. DA-11

SCALE 1:100(A1) 1:200(A3)

ISSUE C

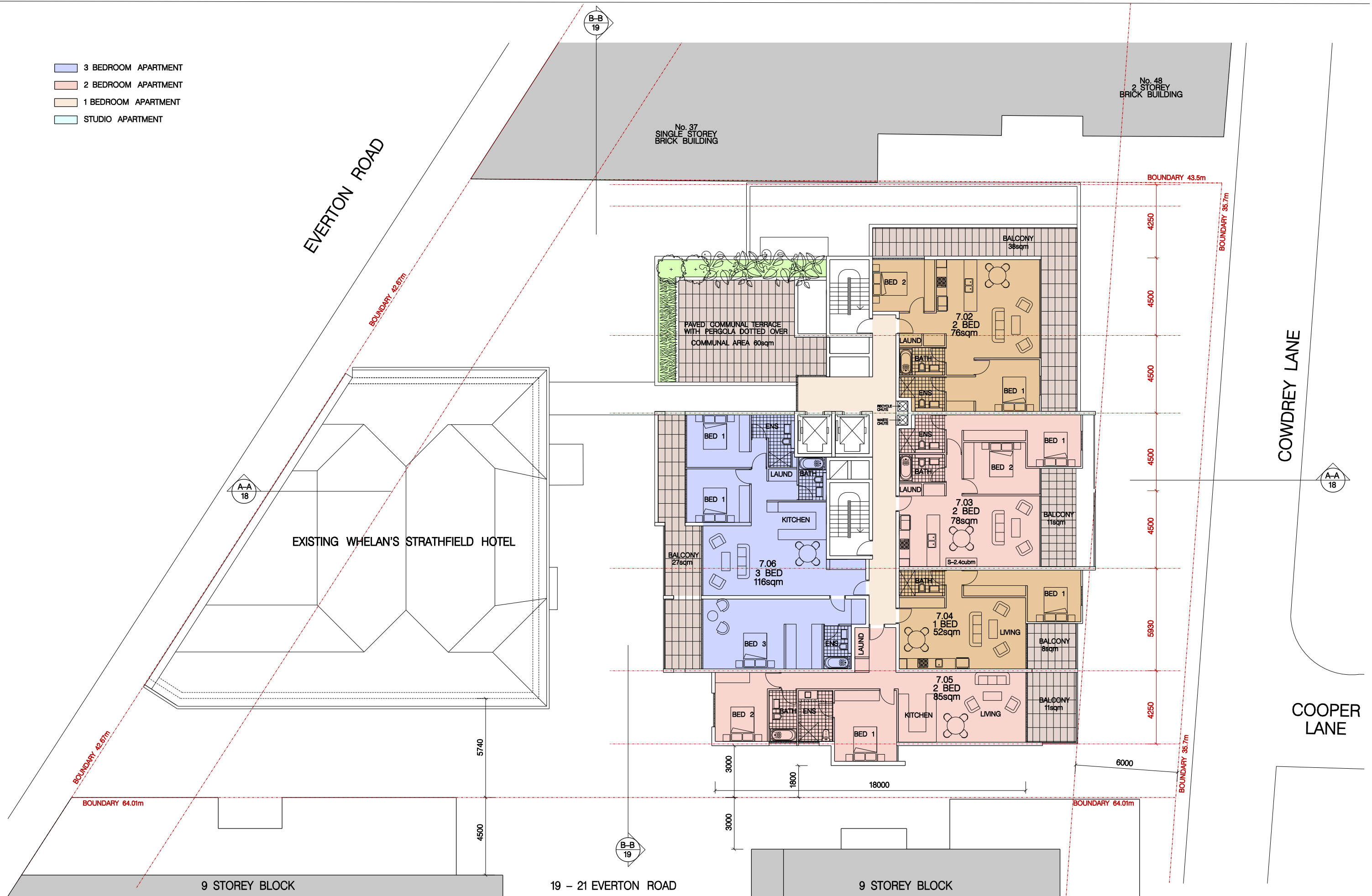
DATE OCTOBER 2016

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LEVEL 7 90 PITT STREET SYDNEY 2000  
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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734

- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT



REV C 07.08.2018 LAYOUT AMENDMENTS

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

LEVEL 8 PLAN

DRAWING NO. DA-12

SCALE 1:100(A1) 1:200(A3)

ISSUE C

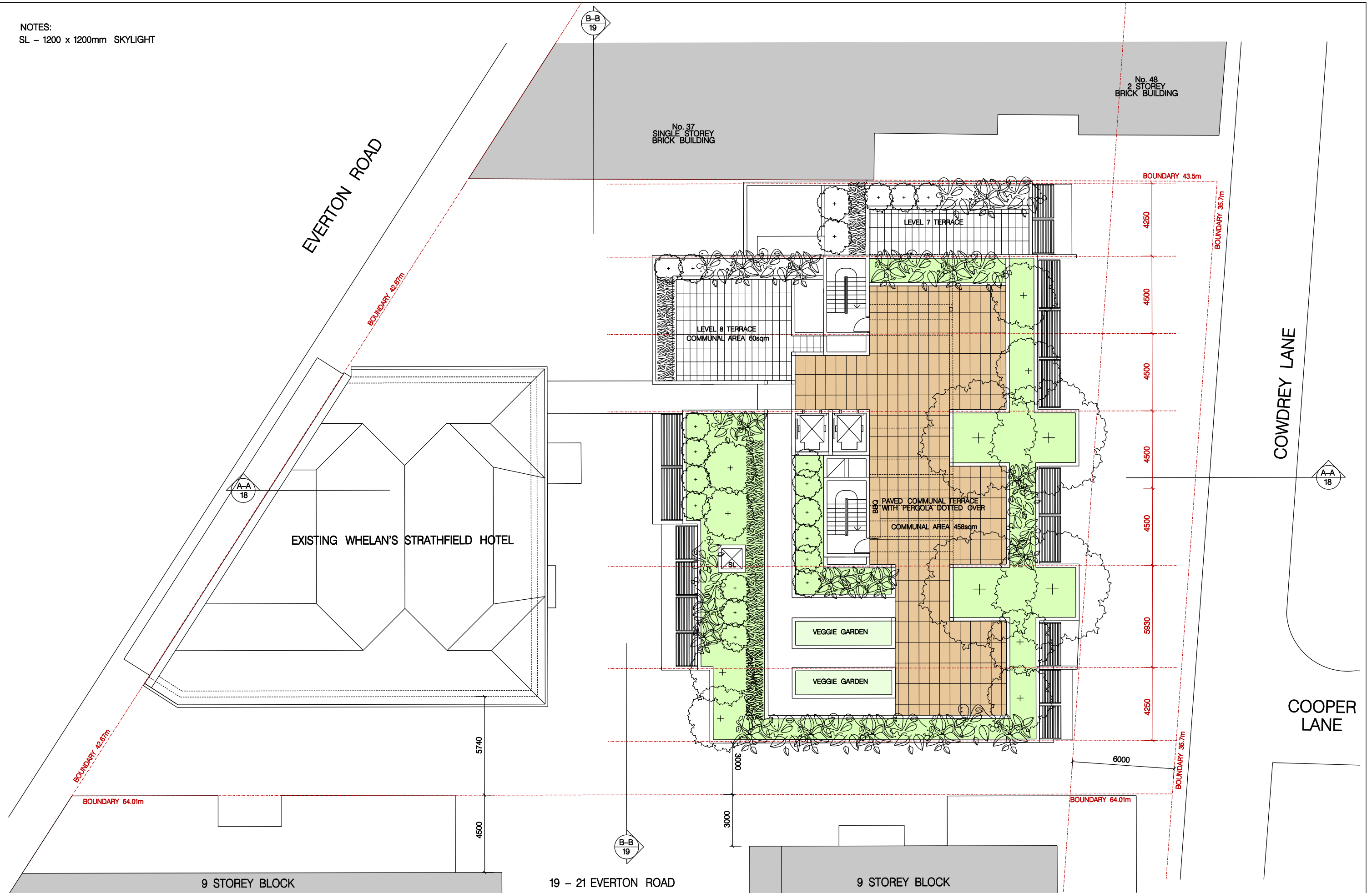
DATE OCTOBER 2016

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LEVEL 7 90 PITT STREET SYDNEY 2000  
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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734

NOTES:  
SL - 1200 x 1200mm SKYLIGHT



REV C 07.08.2018 LAYOUT AMENDMENTS

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

## ROOF PLAN

DRAWING NO. **DA-13**

SCALE            1:100(A1) 1:200(A3)

ISSUE C

DATE OCTOBER 2016

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SOUTH ELEVATION – EVERTON ROAD

REV C 19.07.2018 WINDOW AMENDMENTS

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

DRAWING NO. DA-14  
SCALE 1:100(A1) 1:200(A3)  
ISSUE C  
DATE

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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734



RL 50.43 LIFT OVER-RUN  
RL 49.63 STAIR ROOF  
  
RL 47.23 PARAPET  
RL 46.43 ROOF  
  
RL 43.23 LEVEL 8  
  
RL 40.23 LEVEL 7  
  
RL 37.23 LEVEL 6  
  
RL 34.23 LEVEL 5  
  
RL 31.23 LEVEL 4  
  
RL 28.23 LEVEL 3  
RL 26.21 LEVEL 2  
RL 25.23 LEVEL 2  
  
RL 22.23 LEVEL 1

COWDREY LANE

LEVEL B1  
LEVEL B2  
LEVEL B3  
  
LEVEL B1A  
LEVEL B2A

SITE AREA 1924sqm  
LOTS 26 -30 DP 976482  
LOTS 1-2 DP303721  
LOT 32 DP920734

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

REV C 19.07.2018 WINDOW AMENDMENTS

EAST ELEVATION  
DRAWING NO. DA-15  
SCALE 1:100(A1) 1:200(A3)

ISSUE C  
DATE

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NORTH ELEVATION - COWDREY LANE

REV C 19.07.2018 WINDOW AMENDMENTS

MIXED USE DEVELOPMENT

27 EVERTON ROAD  
STRATHFIELD NSW 2135

NORTH ELEVATION

DRAWING NO DA-16

SCALE 1:100(A) 1:200(A)

ISSUE C

DATE

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LEVEL 7 80 FITZ STREET SYDNEY 2000  
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RL 50.43 LIFT OVER-RUN  
RL 49.63 STAIR ROOF

RL 47.23 PARAPET  
RL 46.43 ROOF

RL 43.23 LEVEL 8

RL 40.23 LEVEL 7

RL 37.23 LEVEL 6

RL 34.23 LEVEL 5

RL 31.23 LEVEL 4

RL 28.23 LEVEL 3

RL 26.21 LEVEL 2

RL 25.23 LEVEL 2

RL 22.23 LEVEL 1

COWDREY LANE

OUTLINE OF ADJOINING BUILDINGS

+47.850

LIFT OVER RUN

REV C 19.07.2018 WINDOW AMENDMENTS

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

WEST ELEVATION

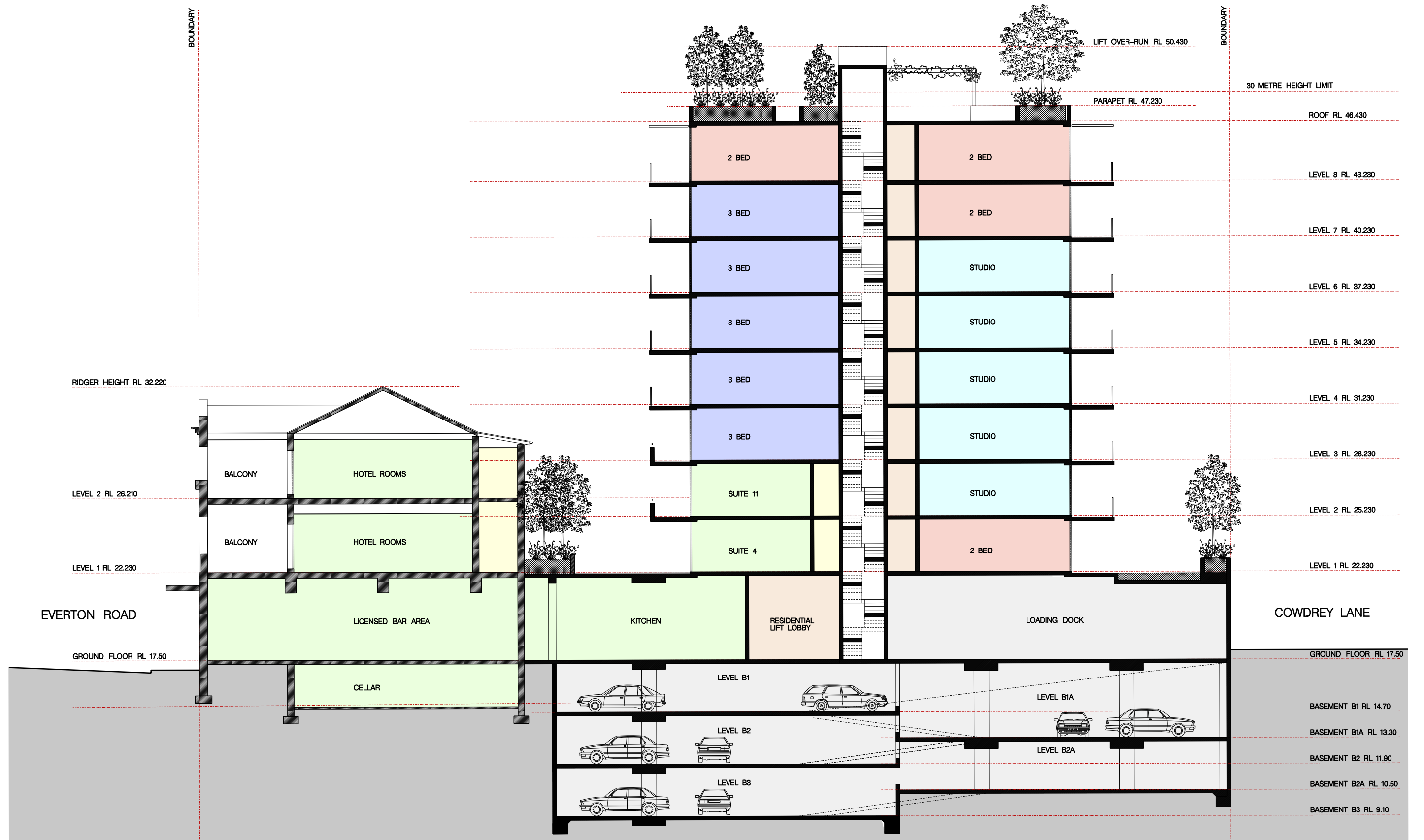
DRAWING NO. DA-17

ISSUE C

SCALE 1:100(A1) 1:200(A3)

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SECTION A - A

- EXISTING STRUCTURE TO REMAIN
- PROPOSED NEW STRUCTURE

SITE AREA 1924sqm  
 LOTS 26 -30 DP 978482  
 LOTS 1-2 DP303721  
 LOT 32 DP920734

MIXED USE DEVELOPMENT  
 27 EVERTON ROAD  
 STRATHFIELD NSW 2135

REV C 07.08.2018 LAYOUTS AND CARPARKING AMENDED

SECTION A-A

DRAWING NO. DA-18 ISSUE C  
 SCALE 1:100(A1) 1:200(A3) DATE OCTOBER 2016

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 LEVEL 7 90 PITT STREET SYDNEY 2000  
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 e: mail@arcarchitects.com.au



RL 50.43 LIFT OVER-RUN  
RL 49.63 STAIR ROOF

RL 47.23 PARAPET  
RL 46.43 ROOF

RL 43.23 LEVEL 8

RL 40.23 LEVEL 7

RL 37.23 LEVEL 6

RL 34.23 LEVEL 5

RL 31.23 LEVEL 4

RL 28.23 LEVEL 3

RL 26.21 LEVEL 2

RL 25.23 LEVEL 2

RL 22.23 LEVEL 1

RL 17.01

BOUNDARY

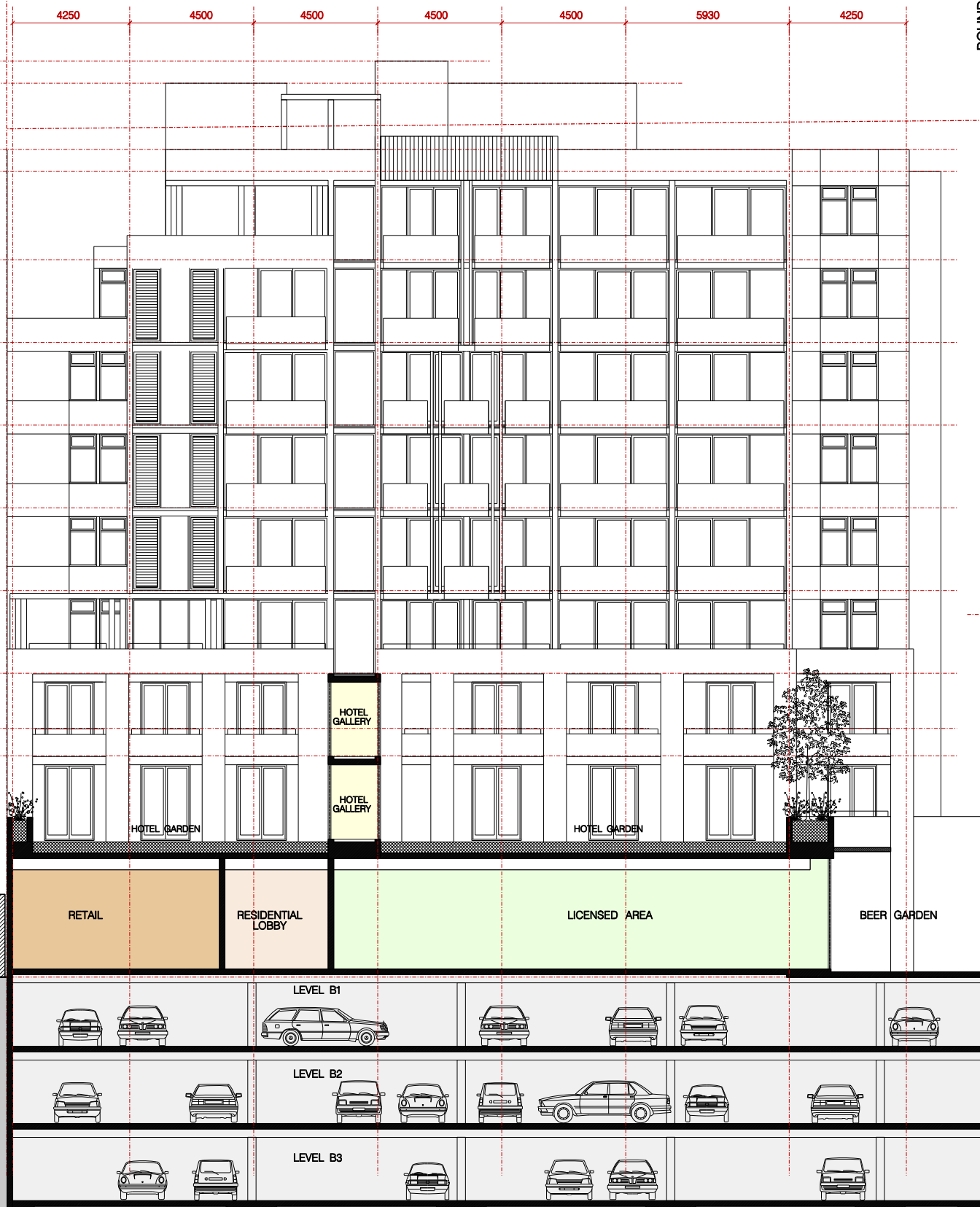
BOUNDARY

RL 48.29

RL 48.50  
RL 47.85

RL 30.35

RL 17.55



56 - 62 MOSELEY STREET

SECTION B - B

19 EVERTON ROAD

PROPOSED NEW STRUCTURE

REV C 07.08.2018 LAYOUTS AND CARPARKING AMENDED

MIXED USE DEVELOPMENT

SECTION B-B

27 EVERTON ROAD  
STRATHFIELD NSW 2135

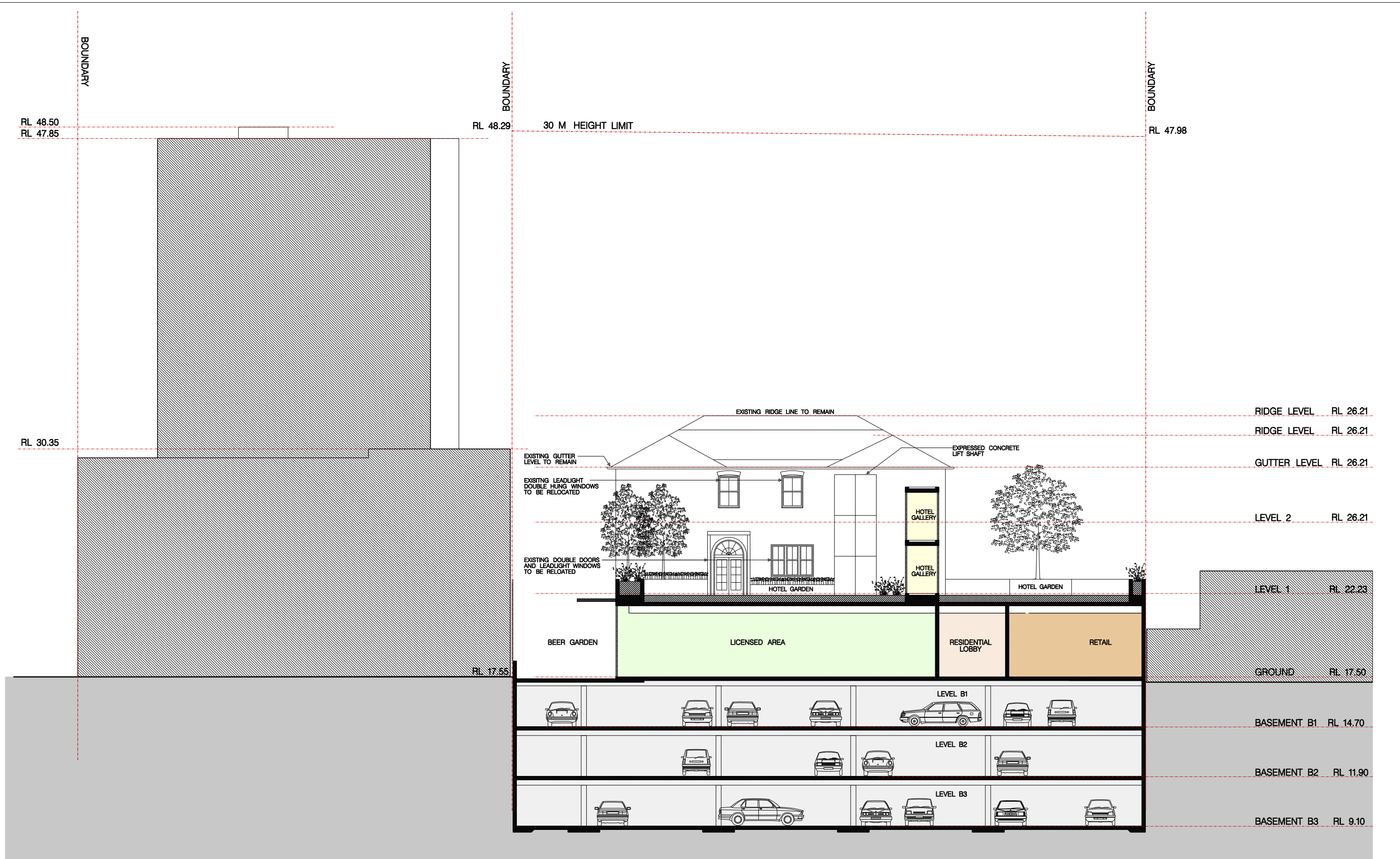
DRAWING NO. DA-19 ISSUE C

SCALE 1:100(A1) 1:200(A3) DATE OCTOBER 2016

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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734



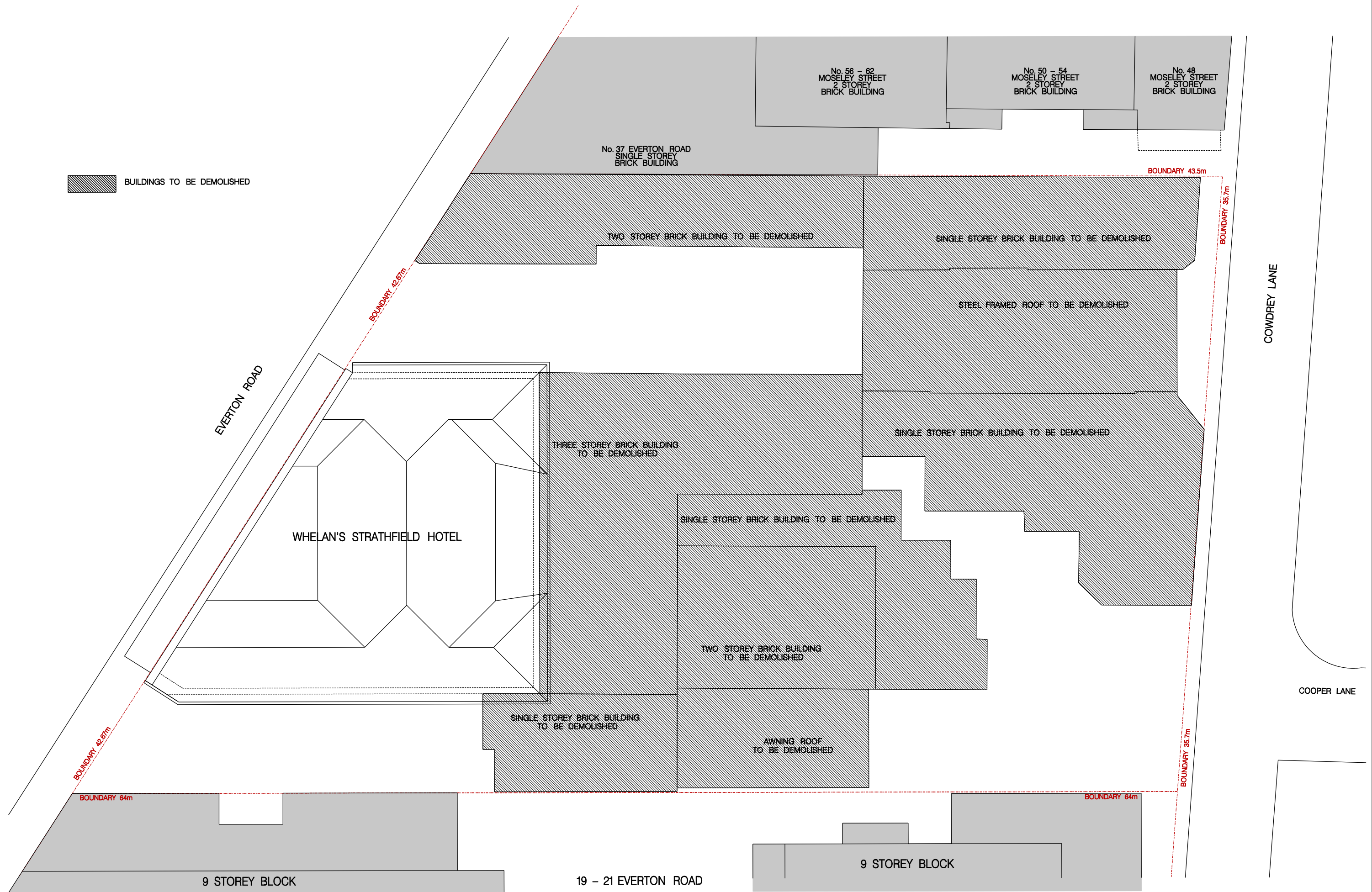
19 EVERTON ROAD

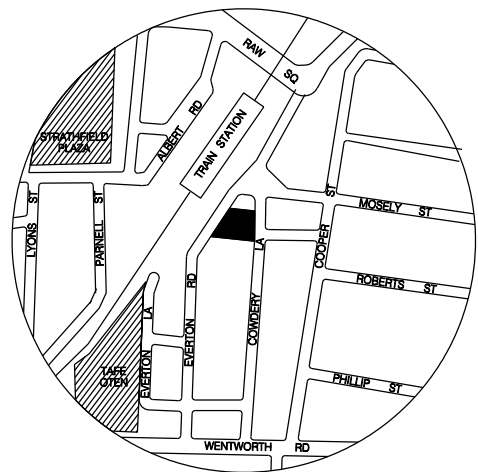
SECTION C - C

56 - 62 MOSELEY STREET

PROPOSED NEW STRUCTURE

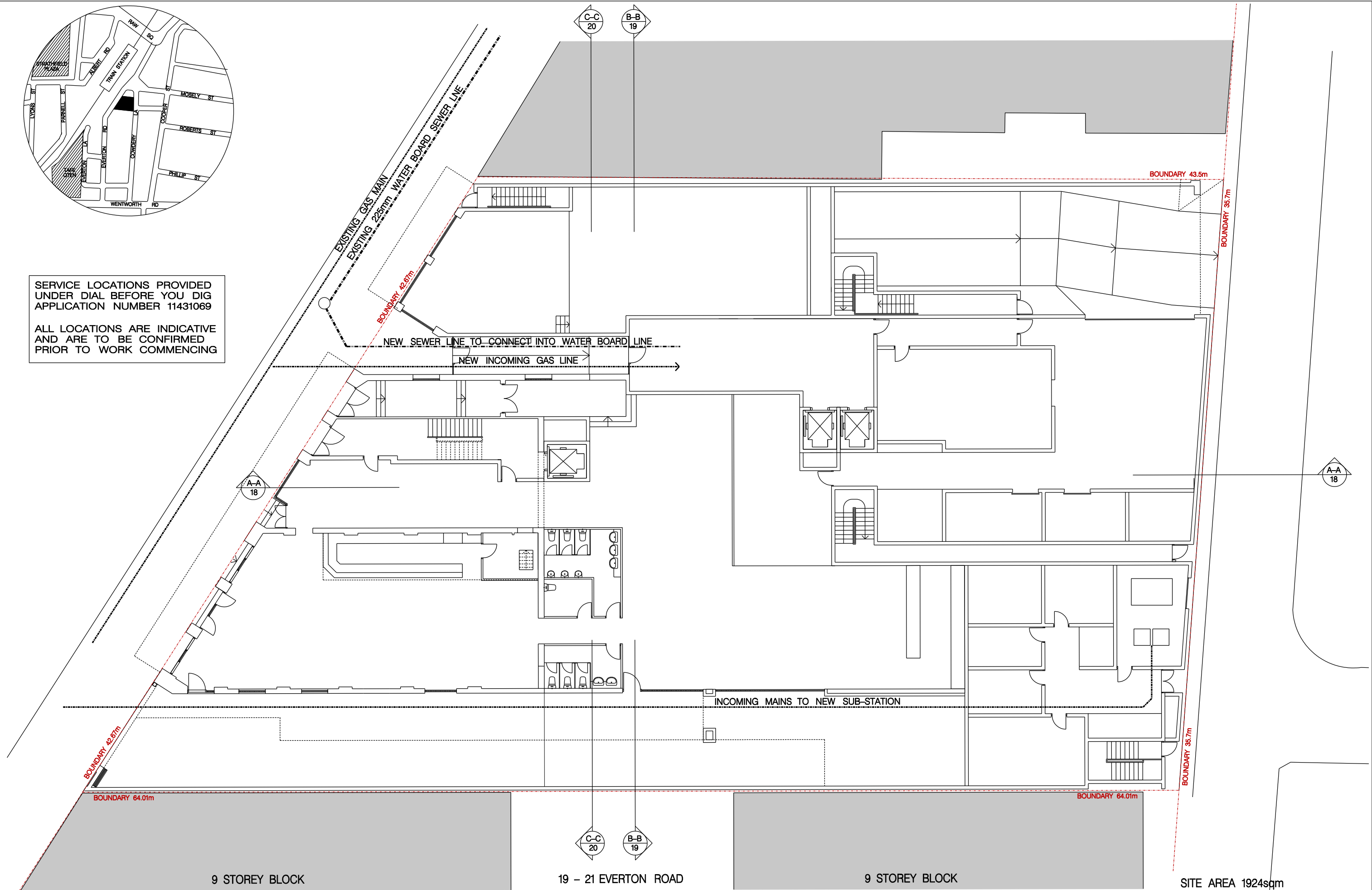
REV C 07.08.2018 LAYOUTS AND CARPARKING AMENDED





SERVICE LOCATIONS PROVIDED  
UNDER DIAL BEFORE YOU DIG  
APPLICATION NUMBER 11431069

ALL LOCATIONS ARE INDICATIVE  
AND ARE TO BE CONFIRMED  
PRIOR TO WORK COMMENCING



REV C 25.10.2018 PLAN AMENDED

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

GROUND FLOOR SERVICES CONNECTION PLAN  
DRAWING NO. DA-22  
SCALE 1:100(A1) 1:200(A3)  
ISSUE C  
DATE OCTOBER 2016

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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734



VITRAPANEL CLADDING



ALUMINIUM FRAMED WINDOW  
PRECIOUS SILVER KINETIC POWDERCOAT



LIDCO ANNODISED SUNSHADING



SOUTH ELEVATION - EVERTON ROAD



1.



2.



3.



4.

PREFINISHED POWDERCOATED METAL PANELS  
1.BRUME 2.PIPE CLAY 3.NATURAL WHITE 4.CUDDLEPOT



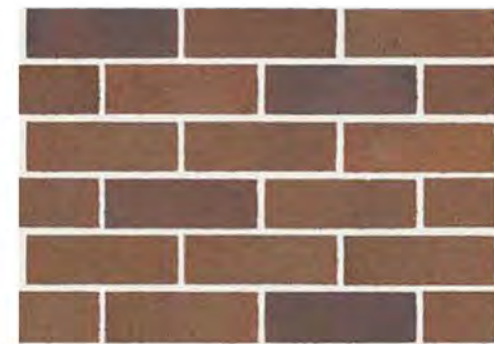
VIRIDIAN CLEAR GLAZING



TEXTURED PAINT ON PRECAST CONCRETE  
DULUX NATURAL WHITE OR SIMILAR



GRANITE PAVERS



FACE BRICKWORK  
AUSTRAL RENOVATION GERTRUDIS BROWN



VITRAPANEL CLADDING



ALUMINIUM FRAMED WINDOW  
PRECIOUS SILVER KINETIC POWDERCOAT



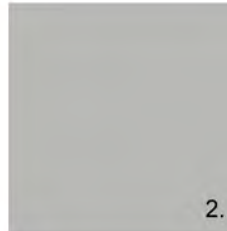
LIDCO ANODISED SUNSHADING



NORTH ELEVATION - COWDREY LANE



1.



2.



3.



4.

PREFINISHED POWDERCOATED METAL PANELS  
1.BRUME 2.PIPECLAY 3.NATURAL WHITE 4.CUDDLEPOT



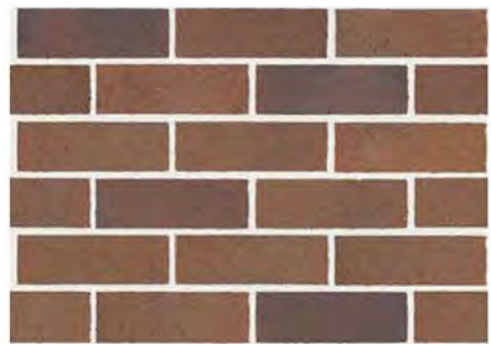
VIRIDIAN CLEAR GLAZING



TEXTURED PAINT ON PRECAST CONCRETE  
DULUX NATURAL WHITE OR SIMILAR



GRANITE PAVERS



FACE BRICKWORK  
AUSTRAL RENOVATION GERTRUDIS BROWN



SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

FINISHES SCHEDULE -NORTH

DRAWING NO. DA-24

SCALE

ISSUE

DATE OCTOBER 2016

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VITRAPANEL CLADDING



ALUMINIUM FRAMED WINDOW  
PRECIOUS SILVER KINETIC POWDERCOAT



LIDCO ANNODISED SUNSHADING



1.



2.



3.



4.



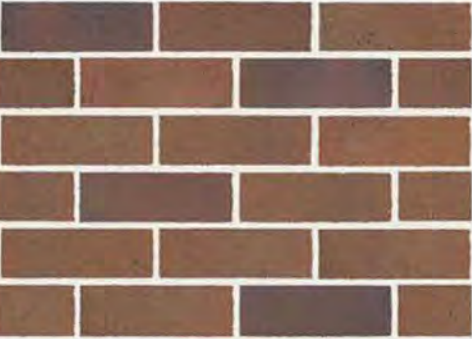
VIRIDIAN CLEAR GLAZING



TEXTURED PAINT ON PRECAST CONCRETE  
DULUX NATURAL WHITE OR SIMILAR



GRANITE PAVERS



FACE BRICKWORK  
AUSTRAL RENOVATION GERTRUDIS BROWN



MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

FINISHES SCHEDULE -EAST/WEST  
DRAWING NO. DA-25  
SCALE  
ISSUE  
DATE OCTOBER 2016

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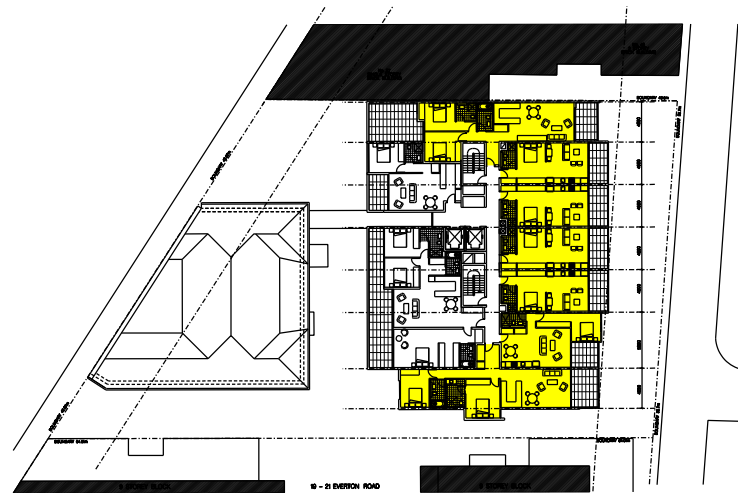
SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734



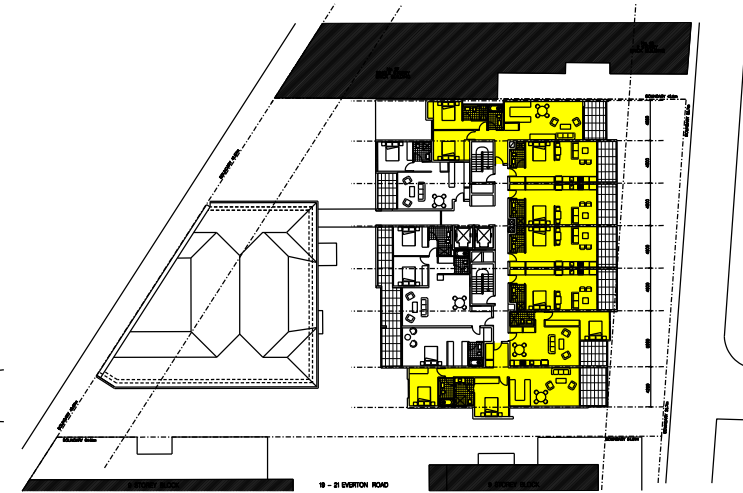
LEVEL 1  
5 APARTMENTS



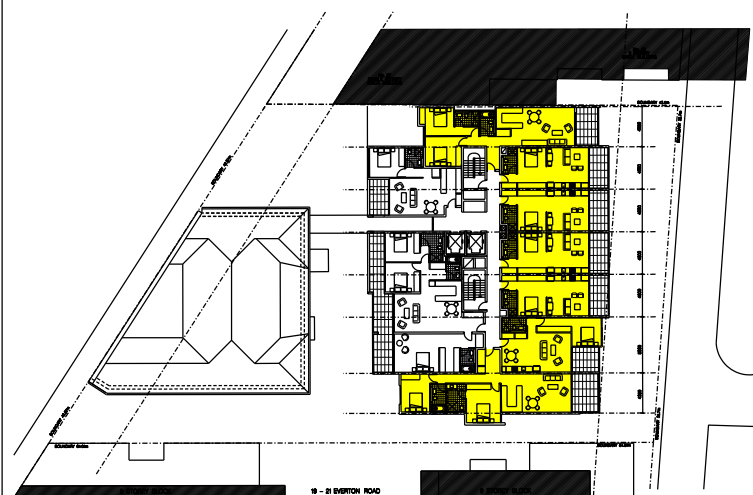
LEVEL 2  
5 APARTMENTS



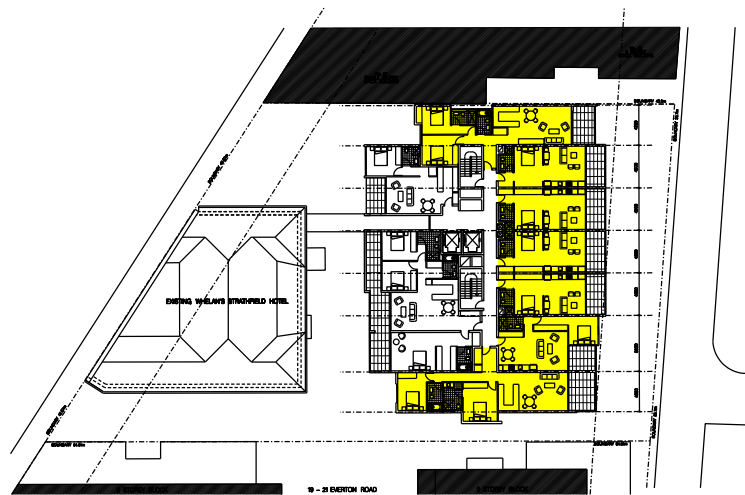
LEVEL 3  
5 APARTMENTS



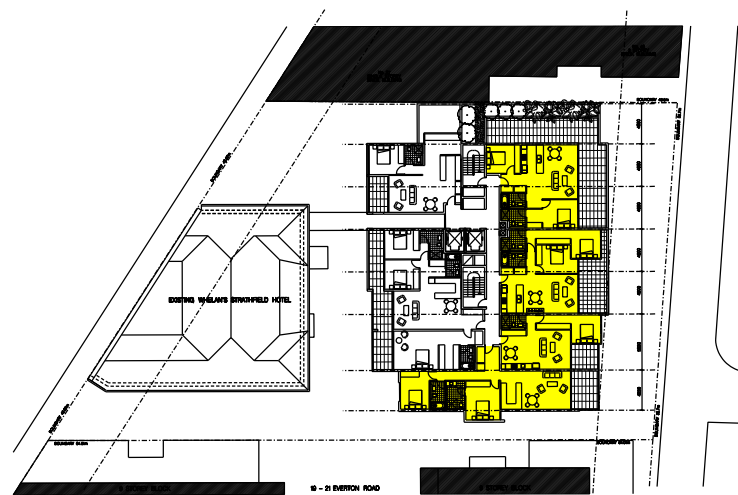
LEVEL 4  
5 APARTMENTS



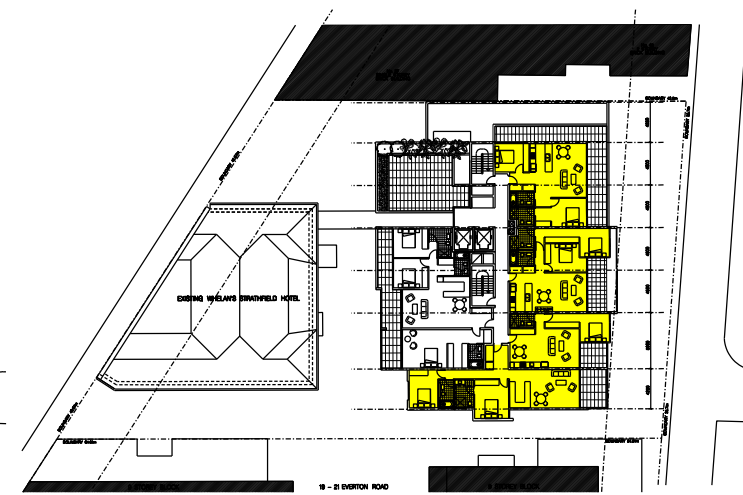
LEVEL 5  
5 APARTMENTS



LEVEL 6  
5 APARTMENTS



LEVEL 7  
5 APARTMENTS



LEVEL 8  
8 APARTMENTS

2 HOURS MINIMUM OF DIRECT SOLAR ACCESS  
BETWEEN 9am AND 3 pm

TOTAL – 60 APARTMENTS  
2HR SOLAR ACCESS – 49 APARTMENTS – 81.6%

REV C 25.10.2018 PLANS UPDATED

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

SOLAR ACCESS PLAN

DRAWING NO. DA-26

ISSUE C

SCALE 1:400(A1) 1:800(A3)

DATE OCTOBER 2016

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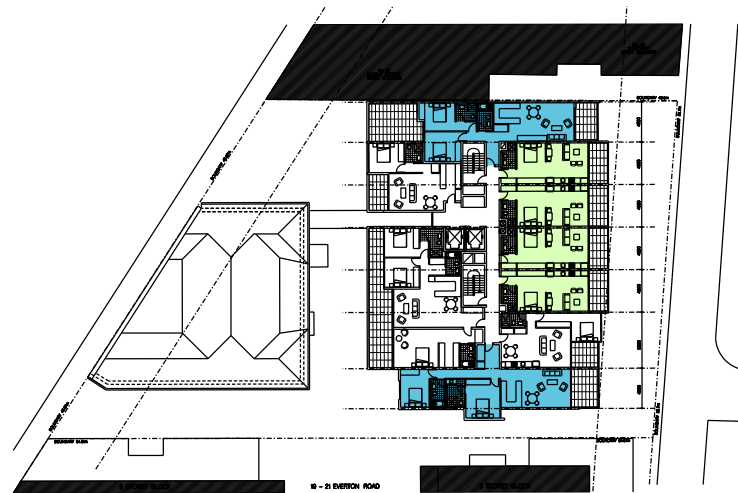
SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734



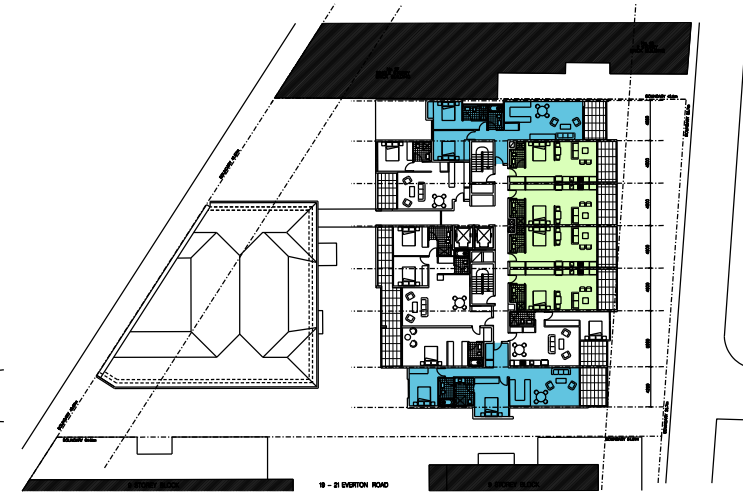
LEVEL 1  
3 APARTMENTS



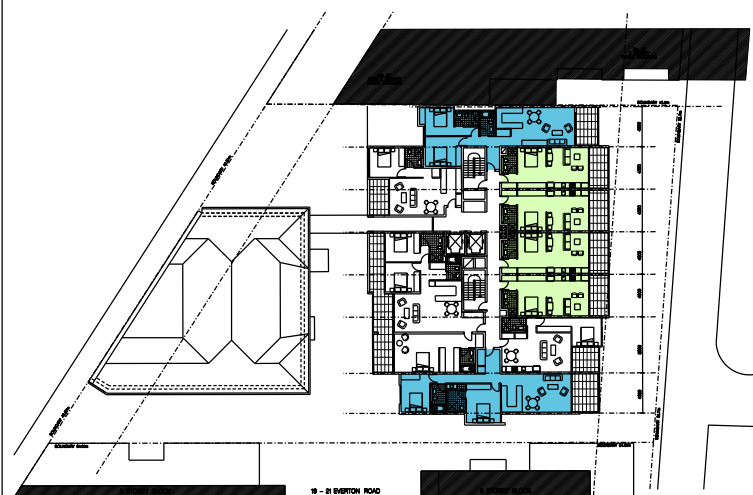
LEVEL 2  
5 APARTMENTS



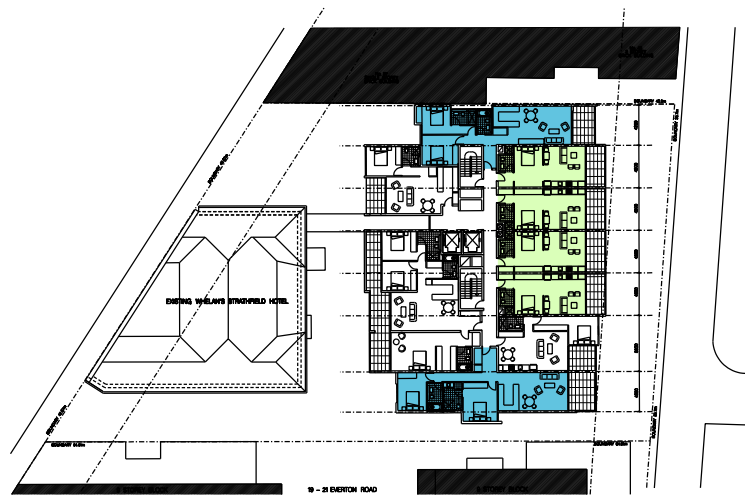
LEVEL 3  
6 APARTMENTS



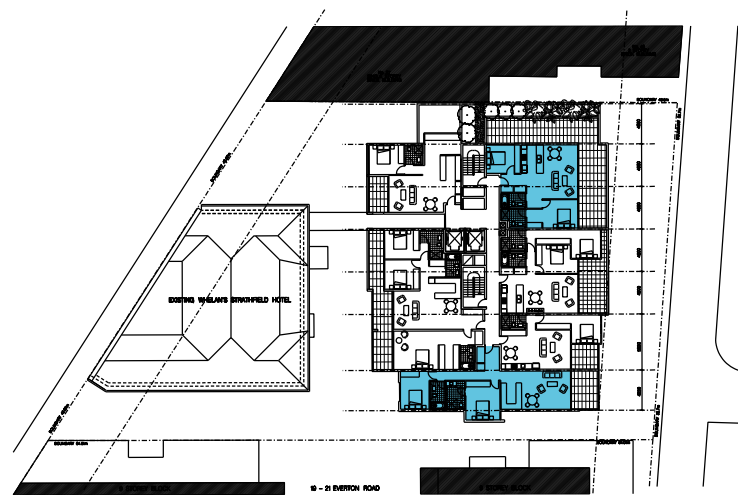
LEVEL 4  
6 APARTMENTS



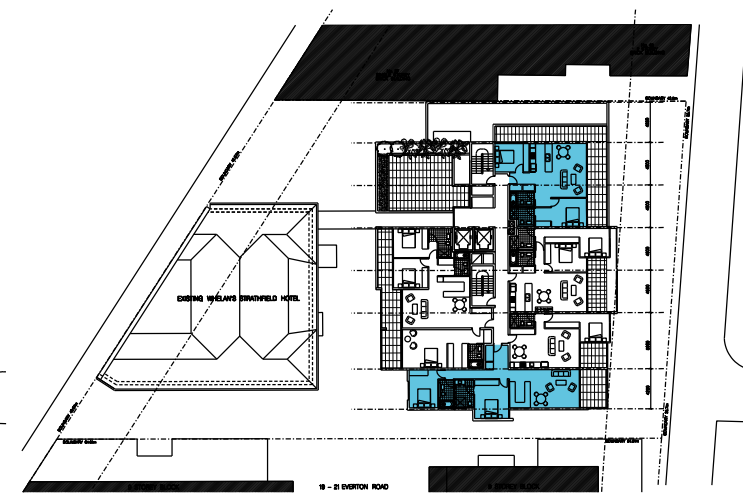
LEVEL 5  
6 APARTMENTS



LEVEL 6  
6 APARTMENTS



LEVEL 7  
2 APARTMENTS



LEVEL 8  
2 APARTMENTS

NATURAL VENTILATION – APARTMENT DESIGN GUIDE REQUIREMENTS  
36 APARTMENTS OUT OF 60 = 60%

- SINGLE ASPECT APARTMENTS – 22  
OPEN PLAN LIVING / DINING / KITCHEN = 8.0m MAXIMUM DEPTH
- CROSS THROUGH APARTMENTS – 14  
ALL LESS THAN 18m BETWEEN GLASS LINES

REV C 25.10.2018 PLANS UPDATED

SITE AREA 1924sqm  
LOTS 26 – 30 DP 978482  
LOTS 1–2 DP303721  
LOT 32 DP920734

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

NATURAL VENTILATION PLAN

DRAWING NO. DA-27

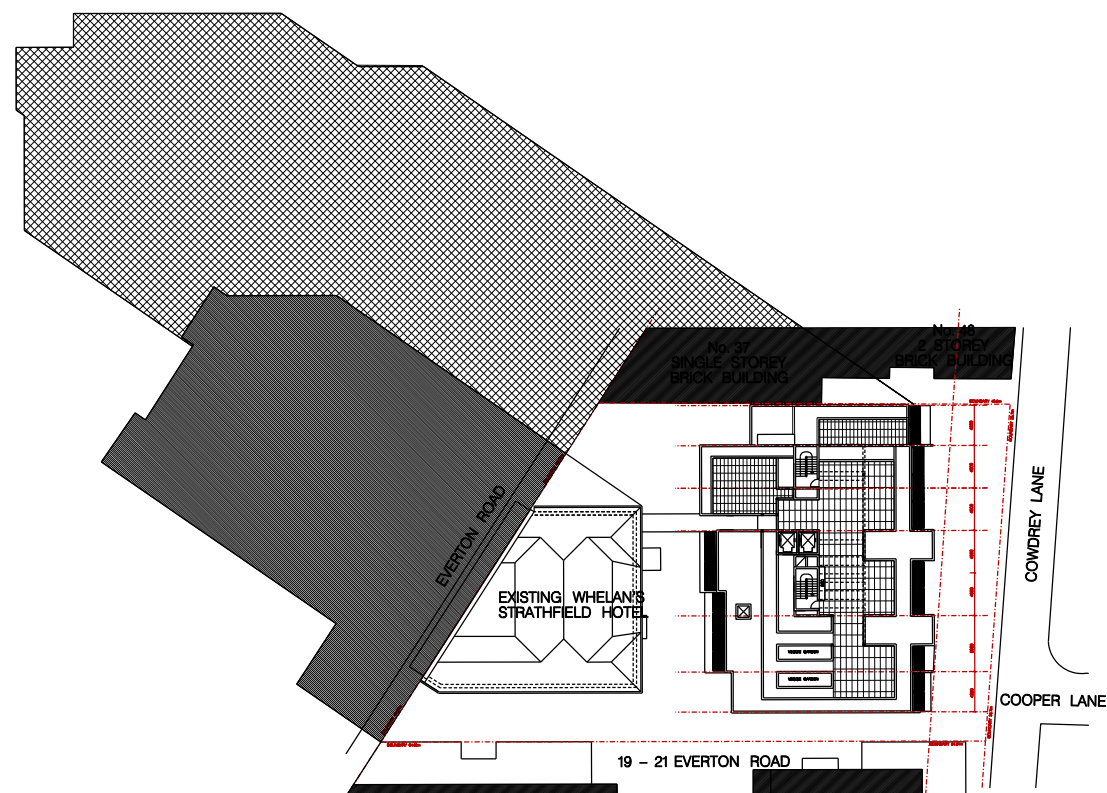
ISSUE C

SCALE 1:400(A1) 1:800(A3)

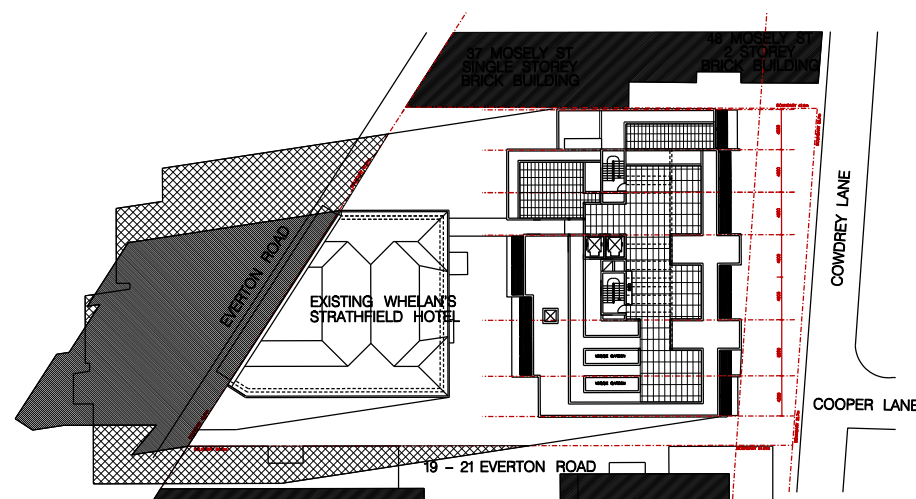
DATE OCTOBER 2016

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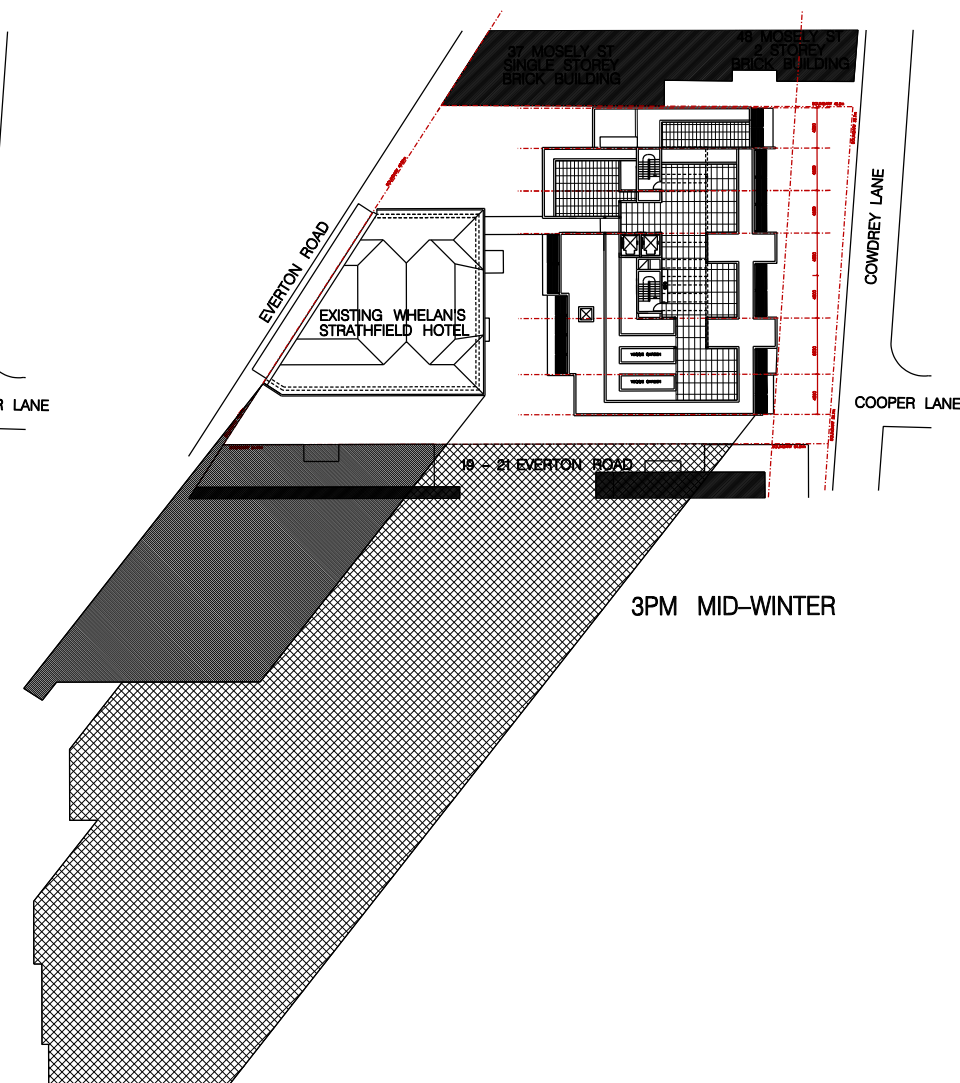




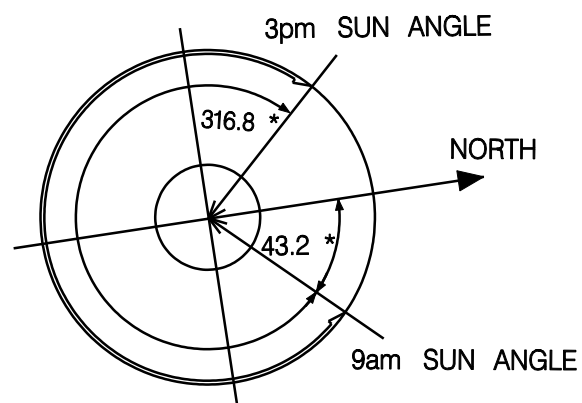
9AM MID-WINTER



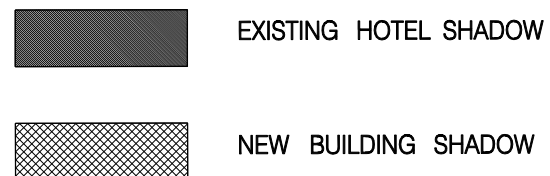
12PM MID-WINTER



3PM MID-WINTER



MID-WINTER SUN ANGLES



REV C 25.10.2018 PLANS UPDATED

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

SHADOW DIAGRAMS

DRAWING NO. DA-28

ISSUE C

SCALE 1:400(A1) 1:800(A3)

DATE OCTOBER 2016

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SITE AREA 1924sqm  
LOTS 26 -30 DP 978482  
LOTS 1-2 DP303721  
LOT 32 DP920734

| ID                  | BOTANICAL NAME           | COMMON NAME          | HEIGHT | SIZE     | QTY |
|---------------------|--------------------------|----------------------|--------|----------|-----|
| <b>TREES</b>        |                          |                      |        |          |     |
| MXS                 | MAGNOLIA X SOULANGIANA   | MAGNOLIA             | 6m     | 45 litre | 1   |
| MAG                 | MAGNOLIA GRANDIFLORA     | LITTLE GEM           | 4m     | 45 litre | 3   |
| ROB                 | ROBINIA FRISIA           | GOLDEN ROBINIA       | 4m     | 45 litre | 2   |
| LAG                 | LAGERSTROEMIA INDICA     | CREPE MYRTLE         | 5m     | 45 litre | 1   |
| <b>SHRUBS</b>       |                          |                      |        |          |     |
| CAL                 | CALLISTEMON VIMINALIS    | WEeping BOTTLEBRUSH  | 2.5m   | 200mm    | 3   |
| ERI                 | ERIOSTEMON MYOPORIOIDES  | LONG LEAF WAX FLOWER | 1.0m   | 200mm    | 14  |
| ACM                 | ACMENA SMITHII           | LILLY PILLY          | 4m     | 200mm    | 14  |
| LIR                 | LIRIOPE MUSCARI          | GIANT LIRIOPE        | 600mm  | 200mm    | 10  |
| ROS                 | ROSMARINUS 'TUSCAN BLUE' | ROSEMARY             | 1m     | 200mm    | 12  |
| MUR                 | MURRAYA PANICULATA       | ORANGE JESSAMINE     | 2m     | 200mm    | 6   |
| WES                 | WESTRINGIA FRUTICOSA     | COASTAL ROSEMARY     | 1.5m   | 200mm    | 12  |
| <b>GROUNDCOVERS</b> |                          |                      |        |          |     |
| TRA                 | TRACH. JASMINOIDES       | STAR JASMINE         | 300mm  | 150mm    | 6   |
| DIE                 | DIETES IRIDIODES         | FORTNIGHT LILY       | 600mm  | 150mm    | TBA |
| HIB                 | HIBBERTIA SCANDENS       | GUINEA FLOWER        | 300mm  | 150mm    | TBA |
| HYM                 | HYMENOCALLIS X FESTUALS  | SPIDER LILY          | 500mm  | 150mm    | TBA |



REV C 25.10.2018 PLAN AMENDED

MIXED USE DEVELOPMENT  
27 EVERTON ROAD  
STRATHFIELD NSW 2135

LEVEL 1 LANDSCAPE PLAN

DRAWING NO. LA-01

ISSUE C

SCALE 1:100(A1) 1:200(A3)

DATE OCTOBER 2016

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e:mail@arcarchitects.com.au



NOTES:  
SL – 1200 x 1200mm SKYLIGHT

| ID           | BOTANICAL NAME           | COMMON NAME            | HEIGHT | SIZE     | QTY |
|--------------|--------------------------|------------------------|--------|----------|-----|
| TREES        |                          |                        |        |          |     |
| MXS          | MAGNOLIA X SOULANGIANA   | MAGNOLIA               | 8m     | 45 litre | 4   |
| MAG          | MAGNOLIA GRANDIFLORA     | LITTLE GEM             | 4m     | 45 litre | 3   |
| ROB          | ROBINIA FRISIA           | GOLDEN ROBINIA         | 4m     | 45 litre | 1   |
| ACE          | ACER PALMATUM            | JAPANESE MAPLE         | 4m     | 45 litre | 2   |
| LAG          | LAGERSTROEMIA INDICA     | CREPE MYRTLE           | 5m     | 45 litre | 2   |
| SHRUBS       |                          |                        |        |          |     |
| CAL          | CALLISTEMON VIMINILAS    | WEeping BOTTLEBRUSH    | 2.5m   | 200mm    | 2   |
| ERI          | ERIOSTEMON MYOPORIOIDES  | LONG LEAF WAX FLOWER   | 1.0m   | 200mm    | 15  |
| LIR          | LIRIOPE MUSCARI          | GIANT LIRIOPE          | 600mm  | 200mm    | 10  |
| ROS          | ROSMARINUS 'TUSCAN BLUE' | ROSEMARY               | 1m     | 200mm    | 13  |
| MUR          | MURRAYA PANICULATA       | ORANGE JESSAMINE       | 2m     | 200mm    | 11  |
| MPD          | MURRAYA PANICULATA DWARF | DWARF ORANGE JESSAMINE | 1m     | 150mm    | 7   |
| WES          | WESTRINGIA FRUTICOSA     | COASTAL ROSEMARY       | 1.5m   | 200mm    | 27  |
| GROUNDCOVERS |                          |                        |        |          |     |
| TRA          | TRACH. JASMINOIDES       | STAR JASMINE           | 300mm  | 150mm    | 44  |
| DIE          | DIETES IRIDIODES         | FORTNIGHT LILY         | 600mm  | 150mm    | 23  |
| HIB          | HIBBERTIA SCANDENS       | GUINEA FLOWER          | 300mm  | 150mm    | 33  |
| HYM          | HYMENOCALLIS X FESTALIS  | SPIDER LILY            | 500mm  | 150mm    | 12  |

