DEVELOPMENT APPLICATION

ADDITIONAL INFORMATION

E 21/12/18 revised DA issue

101 nuwarra road, MOOREBANK

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

1563 – DA00 E

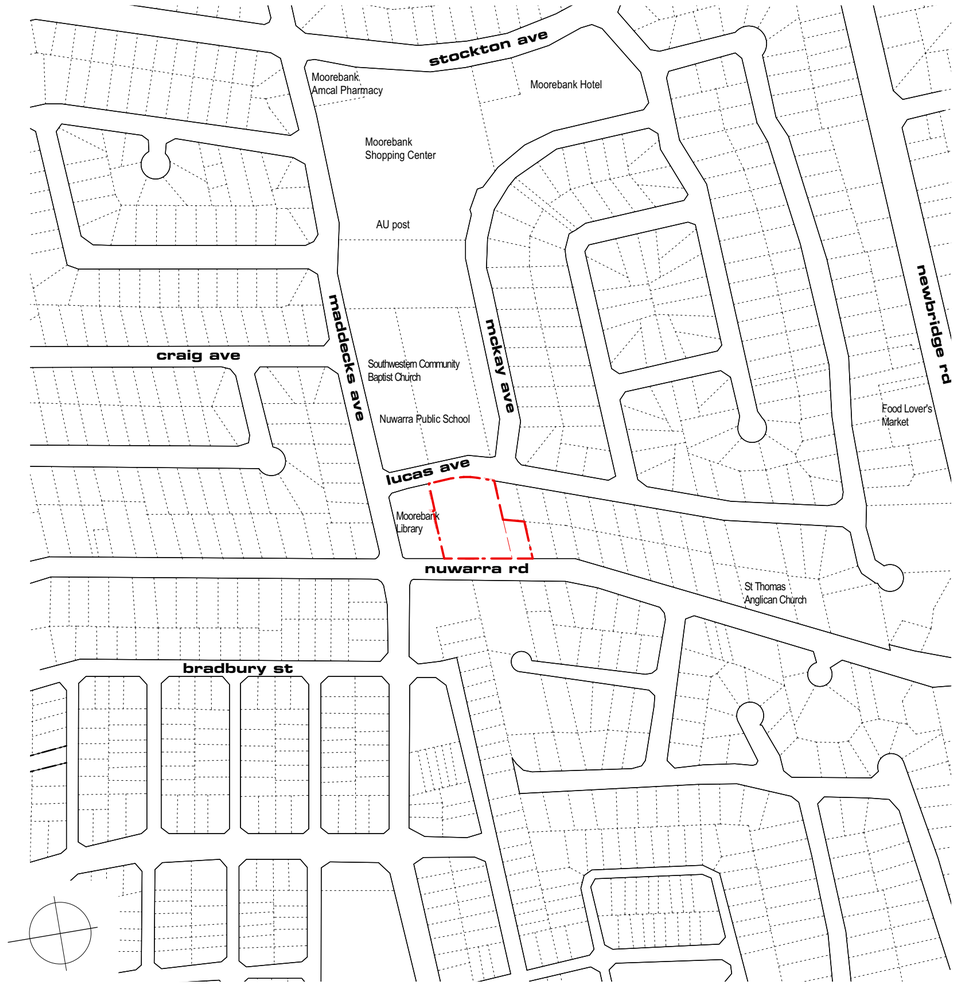
1563 - working ANALYSIS.vwx

DRAWING SCHEDULE

DRAWING LIST

Dwg No.		Name
1563	DA00	cover page
1563	DA01	introduction
1563	DA02	site analysis - location plan
1563	DA03	site analysis - site plan
1563	DA04	site analysis - site photos
1563	DA05	design analysis
1563	DA06	demolition plan
1563	DA07	proposed level -02
1563	DA08	proposed level -01
1563	DA09	proposed level 00 / lucas ave ground
1563	DA10	proposed level 01 / nuwarra rd ground
1563	DA11	proposed level 02
1563	DA12	proposed level 03
1563	DA13	proposed level 04
1563	DA14	proposed level 05
1563	DA15	proposed level 06
1563	DA16	NOT USED
1563	DA17	proposed roof level
1563	DA18	nuwarra rd elevations
1563	DA19	lucas ave elevations
1563	DA20	courtyard sections
1563	DA21	north / south elevations
1563	DA22	cross section
1563	DA23	finishes
1563	DA24	summary of area counts
1563	DA25	summary of GFA calculations
1563	DA26	summary of affordable units
1563	DA27	summary of ADG cross ventilation
1563	DA28	summary of ADG solar access
1563	DA29	ADG solar & daylight analysis 1
1563	DA30	ADG solar & daylight analysis 2
1563	DA31	adaptable unit layouts 1
1563	DA32	adaptable unit layouts 2
1563	DA33	strata subdivision plans 1
1563	DA34	strata subdivision plans 2
1563	DA35	shadow analysis plans - winter solstice
1563	DA36	ADG solar & daylight analysis 3
1563	DA40	party wall detail
1563	DA41	substation detail
1563	DA42	shadow analysis plans - march/september equinox

LOCATION PLAN



ACCOMMODATION SUMMARY

Lucas Level 00

Unit Number	Unit Type	Net Area	Storage
C6	Comme	138.96 sq m	
C7	Comme	154.8 sq m	

Lucas Level 01

Unit Number	Unit Type	Net Area	Storage
01-01	2 Bed	84.19 sq m	4.0+4.0 m3
01-02	2 bed	80.11 sq m	4.5+3.5 m3
01-03	2 bed	81.35 sq m	5.0+3.0 m3
01-04	2 Bed	77.34 sq m	4.0+4.0 m3
01-05	1 bed	54.39 sq m	4.5+1.5 m3
01-06	3 bed	97.8 sq m	5.5+4.5 m3
01-07	3 bed	100.89 sq m	5.5+4.5 m3
01-08	1 bed	50.52 sq m	4.0+2.0 m3
01-09	1 bed	54.77 sq m	3.0+3.0 m3
01-10	2 bed	75.67 sq m	4.0+4.0 m3

Nuwarra Level 01

Unit Number	Unit Type	Net Area	Storage
C1	Comme	165.3 sq m	
C2	Comme	155.69 sq m	
C3	Comme	163.04 sq m	
C4	Comme	282.03 sq m	
C5	Comme	288.42 sq m	

Lucas Level 02

Unit Number	Unit Type	Net Area	Storage
02-01	2 Bed	84.25 sq m	4.0+4.0 m3
02-02	2 bed	80.72 sq m	4.5+3.5 m3
02-03	2 bed	81.34 sq m	5.0+3.0 m3
02-04	2 Bed	77.34 sq m	4.0+4.0 m3
02-05	1 bed	54.37 sq m	4.5+1.5 m3
02-06	3 bed	97.77 sq m	5.5+4.5 m3
02-07	3 bed	100.9 sq m	5.5+4.5 m3
02-08	1 bed	50.72 sq m	4.0+2.0 m3
02-09	1 bed	54.4 sq m	3.0+3.0 m3
02-10	2 bed	75.67 sq m	4.0+4.0 m3

Nuwarra Level 02

Unit Number	Unit Type	Net Area	Storage
02-11	2 bed	90.57 sq m	4.5+3.5 m3
02-12	1 bed	59.1 sq m	4.0+2.0 m3
02-13	3 bed	101.84 sq m	7.0+3.0 m3
02-14	2 Bed	84.02 sq m	4.0+4.0 m3
02-15	2 bed	76.15 sq m	4.0+4.0 m3
02-16	2 bed	87.51 sq m	5.5+2.5 m3
02-17	2 Bed	84.37 sq m	5.0+3.0 m3
02-18	2 bed	76.01 sq m	5.0+3.0 m3
02-19	2 bed	75.84 sq m	5.0+3.0 m3
02-20	2 bed	78.75 sq m	6.0+2.0 m3
02-21	2 bed	75.79 sq m	4.5+1.5 m3
02-22	2 bed	78.87 sq m	4.5+3.5 m3
02-23	2 bed	81.18 sq m	4.0+4.0 m3

Nuwarra Level 03

Unit Number	Unit Type	Net Area	Storage
03-11	2 bed	90.59 sq m	4.5+3.5 m3
03-12	1 bed	59.42 sq m	4.0+2.0 m3
03-13	3 bed	101.84 sq m	7.0+3.0 m3
03-14	2 Bed	83.92 sq m	4.0+4.0 m3
03-15	2 bed	76.14 sq m	4.0+4.0 m3
03-16	2 bed	87.51 sq m	5.5+2.5 m3
03-17	2 Bed	85.18 sq m	5.0+3.0 m3
03-18	2 bed	76.02 sq m	5.0+3.0 m3
03-19	2 bed	75.83 sq m	5.0+3.0 m3
03-20	2 bed	78.82 sq m	6.0+2.0 m3
03-21	2 bed	76.36 sq m	4.5+1.5 m3
03-22	2 bed	78.8 sq m	4.5+3.5 m3
03-23	2 bed	81.18 sq m	4.0+4.0 m3

Nuwarra Level 04

Unit Number	Unit Type	Net Area	Storage
04-11	2 bed	90.63 sq m	4.5+3.5 m3
04-12	1 bed	59.42 sq m	4.0+2.0 m3
04-13	3 bed	101.79 sq m	7.0+3.0 m3
04-14	2 Bed	84.02 sq m	4.0+4.0 m3
04-15	2 bed	76.15 sq m	4.0+4.0 m3
04-16	2 bed	87.51 sq m	5.5+2.5 m3
04-17	2 Bed	84.37 sq m	5.0+3.0 m3
04-18	2 bed	76.02 sq m	5.0+3.0 m3
04-19	1 bed	53.51 sq m	4.0+2.0 m3
04-20	2 bed	70.73 sq m	4.0+4.0 m3
04-21	2 bed	74.24 sq m	4.0+4.0 m3
04-22	2 bed	78.84 sq m	4.5+3.5 m3
04-23	2 bed	81.17 sq m	4.0+4.0 m3

Nuwarra Level 05

Unit Number	Unit Type	Net Area	Storage
05-11	2 bed	90.58 sq m	4.5+3.5 m3
05-12	1 bed	59.43 sq m	4.0+2.0 m3
05-13	3 bed	101.78 sq m	7.0+3.0 m3
05-14	2 Bed	83.79 sq m	4.0+4.0 m3
05-15	2 bed	76.17 sq m	4.0+4.0 m3
05-16	2 bed	87.64 sq m	5.5+2.5 m3
05-17	2 Bed	84.25 sq m	5.0+3.0 m3
05-18	2 bed	75.79 sq m	5.0+3.0 m3
05-19	1 bed	53.7 sq m	4.0+2.0 m3
05-20	2 bed	78.83 sq m	4.5+3.5 m3
05-21	2 bed	80.91 sq m	4.0+4.0 m3

Nuwarra Level 06

Unit Number	Unit Type	Net Area	Storage
06-01	2 bed	90.72 sq m	4.5+3.5 m3
06-02	2 bed	77.39 sq m	4.0+4.0 m3
06-03	2 bed	77.32 sq m	4.0+4.0 m3
06-04	2 Bed	84.73 sq m	4.0+4.0 m3
06-05	2 bed	76.17 sq m	4.0+4.0 m3
06-06	2 bed	87.51 sq m	5.5+2.5 m3

***Storage: A + B = C**

A = apartment storage volume
B = garage storage volume

C = 1 bed min. storage = 6 m3
2 bed min. storage = 8 m3
3 bed min. storage = 10 m3

DEVELOPMENT YIELD

The proposed development will provide:

Parking
2.5 levels basement carparking - 215 car spaces
-23 visitor
-15 accessible
- 28 bicycle spaces

Residential
Total Units = 76 - 1 bed Units = 12 (16%)
5 levels residential - 2 Bed Units = 56 (74%)
- 3 Bed Units = 8 (11%)

Commercial
Total Units = 7 - GF storefronts = 7
Ground floor commercial

PROJECT DESCRIPTION

the site

The site is located at 101 & Lot 01 Nuwarra Road, Moorebank near the junction of Maddecks Avenue

The site has an 81.8m long street frontage to Nuwarra Road and a 42.2m frontage to Lucas Avenue.
The existing site consists of one and two-storey commerical buildings.

The site has a combined area of approximately 5210 m2.

Lot 101 of the site lies within a B2 Local Center zone and lot 01 of the site lies within an R4 Residential zone

PROJECT SUMMARY

Lucas building

	1B	2B	3B	**total**	cross vent	solar access	no sun
level 00 (commercial)	0	0	0	0	0	0	0
level 01	3	5	2	10	5	6	1
level 02	3	5	2	10	8	7	1

Nuwarra building

	1B	2B	3B	**total**	cross vent	solar access	no sun
level 01 (commercial)	0	0	0	0	0	0	0
level 02	1	11	1	13	7	10	0
level 03	1	11	1	13	7	10	0
level 04	2	10	1	13	7	10	0
level 05	2	8	1	11	6	9	0
level 06	0	6	0	6	6	4	0
TOTAL	12	56	8	**76**	46	56	2
	16%	74%	11%		61%	74%	3%
cars DCP	12	84	16	19 visit	131 spaces req'd		

BASIX Requirements
External Walls:
Boundary Wall: 200mm Precast Concrete: (medium colour) SEE TABLE FOR THOSE UNITS REQUIRING INSULATION
FC cladding: Reflective foil: R2.0: plasterboard (medium colour)
Party Wall: 75mm AAC: R1.0 insulation: plasterboard lined both sides. SEE TABLE FOR THOSE UNITS REQUIRING ADDITIONAL INSULATION
Internal Walls:
- Within each unit: plasterboard on studs (R1.0 insulation)
- Party Wall: 75mm AAC: R1.0 insulation: plasterboard lined both sides.

Windows: Aluminium SG Clear: U = 6.70: SHGC = 0.70 - SEE TABLE FOR UNITS REQUIRING HIGHER PERFORMING GLAZING
Roof:
Below a Tiled Walking Surface: Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under
Upper Levels Nuwarra Block: Metal deck roof: AG foil (sarking): air gap: R3.5: 10mm plasterboard
Ceiling: Plasterboard (no insulation)- SEE TABLE FOR UNITS REQUIRING INSULATION IN CEILING
Floor: Concrete slab: no insulation - SEE TABLE FOR UNITS REQUIRING INSULATION IN FLOOR
Floor Covering: Ceramic tiles in wet areas, timber elsewhere
Exhaust Fans: must be sealed
Downlights: must be sealed

BASIX Additional Insulation Requirements

Units	Additional Requirements
02-11	R2.0 insulation in boundary wall
02-17	R1.5 insulation in floor above 'non-conditioned air'
03-11	R1.5 insulation in boundary wall
04-11	R1.5 insulation in boundary wall
04-20	R2.0 insulation in ceiling below concrete walking surface.
05-14	R2.0 insulation in ceiling below concrete walking surface.
05-15	Aluminium SG High Solar Gain Low-E: U = 5.4: SHGC = 0.58
05-17	R2.0 insulation in ceiling below concrete walking surface.
05-18	R2.0 insulation in ceiling below concrete walking surface.
05-19	R2.0 insulation in ceiling below concrete walking surface.
05-20	R2.0 insulation in ceiling below concrete walking surface.
05-21	R2.0 insulation in ceiling below concrete walking surface.
06-01	R2.0 insulation in ceiling below concrete walking surface
	+Aluminium SG High Solar Gain Low-E: U = 5.4: SHGC = 0.58
06-02	R2.0 insulation in ceiling below concrete walking surface.
06-03	R2.0 insulation in ceiling below concrete walking surface.
06-04	R2.0 insulation in ceiling below concrete walking surface.
06-05	R2.0 insulation in ceiling below concrete walking surface.
06-06	R2.0 insulation in ceiling below concrete walking surface.

E 21/12/18 revised DA issue

introduction

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

Southwestern Community Baptist Church

Nuwarra Public School

Mckay Ave

Maddecks Ave

Lucas Ave

Lucas Ave

SUBJECT SITE

total area: 5210 sqm

Moorebank Public Library

Nuwarrd Rd

Nuwarrd Rd

Maddecks Ave

Real Estate Agency

church

public school

SUBJECT SITE
101 nuwarra road, MOOREBANK

medical center,
private practice

6 storey apartments

real estate agency

residential

commercial

civic / community

R4 residential zoning

R3 residential zoning

B2 local centre zoning

0 10 20 50m
1:1000 @ A2

site analysis - location plan

E 21/12/18 revised DA issue

101 nuwarra road, MOOREBANK

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1563 – DA02 E

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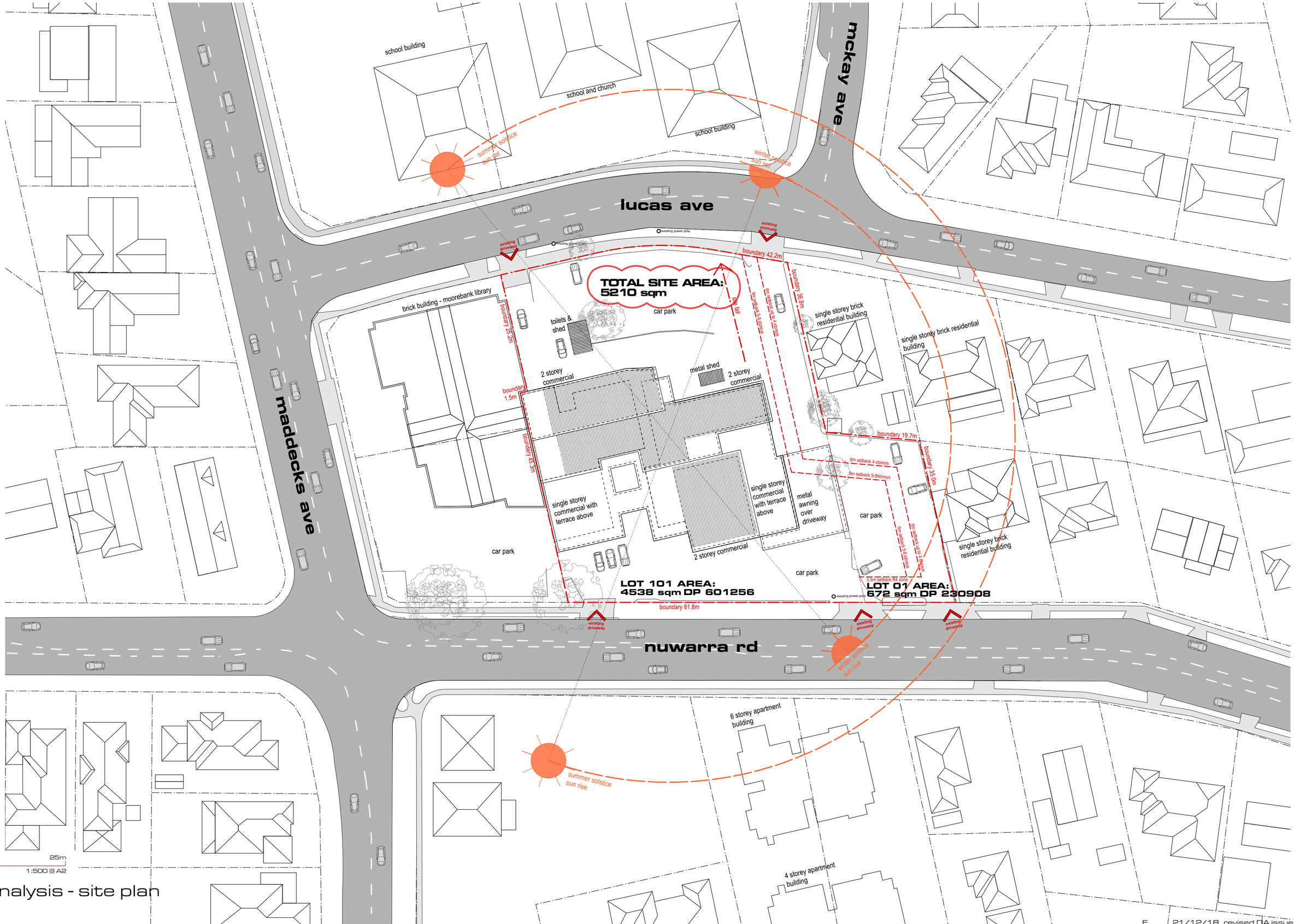

site analysis - site plan

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101 nuwarra road, MOOREBANK

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1563 – DA03 E

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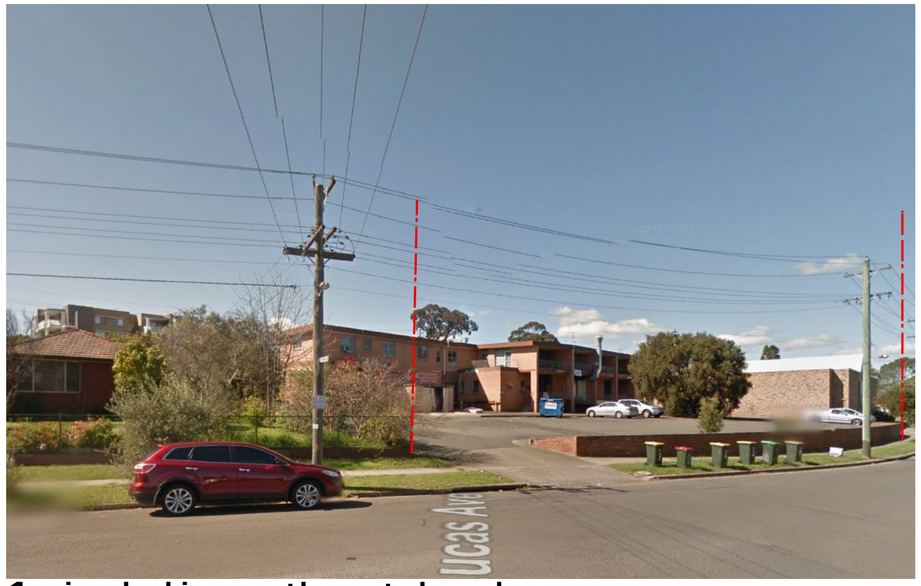
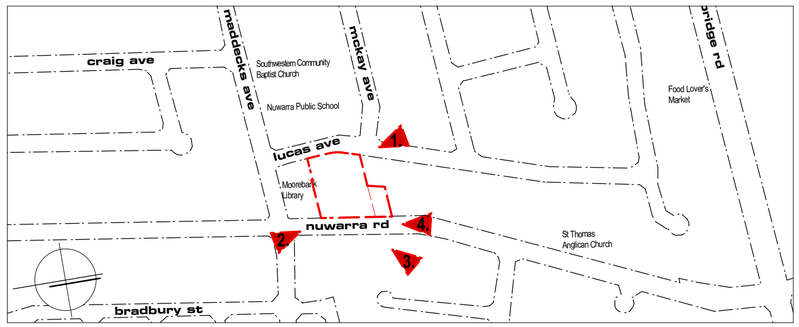


1. view looking south-west down lucas avenue

2. view looking north-east from corner of maddecks avenue and nuwarra road

3. view looking south-east down nuwarra road

4. view looking south down nuwarra road



site analysis - site photos

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101 nuwarra road, MOOREBANK

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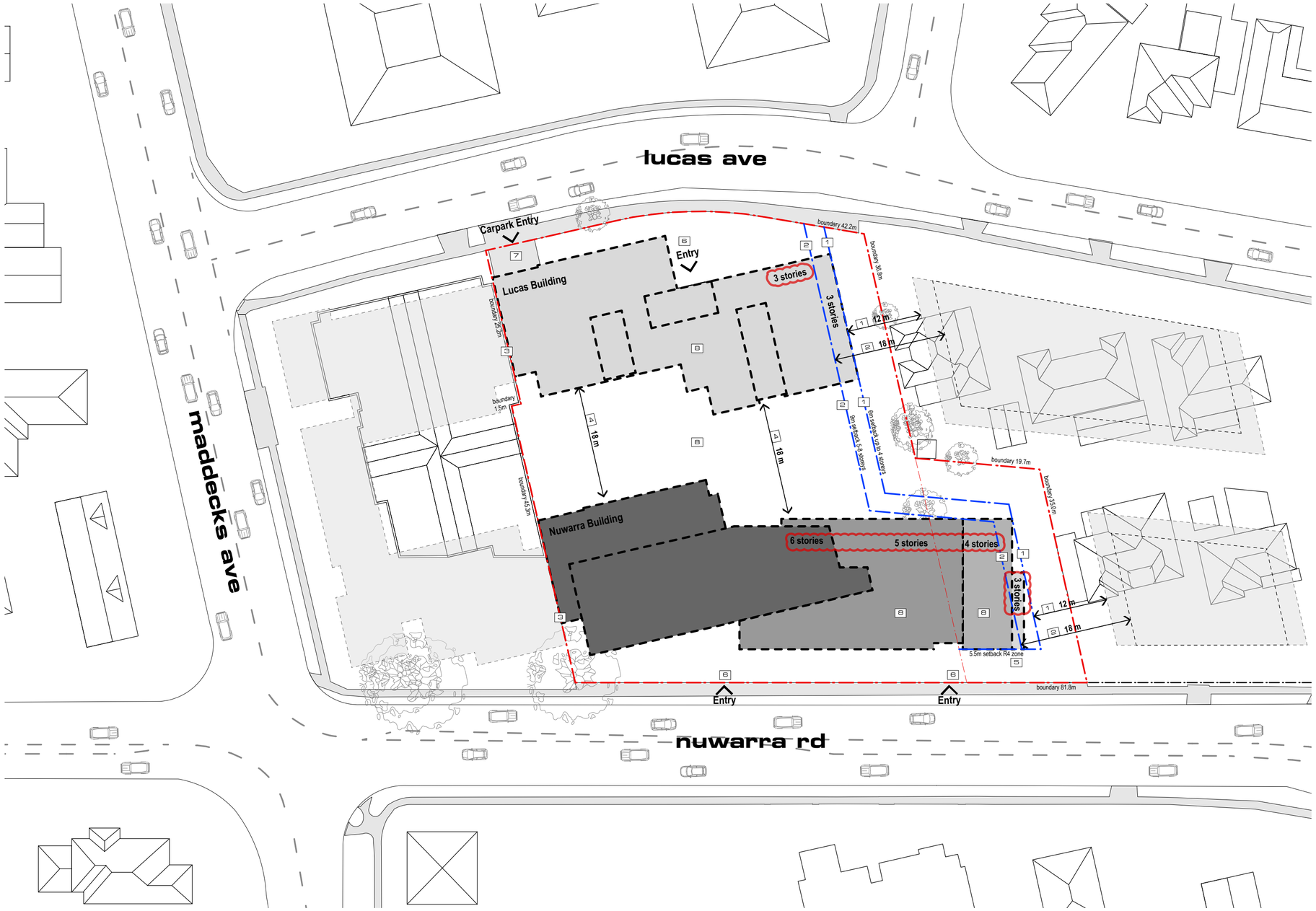
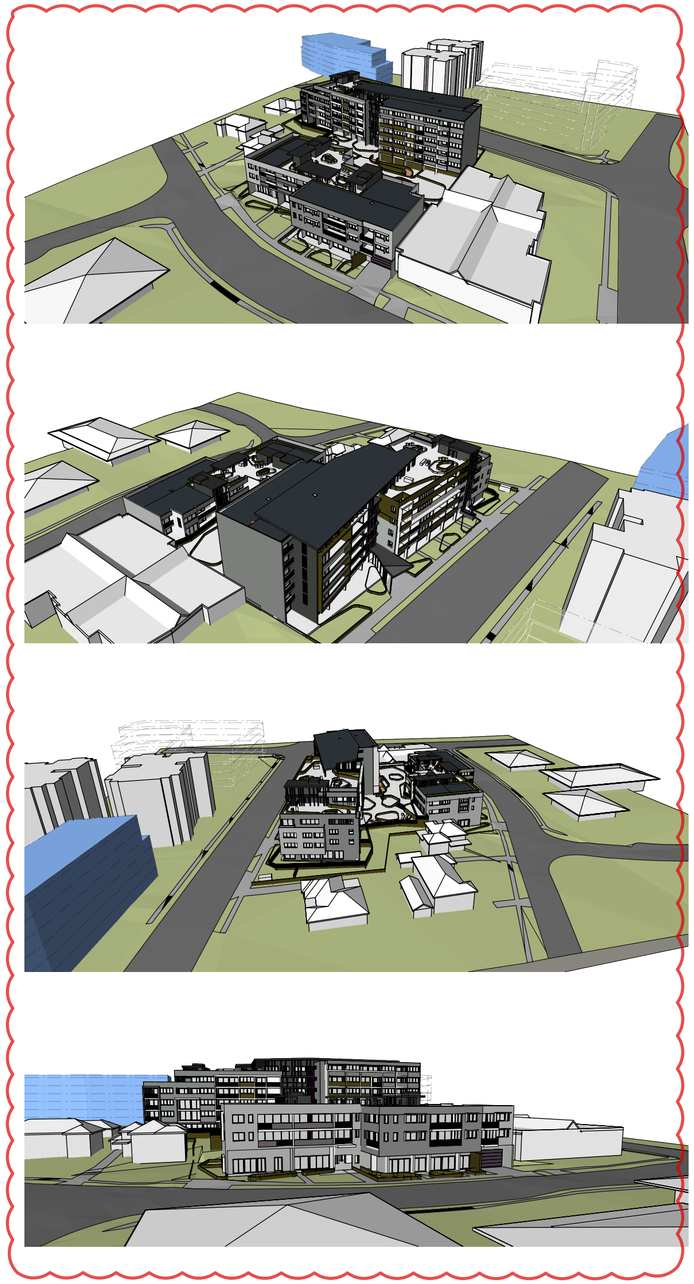
1563 – DA04 E





1 **6 m setback**
to provide 12 meter building separation between habitable rooms in buildings up to 4 storeys recommended by ADG

2 **9 m setback**
to provide 18 meter building separation between habitable rooms in buildings up to 8 storeys recommended by ADG

3 **nil setback**
building provides continuous street wall to boundary to allow future development on adjoining site

4 **18 m separation**
to provide 18 meter building separation between habitable rooms in buildings up to 8 storeys recommended by ADG

5 **5.5 m setback**
5.5 meter setback LDCP R4 zone

6 **pedestrian access**

7 **vehicular access**

8 **communal open space**

proposed building footprint - 6 stories
proposed building footprint - 5 stories
proposed building footprint - 4 stories
proposed building footprint - 3 stories

buildings in blue show possible envelope for future developments on adjoining properties

0 5 10 25m
1:500 @ A2

design analysis

E 21/12/18 revised DA issue

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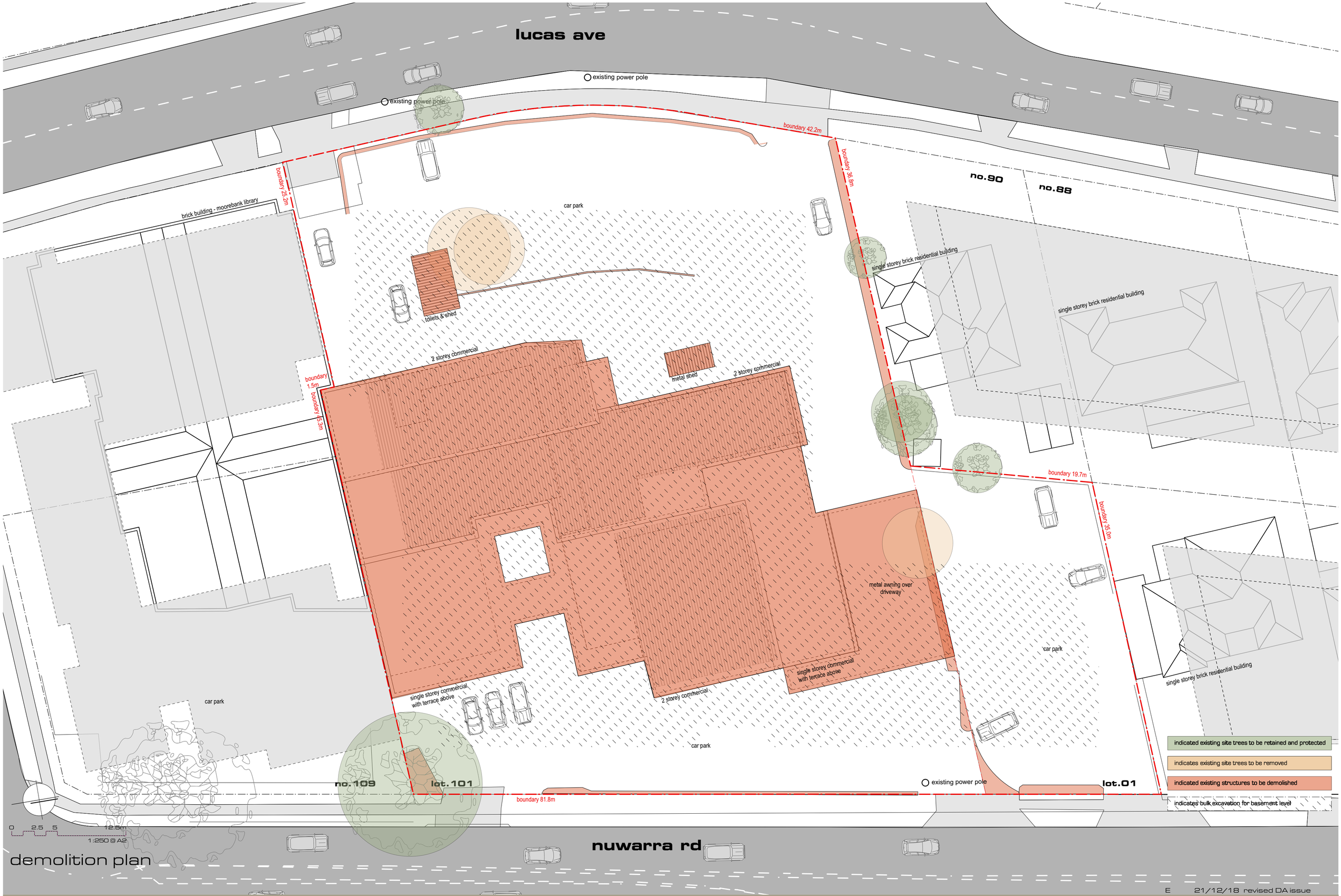
1563 – DA05 E



demolition plan

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1563 – DA06 E

proposed level -02

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1563 – DA07 E

proposed level -01

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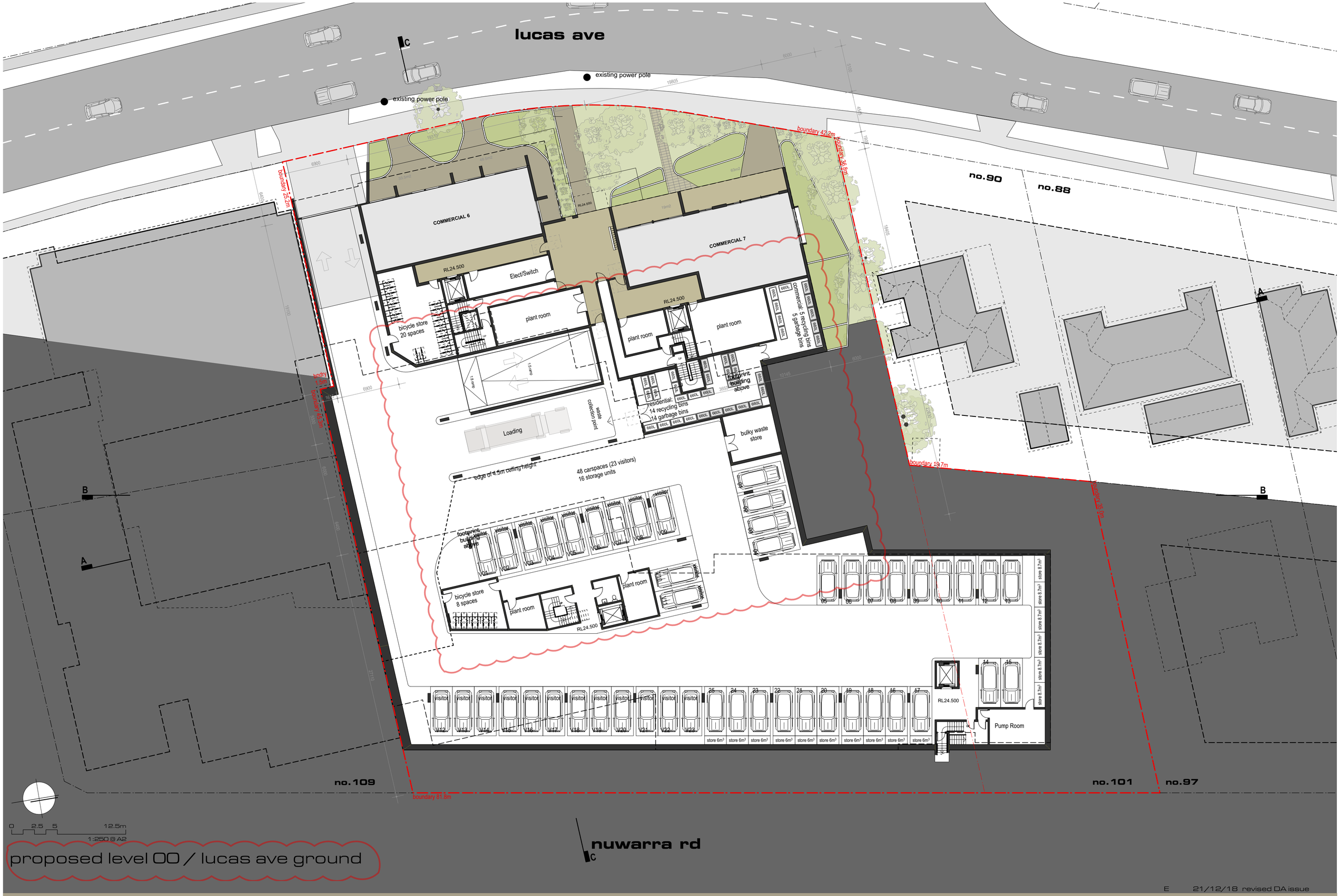
1563 – DA08 E



proposed level 00 / lucas ave ground

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1563 – DA09 E

proposed level 01 / nuwarra rd ground

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1563 – DA10 E

proposed level 02

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1563 – DA11 E

proposed level 03

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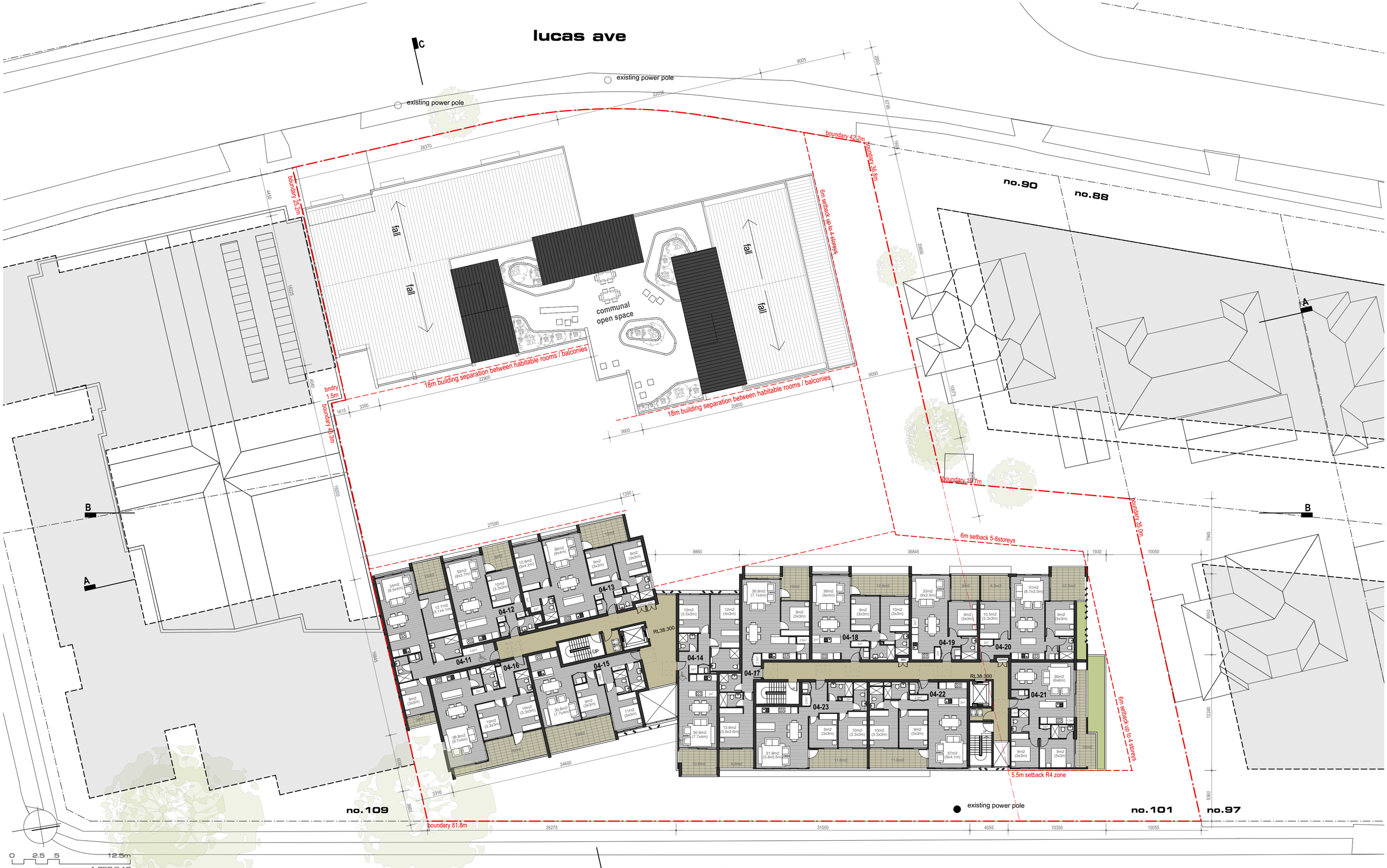
1563 – DA12 E



proposed level 04

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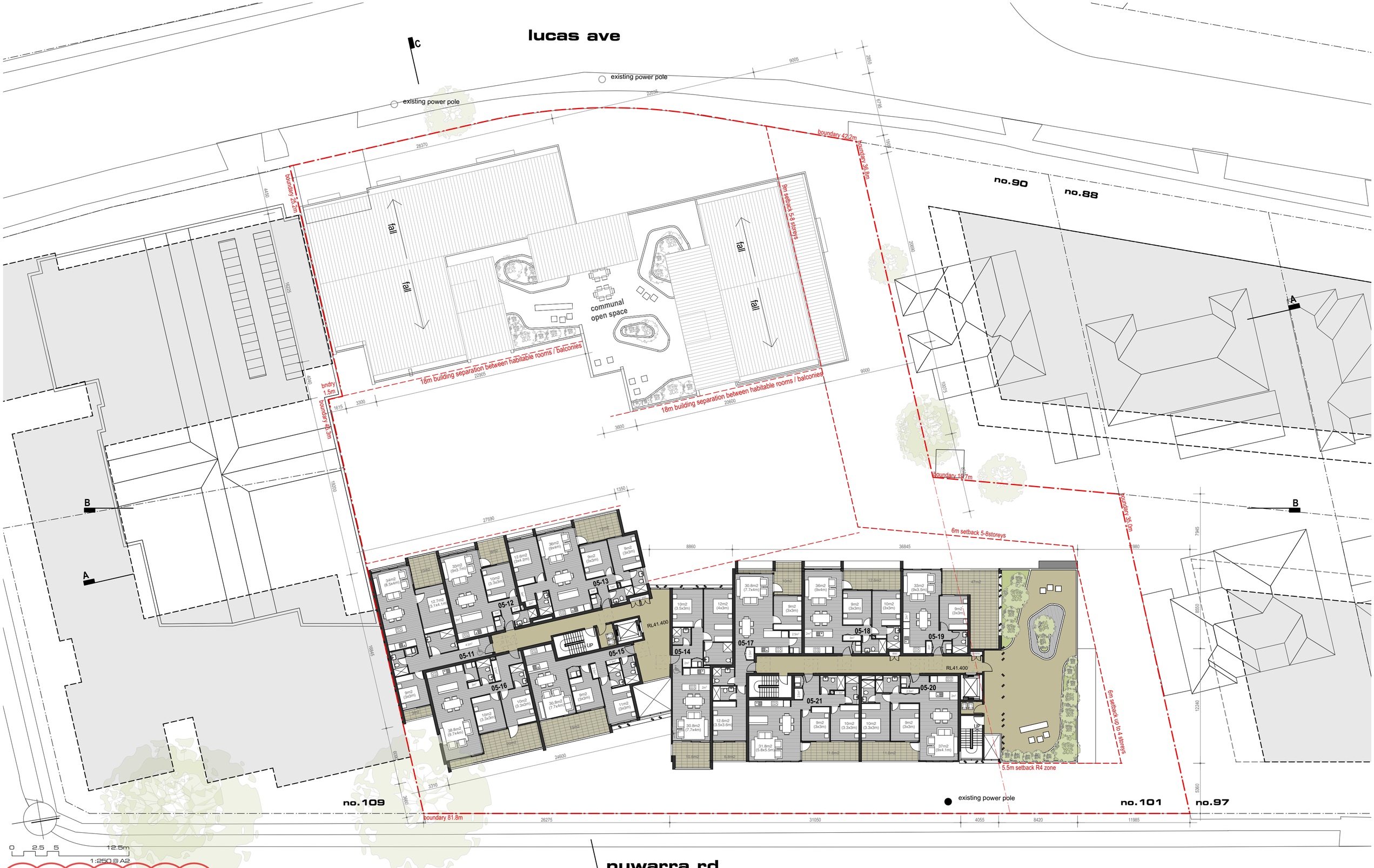

proposed level 05

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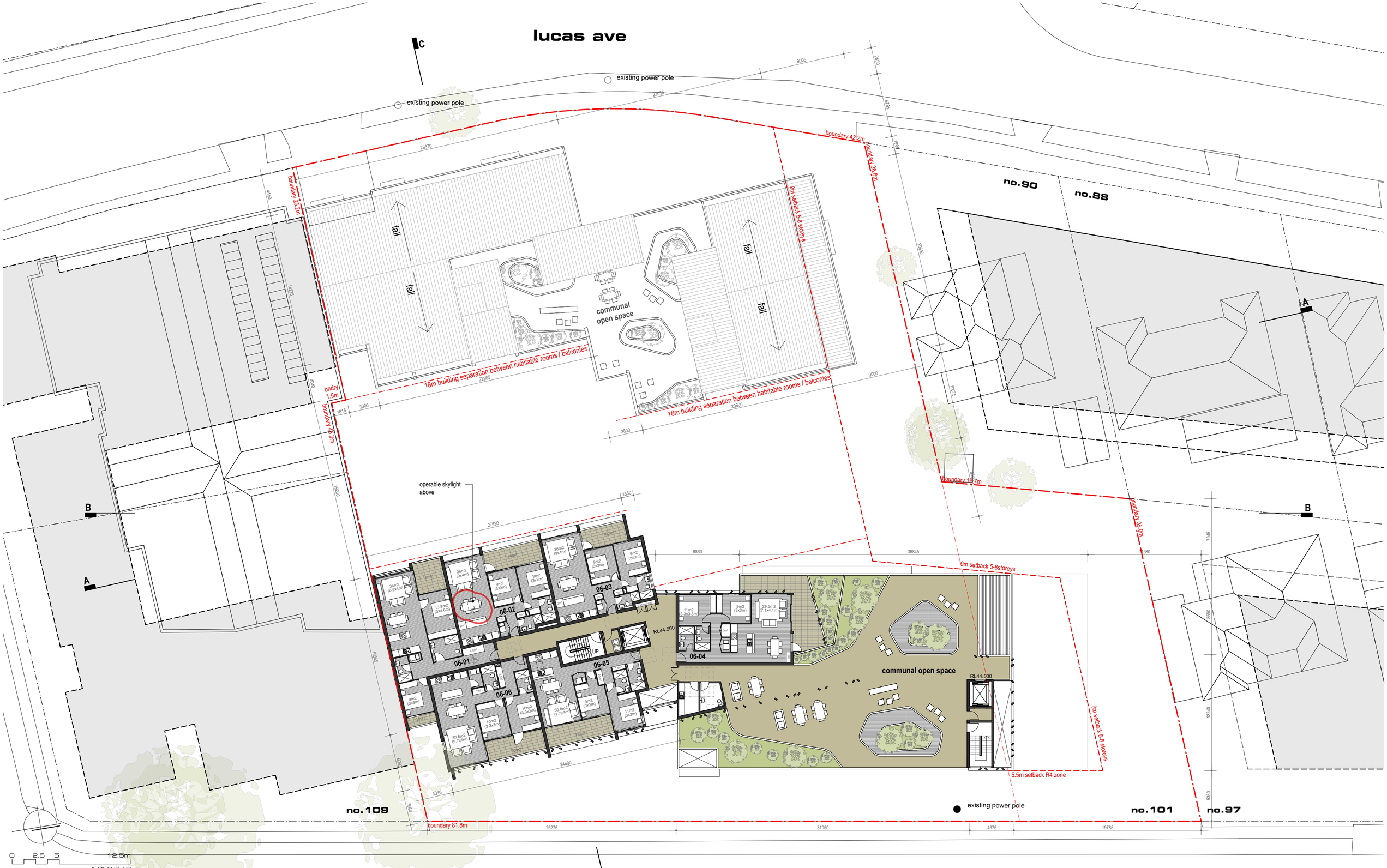
1563 – DA14 E



proposed level 06

E 21/12/18 revised DA issue

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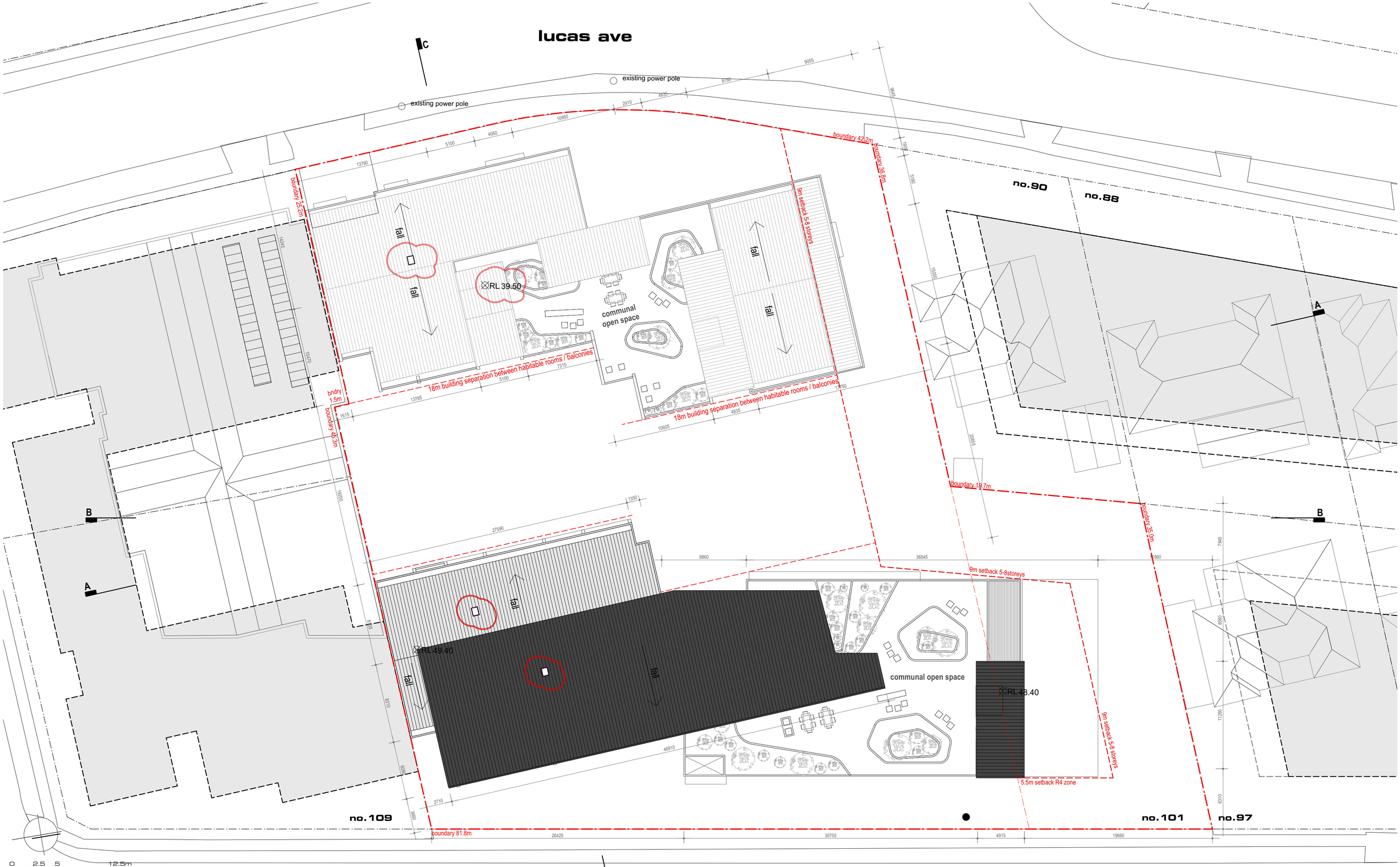

proposed roof level

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101 nuwarra road, MOOREBANK

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1563 – DA17 E

NUWARRA - street elevation

NUWARRA - building elevation

0 2.5 5 12.5m
1:250 @ A2

nuwarra rd elevations

balcony - painted render: Dulux 'Endless Dusk' (PG1F3)

painted render: Dulux 'Gasgoyne Grey' (PG1H6)

balcony - metal: Powdercoated handrail and bars Colour: Colorbond 'Monument' (C29)

awning cladding: metal cladding edge and underside of awning. Provider TBA colour: 'monument' (C29)

facade screen / framing: Trend windows, powdercoated aluminium frame. Colour: Colorbond 'Monument' (C29)

painted render: Dulux 'wayward grey' (PG1G8)

louvres: Dulux Duralloy powdercoated louvres Colour: Anotec off-white (51271)

painted render: Dulux "Goanna Grey" (PG2C8)

painted render: Dulux "Tranquil Retreat' (PG1F1)

painted render: dulux 'lexicon' (PN2F1)

roofing: Prepainted Colorbond Custom Orb 'Accent' metal sheet cladding. Vertical profile. Colour: 'Monument' (C29)

metal fence: 1800mm Colorbond metal fence. Colour: Colorbond 'Monument' (C29)

permissable building envelope

E 21/12/18 revised DA issue

101 nuwarra road, MOOREBANK

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

1563 – DA18 E