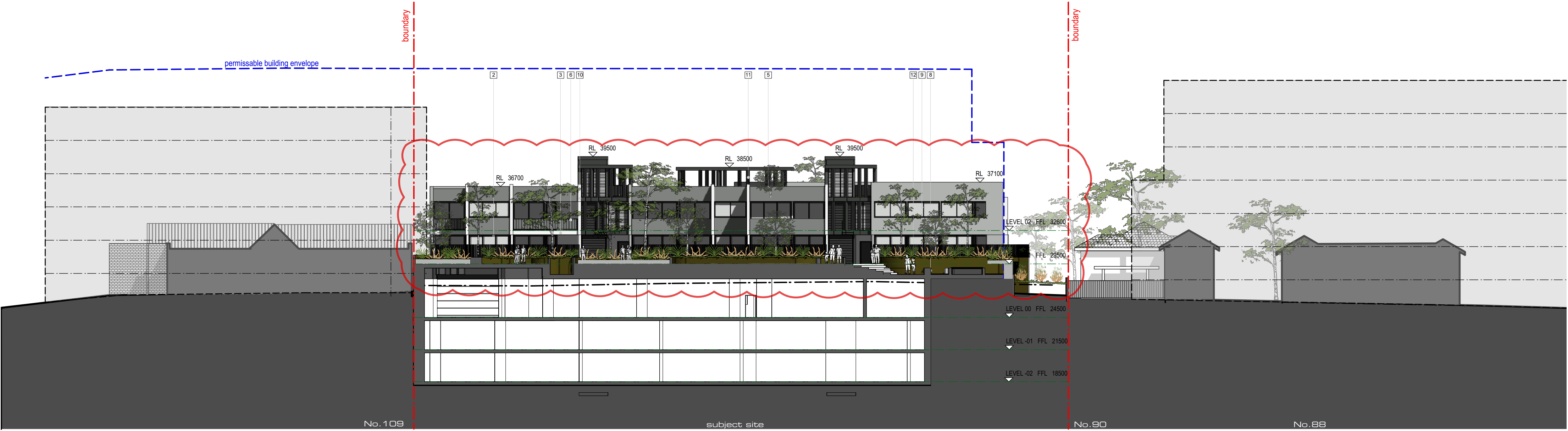




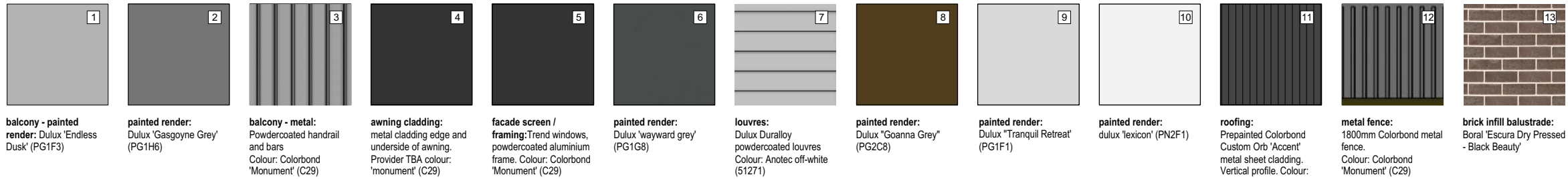
NUWARRA BUILDING - west facade B



LUCAS BUILDING - east facade A



courtyard sections



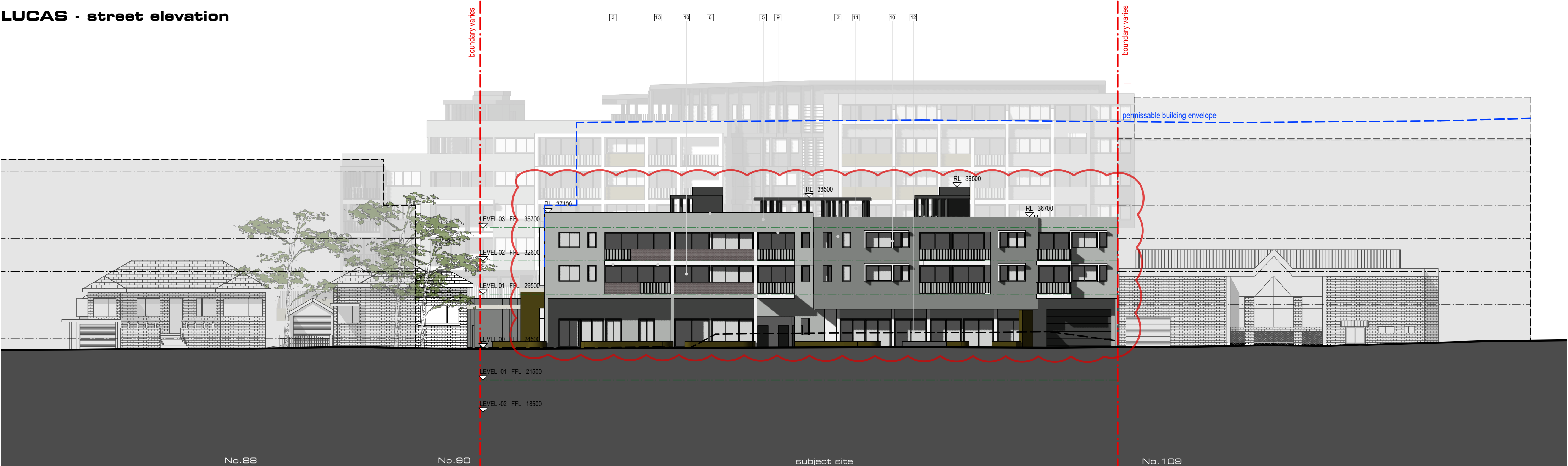
permissible building envelope

E 21/12/18 revised DA issue

1563 - DA20 E



LUCAS - street elevation



LUCAS - building elevation

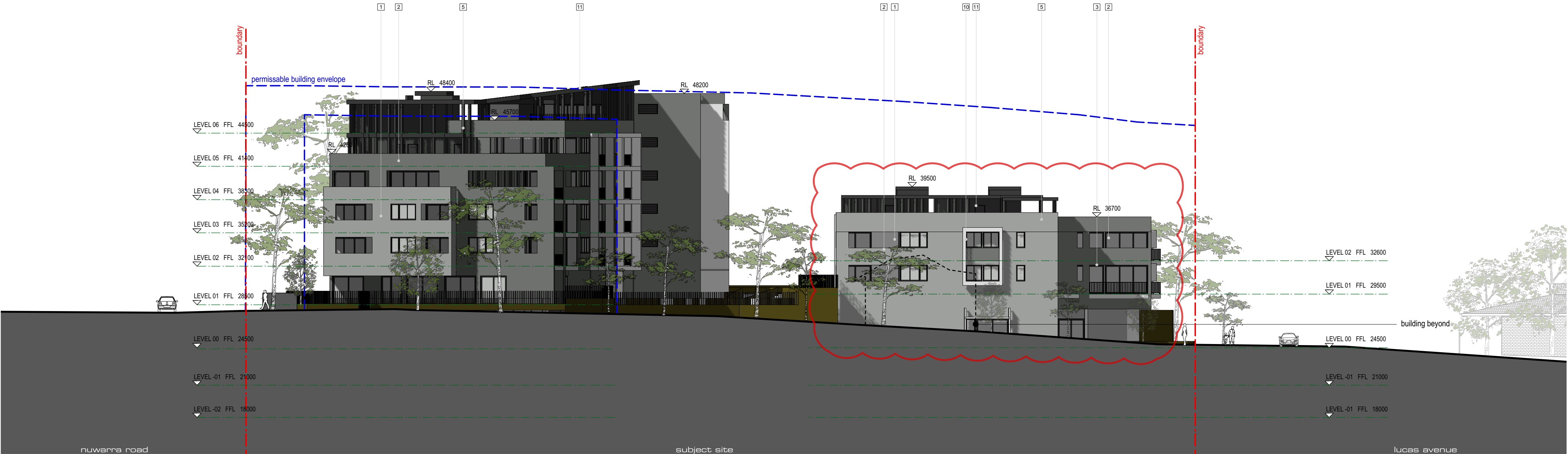
0 2.5 5 12.5m
1:250 @ A2

lucas ave elevations

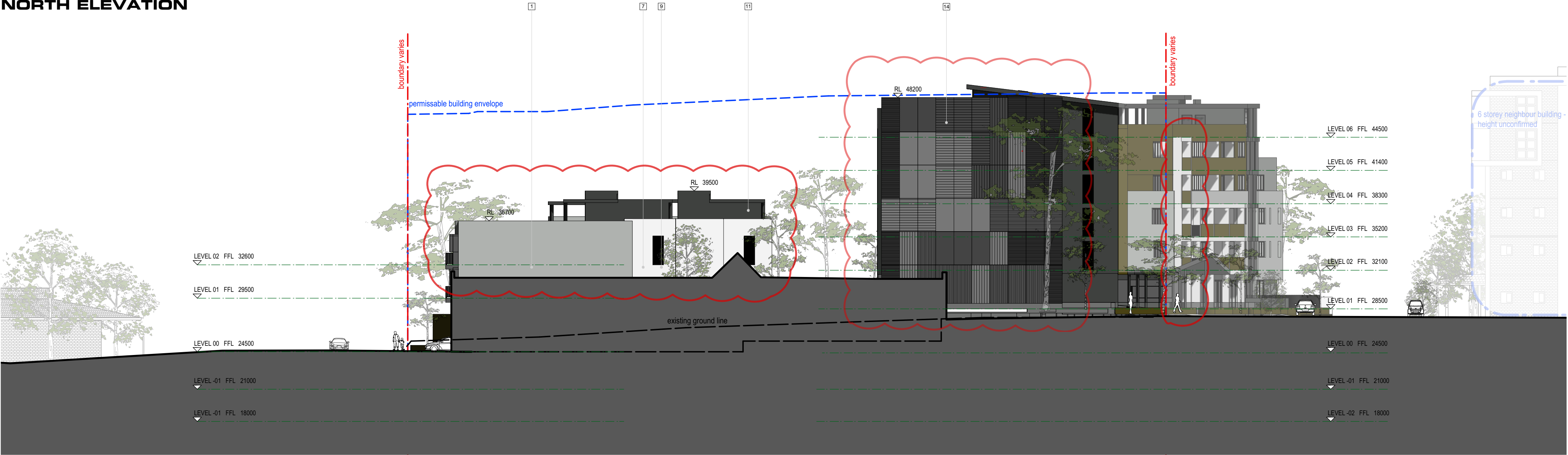
balcony - painted render: Dulux 'Endless Dusk' (PG1F3)	painted render: Dulux 'Gargoyle Grey' (PG1H6)	balcony - metal: Powdercoated handrail and bars. Colour: Colorbond 'Monument' (C29)	awning cladding: metal cladding edge and underside of awning. Provider TBA colour: 'monument' (C29)	facade screen / framing: Trend windows, powdercoated aluminum frame. Colour: Colorbond 'Monument' (C29)	painted render: Dulux 'wayward grey' (PG1G9)	louvres: Dulux 'Duralloy' powdercoated louvres. Colour: Anotec off-white (51271)	painted render: Dulux 'Gosanna Grey' (PG2C6)	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)	brick infill balustrade: Boral 'Escura Dry Pressed - Black Beauty'

permissible building envelope

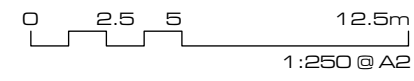
E 21/12/18 revised DA issue



NORTH ELEVATION

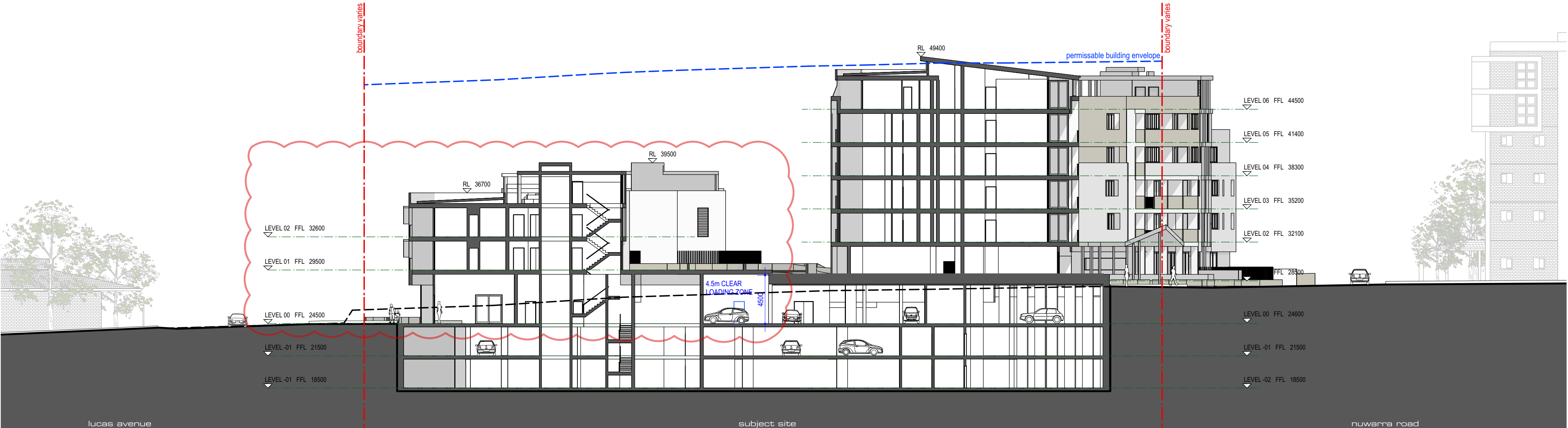


SOUTH ELEVATION



north / south elevations

- | | | | | | | | | | | | | | |
|-------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |
| permissible building envelope | | | | | | | | | | | | | |



CROSS SECTION C

0 2.5 5 12.5m
1:250 @ A2

cross section

permissible building envelope

E 21/12/18 revised DA issue



NUWARRA - street elevation



LUCAS - street elevation

0 2.5 5 12.5m
1:250 @ A2

finishes

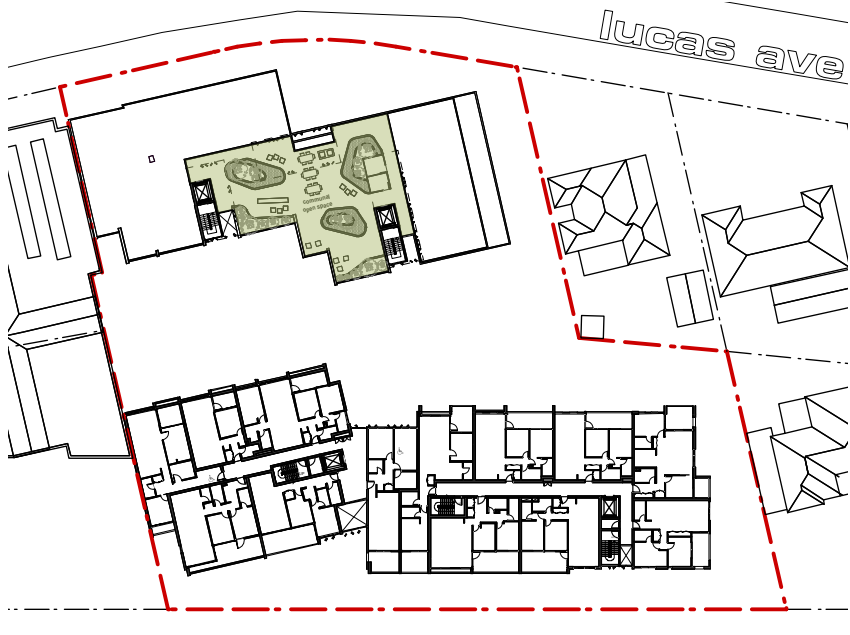
balcony - painted render: Dulux 'Endless Dusk' (PG1F3)	painted render: Dulux 'Sageyore Grey' (PG1H6)	balcony - metal: Powdercoated handrail and bars. Colour: Colorbond 'Monument' (C29)	awning cladding: metal cladding edge and underside of awning. Provider TBA colour: 'monument' (C29)	facade screen / framing: Trend windows, powdercoated aluminium frame. Colour: Colorbond 'Monument' (C29)	painted render: Dulux 'wayward grey' (PG1G9)	louvres: Dulux 'Duralloy' powdercoated louvres. Colour: Anotec off-white (51271)	painted render: Dulux 'Sageyore Grey' (PG2C6)	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)	brick infill balustrade: Boral 'Escura Dry Pressed - Black Beauty'

E 21/12/18 revised DA issue



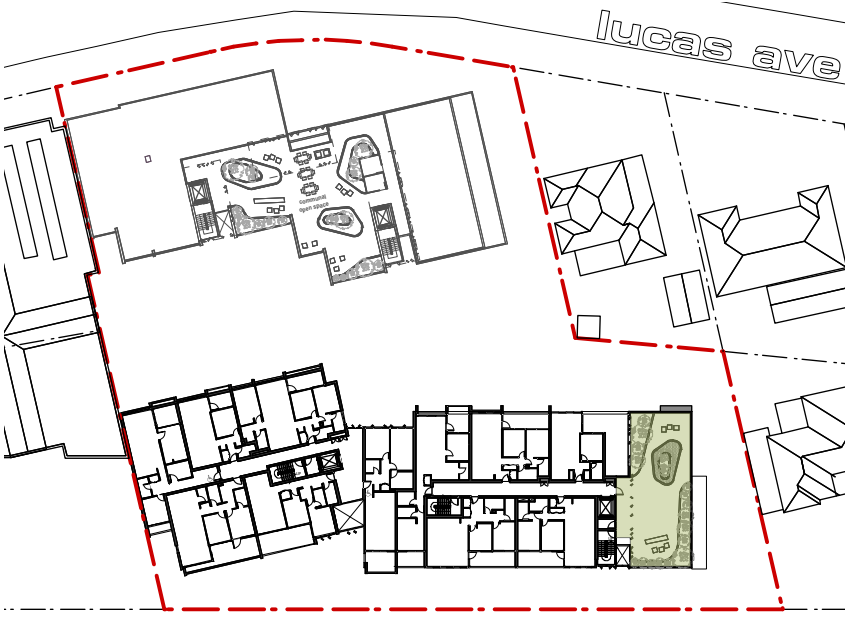
nuwarra rd

COMMUNAL OPEN SPACE - LEVEL 01



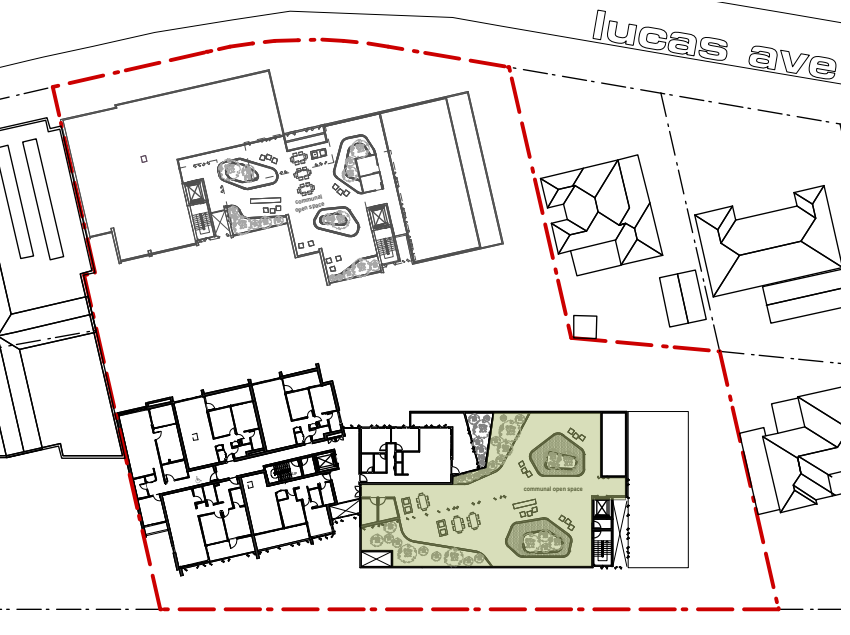
nuwarra rd

COMMUNAL OPEN SPACE - LEVEL 03



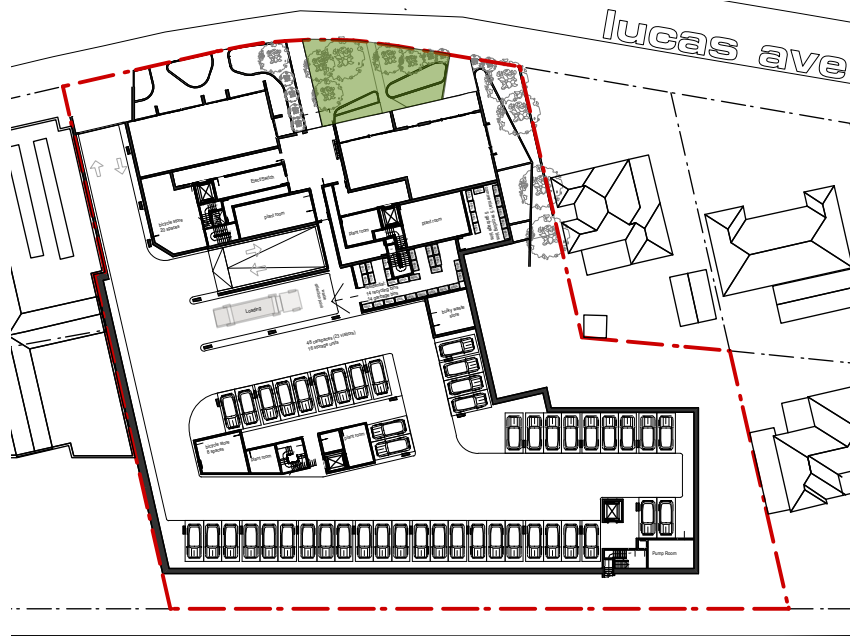
nuwarra rd

COMMUNAL OPEN SPACE - LEVEL 05



nuwarra rd

COMMUNAL OPEN SPACE - LEVEL 06



nuwarra rd

DEEP SOIL ZONES - LEVEL 00

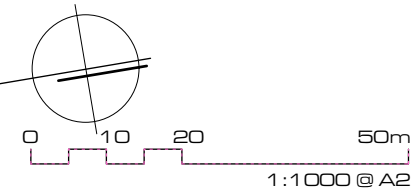


nuwarra rd

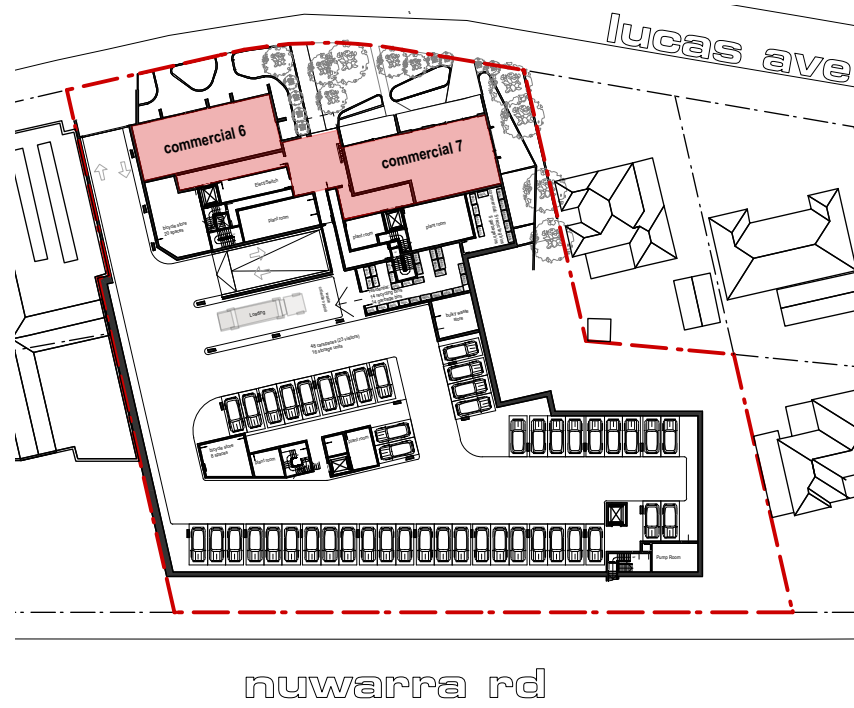
DEEP SOIL ZONES - LEVEL 01

Site Area		Required		Planning Instrument
Deep Soil Zone	5210 sq m	782 sq m	15 % of site area	ADG
		1302 sq m	25 % of site area	ADG
		Proposed		Compliance
Deep Soil Zone		162 sq m	3.1 % level 00	Complies
		709 sq m	13.6 % level 01	
Communal Open Space		872 sq m	16.7 % total	Complies
		938 sq m	18.0 % of site area	
		177 sq m	3.4 % of site area	
		835 sq m	16.0 % of site area	
		1950 sq m	37.4 % total	

AREA COUNT COMPLIANCE SUMMARY



summary of area counts



LEVEL 00



LEVEL 01



LEVEL 02



LEVEL 03

Gross floor area of LOT101

Gross floor area of LOT01

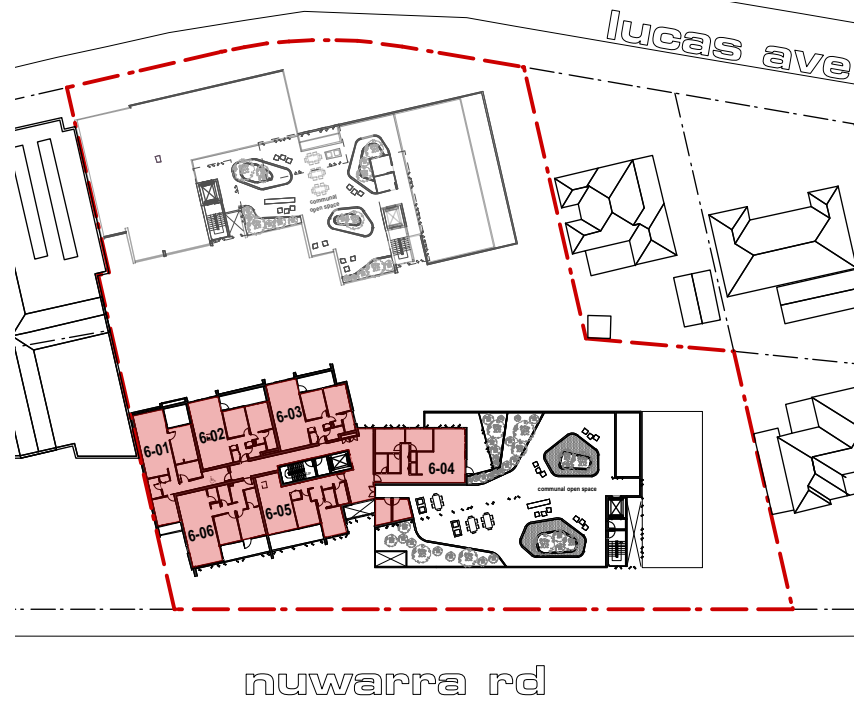
LEGEND



LEVEL 04



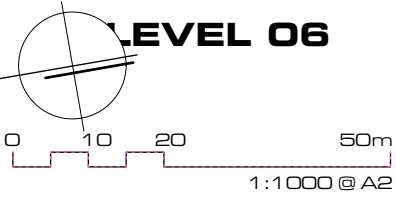
LEVEL 05



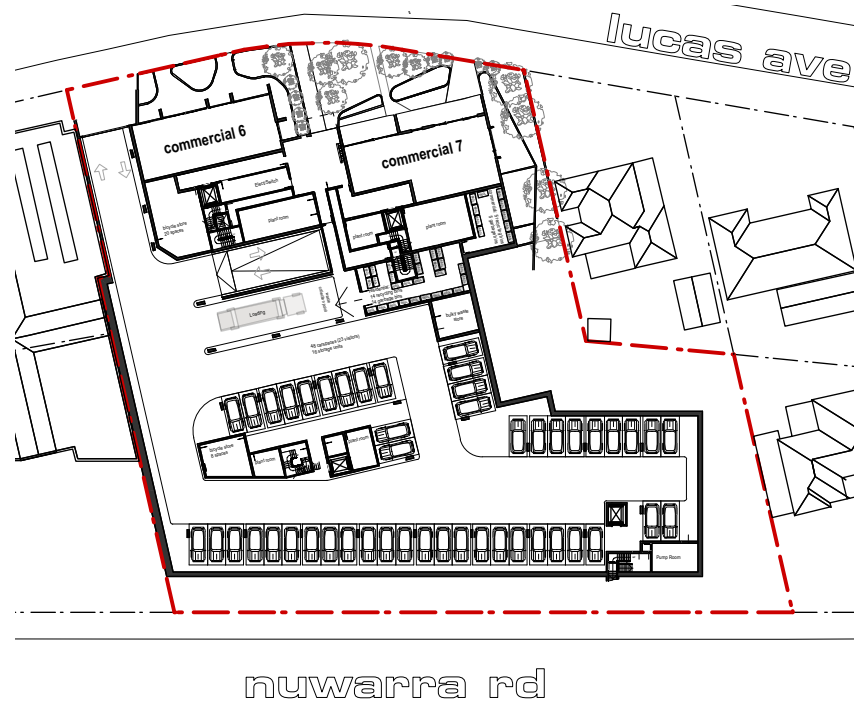
LEVEL 06

		Allowable	Proposed	Complies
LOT 101	4538 sq m			
Site Area				
Floor Area				
Level 00			416 sq m	
Level 01			1833 sq m	
Level 02			1869 sq m	
Level 03			1024 sq m	
Level 04			1022 sq m	
Level 05		1020 sq m		
Level 06		587 sq m		
Total	1.7 : 1	7714 sq m	7772 sq m	no
		Allowable	Proposed	Complies
LOT 01	672 sq m			
Site Area				
Floor Area				
Level 00			0 sq m	
Level 01			179 sq m	
Level 02			197 sq m	
Level 03			197 sq m	
Level 04			166 sq m	
Level 05		3 sq m		
Total	1.2 : 1	806 sq m	742 sq m	yes
TOTAL for both Lots		8520 sq m	8514 sq m	no
-7 sq m under max allowable				

AREAS SUMMARY



summary of GFA calculations



LEVEL 00



LEVEL 01



LEVEL 02



LEVEL 03

Indicates unit cross ventilates

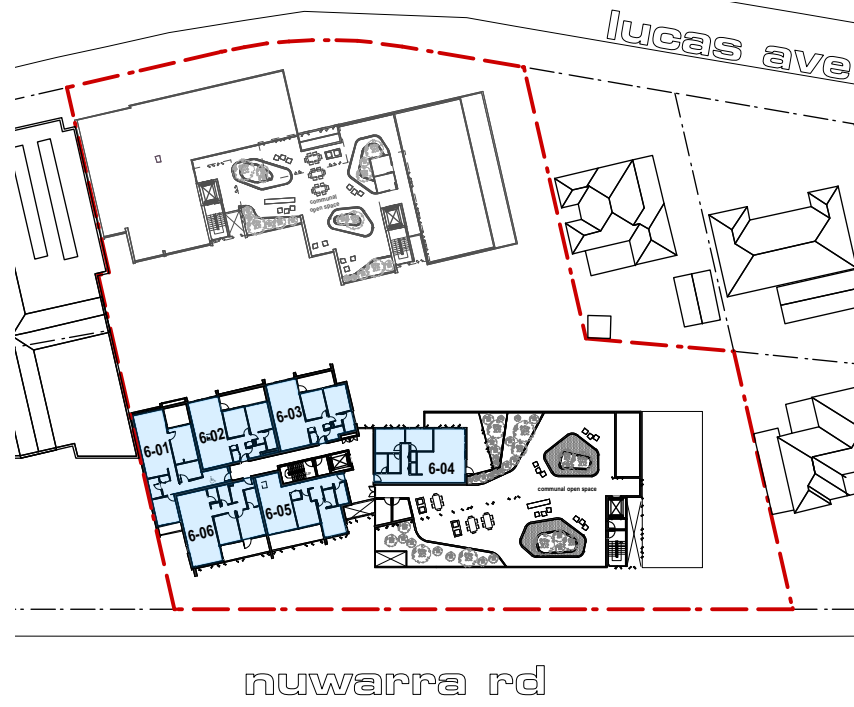
LEGEND



LEVEL 04



LEVEL 05



LEVEL 06

Lucas Level 00

Unit Number	Cross Ventilates
C6	
C7	

Lucas Level 01

Unit Number	Cross Ventilates
01-01	yes
01-02	no
01-03	yes
01-04	yes
01-05	no
01-06	yes
01-07	yes
01-08	no
01-09	no
01-10	no

Lucas Level 02

Unit Number	Cross Ventilates
02-01	yes
02-02	yes
02-03	yes
02-04	yes
02-05	no
02-06	yes
02-07	yes
02-08	yes
02-09	no
02-10	yes

46 units achieve cross-ventilation = 60.53%

Nuwarra Level 01

Unit Number	Cross Ventilates
C1	
C2	
C3	
C4	
C5	

Nuwarra Level 02

Unit Number	Cross Ventilates
02-11	yes
02-12	no
02-13	yes
02-14	yes
02-15	no
02-16	yes
02-17	yes
02-18	no
02-19	no
02-20	yes
02-21	yes
02-22	no
02-23	no

Nuwarra Level 03

Unit Number	Cross Ventilates
03-11	yes
03-12	no
03-13	yes
03-14	yes
03-15	no
03-16	yes
03-17	yes
03-18	no
03-19	no
03-20	yes
03-21	yes
03-22	no
03-23	no

Nuwarra Level 04

Unit Number	Cross Ventilates
04-11	yes
04-12	no
04-13	yes
04-14	yes
04-15	no
04-16	yes
04-17	yes
04-18	no
04-19	no
04-20	yes
04-21	yes
04-22	no
04-23	no

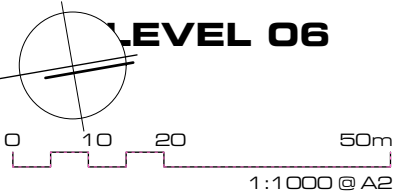
Nuwarra Level 05

Unit Number	Cross Ventilates
05-11	yes
05-12	no
05-13	yes
05-14	yes
05-15	no
05-16	yes
05-17	yes
05-18	no
05-19	yes
05-20	no
05-21	no

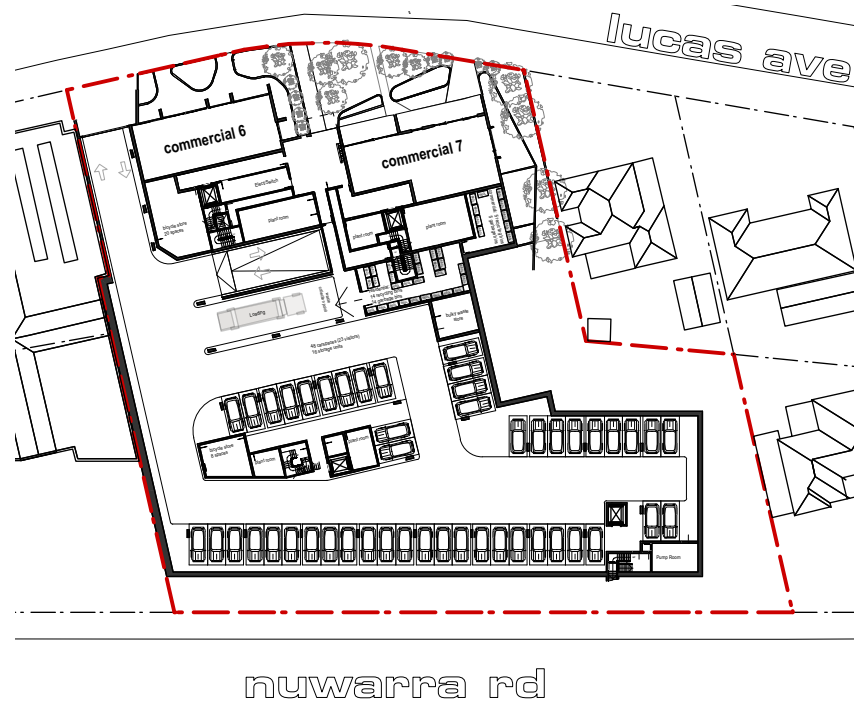
Nuwarra Level 06

Unit Number	Cross Ventilates
06-01	yes
06-02	yes
06-03	yes
06-04	yes
06-05	yes
06-06	yes

COMPLIANCE SUMMARY



summary of ADG cross ventilation



LEVEL 00



LEVEL 01



LEVEL 02



LEVEL 03

- Unit receives a minimum of 2 hours sun between 9:00am & 3:00pm in mid winter
- Unit receives some sun between 9:00am & 3:00pm in mid winter

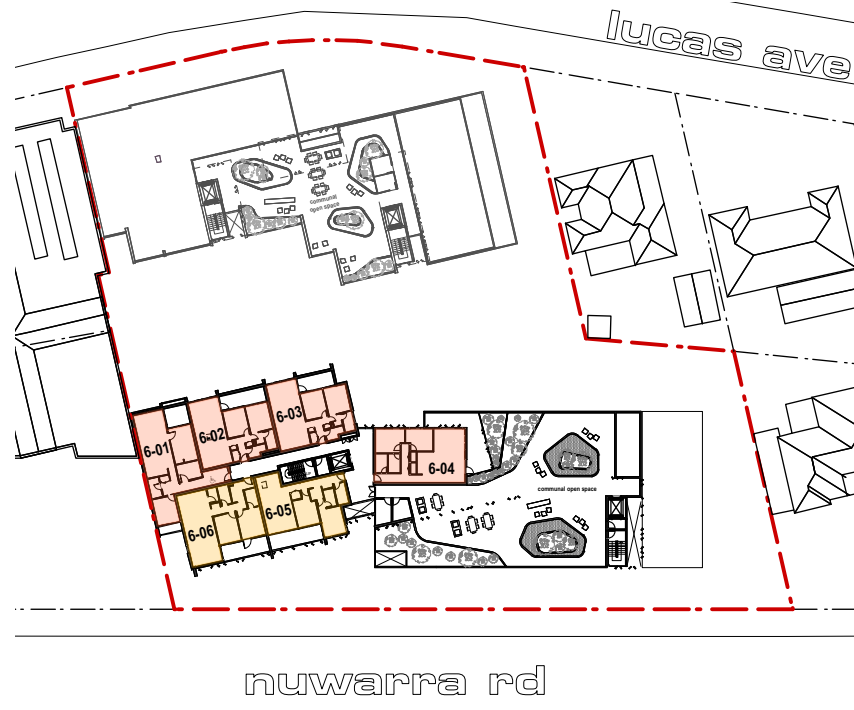
LEGEND



LEVEL 04



LEVEL 05



LEVEL 06

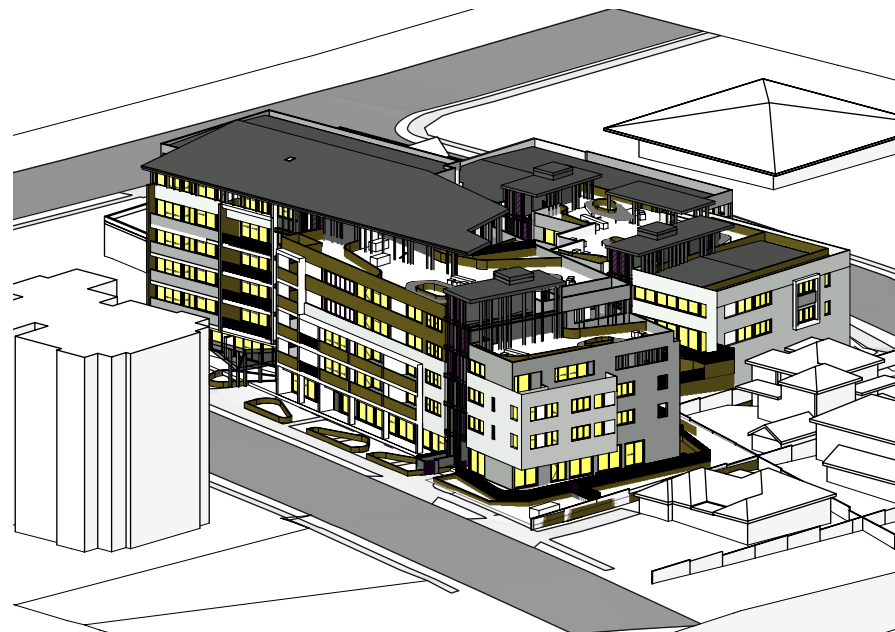
Lucas Level 00			Lucas Level 01			Lucas Level 02		
Unit Number	Receives min. 2hrs sun	Receives no sun	Unit Number	Receives min. 2hrs sun	Receives no sun	Unit Number	Receives min. 2hrs sun	Receives no sun
C6			01-01	yes	no	02-01	yes	no
C7			01-02	yes	no	02-02	yes	no
			01-03	yes	no	02-03	yes	no
			01-04	no	no	02-04	no	no
			01-05	yes	no	02-05	yes	no
			01-06	no	no	02-06	no	no
			01-07	yes	no	02-07	yes	no
			01-08	no	no	02-08	no	no
			01-09	no	yes	02-09	yes	yes
			01-10	yes	no	02-10	yes	no

56 units achieve 2hrs solar access = 73.68%
2 units receive no sun = 2.63%

Nuwarra Level 01			Nuwarra Level 02			Nuwarra Level 03			Nuwarra Level 04			Nuwarra Level 05			Nuwarra Level 06		
Unit Number	Receives min. 2hrs sun	Receives no sun	Unit Number	Receives min. 2hrs sun	Receives no sun	Unit Number	Receives min. 2hrs sun	Receives no sun	Unit Number	Receives min. 2hrs sun	Receives no sun	Unit Number	Receives min. 2hrs sun	Receives no sun	Unit Number	Receives min. 2hrs sun	Receives no sun
C1			02-11	yes	no	03-11	yes	no	04-11	yes	no	05-11	yes	no	06-01	yes	no
C2			02-12	no	no	03-12	no	no	04-12	no	no	05-12	yes	no	06-02	yes	no
C3			02-13	yes	no	03-13	yes	no	04-13	yes	no	05-13	yes	no	06-03	yes	no
C4			02-14	no	no	03-14	no	no	04-14	no	no	05-14	no	no	06-04	yes	no
C5			02-15	no	no	03-15	no	no	04-15	no	no	05-15	no	no	06-05	no	no
			02-16	yes	no	03-16	yes	no	04-16	yes	no	05-16	yes	no	06-06	no	no
			02-17	yes	no	03-17	yes	no	04-17	yes	no	05-17	yes	no			
			02-18	yes	no	03-18	yes	no	04-18	yes	no	05-18	yes	no			
			02-19	yes	no	03-19	yes	no	04-19	yes	no	05-19	yes	no			
			02-20	yes	no	03-20	yes	no	04-20	yes	no	05-20	yes	no			
			02-21	yes	no	03-21	yes	no	04-21	yes	no	05-21	yes	no			
			02-22	yes	no	03-22	yes	no	04-22	yes	no						
			02-23	yes	no	03-23	yes	no	04-23	yes	no						

COMPLIANCE SUMMARY

summary of ADG solar access



8:45am view from sun



09:00am view from sun



09:15am view from sun



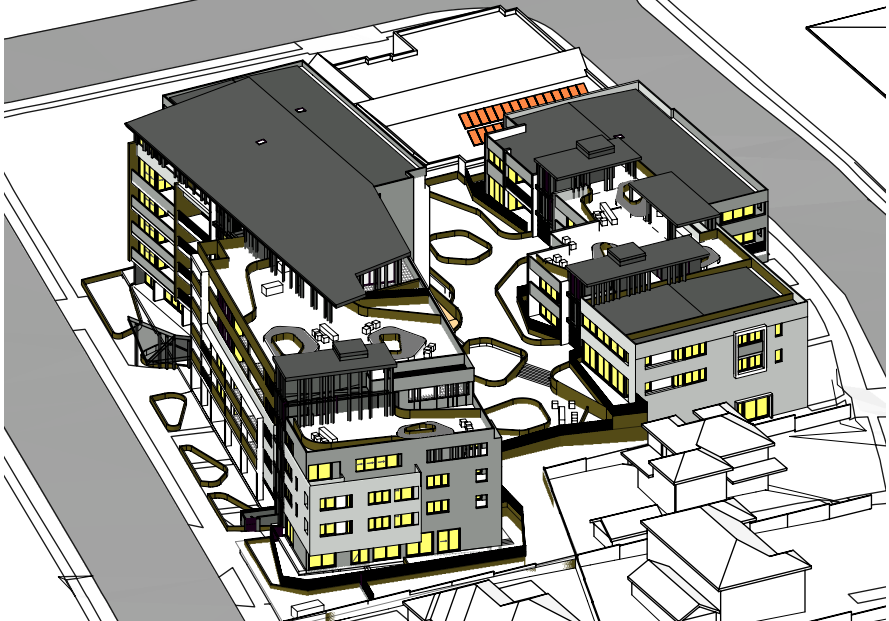
09:30am view from sun



09:45am view from sun



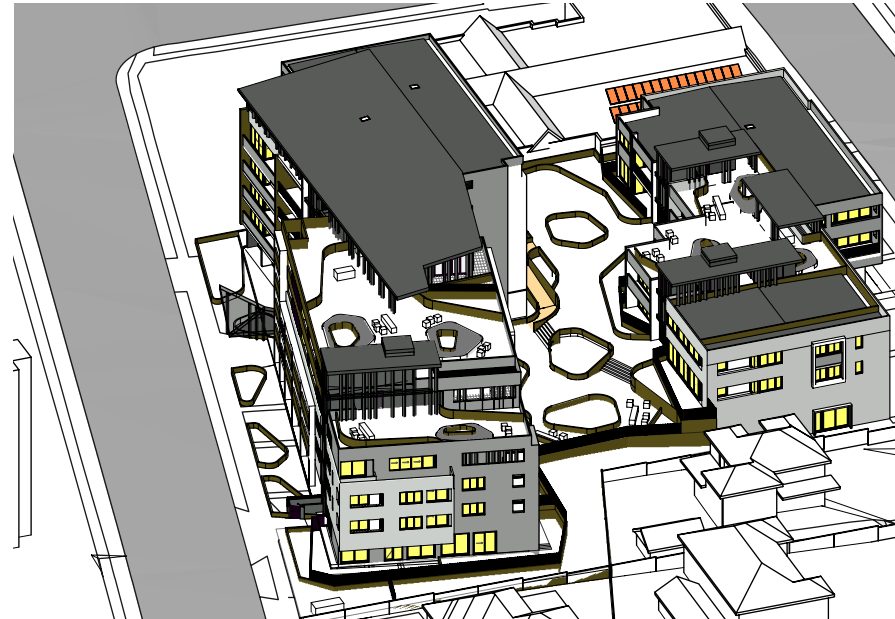
10:00am view from sun



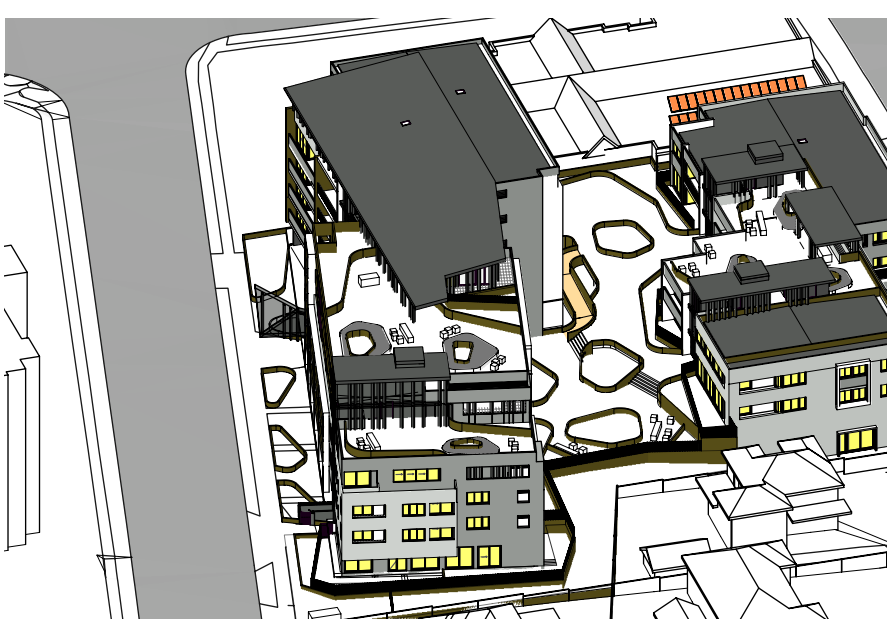
10:15am view from sun



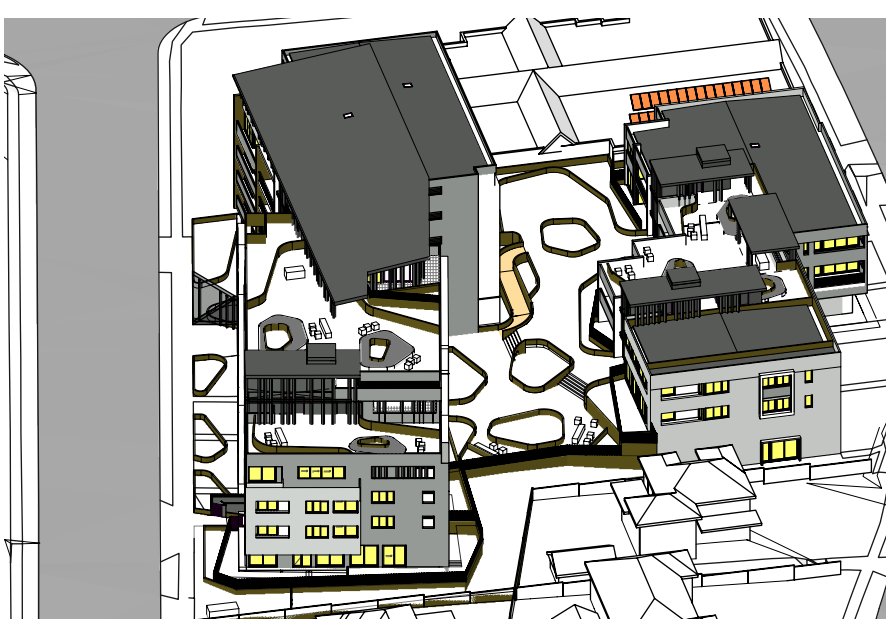
10:30am view from sun



10:45am view from sun



11:00am view from sun



11:15am view from sun



11:30am view from sun



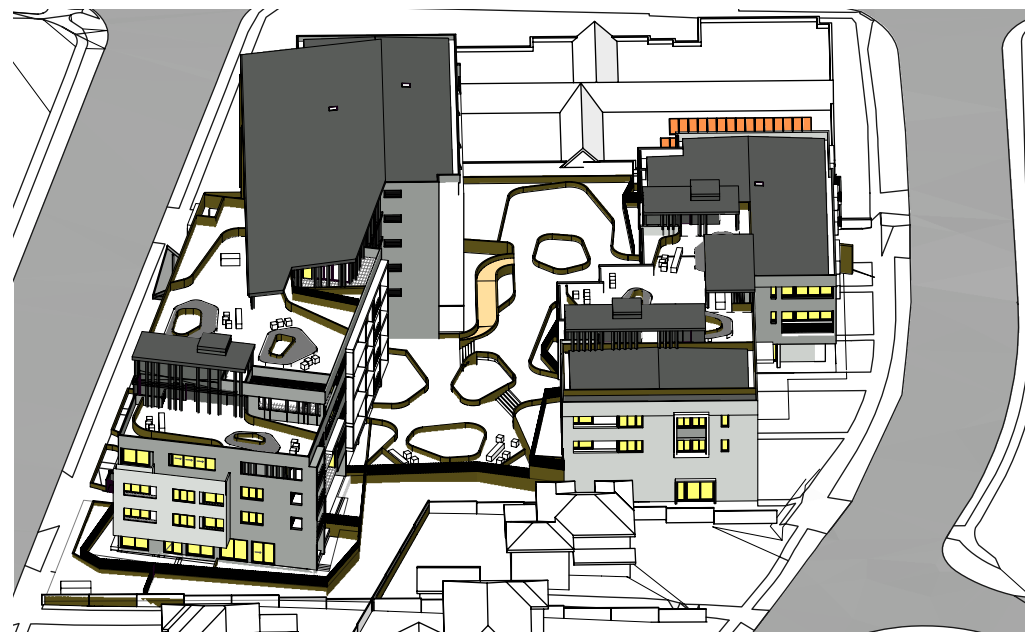
11:45am view from sun

0 8 16 40m
1:900 @ A2

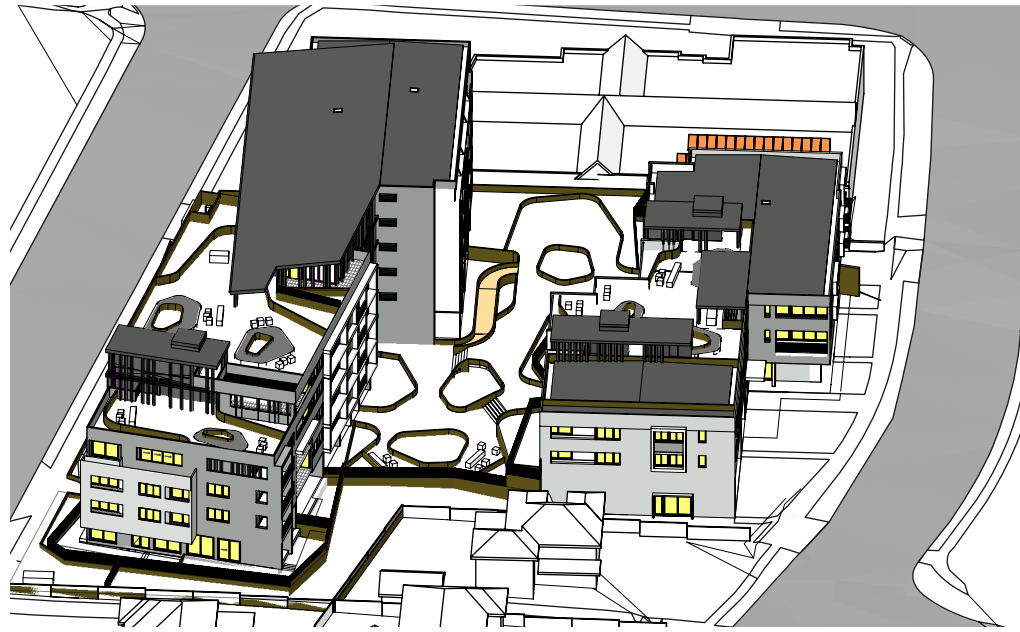
- indicates solar access to library solar panels
- indicates solar access to proposed glazed areas

Legend

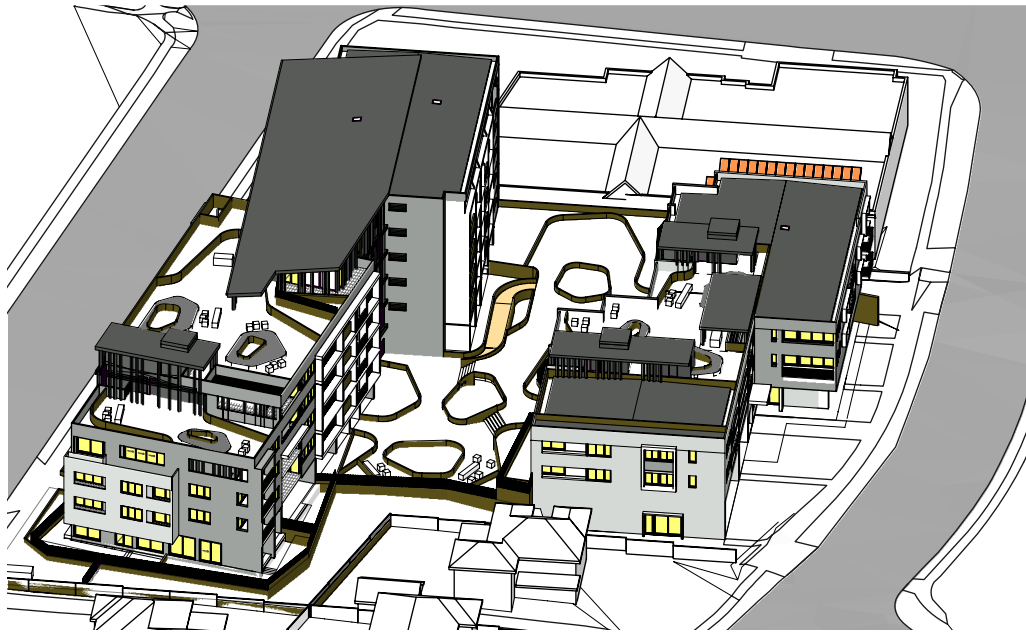
ADG solar & daylight analysis- Winter Solstice Morning



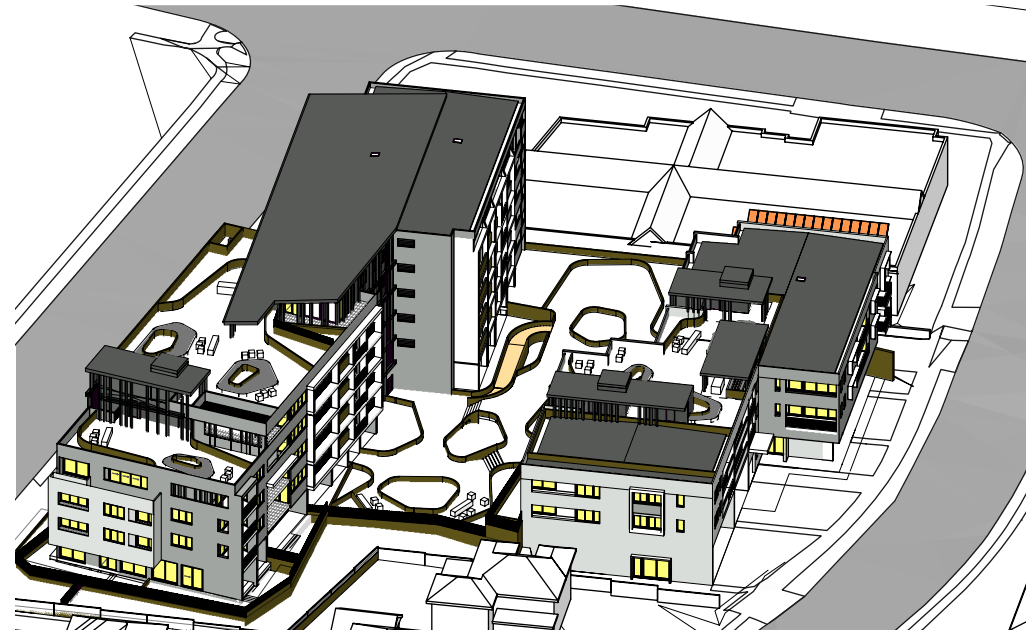
12:00am view from sun



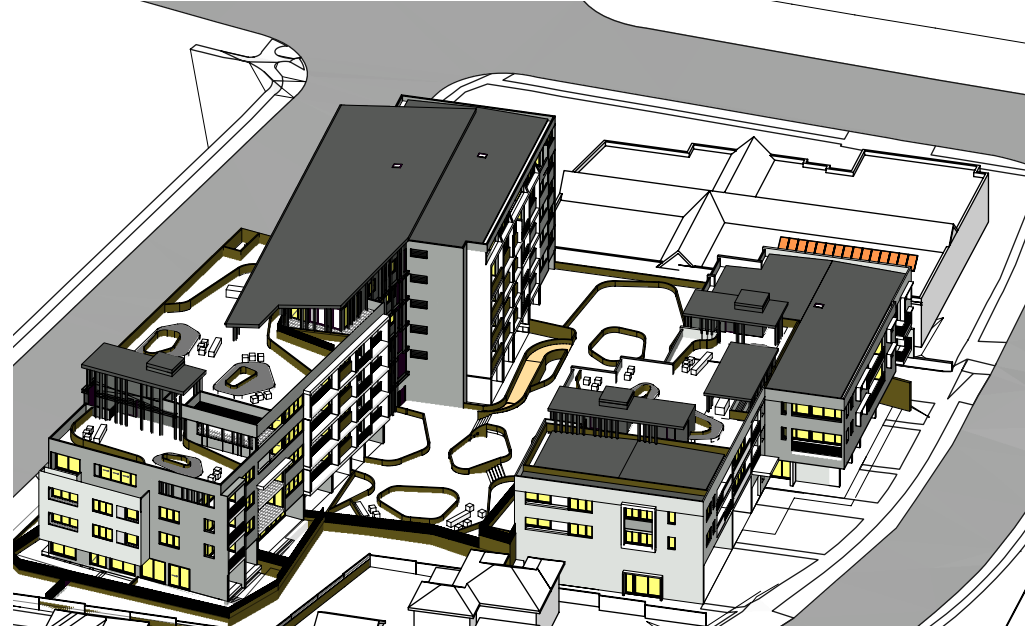
12:15pm view from sun



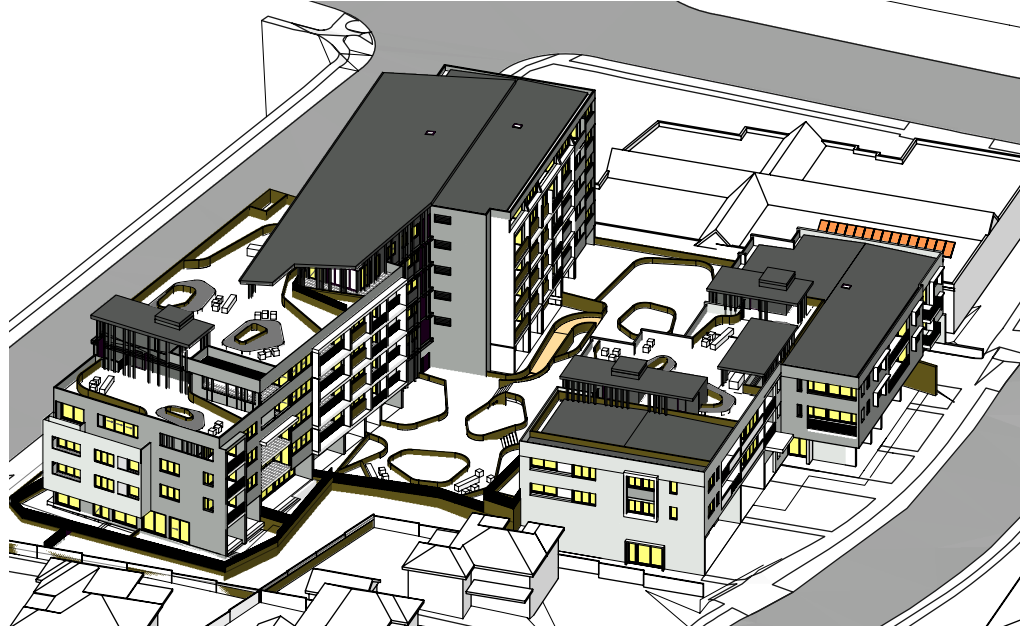
12:30pm view from sun



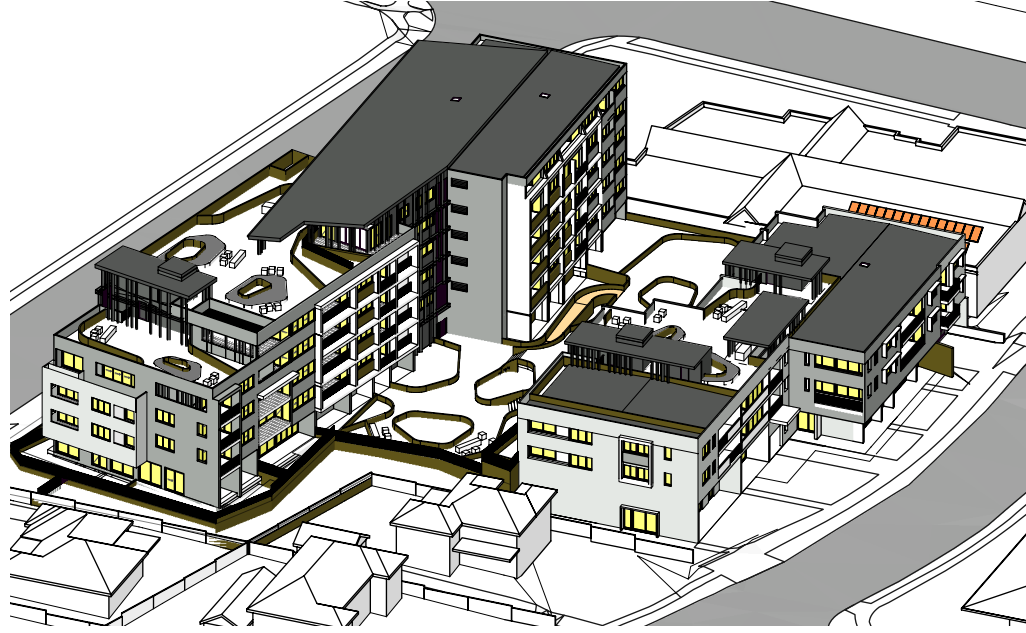
12:45pm view from sun



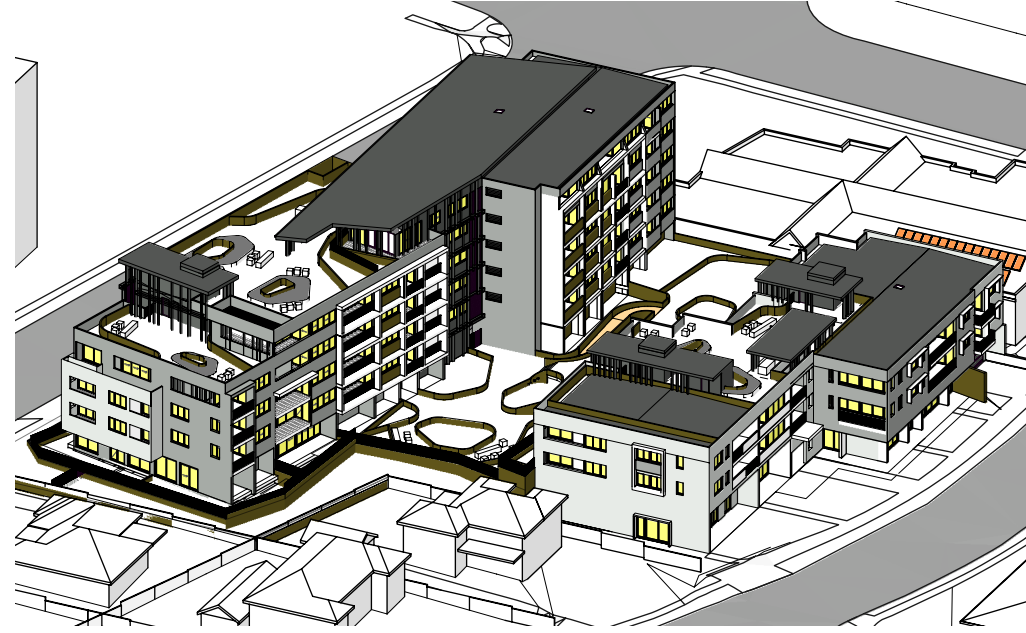
13:00pm view from sun



13:15pm view from sun



13:30pm view from sun



13:45pm view from sun



14:00pm view from sun



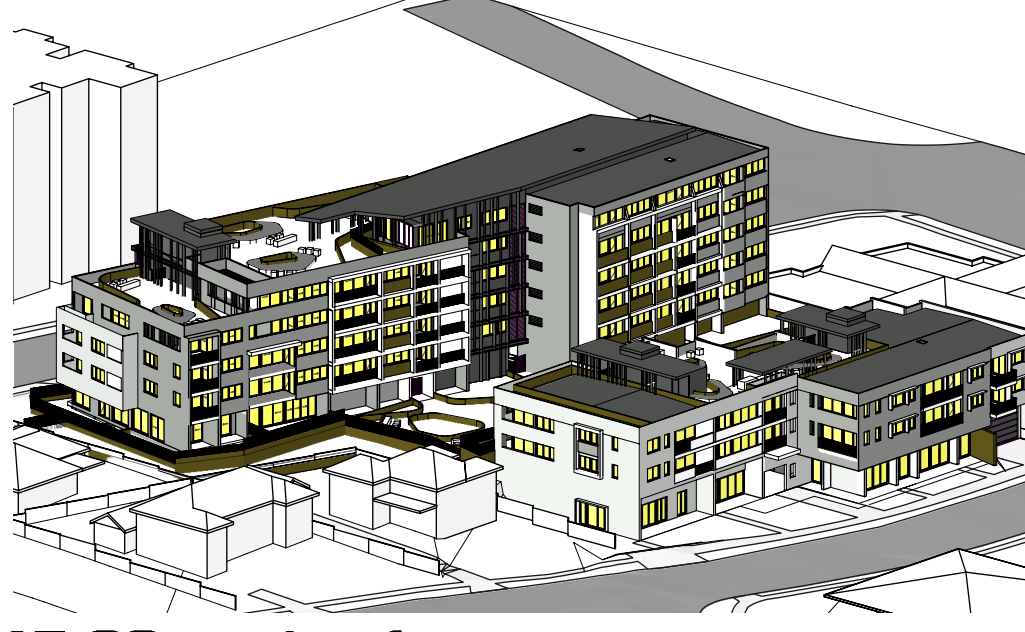
14:15pm view from sun



14:30pm view from sun



14:45pm view from sun



15:00pm view from sun

0 8 16 40m
1:800 @ A2
ADG solar & daylight analysis- Winter Solstice Afternoon

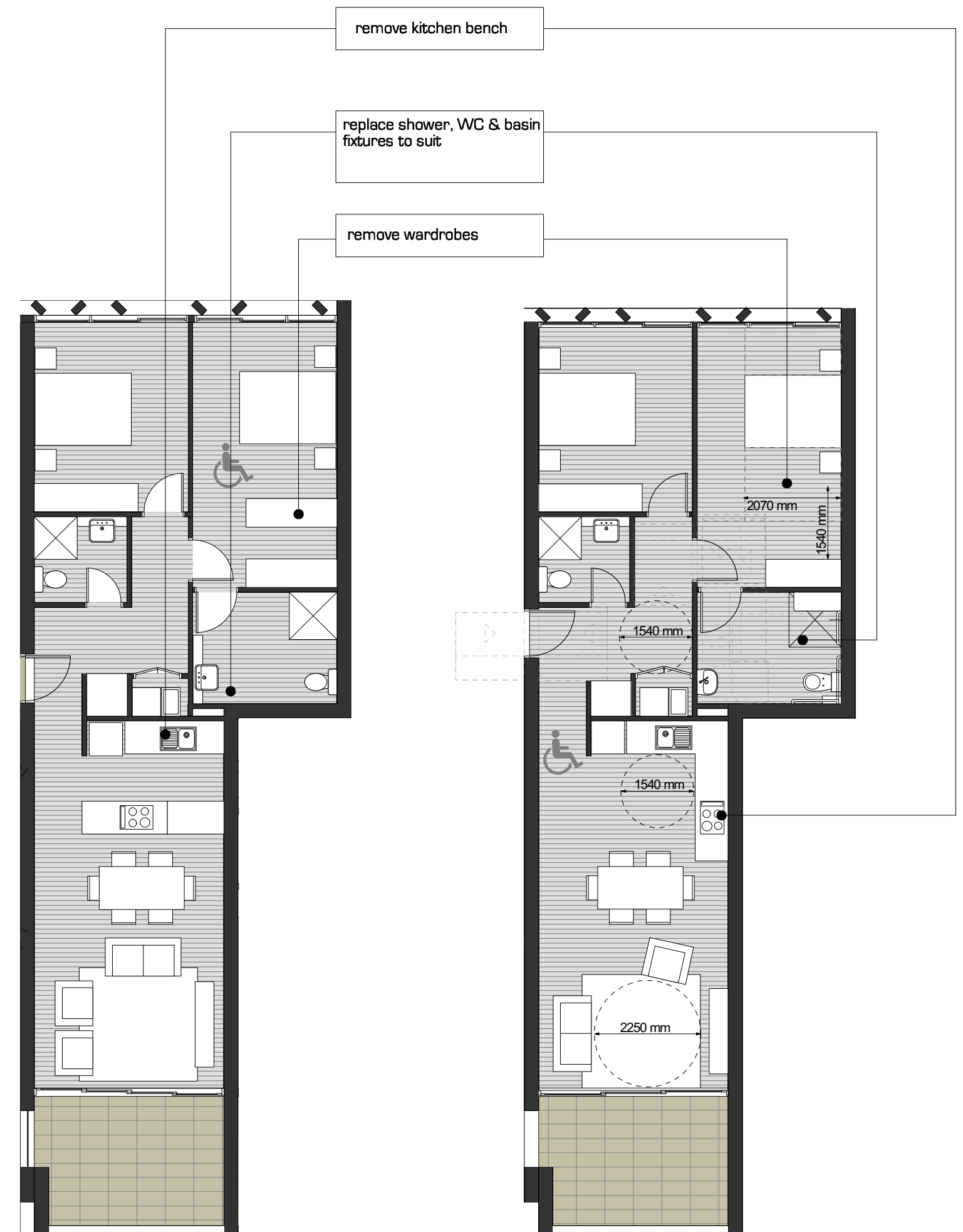
- indicates solar access to library solar panels
- indicates solar access to proposed glazed areas

Legend



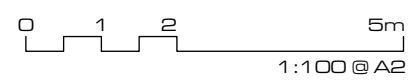
Pre Adapted
Units 02-11, 03-11, 04-11, 05-11, 06-01 [5 UNITS]

Post Adapted

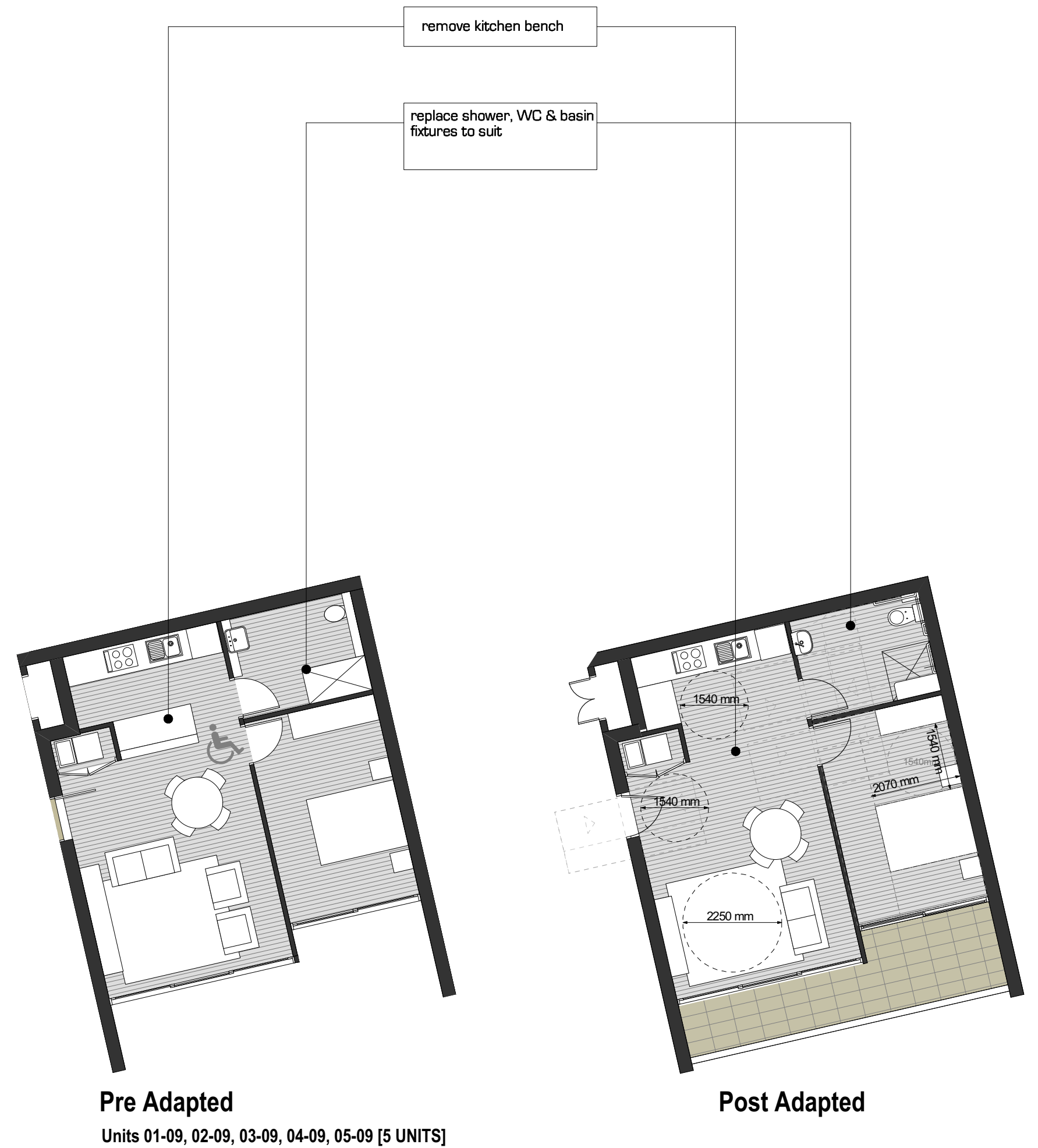


Pre Adapted
Units 02-14, 03-14, 04-14, 05-14, [4 UNITS]

Post Adapted

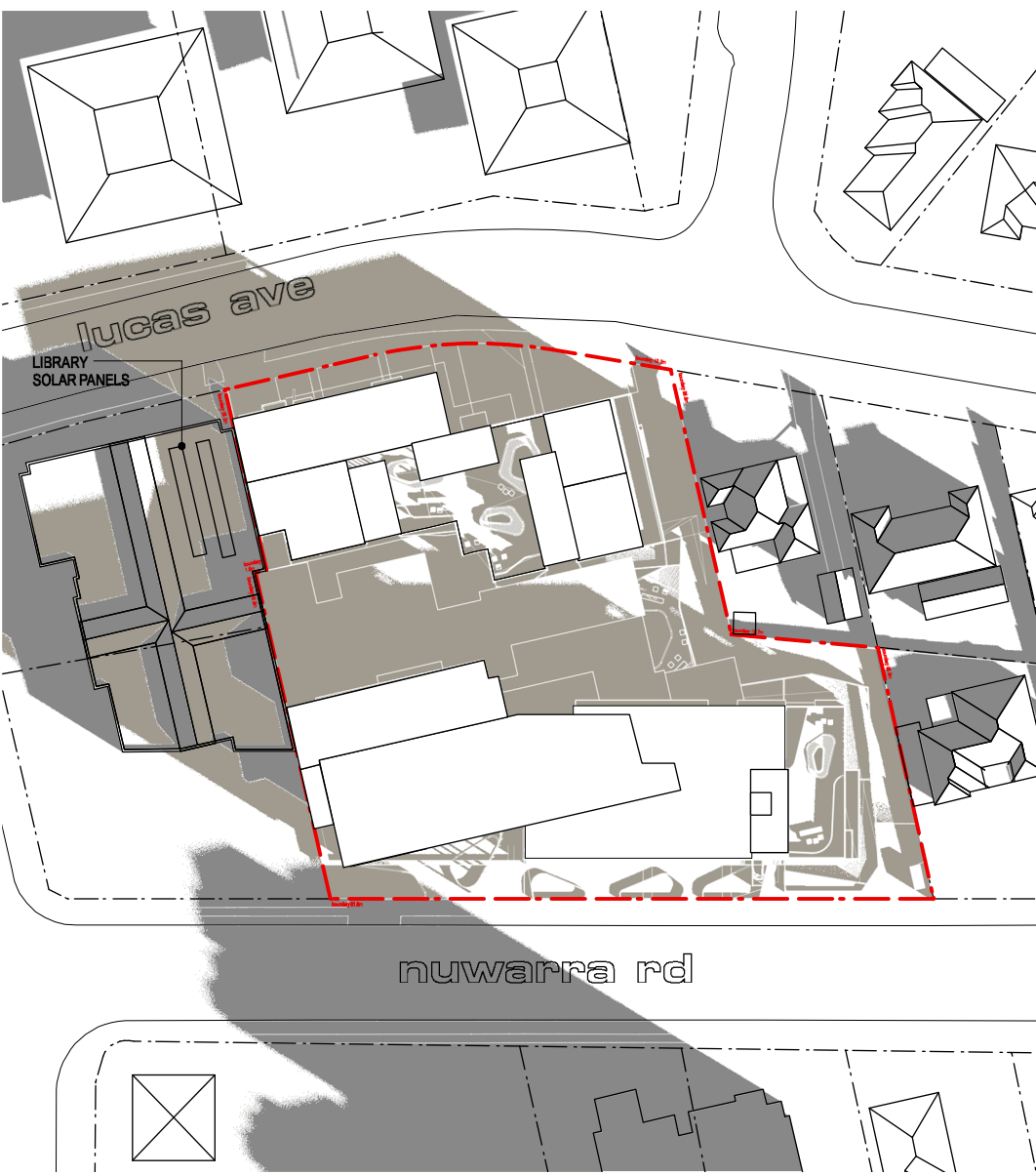


adaptable units

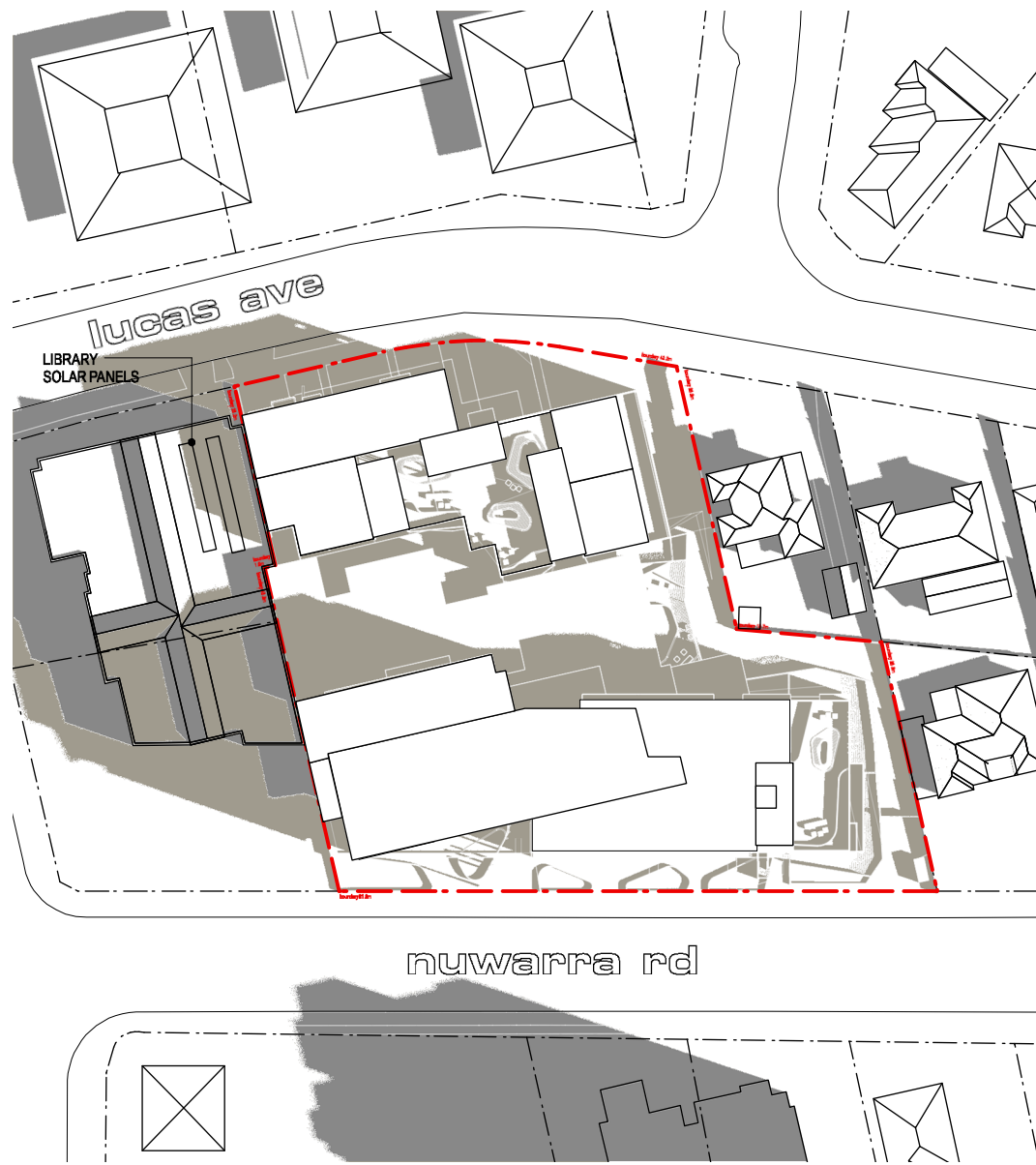


0 1 2 5m
1:100 @ A2

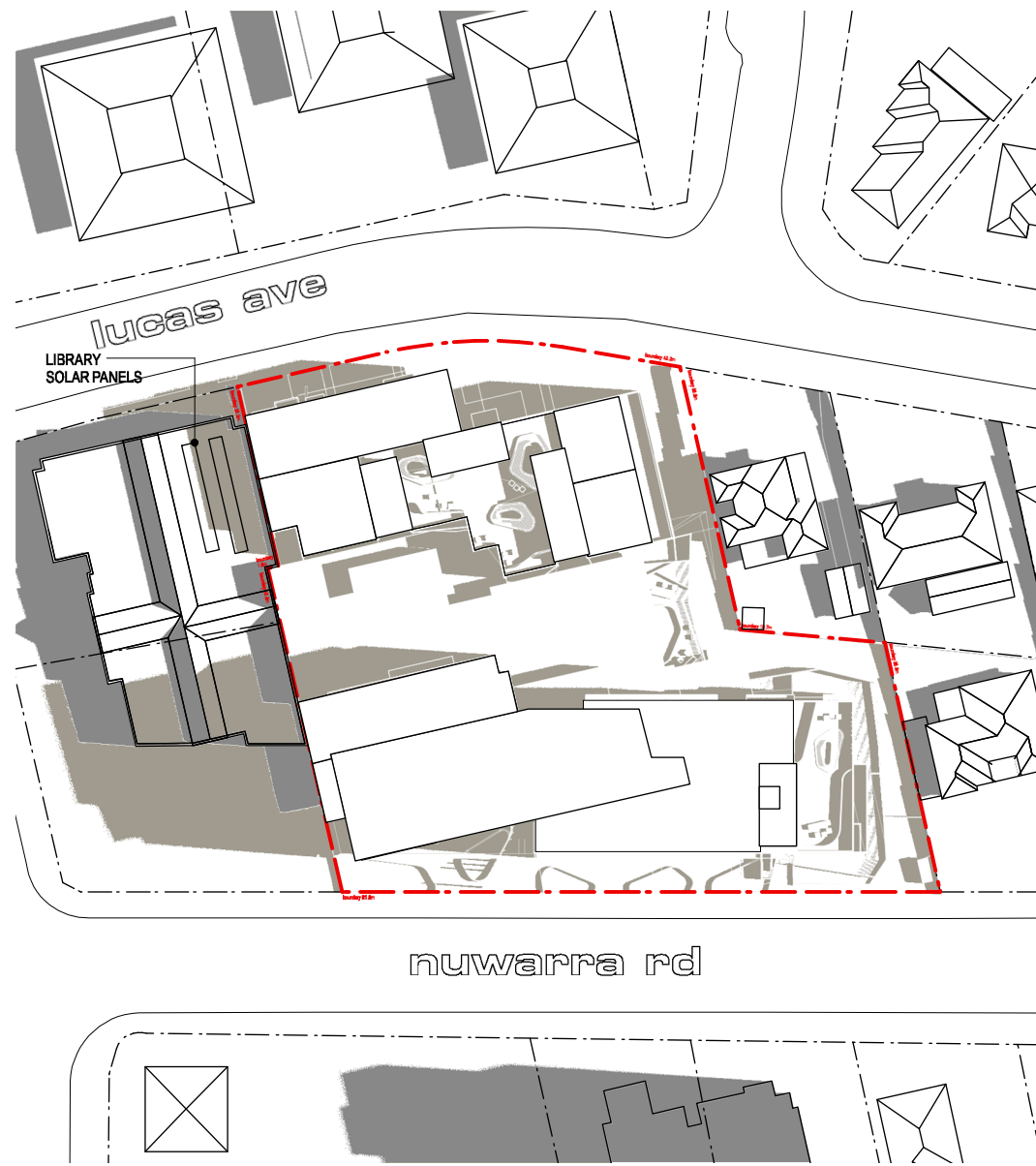
adaptable units



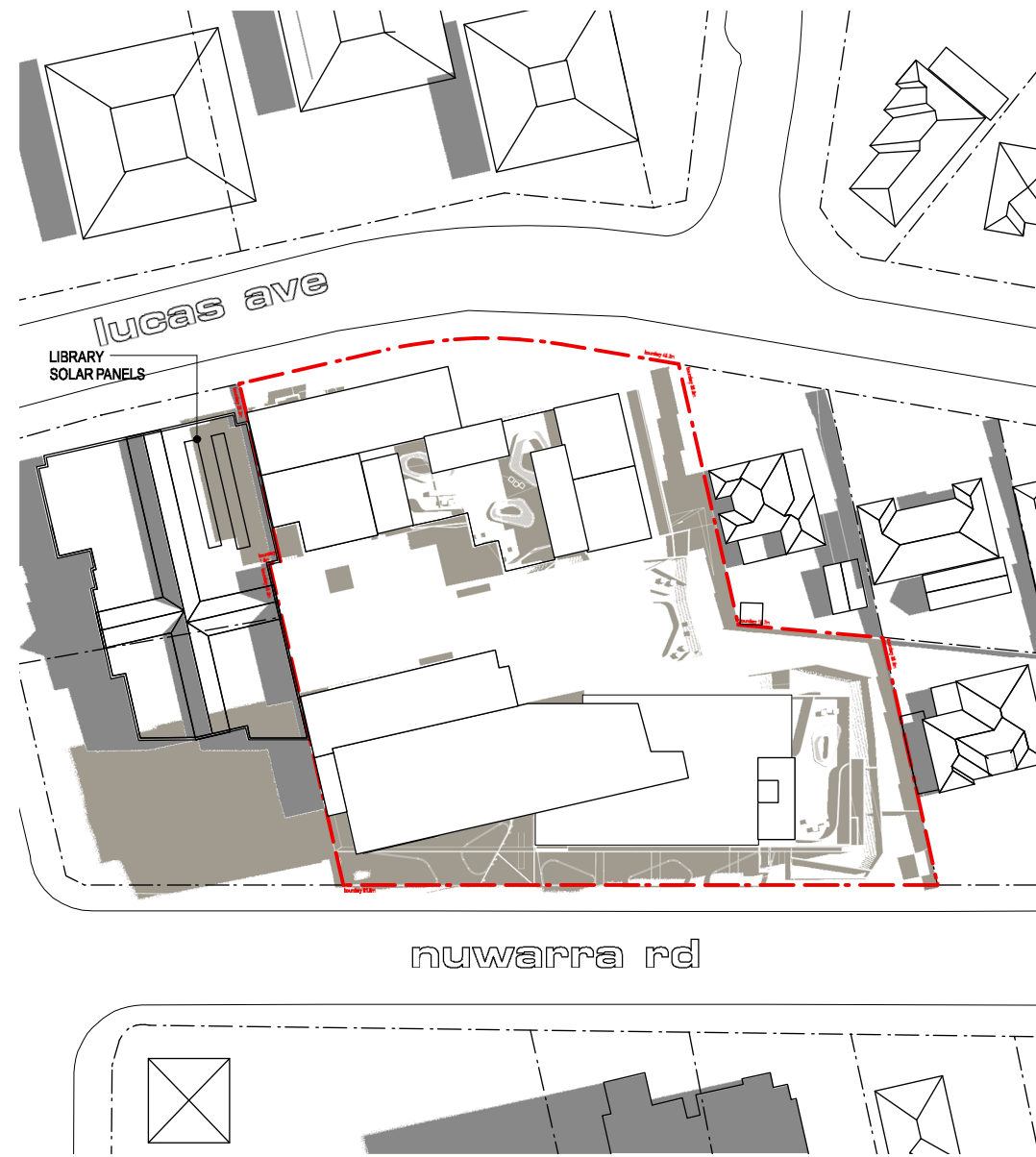
09:00



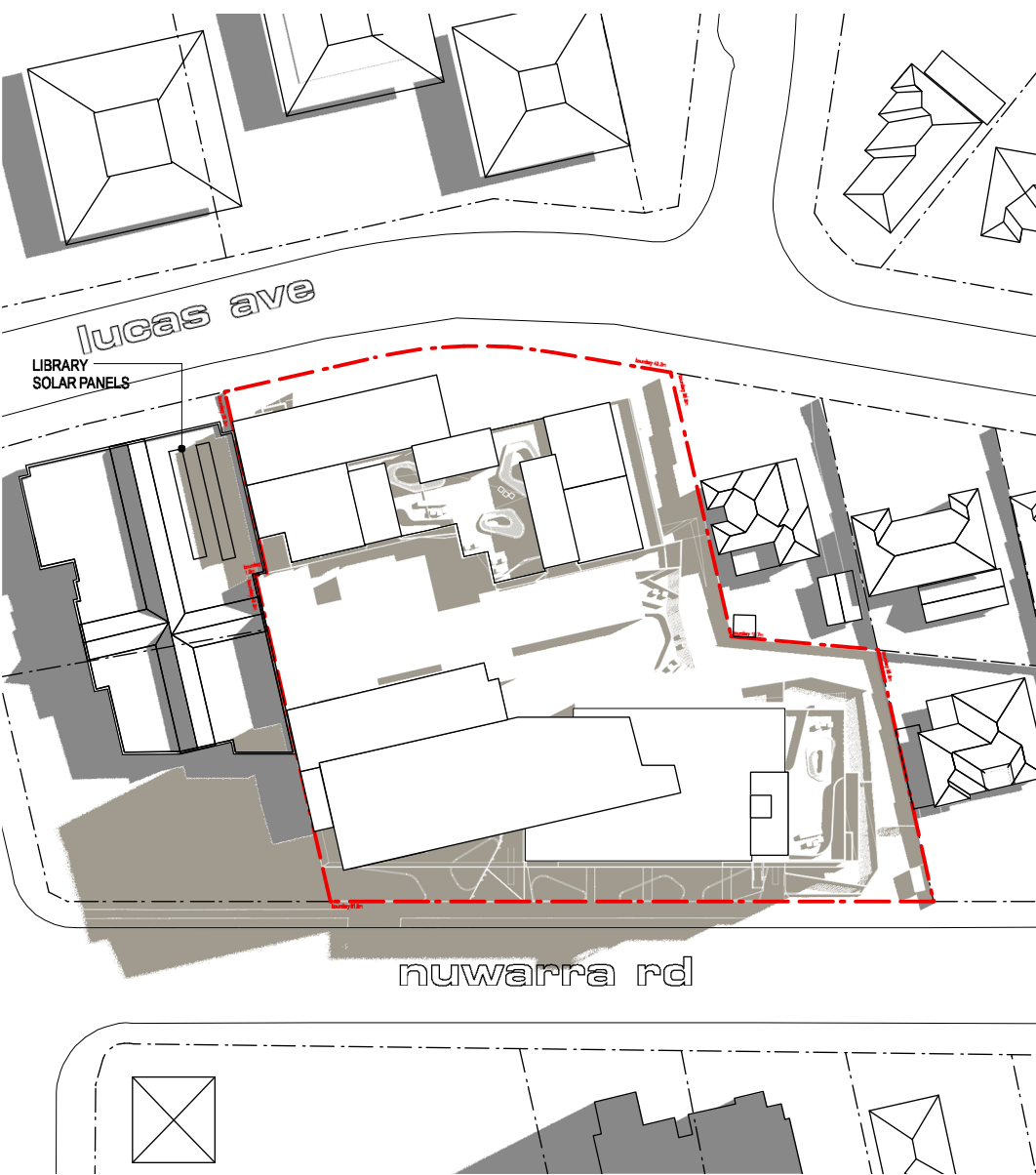
10:00



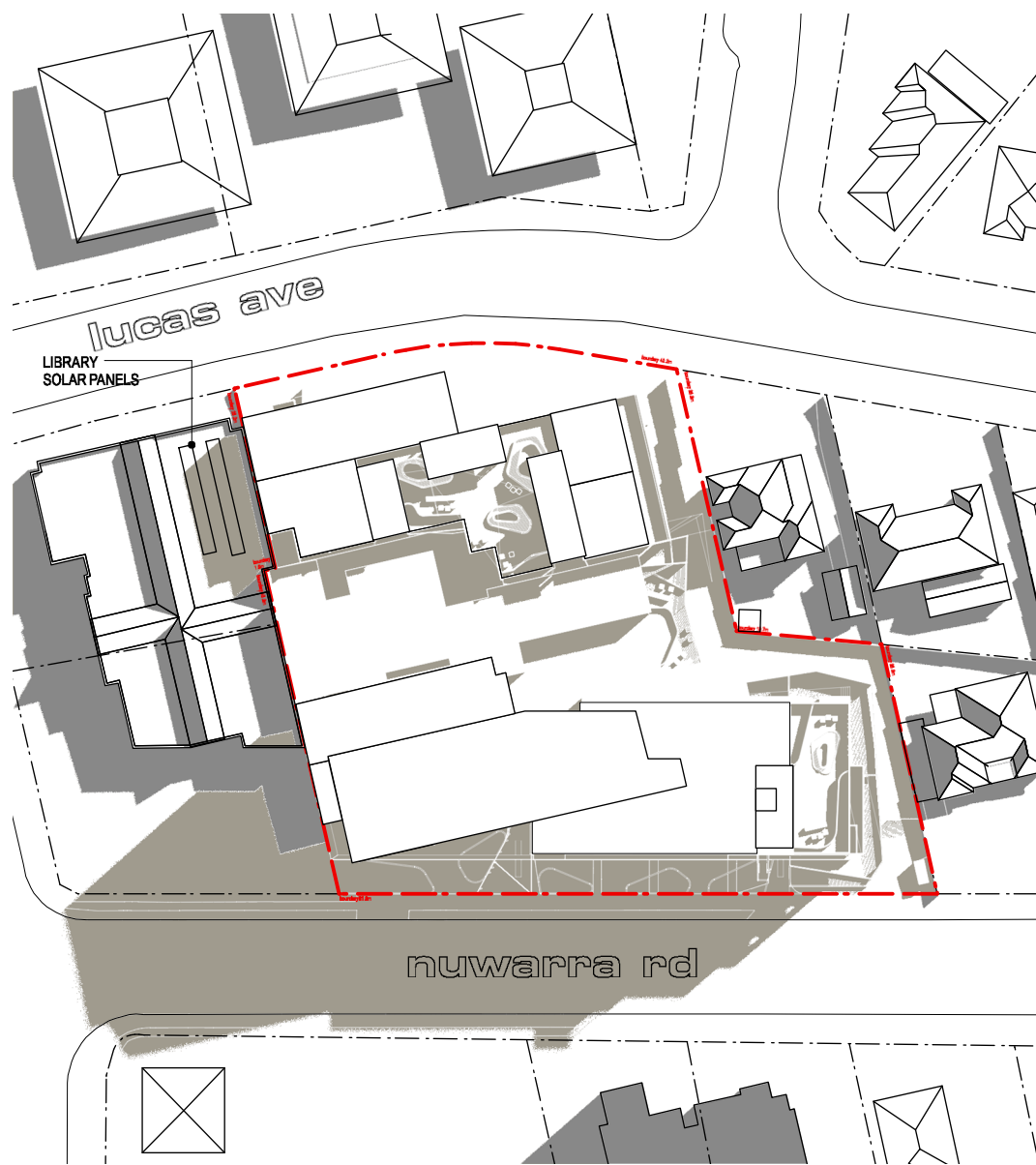
11:00



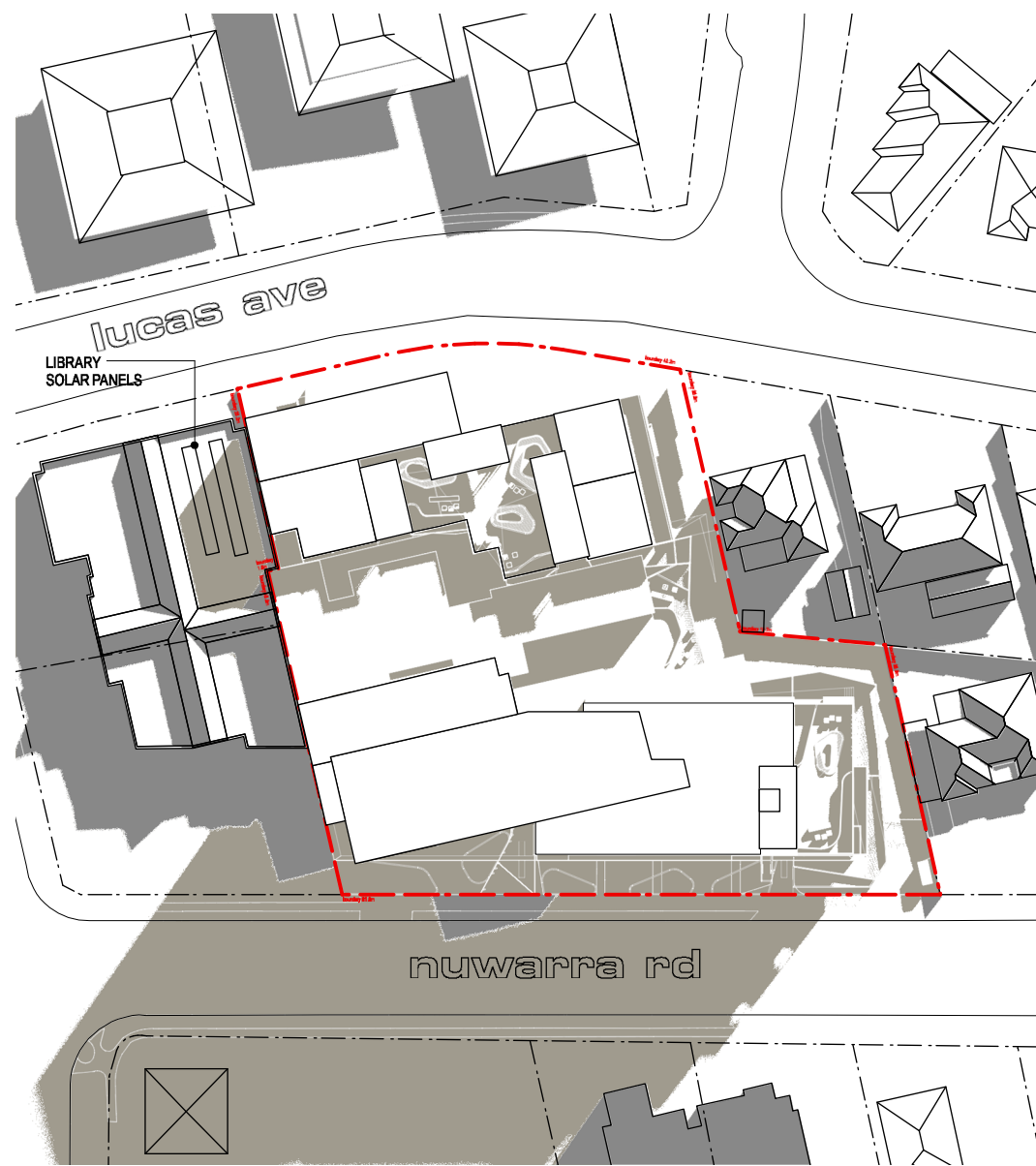
12:00



13:00



14:00



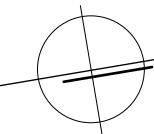
15:00

- shadows cast by existing buildings & fences
- shadows cast by proposed works

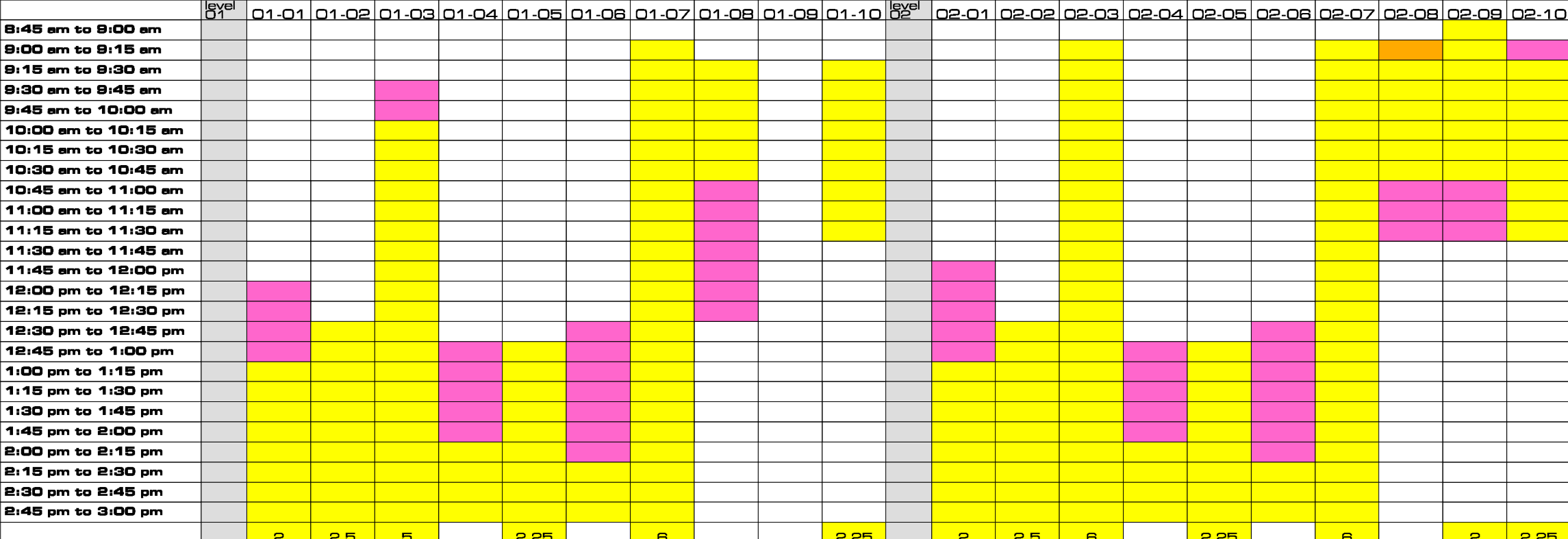
Legend

0 10 20 50m
1:1000 @ A2

shadow analysis plans - winter solstice

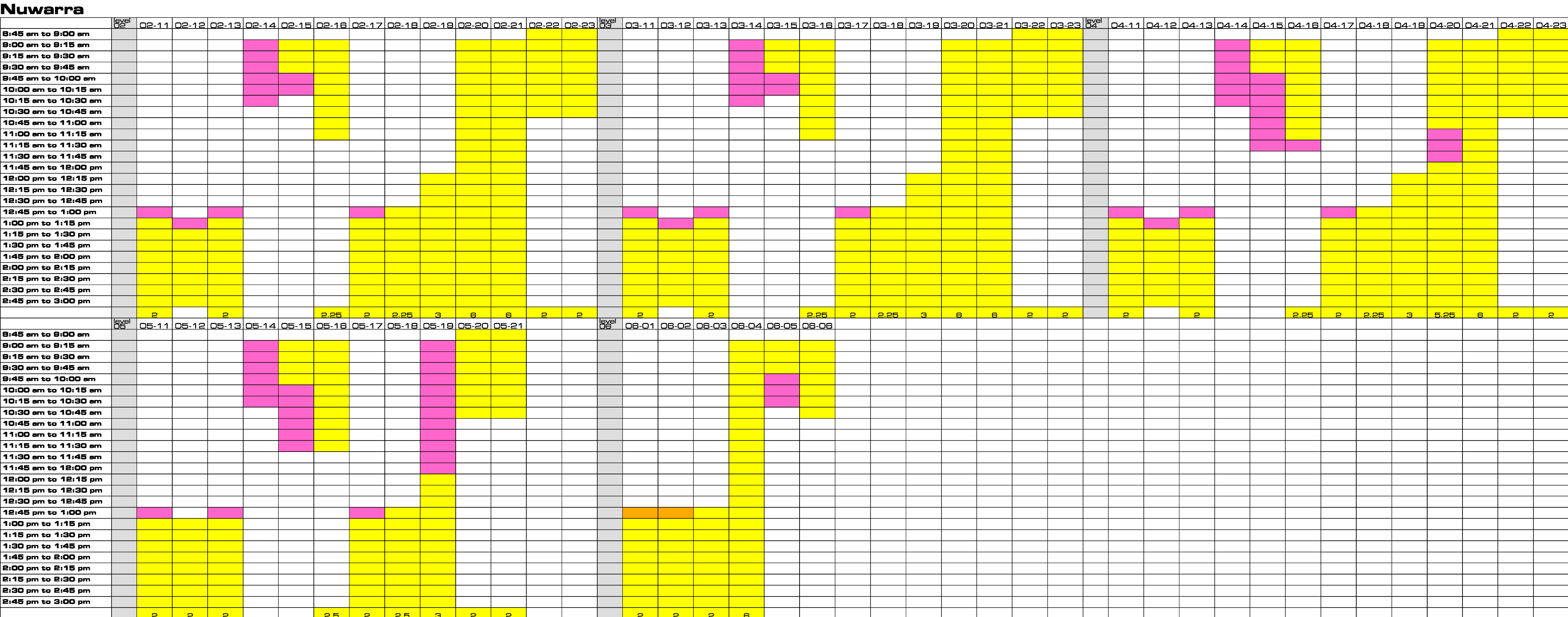


Lucas



 indicates solar access to both private open space and living area
 indicates solar access to living area
 indicates solar access to private open space

Legend



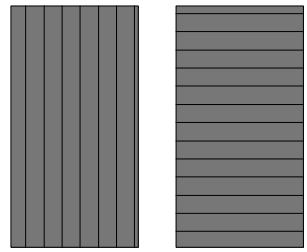
ADG solar & daylight analysis 3



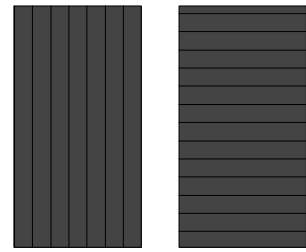
SOUTH ELEVATION

0 1 2 5m
1:100 @ A2

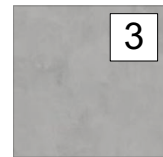
party wall detail



precast concrete:
Timber board pattern
240mm wide board
light grey



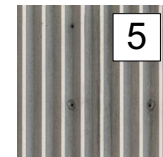
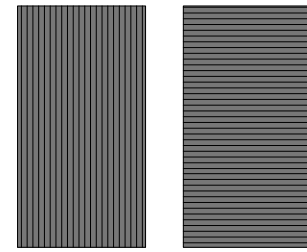
precast concrete:
Timber board pattern
240mm wide board
dark grey



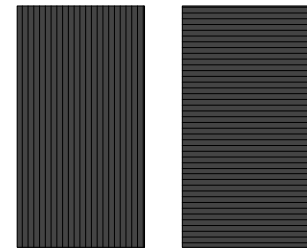
precast concrete:
Smooth set panel
light grey



precast concrete:
Smooth set panel
dark grey



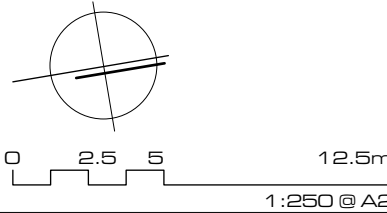
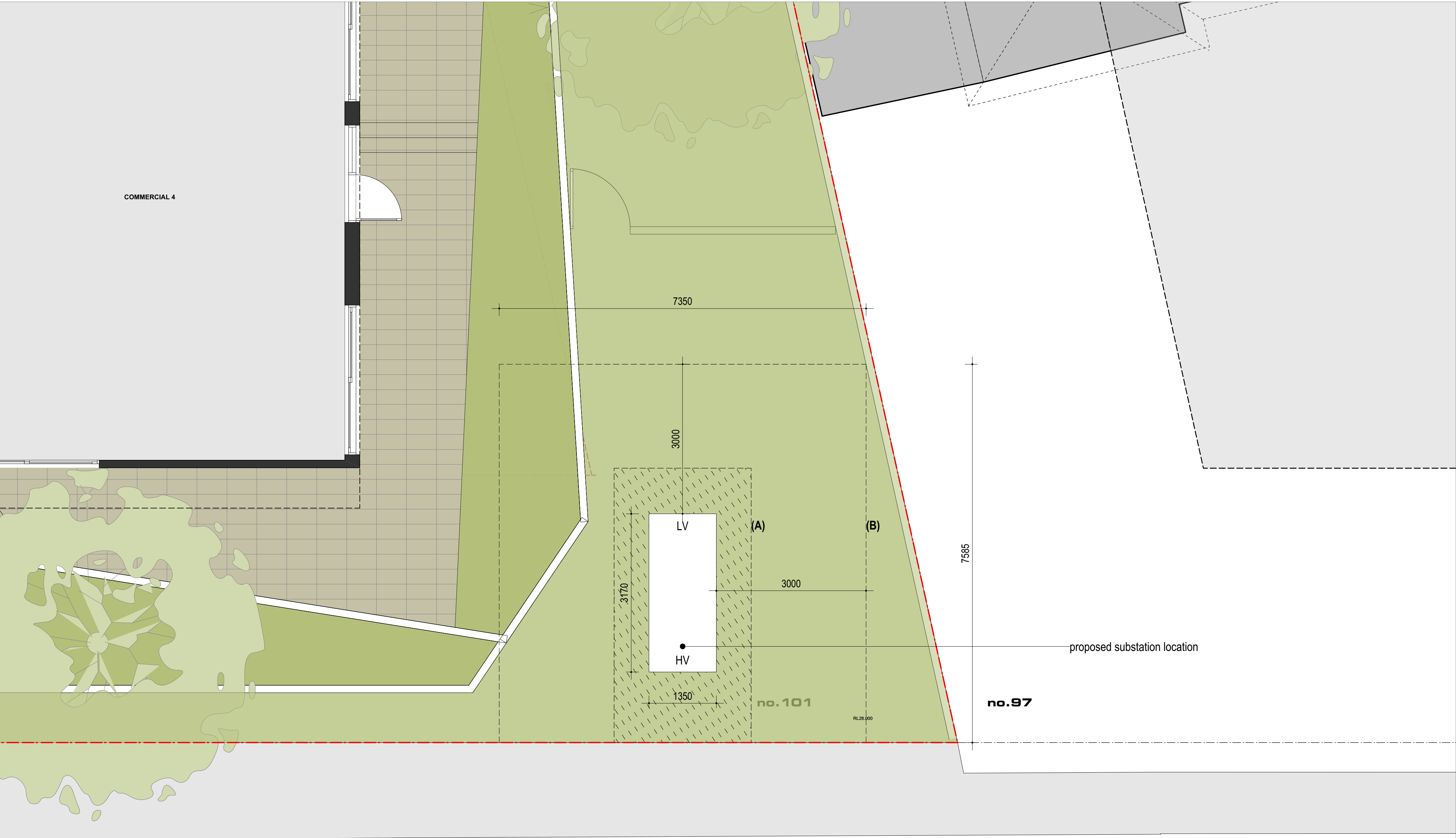
precast concrete:
Corrugated pattern
vertical
light grey



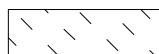
precast concrete:
Corrugated pattern
vertical
dark grey

--- permissible building envelope

E 21/12/18 revised DA issue



LEGEND

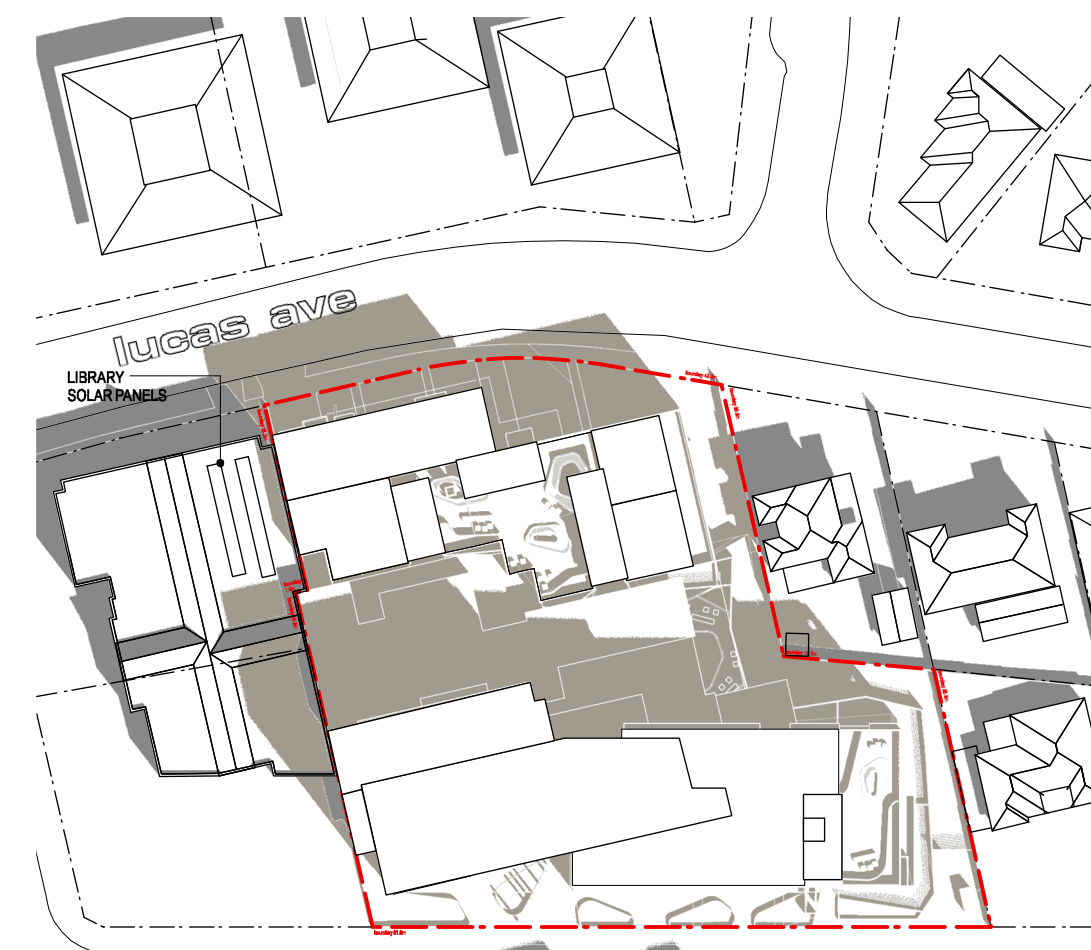


easement area

(A) Easement for padmount substation 2.75 x 5.5 metres
Centred around the substation plinth except for 0.25
metre offset toward the HV end

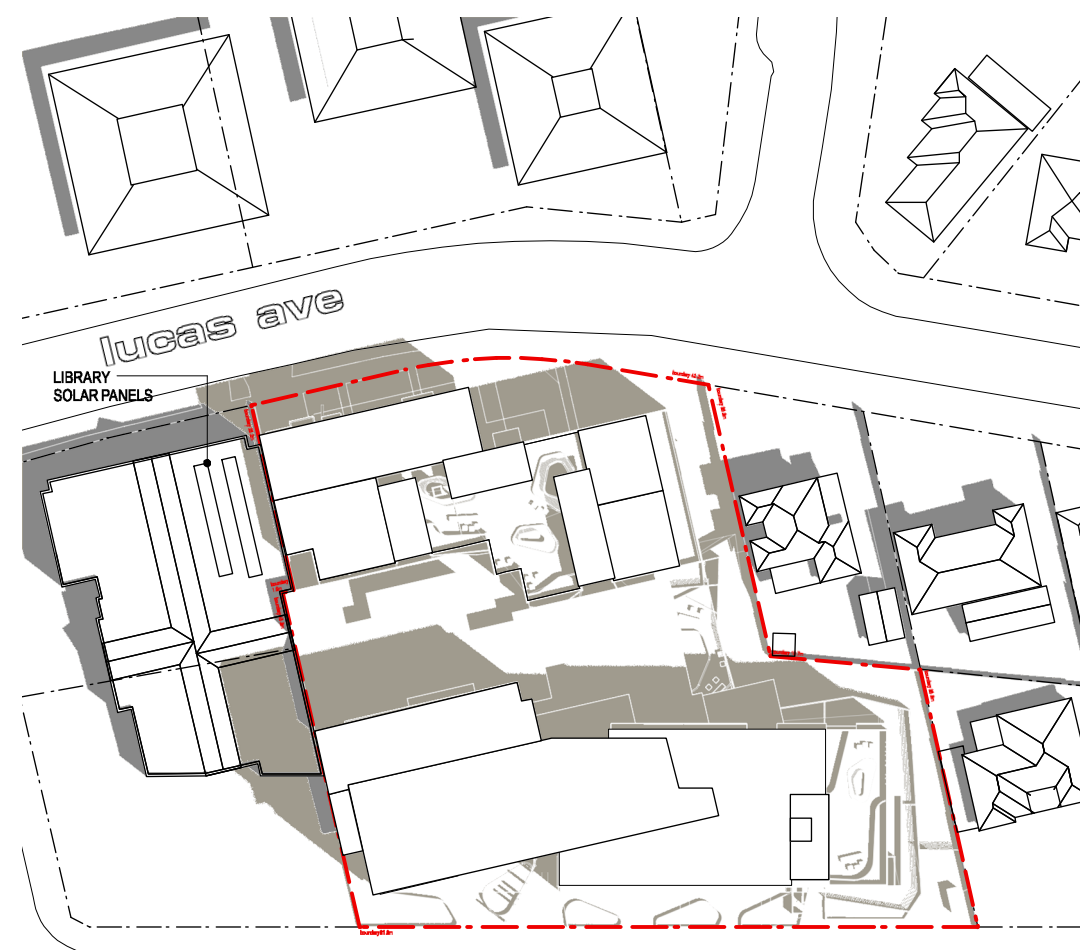
(B) Restriction on the use of land in relation to fire rating
of buildings measured 3 metres from the substation
plinth

substation detail



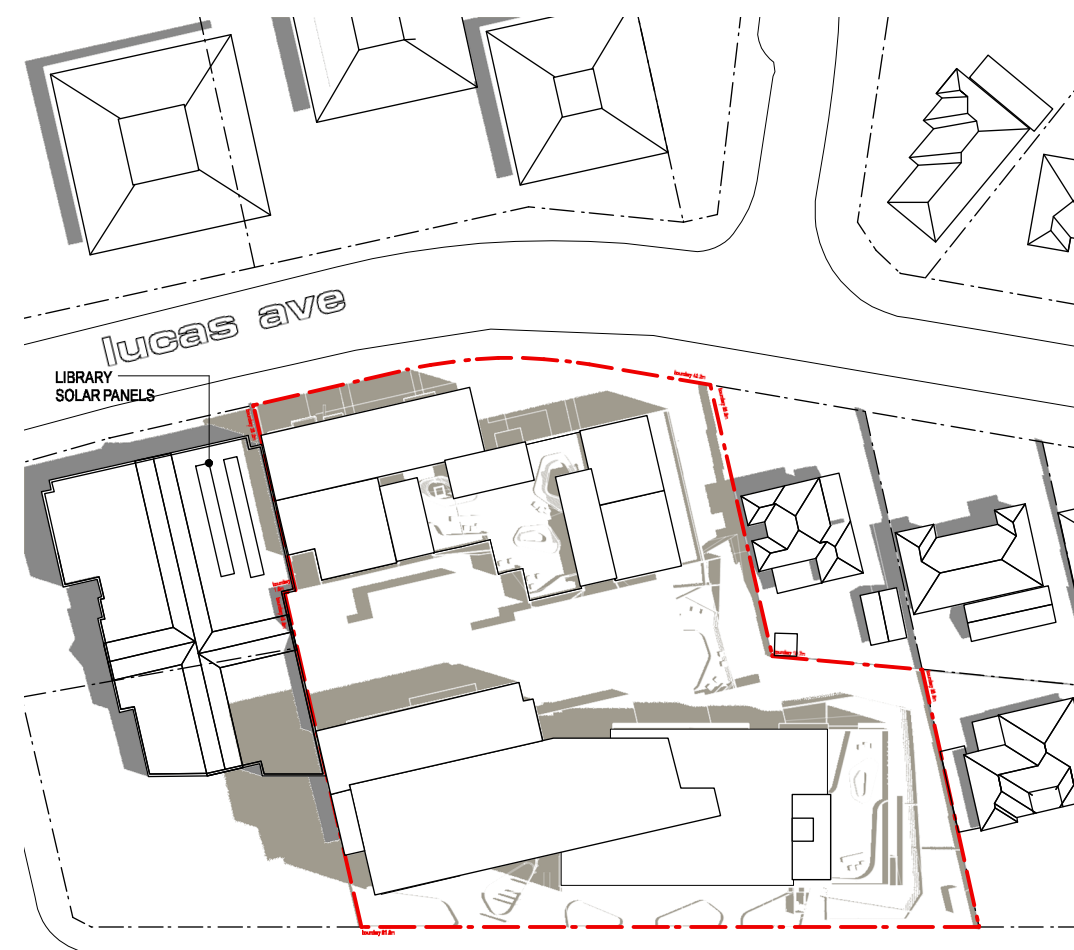
nuwarra rd

09:00



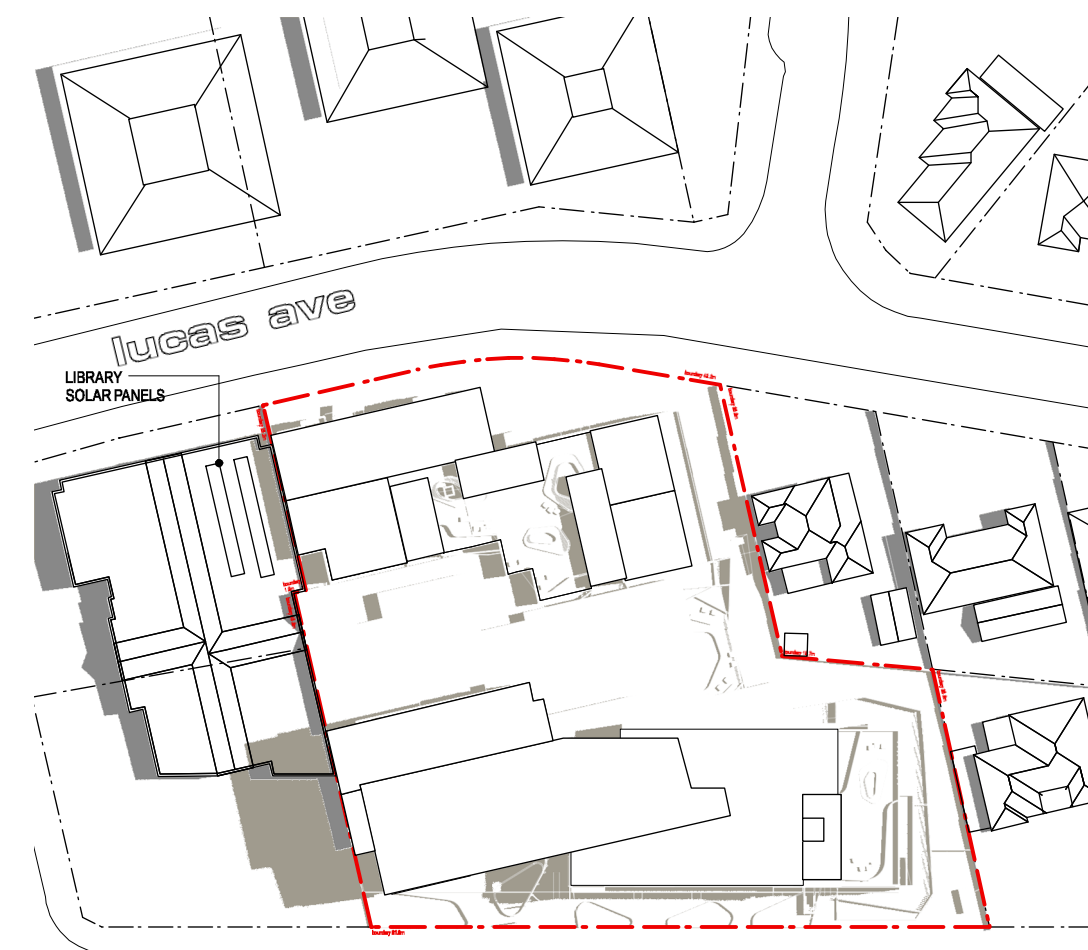
nuwarra rd

10:00



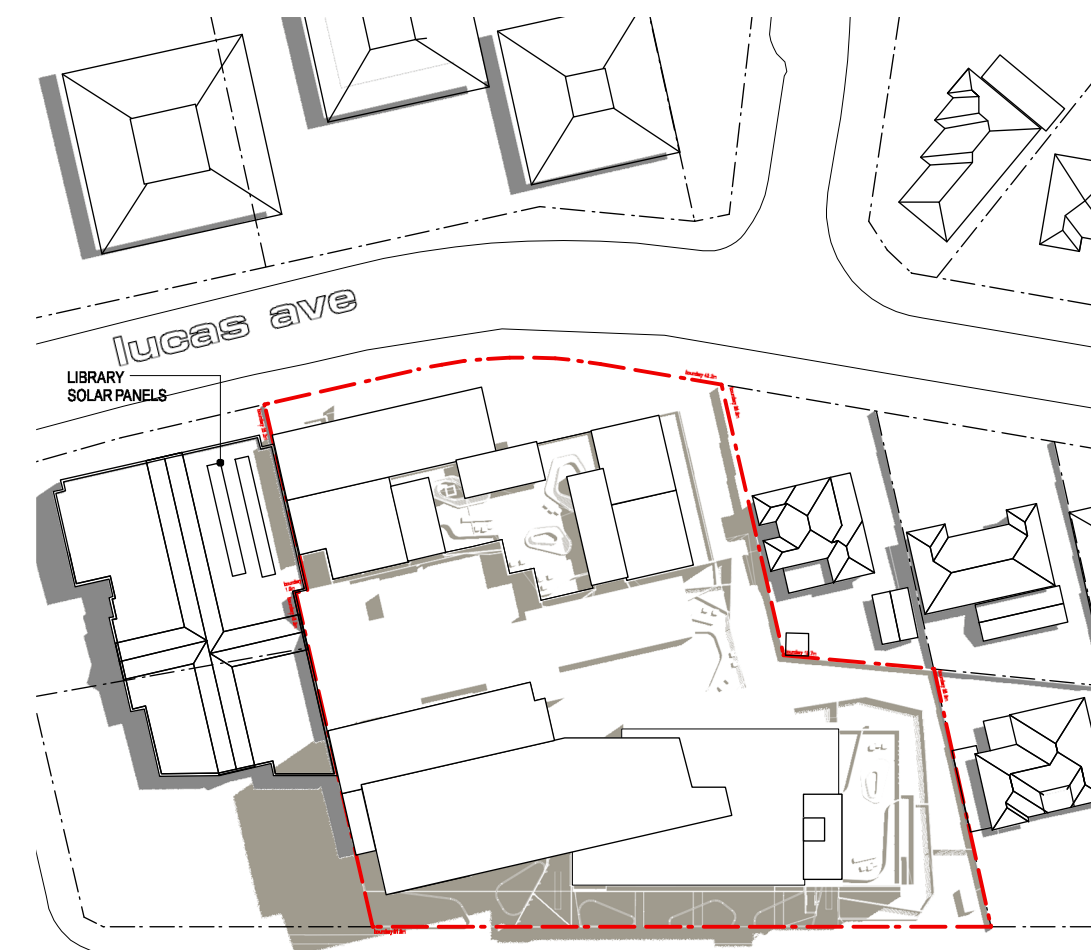
nuwarra rd

11:00



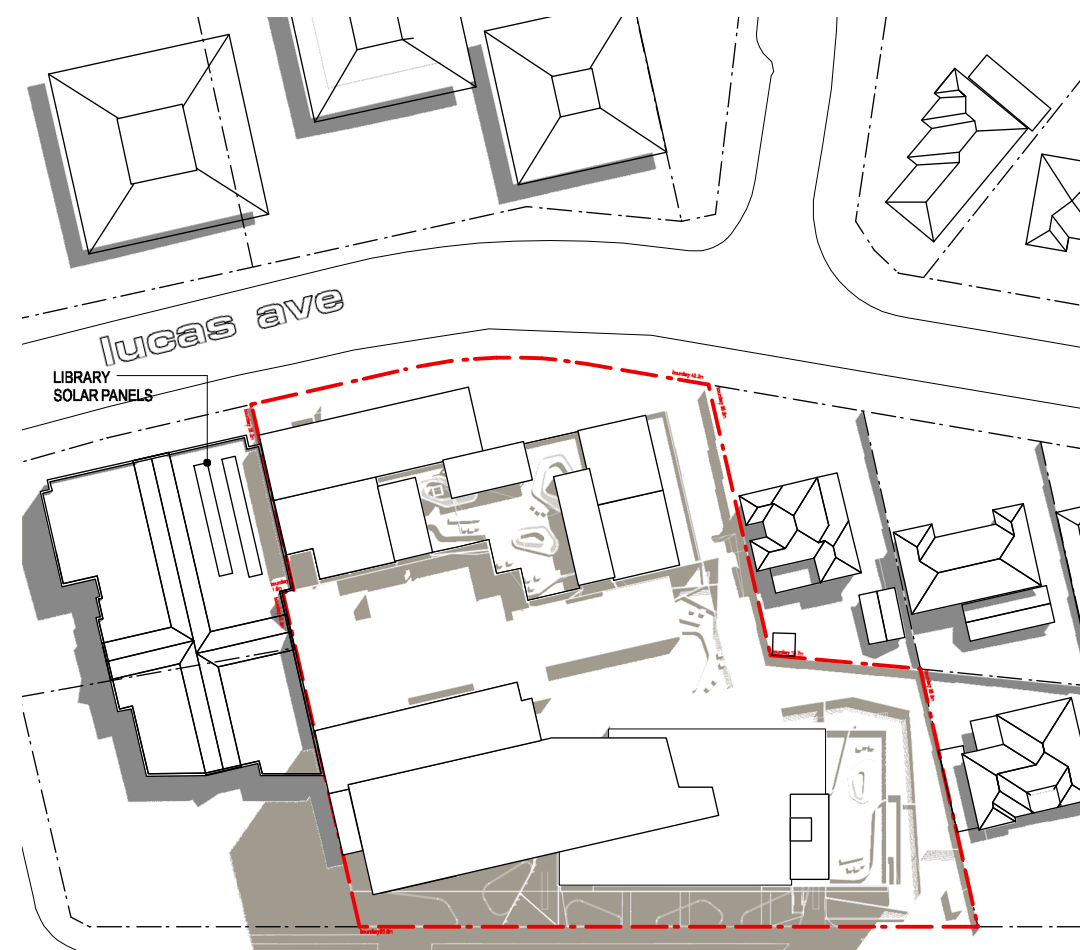
nuwarra rd

12:00



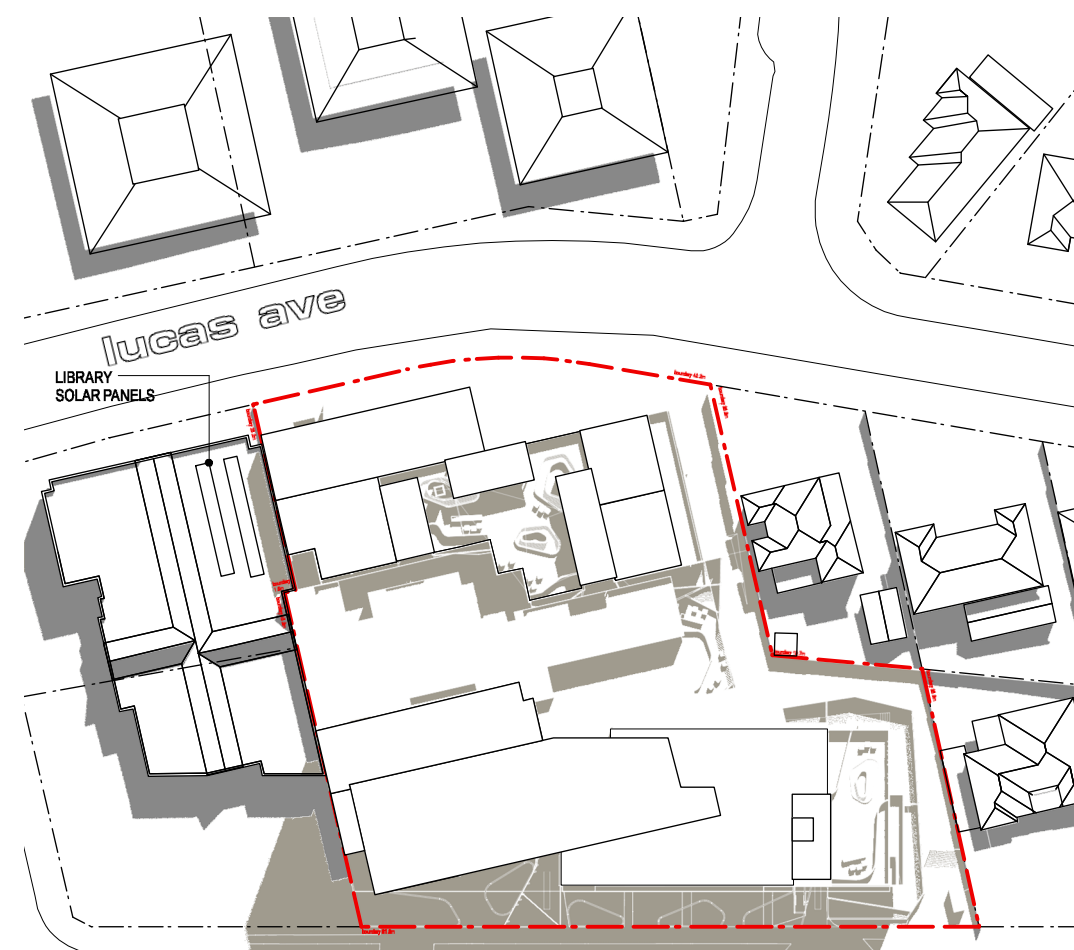
nuwarra rd

13:00



nuwarra rd

14:00



nuwarra rd

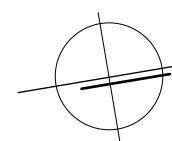
15:00

- shadows cast by existing buildings & fences
- shadows cast by proposed works

Legend

0 10 20 50m
1:1000 @ A2

shadow analysis plans - march/september equinox



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 - DA42 E