

DRAWING SCHEDULE

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CONCEPT PLAN
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CONCEPT PLAN
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CONCEPT PLAN

FSR

SITE AREA: 1532.98 SQM
PERMISSIBLE FSR: 1:1 + 0.5 BONUS
PERMISSIBLE GFA: 2299.47 SQM
TOTAL GFA: 2299.20 SQM
TOTAL FSR: 1.50 : 1

UNIT MIX

STUDIO: 1
1 BED: 6
2 BED: 17
3 BED: 6
UNITS TOTAL: 30



Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R2.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.5 insulation in floor
G05	R1.0 insulation in floor
104	R1.0 insulation in floor above 'open air'
106	R1.0 insulation in floor
401	R2.0 insulation in roof
402	R2.0 insulation in roof
403	R2.0 insulation in roof
404	R2.0 insulation in roof

External Walls:
First 4 levels: Brick Veneer: brick:
Reflective Foil (RFL): R2.0:
plasterboard- medium colour
Top level: Steel cladding: RFL: R2.0:
plasterboard (cladding on battens)
(medium colour)

Internal Walls:
- Within Units: Plasterboard on studs (R1.0 insulation)
- Party Walls: plasterboard: 28mm
insul.: air gap: 75mm AAC: R1.0 Insul.:
plasterboard

Windows:
Aluminium SG Clear: U = 6.70: SHGC = 0.70

Roof:
Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under) (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling:
Plasterboard + no insulation
Floor: Concrete slab (no insul.) - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering:
Ceramic tiles in wet areas and carpet elsewhere

Ceiling Penetrations:
Assumed no ceiling penetrations as there will not be recessed downlights

Exhaust Fans:
Must be sealed



Certificate no.: 0001825690
Assessor Name: B Carr
Accreditation no.: VIC/BDV/12/1457
Certificate date: 24 August 2017
Dwelling Address: 129-131 Memorial Avenue
Liverpool, NSW 2170
www.nathers.gov.au

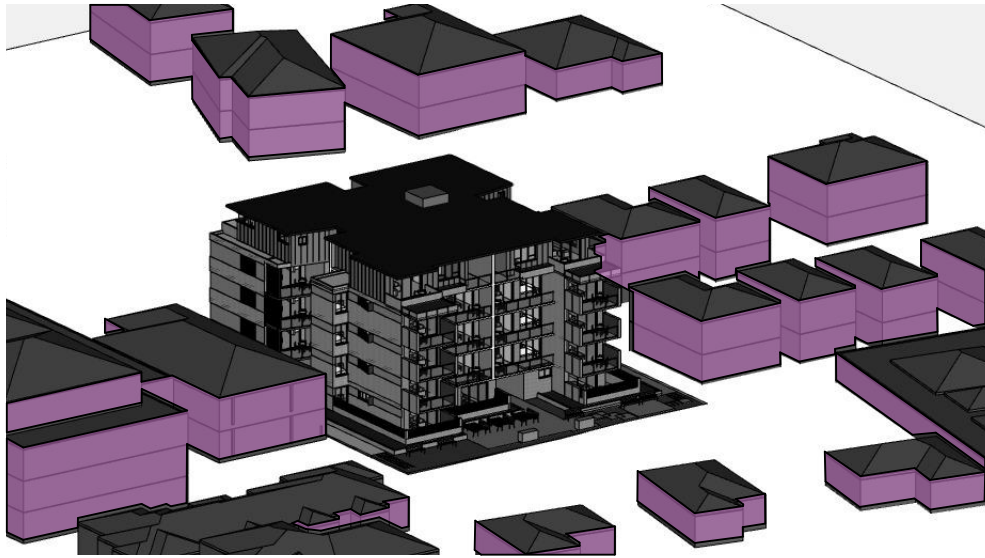


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LEVEL 2 UNIT 2
14 RAILWAY PARADE
BURWOOD NSW 2134

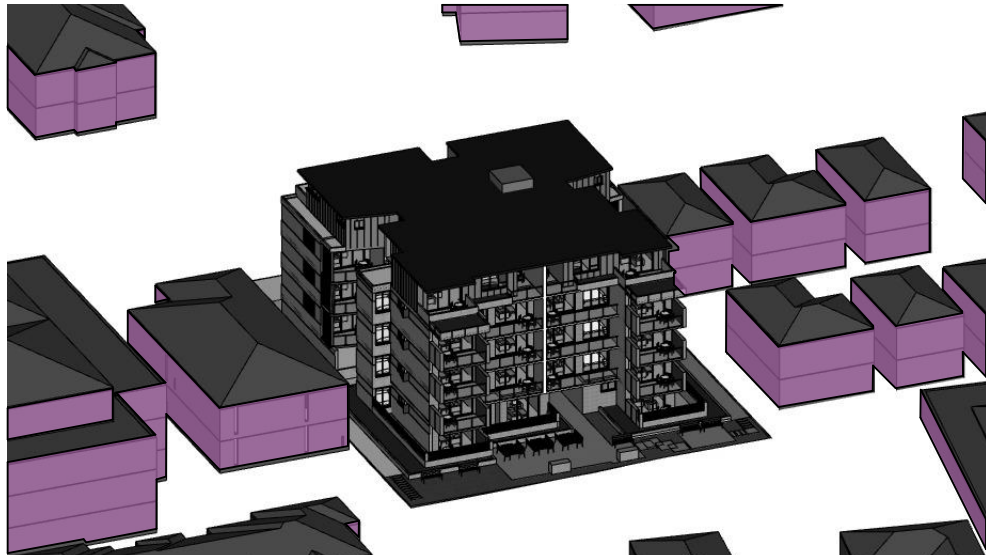


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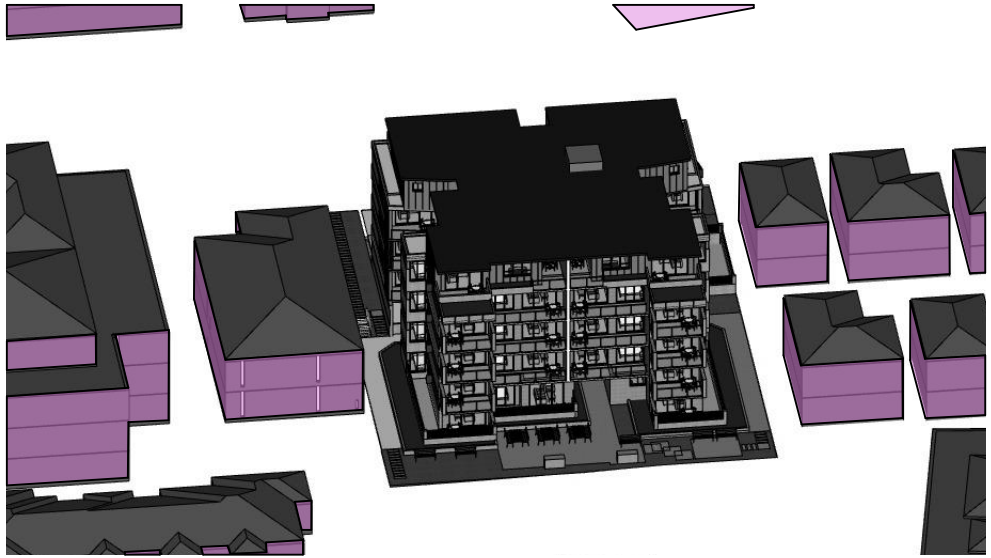
129-131 MEMORIAL AVE
LIVERPOOL NSW 2170



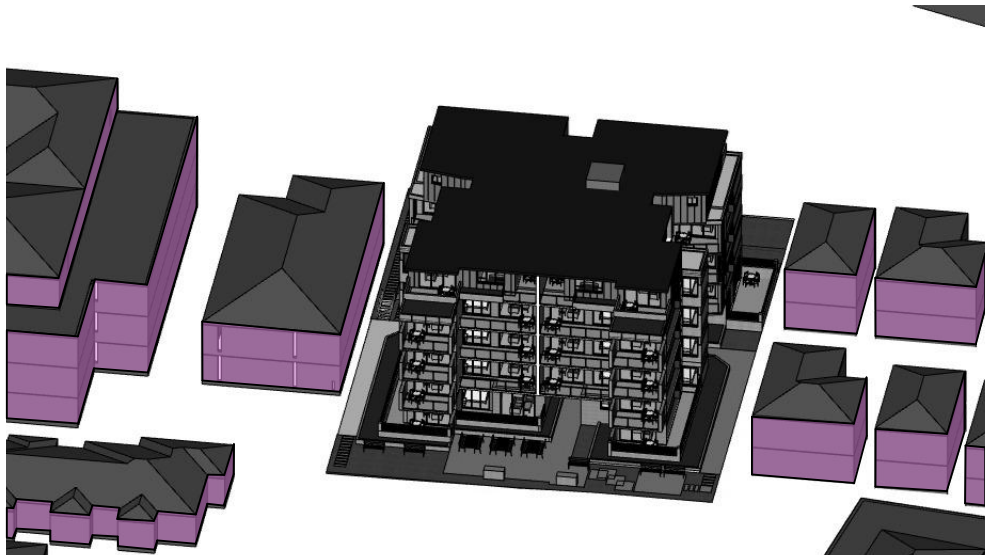
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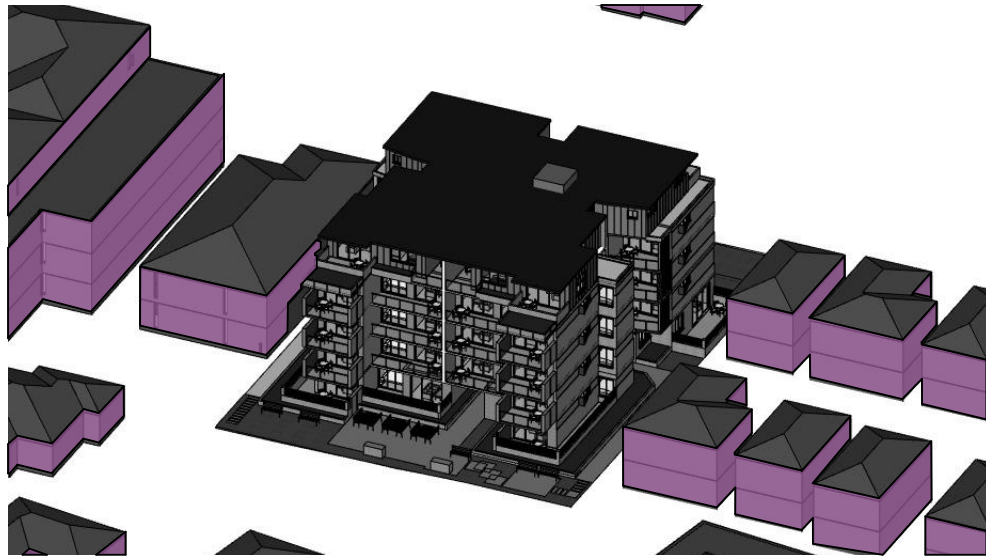
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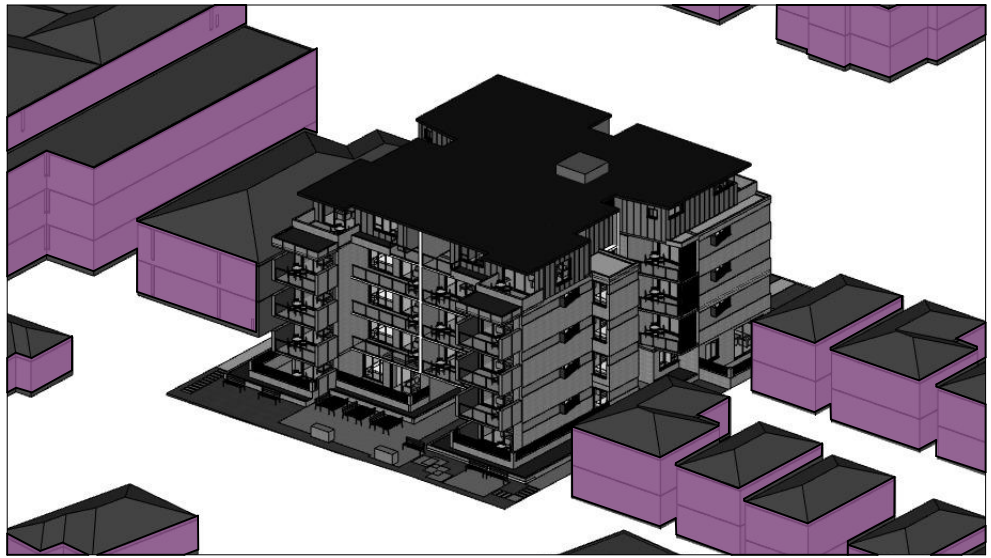
11 AM



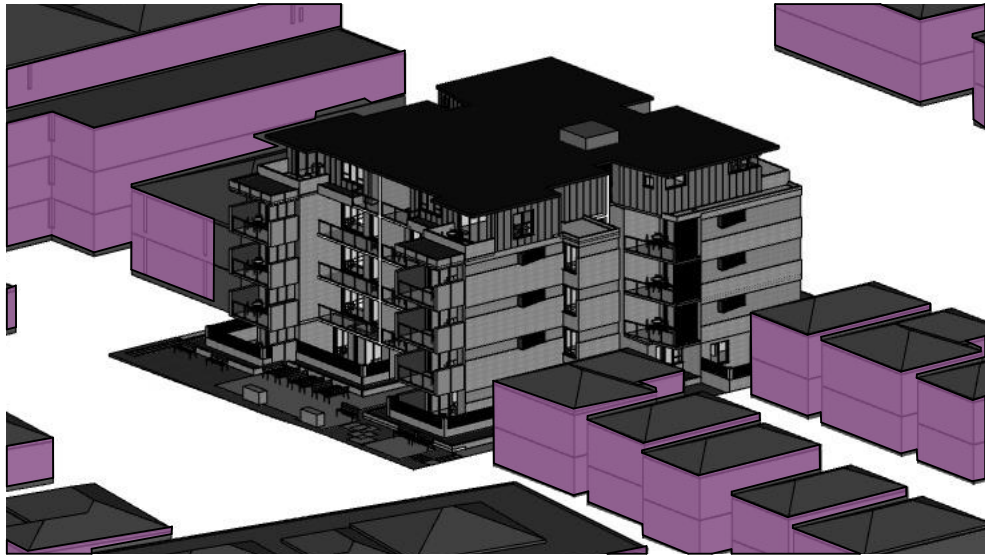
12 PM



1 PM



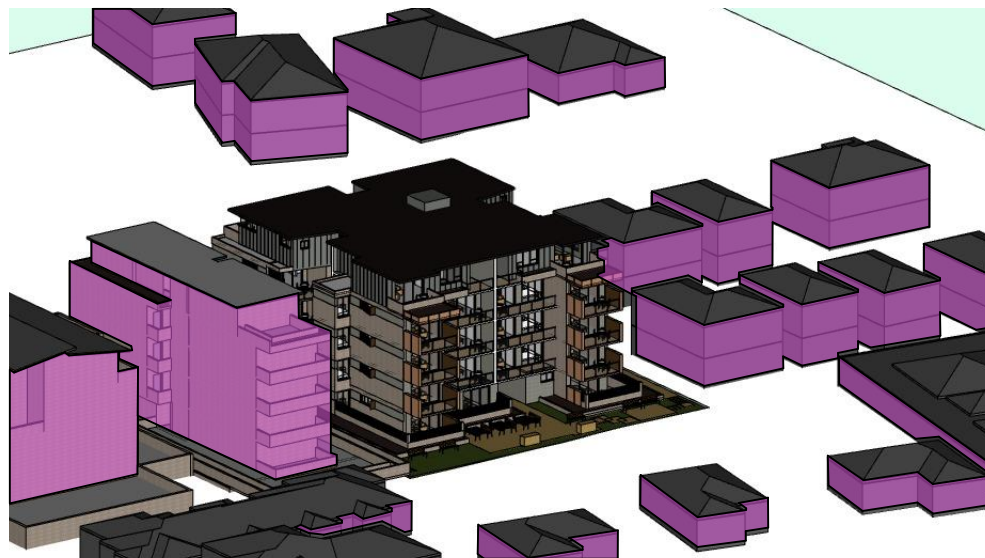
2 PM



3 PM

SOLAR ACCESS TO SURROUNDING PROPERTIES

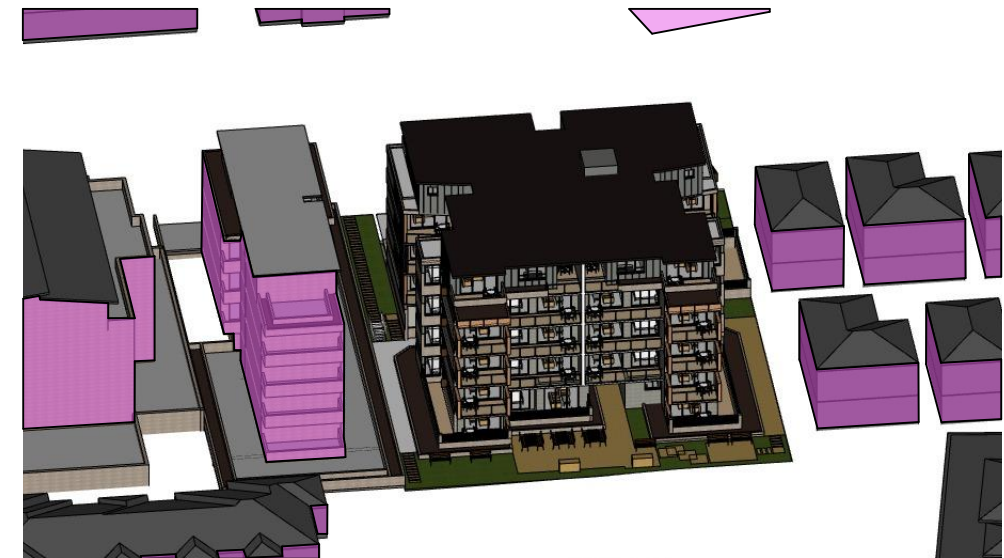
 SOLAR ACCESS TO NEIGHBOURING UNITS
ALL LIVING AREAS AND PRIVATE OPEN SPACES WILL
RECEIVE MORE THAN 3 HOURS SOLAR ACCESS



9 AM



10 AM



11 AM



12 PM



1 PM



2 PM



3 PM

SOLAR ACCESS TO SURROUNDING PROPERTIES (INCLUDING FUTURE DEVELOPMENT MASSING)

 SOLAR ACCESS TO NEIGHBOURING UNITS

ALL LIVING AREAS AND PRIVATE OPEN SPACES WILL
RECEIVE MORE THAN 3 HOURS SOLAR ACCESS

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PROPOSED DEVELOPMENT
129-131 MEMORIAL AVENUE

3,140 3,000 9,850 3,000 3,000

127 MEMORIAL AVENUE

125 MEMORIAL AVENUE

BOUNDARY

129
131

STREETSCAPE ELEVATION
1:200

MEMORIAL AVENUE

45,720
34,920
4,500 5,400 6,570 4,800 1,600 3,000 7,250 5,400 6,300

1 2 3 4 5

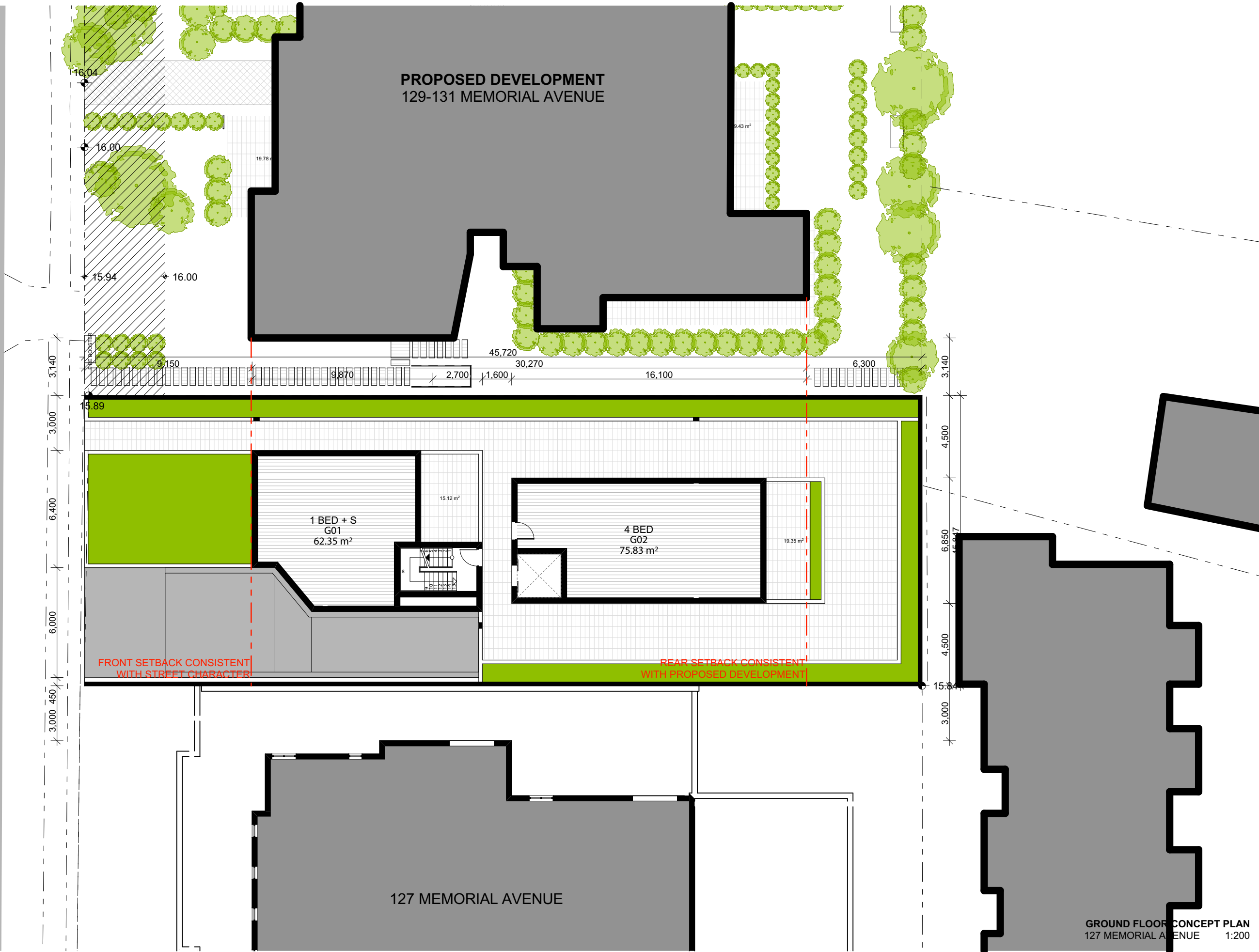
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6,103 1,297 3,953 3,597 15,847

TYPICAL BASEMENT CONCEPT PLAN
127 MEMORIAL AVENUE
1:200

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C 30/10/17 B 01/07/18 A 01/07/18	Issue Date		QUANTITY SURVEY 		BASIX 	BCA BRENDAN BAKER CONSULTANTS PTY LTD 10/100 WILSON STREET, NORTH SYDNEY NSW 1585 PO BOX 633, NORTH SYDNEY NSW 1585 NSW 1585 www.brendanbakercba.com.au	GHAZI ALI ARCHITECTS GHAZI ALI ARCHITECTS	SCALE 1:200 LEVEL & UNIT 2 14 RAILWAY PARADE BURWOOD NSW 2134	DRAWN DL	PROJECT ARCHITECT JU	PROJECT DIRECTOR GA	DRAWING NUMBER DA	A 5000	ISSUE C

MEMORIAL AVENUE



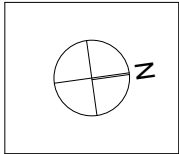
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CONCEPT
LANDSCAPE ARCHITECTS

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Planning
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PROJECT

129-131 MEMORIAL AVE, LIVERPOOL

CLIENT

ISHRAT KATHIA

SCALE

1:200

DATE

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JU

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127 MEMORIAL AVE -
DEVELOPMENT
CONCEPT PLAN

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MEMORIAL AVENUE

MEMORIAL AVENUE

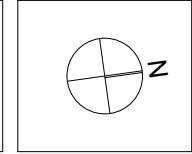
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PROJECT

129-131 MEMORIAL AVE, LIVERPOOL

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