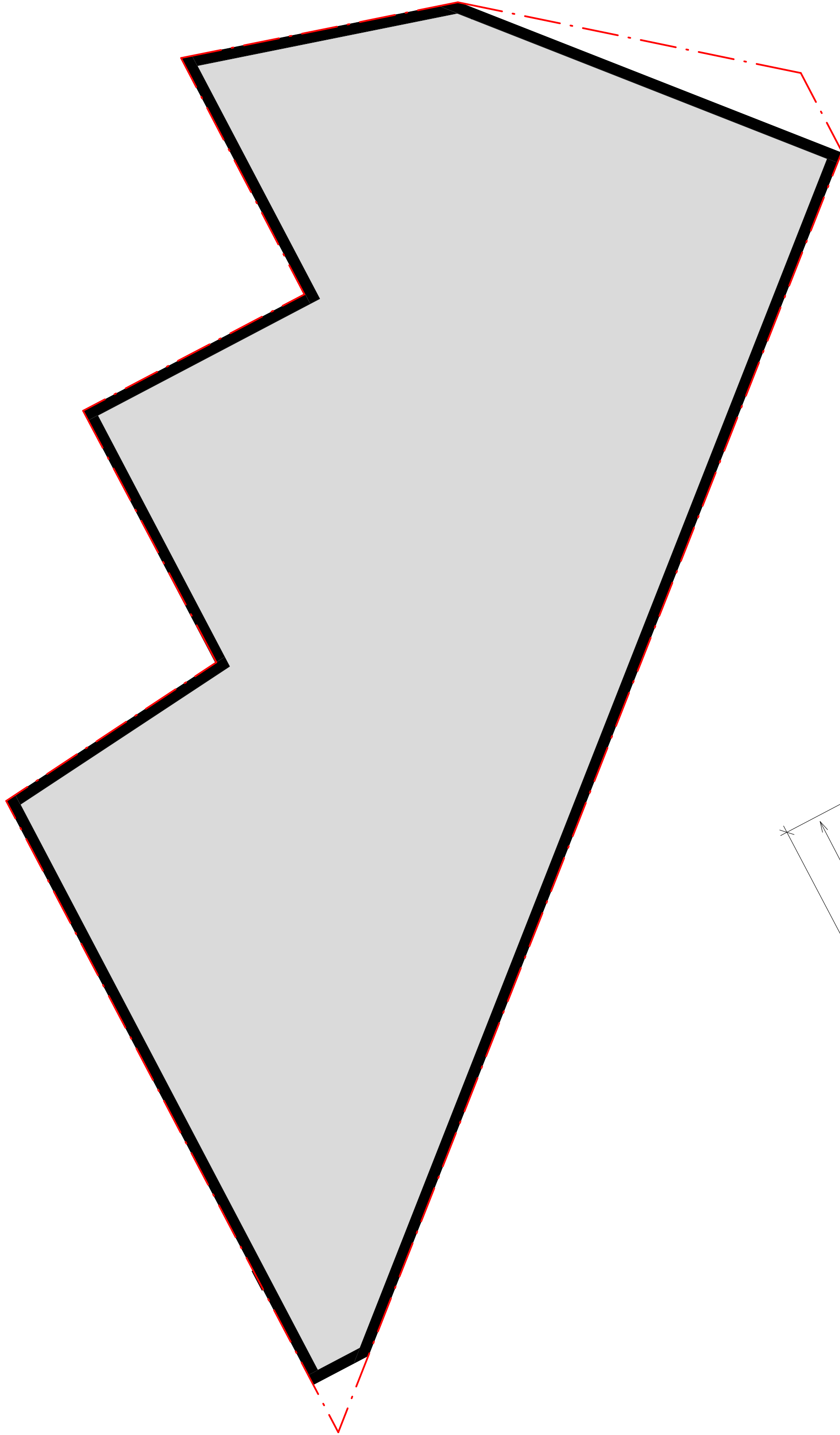


1 Overlay of Building Envelope  
1 : 200



2 Basement 1 - Envelope  
1 : 200



3 Ground Level - Envelope  
1 : 200

**Notes DA:**

1. **DESIGN RESOLUTION**

1.1. The drawings represent general architectural intent for the purpose of this development application only.

1.2. The material listed is shown indicatively and is subject to further design development.

1.3. The dimensions shown are general only and are subject to further design development.

1.4. Location of car park entry point is general only and will be confirmed and dimensioned at later stage.

1.5. The size and position of louvre sun screens is indicative and shown in open and closed positions.

1.6. Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.

1.7. Landscape component is shown indicatively only and subject to further design development at later stage.

1.8. Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. **GRAPHIC PRESENTATION**

2.1. Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. **EXISTING STRUCTURES AND SERVICES**

3.1. Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.

3.2. All unchanged site levels are as per the existing survey information.

Date	Rev	Issue for Discussion	Description
08-11-2018	F		

- BASEMENT CAR PARK
- NON-RESIDENTIAL
- RESIDENTIAL

CLIENT

Riverview Liverpool  
Pty Ltd

PROJECT

Mixed Use  
Development

1-5 Speed Street,  
Liverpool NSW 2170

ARCHITECT

**DREAMSCAPES**  
ARCHITECTS

Planning . Architecture . Interior . Landscapes

Dreamscapes Architects Pty Ltd

Address S1502, Level 15, Citadel Towers, Tower B,  
799 Pacific Highway, Chatswood, NSW 2067  
Phone (02) 80688318  
Email: info@dreamsgroup.com.au  
Website: www.dreamsgroup.com.au

Register Architect: John Bohane  
Register Number: 9404

TITLE

Building Envelope - Floor Plans 01

Scale 1 : 100

0 2 4 6

	STAGE: Master Plan DA	
	DATE: 08-11-2018	
DRAWING SCALE: As indicated	SHEET SIZE:	A1
PROJECT NO. <b>16018</b>	DRAWING NO. <b>A-5-01</b>	REVISION <b>F</b>

05/07/2019 10:06:33





500mm

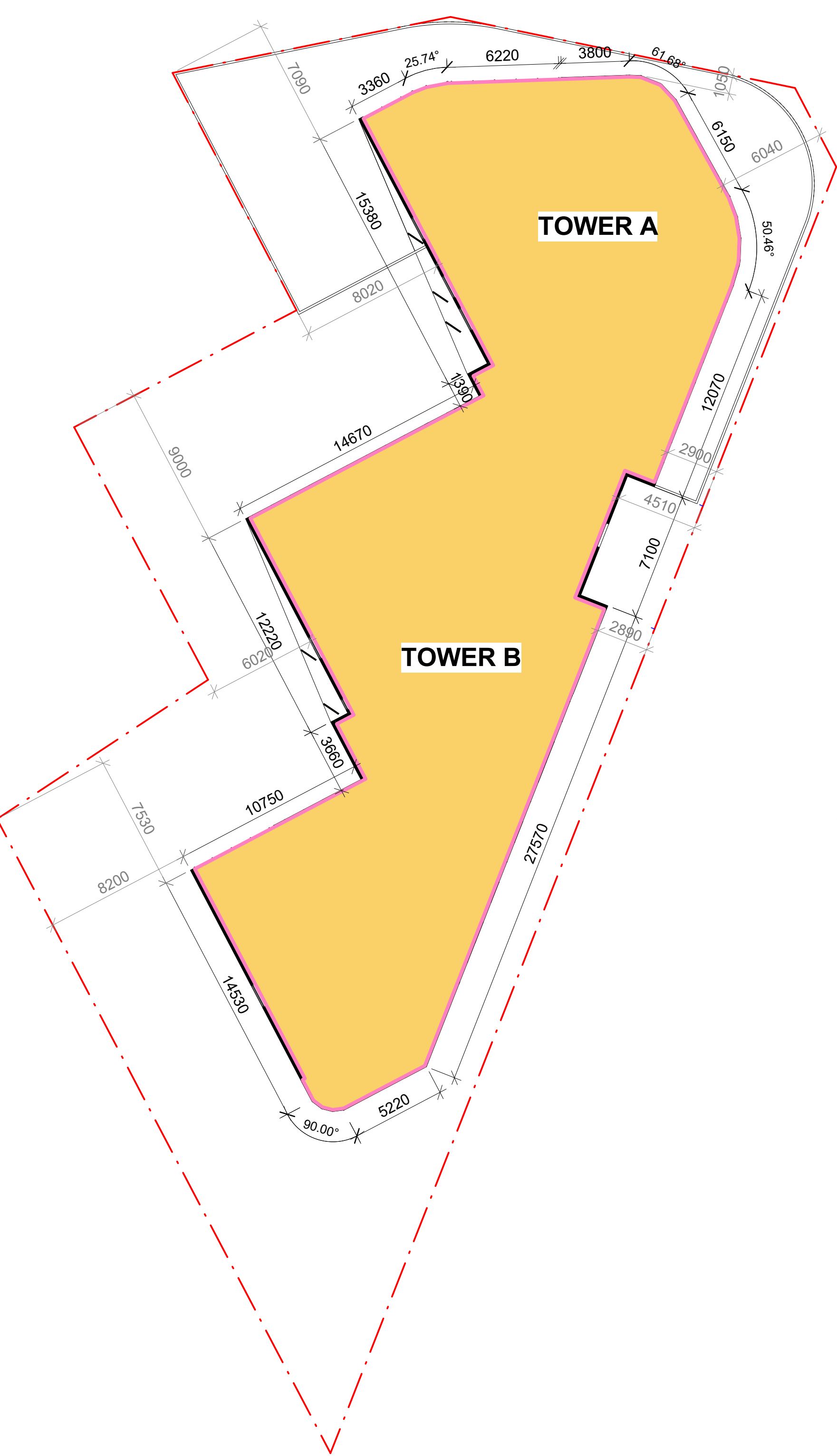
400mm

300mm

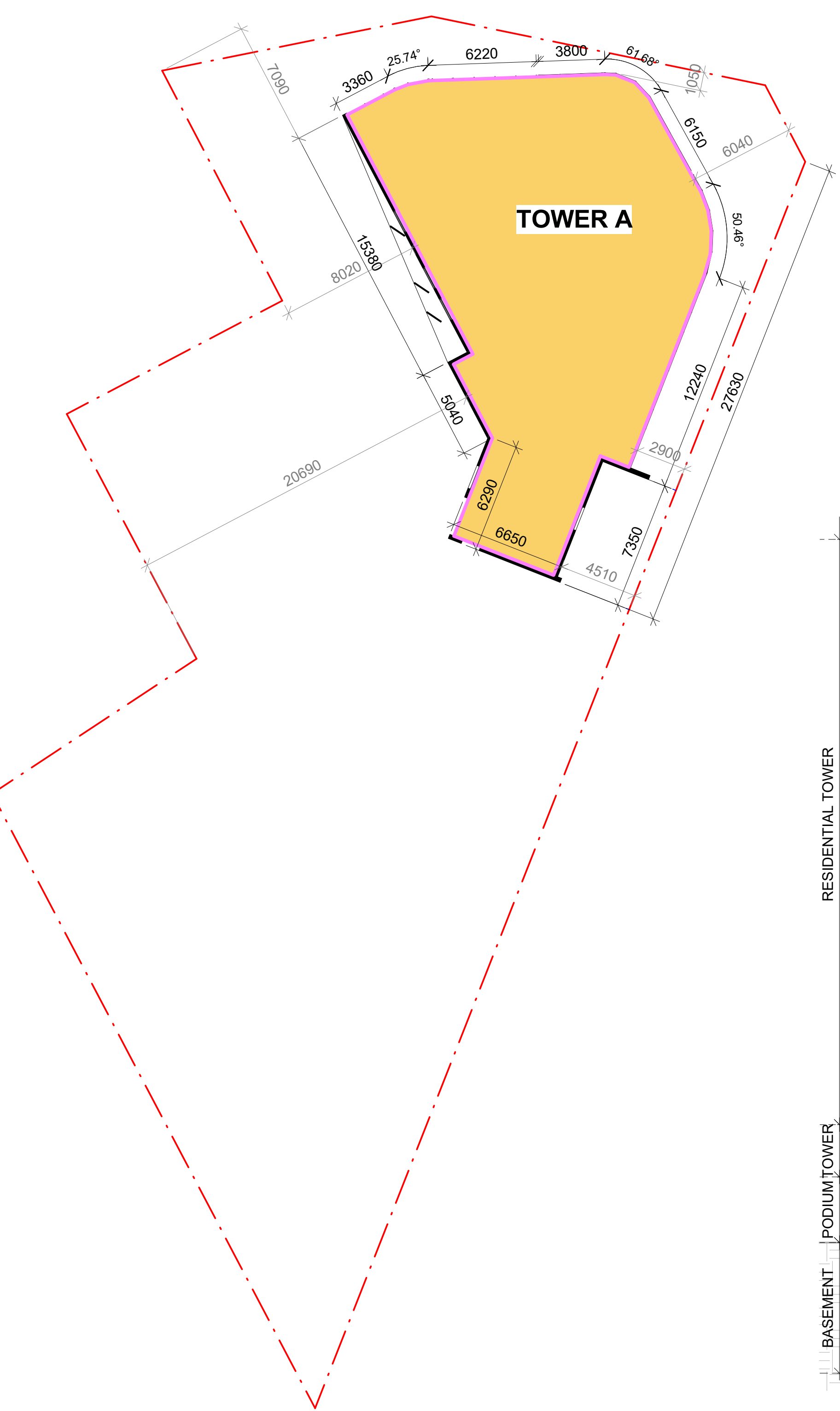
200mm

100mm

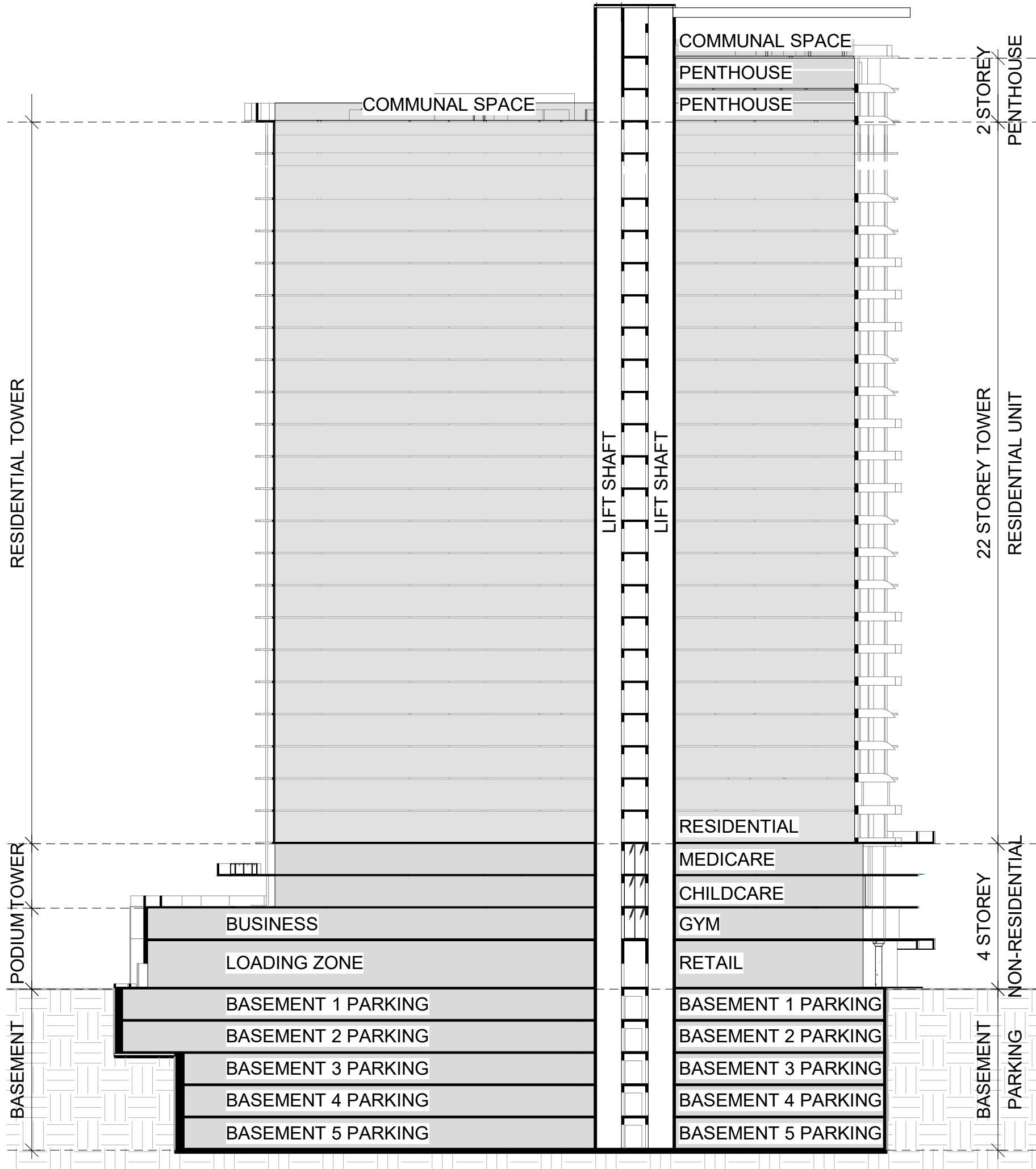
1 Level 4 - 25 - Envelope  
1 : 200



2 Level 26-27 - Envelope  
1 : 200



3 Building Envelope - Section  
1 : 400



Notes DA:

1. DESIGN RESOLUTION
- 1.1. The drawings represent general architectural intent for the purpose of this development application only.
- 1.2. The material layout is shown indicatively and is subject to further design development.
- 1.3. The dimensions shown are general only and are subject to further design resolution.
- 1.4. Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
- 1.5. The size and position of louvre sun screens is indicative and shown in open and closed positions.
- 1.6. Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
- 1.7. Landscape component is shown indicatively only and subject to further design development at later stage.
- 1.8. Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.
2. GRAPHIC PRESENTATION
- 2.1. Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.
3. EXISTING STRUCTURES AND SERVICES
- 3.1. Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
- 3.2. All unchanged site levels are as per the existing survey information.

Date	Rev	F	Issue for Discussion	Description
08-11-2018				

- BASEMENT CAR PARK
- NON-RESIDENTIAL
- RESIDENTIAL

CLIENT

Riverview Liverpool  
Pty Ltd

PROJECT

Mixed Use  
Development

1-5 Speed Street,  
Liverpool NSW 2170

ARCHITECT

DREAMSCAPES  
ARCHITECTS

Planning . Architecture . Interior . Landscapes  
Dreamscapes Architects Pty Ltd

Address S1502, Level 15, Citadel Towers, Tower B,  
799 Pacific Highway, Chatswood, NSW 2067  
Phone (02) 80688318  
Email: info@dreamsgroup.com.au  
Website: www.dreamsgroup.com.au  
Register Architect: John Bohane  
Register Number: 9404

TITLE

Building Envelope - Floor Plans 03  
& Section

Scale 1 : 100 0 2 4 6		
STAGE: Master Plan DA		
DATE: 08-11-2018		
DRAWING SCALE: As indicated	SHEET SIZE:	A1
PROJECT NO.	DRAWING NO.	REVISION
16018	A-5-03	F

10/07/2019 12:00:17

0mm

0mm

100mm

200mm

300mm

400mm

500mm

600mm

700mm

800mm



500mm

400mm

300mm

200mm

100mm

0mm

100mm

200mm

300mm

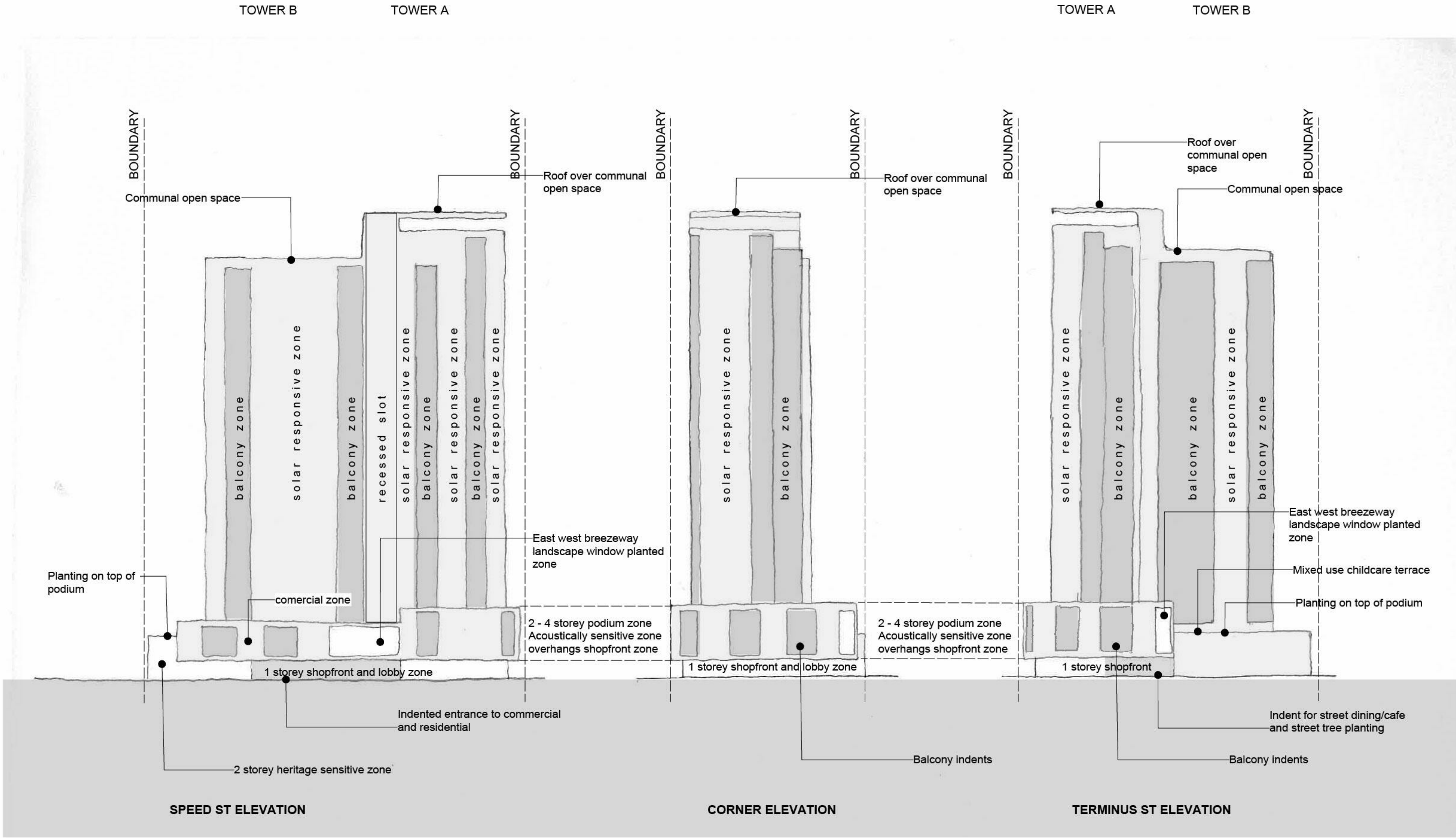
400mm

500mm

600mm

700mm

800mm



**Notes DA:**

**1. DESIGN RESOLUTION**

1.1. The drawings represent general architectural intent for the purpose of this development application only.

1.2. The material layout is shown indicatively and is subject to further design development.

1.3. The dimensions shown are general only and are subject to further design development.

1.4. Location of car park entry point is general only and will be confirmed and dimensioned at later stage.

1.5. The size and position of louvre sun screens is indicative and shown in open and closed positions.

1.6. Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.

1.7. Landscape component is shown indicatively only and subject to further design development at later stage.

1.8. Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

**2. GRAPHIC PRESENTATION**

2.1. Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

**3. EXISTING STRUCTURES AND SERVICES**

3.1. Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.

3.2. All unchanged site levels are as per the existing survey information.

Date	Rev	Issue for Discussion	Description
08-11-2018	F		

CLIENT

Riverview Liverpool Pty Ltd

PROJECT

Mixed Use Development

1-5 Speed Street, Liverpool NSW 2170

ARCHITECT



Planning . Architecture . Interior . Landscapes  
Dreamscapes Architects Pty Ltd

Address S1502, Level 15, Citadel Towers, Tower B,  
799 Pacific Highway, Chatswood, NSW 2067  
Phone (02) 80688318  
Email: info@dreamsgroup.com.au  
Website: www.dreamsgroup.com.au  
Register Architect: John Bohane  
Register Number: 9404

TITLE

Building Envelope - Elevations

Scale 1: 100		
0 2 4 6		
STAGE: Master Plan DA		
DATE: 08-11-2018		
DRAWING SCALE:	SHEET SIZE:	A1
PROJECT NO.	DRAWING NO.	REVISION
16018	A-5-11	F

05/07/2019 10:07:20



500mm

400mm

300mm

200mm

100mm

0mm

100mm

200mm

300mm

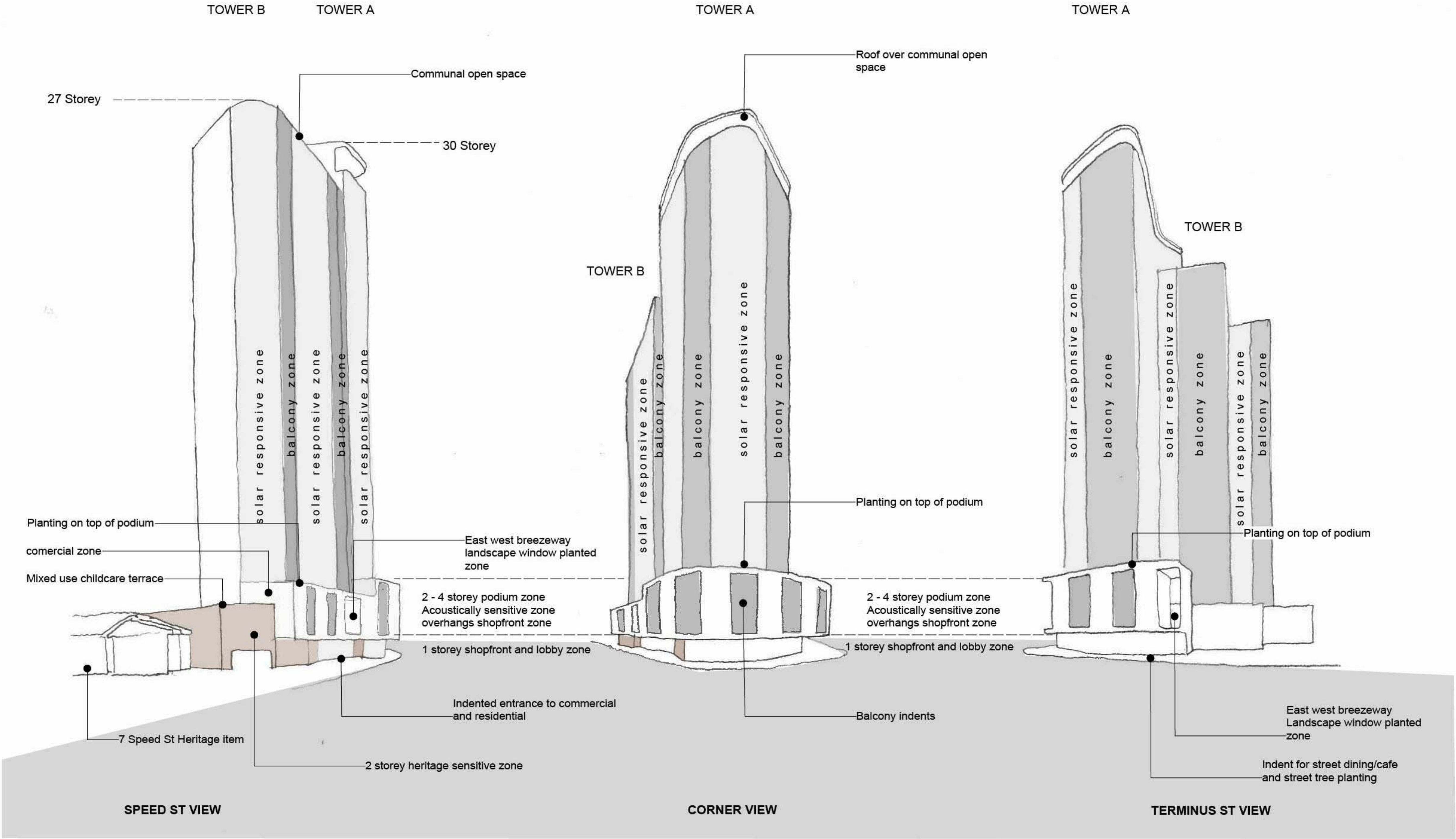
400mm

500mm

600mm

700mm

800mm



Notes DA:

1. DESIGN RESOLUTION
- 1.1. The drawings represent general architectural intent for the purpose of this development application only.
- 1.2. The material layout is shown indicatively and is subject to further design development.
- 1.3. The dimensions shown are general only and are subject to further design resolution.
- 1.4. Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
- 1.5. The size and position of louvre sun screens is indicative and shown in open and closed positions.
- 1.6. Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
- 1.7. Landscape component is shown indicatively only and subject to further design development of later stage.
- 1.8. Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
- 2.1. Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
- 3.1. Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
- 3.2. All unchanged site levels are as per the existing survey information.

Date	Rev	Issue for Discussion	Description
08-11-2018	F		

CLIENT

Riverview Liverpool  
Pty Ltd

PROJECT

Mixed Use  
Development

1-5 Speed Street,  
Liverpool NSW 2170

ARCHITECT



Planning . Architecture . Interior . Landscapes  
Dreamscapes Architects Pty Ltd

Address S1502, Level 15, Citadel Towers, Tower B,  
799 Pacific Highway, Chatswood, NSW 2067  
Phone (02) 90688318  
Email: info@dreamsgroup.com.au  
Website: www.dreamsgroup.com.au  
Register Architect: John Bohane  
Register Number: 9404

TITLE

Building Envelope - Indicative  
Perspectives

Scale 1: 100

0 2 4 6

STAGE: Master Plan DA		
DATE: 08-11-2018		
DRAWING SCALE:	SHEET SIZE:	A1
PROJECT NO.	DRAWING NO.	REVISION
16018	A-5-21	F

05/07/2019 10:07:34



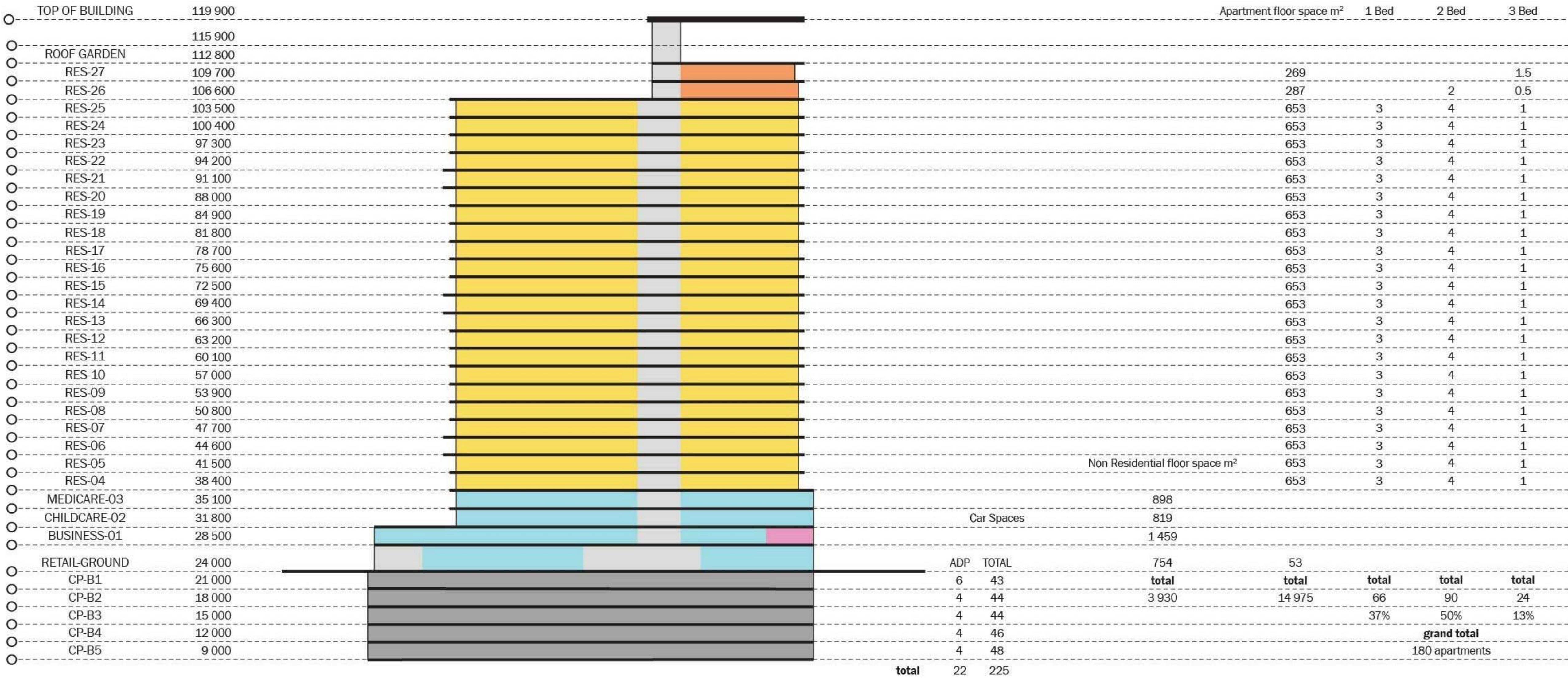
## DA SUBMISSION



GFA				
Category	Land use	Area (m <sup>2</sup> )	Total	Percentage
Residential	Residential	14 922	14 975	79.21%
	Residential Service	53		
Business	Business	1199	3 806	20.13%
	Retail	712		
	Medicare	892		
	Childcare	806		
	Business Service	197		
Recreation	Gym	124	124	0.66%
	<b>Total</b>	<b>18 905</b>		

Solar	
Level 4-25	75%
Level 26-27	100%
<b>Total</b>	<b>75.6%</b>

Cross Ventilation	
Level 4-25	62.5%
Level 26-27	100%
<b>Total</b>	<b>63.3%</b>



1-5 Speed St. Liverpool								
Type		Number / GFA	SEPP 65 Parking Rates	Council Parking Rates	SEPP 65 Rate	Council Rate	Required Parking Spcae	Proposed Parking Spcae
Residential	1B	66	0.4 per unit	1 per unit	119	192	145 by SEPP 65 Rate	
	2B	90	0.7 per unit	1 per unit				
	3B	24	1.2 per unit	1.5 per unit				
	Visitor	180 units in total	1 per 7 units	1 per 10 units	26	18		
Commercial	Retail	3609 sqm		1 per 100 sqm		37	37	
	Medicare							
	Business							
	Childcare	100 children		1 per 4 children		25	25	
Recreational	Gym	124 sqm		1 per 100 sqm		2	2	
Total							209	225

## Notes DA:

### 1. DESIGN DISCUSSION

1.1 The drawings represent general architectural intent for the purpose of this application.

1.2 The internal layout is shown indicatively and is subject to further design development.

1.3 Dimensions shown are general only and are subject to further design resolution.

1.4 The location of car park entry point to general only will be confirmed and dimensioned at later stage.

1.5 The shape and position of low sun screens is indicated and shown in open and closed positions.

1.6 The height of the sun screen (where shown) indicates general ceiling design level only, which is not confirmed as shown for services but subject to further design development at later stage.

1.7 The location of the sun screen and services on drawings is general and indicative only and does not include minor elements, such as vent pipes, fans, aerials, etc.

### 2. GRAPHIC PRESENTATION

2.1 Existing structures on drawings are generic only and indicative of the architectural design of the building. Some colour distortion may also occur in the printing process.

### 3. EXISTING STRUCTURES AND SERVICES

3.1 Existing location of existing structures and services is according to the available survey data and will need to be verified on site at later stage.

3.2 Undeclared above levels are as per the existing survey information

04-04-2019	H	Issue for Discussion
08-11-2018	F	Issue for Discussion
Date	Rev.	Description

**CLIENT**

**Riverview Liverpool  
Pty Ltd**

PROJECT

## Mixed Use Development

**1-5 Speed Street,  
Liverpool NSW 2170**

ARCHITECT



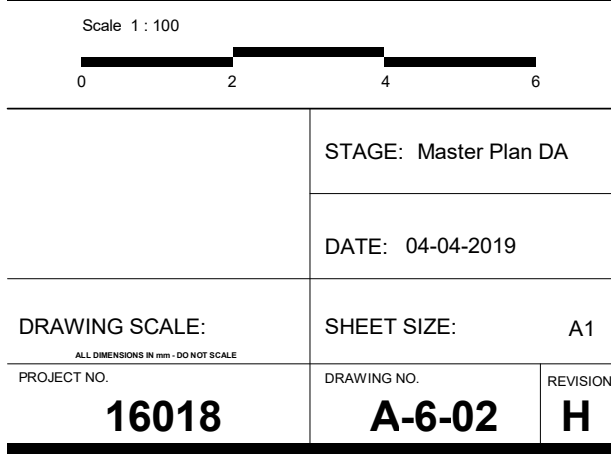
**Planning . Architecture . Interior . Landscapes**  
Dreamscapes Architects Pty Ltd

Address S1502, Level 15, Citadel Towers, Tower B  
799 Pacific Highway, Chatswood, NSW 2067

Address S1502, Level 15, Citadel Towers, Tower B  
799 Pacific Highway, Chatswood, NSW 2067  
Phone (02) 80688318  
Email: [info@dreamsgroup.com.au](mailto:info@dreamsgroup.com.au)  
Website: [www.dreamsgroup.com.au](http://www.dreamsgroup.com.au)  
Register Architect: John Bohane  
Register Number: 9404

TITLE

Unit Mix & Parking Rates



05/07/2019 10:07:50