



2 Mark St, 1-3 Marsden St, Lidcombe



# DEVELOPMENT APPLICATION

## Residential Flat Building 2 Mark St, 1-3 Marsden St, Lidcombe DEVELOPMENT SUMMARY

SITE AREA	2 441 m2 (approx.)		
FSR CALCULATION	Permissible max. FSR	=	5 : 1
PROPOSED FLOOR AREA	Ground Floor	1,117.65 m2	
	Level 1-3	1,234.28 m2 x 3 = 3,702.84 m2	
	Level 4-7	1,207.27 m2 x 4 = 4,829.08 m2	
	Level 8	1,051.47 m2	
	Level 9	1,010.33 m2	
TOTAL PROPOSED AREA		11,711.37 m2 (FSR 4.8 : 1)	
BUILDING HEIGHT	Permissible	=	32 m
	Proposed	=	33 m to the top of lift overrun
BUILDING SETBACKS ( ABOVE GROUND ) :			
Corner setback (Mark St & Marsden St) - Southern and Western		4 m	
Eastern setback		0 m ( to boundary )	
Northern setback (Marsden Lane) :		Ground - Level 3 = 3m - 6m setback and 6.05m to the laneway centreline	
		Level 4-7 = 6m setback and 9.05m to the laneway centreline	
		Level 8-9 = 9m setback and 12.05m to the laneway centreline	
BASEMENT SETBACKS :		0 ( built to boundary )	
COMMERCIAL AREAS		540.23 m2	
DEEP SOIL AREA		222.7 m2 (9.12%)	
LANDSCAPED AREAS		400.57 m2 (16.41%)	
COMMON OPEN SPACE		611.17 m2 ( 25% ) at rooftop terrace	

### Unit Mix / Yield

	1BR	2BR	3BR	Total
Ground	1 units (1AD)	--	3 units (1AD)	4 units
L1-3	30 units (6AD)	24 units	--	54 units
L4-7	32 units (4AD)	32 units	4 units	68 units
L8	--	10 units (1AD)	4 units	14 units
L9	--	8 units (2AD)	1 unit	9 units
Total	63 units (42.3%)	74 units (49.7%)	12 units (8%)	149 units (100%) (15 adaptable units provided)

### PARKING CALCULATION - ( Auburn DCP 2010 )

No.of Bedrooms	Min. No. of Parking	Max. No. of Parking
1BR - 65 units	63 x 1 space = 63 spaces	63 x 1 space = 63 spaces
2BR - 77 units	74 x 1.2 spaces = 89 spaces	74 x 3 spaces = 222 spaces
3BR - 9 units	12 x 1.5 spaces = 18 spaces	12 x 4 spaces = 48 spaces
Visitor (101-250 units)	12 spaces	55 spaces
Commercial	(1 space/60m <sup>2</sup> ) = 9 spaces	(4 spaces/40m <sup>2</sup> ) = 54 spaces
TOTAL	191 spaces	442 spaces

Total car parking provided = 280 car spaces ( 15 visitors, 9 commercials, 256 residents )

Bicycle parking (min. 1 space/5 units) = 30 spaces (provided)



### Basix Building Fabric Requirements: 2 Mark St and 1-3 Marsden St

Element	Material Type	Detail
External walls	Hebel Powerpanel + R2.0 Insulation + PB	Dark colour
Internal walls	Plasterboard on studs	Intra-tenancy walls
Windows	Hebel Powerpanel + R2.0 Insulation + PB	Inter-tenancy walls
	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System values: ⇒ U ≤ 6.70 and SHGC = 0.70 (± 10%)
	Aluminium B SG High Solar Gain Low-E	NFRC Glazing System values: ⇒ U ≤ 5.40 and SHGC = 0.58 (± 10%)
Skylights	Single Glazed Clear	Modifying units: 1.01, 1.14, 2.01, 2.14, 3.01, 3.14, 8.04, 8.05, 8.12, 8.13, 8.14
Downlights	Deafult as BASIX protocol	Sealed option
Floor	Concrete slab	Tile (kitchen & wet)
	Concrete slab + R1.0 Insulation (Below car park and outside air)	Laminated Timber (bedrooms and living)
Ceiling + Roof	Concrete	To basement, outside air, carpark
	Concrete +R3.0 Insulation (top level)	Light colour

### Drawing Schedule

- 01 Cover Sheet
- 02 Street Views ( Existing & Future Context )
- 03 Site Analysis 01
- 04 Site Analysis 02
- 05 Basement 4 Plan
- 06 Basement 3 Plan
- 07 Basement 2 Plan
- 08 Basement 1 Plan
- 09 Site Plan
- 10 Ground FI Plan
- 11 Level 1-3 Plan (Typical)
- 12 Level 4-7 Plans (Typical)
- 13 Level 8 Plan
- 14 Level 9 Plan
- 15 Roof Plan
- 16 Top Roof Plan
- 17 South Elevation
- 18 North Elevation - Marsden St
- 19 West Elevation - Mark St
- 20 East Elevation
- 21 Section A
- 22 Section B & Northern Fences Elevation
- 23 Section C
- 24 Shadow Diagrams (Existing Context)
- 25A Shadow Diagrams (Winter Solstice) - 09AM-12PM
- 25B Shadow Diagrams (Winter Solstice) - 1PM-3PM
- 25C Shadow Impact to 10-14 Marsden St (Winter Solstice)
- 26 GFA Calculation
- 27 Solar & Cross Ventilation Diagrams 01
- 28 Solar & Cross Ventilation Diagrams 02

DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM
ISSUE	AMENDMENT			

### Development Application

Original Design:  
Zhinar Architects



GENERAL NOTES:  
Figured dimensions shall be taken in preference to scaling.  
Drawing to be read in conjunction with information on first page.  
Check all dimensions and levels on site before commencing work or ordering materials.  
All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.  
Any discrepancies to be verified back to Zhinar Architects before proceeding.  
All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions.  
Unless noted 'Issued for Construction', drawing not to be used for construction.  
COPYRIGHT: INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF ZHINAR ARCHITECTS. COPYING OR USING THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

NORTH:

### SHEET TITLE: Cover Sheet

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET
L.G.A: Cumberland Council			PLOT:	
			Wednesday, 23 May 2018 11:46 AM	



### Residential Flat Building

2 Mark St, 1-3 Marsden St  
Lidcombe, NSW 2141

JOB No.:  
8539 DA - C:01

ISSUE:  
C





STREET VIEWS - EXISTING CONTEXT



STREET VIEWS - FUTURE CONTEXT

DA-B	DRAWINGS AMENDED AS CLOUDED. RE-ISSUED FOR DEVELOPMENT APPLICATION.	23/05/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM
ISSUE	AMENDMENT			
Drawing is NOT VALID or issued for use, unless checked.				

Development Application  
Original Design:  
Zhinar Architects



GENERAL NOTES:  
Figured dimensions shall be taken in preference to scaling.  
Drawing to be read in conjunction with information on first page.  
Check all dimensions and levels on site before commencing work or ordering materials.  
All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.  
Any discrepancies to be verified back to Zhinar Architects before proceeding.  
All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions.  
Unless noted 'Issued for Construction', drawing not to be used for construction.  
COPYRIGHT: INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF ZHINAR ARCHITECTS. COPYING OR USING THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

NORTH:

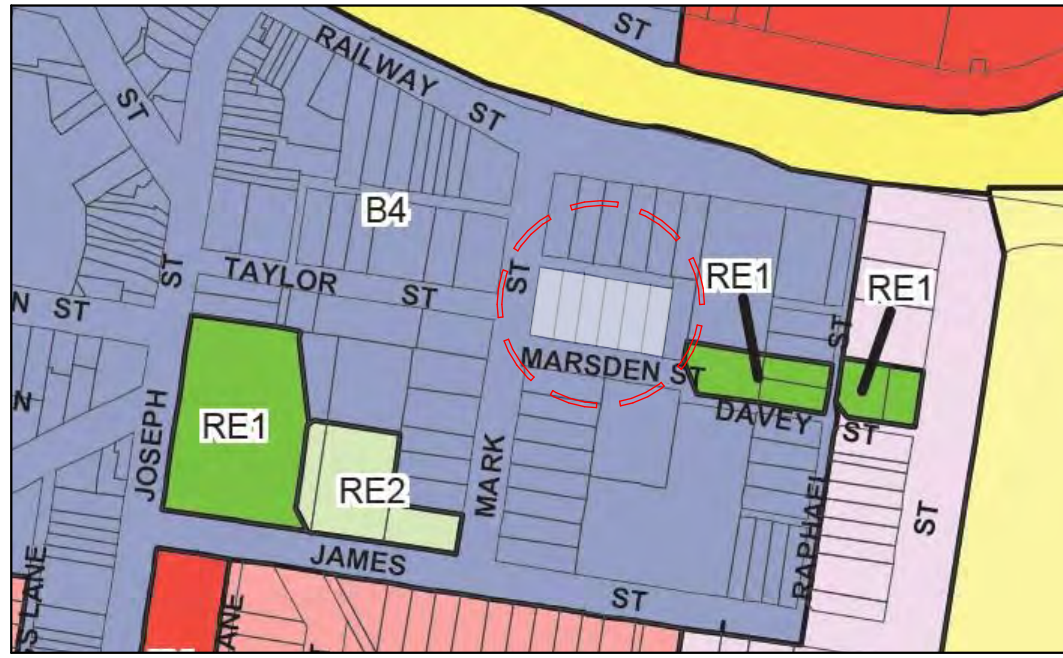
SHEET TITLE:  
Street Views ( Existing & Future Context )  
DESIGNED: AHM DRAWN: YT COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET  
L.G.A: Cumberland Council PLOT: Wednesday, 23 May 2018 10:47 AM



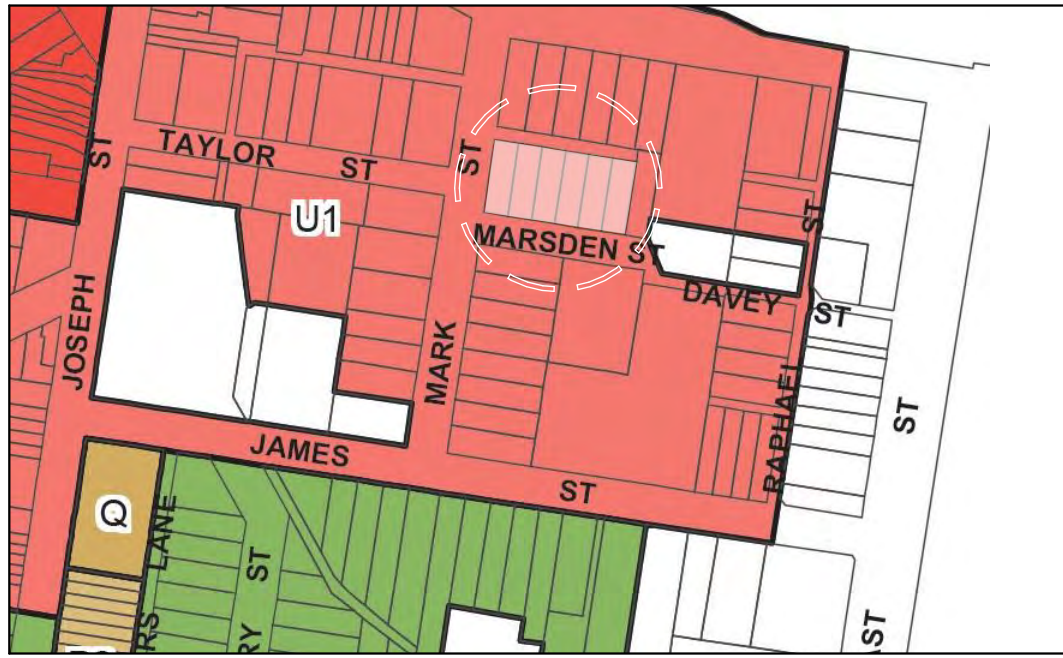
Residential Flat Building  
2 Mark St, 1-3 Marsden St  
Lidcombe, NSW 2141  
JOB No.:  
8539 DA - B:02

ISSUE:  
B

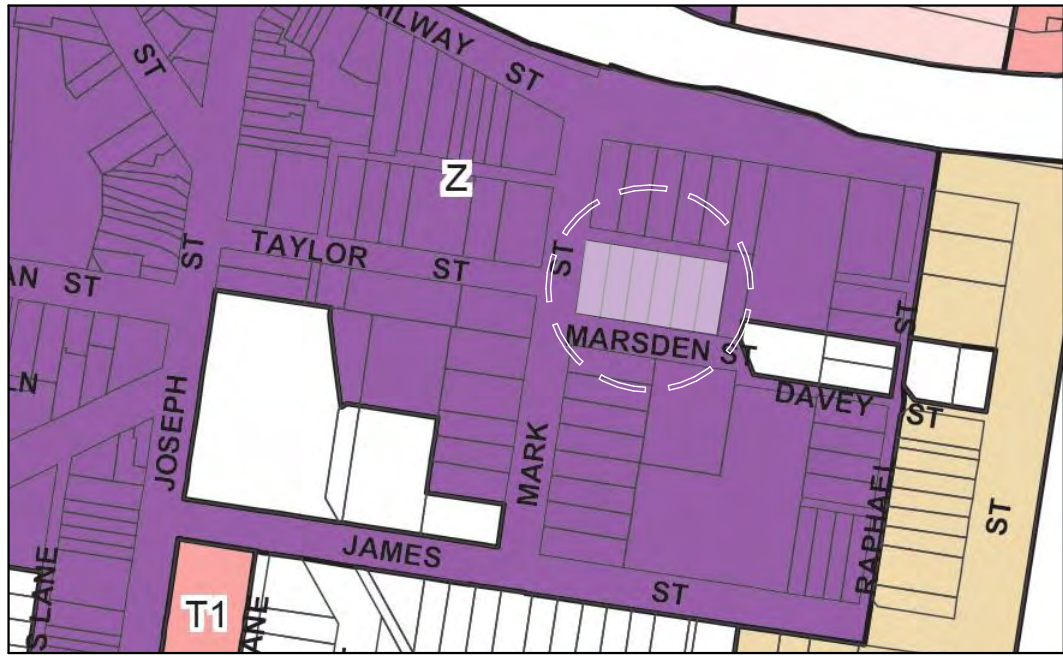




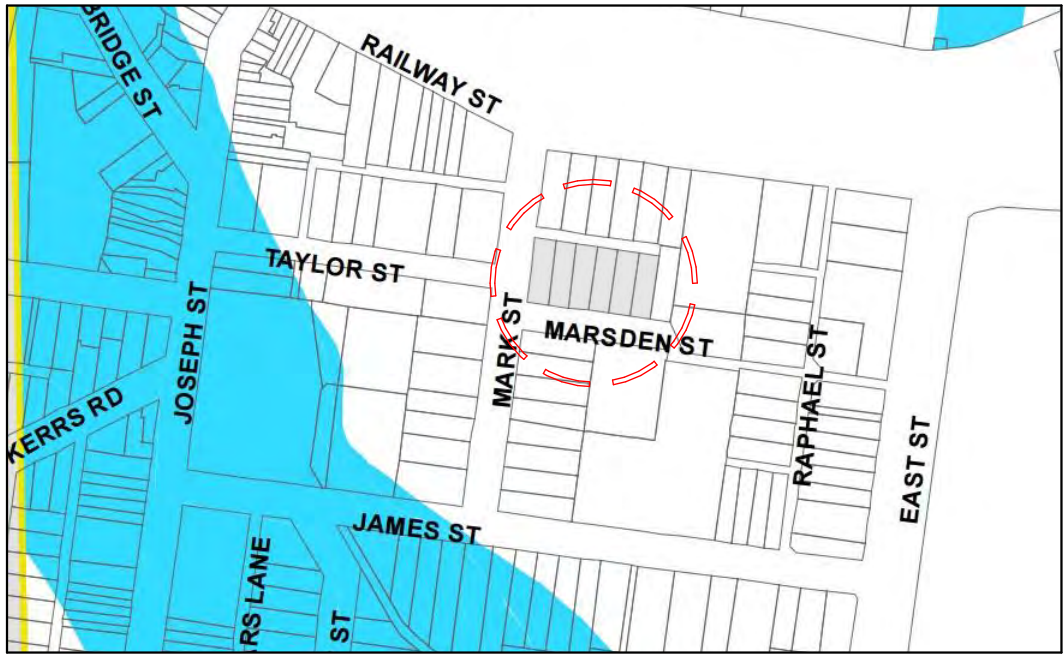
1 LAND ZONING MAP  
Source: Auburn LEP 2010



2 HEIGHT OF BUILDING  
Source: Auburn LEP 2010

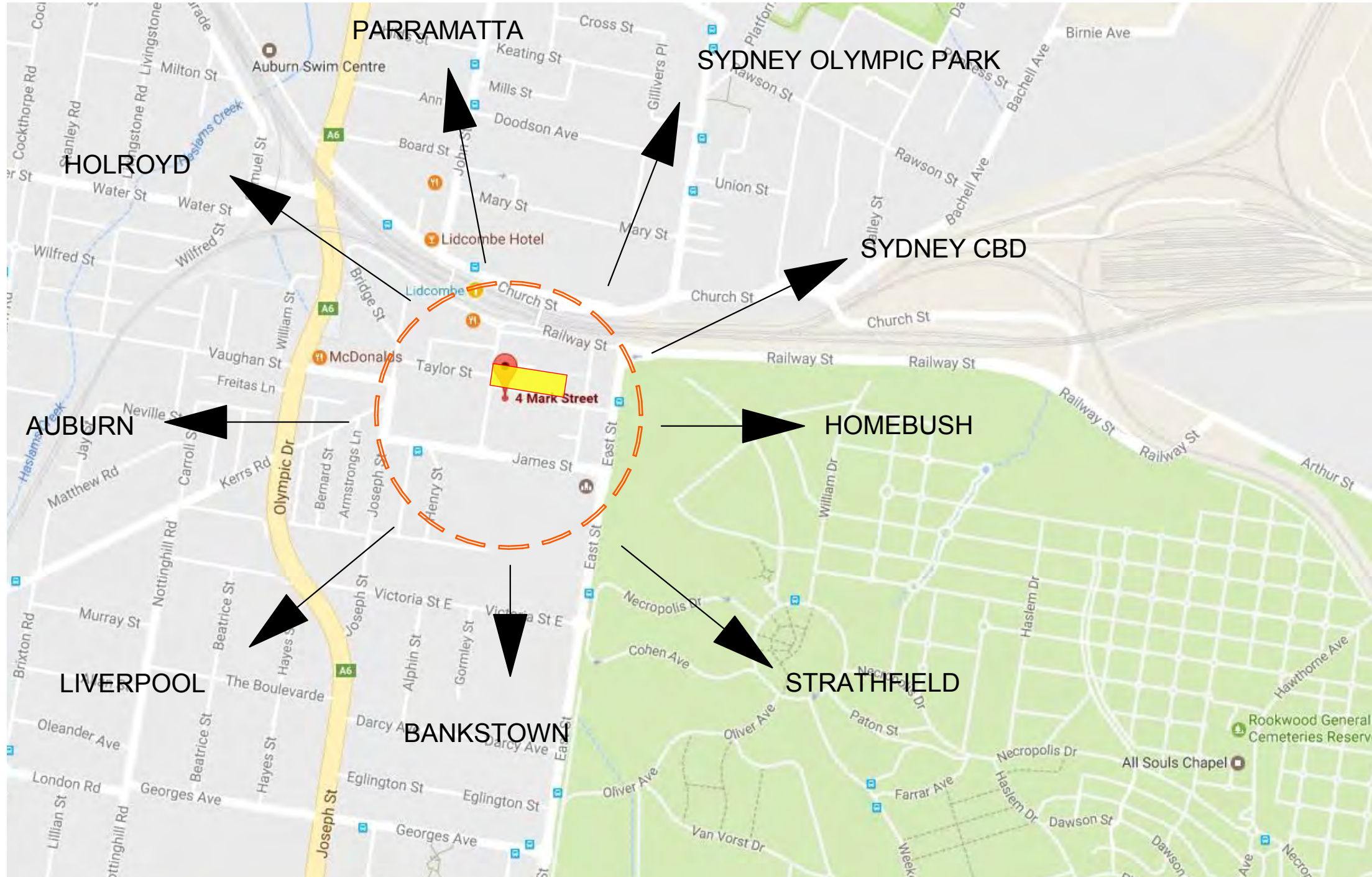


3 FLOOR SPACE RATIO  
Source: Auburn LEP 2010



4 FLOOD PLANNING AREA  
(Not affected)

- Mixed Use (B4)
- Max Height 38m
- FSR 5 : 1
- Flood Planning Area



Source: Google Maps



Source: Google Maps

- Lidcombe Town Centre
- Lidcombe Train Station
- Public park - Remembrance Park
- Arterial road
- Sub-arterial roads



#### PROXIMITY TO LOCAL AMENITIES

- To transport node**
- Auburn train station is 250m from the site
  - Bus stops available at Railway St (in front of train station), corner of James St and Henry St, and at East St.

- To educational facilities**
- St Joachim Catholic school is 350m from the site
  - Lidcombe Public School is 700m from site

- To town centre**
- Auburn town centre is 120m from the site

- To public open space**
- Remembrance park is 150m from the site

- To medical centre / hospital**
- Lidcombe Medical & Health Centre is 650m from site

- To community facilities**
- Lidcombe public library is 350m from site
  - Dooleys Lidcombe Club is 600m from site

- Site
- Bus Stop (closest to site)

#### Development Application

Original Design:  
Zhinar Architects



GENERAL NOTES:  
Figured dimensions shall be taken in preference to scaling.  
Drawing to be read in conjunction with information on first page.  
Check all dimensions and levels on site before commencing work or ordering materials.  
All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.  
Any discrepancies to be verified back to Zhinar Architects before proceeding.  
All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions.  
Unless noted 'Issued for Construction', drawing not to be used for construction.  
COPYRIGHT: INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF ZHINAR ARCHITECTS. COPYING OR USING THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.



SHEET TITLE:  
**Site Analysis 01**

DESIGNED: DAHM  
DRAWN: Y T  
COMMENCED: May 2017  
SCALE: 1:100@A1  
1:200@A3  
or as noted  
PRINT: A3 SHEET  
PLOT: Wednesday, 23 May 2018 11:43 AM  
L.G.A: Cumberland Council



#### Residential Flat Building

2 Mark St, 1-3 Marsden St  
Lidcombe, NSW 2141

JOB No.:  
8539 DA - C:03

ISSUE:  
C





SITE ANALYSIS



3. Mark St - Looking North  
SOURCE: GOOGLE STREET VIEW



4. Site : 4-8 Mark St  
SOURCE: GOOGLE STREET VIEW



5. Site : 10-14 Mark St  
SOURCE: GOOGLE STREET VIEW



1. Corner of Mark St & Marsden St  
SOURCE: GOOGLE STREET VIEW



2. Mark St - Looking south  
SOURCE: GOOGLE STREET VIEW



6. Corner of Mark St & James St  
SOURCE: GOOGLE STREET VIEW

Development Application

Original Design:  
Zhinar Architects



GENERAL NOTES:  
Figured dimensions shall be taken in preference to scaling.  
Drawing to be read in conjunction with information on first page.  
Check all dimensions and levels on site before commencing work or ordering materials.  
All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.  
Any discrepancies to be verified back to Zhinar Architects before proceeding.  
All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions.  
Unless noted 'Issued for Construction', drawing not to be used for construction.  
COPYRIGHT: INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF ZHINAR ARCHITECTS. COPYING OR USING THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.



SHEET TITLE:  
Site Analysis 02

DESIGNED: AHM  
DRAWN: Y T  
COMMENCED: May 2017  
SCALE: 1:100@A1  
1:200@A3  
or as noted  
PRINT: A3 SHEET  
PLOT: Wednesday, 23 May 2018 11:43 AM  
L.G.A: Cumberland Council



Residential Flat Building  
2 Mark St, 1-3 Marsden St  
Lidcombe, NSW 2141  
JOB No.:  
8539 DA - C:04

ISSUE:  
C

DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM
ISSUE:	AMENDMENT			