



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 :		6m setback at North Eastern corner (deep soil)
COMMERCIAL AREAS		540.23 m2
DEEP SOIL AREA		200 m2 (8.2%)
LANDSCAPED AREAS		400.57 m2 (16.41%)
COMMON OPEN SPACE		611.17 m2 (25%) at rooftop terrace

PARKING CALCULATION - (Auburn DCP 2010)

No. of Bedrooms	Min. No. of Parking	Max. No. of Parking
1BR - 63 units	63 x 1 space = 63 spaces	63 x 1 space = 63 spaces
2BR - 74 units	74 x 1.2 spaces = 89 spaces	74 x 3 spaces = 222 spaces
3BR - 12 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 ²) = 9 spaces	(4 spaces/40m ²) = 54 spaces

Minimum required car spaces based on Auburn DCP 2010 :

- 170 residents parking
- 12 visitor parking
- 9 commercial parking

In reference to two parking controls comparison above, the provided car spaces =

- 218 residents parking
- 13 visitor parking
- 9 commercial parking

- Bicycle parking (min. 1 space/5 units) = 30 spaces (provided)
- Storage cages = 268 cages

PARKING CALCULATION

(ADG & Guide to Traffic Generating Developments) - CBD Centres

0.4 x 1BR = 0.4 x 63 = 26 car spaces
0.7 x 2BR = 0.7 x 74 = 52 car spaces
1.2 x 3BR = 1.2 x 12 = 15 car spaces
149 units / 7 = 22 visitor car spaces

Minimum required car spaces based on Guide to Traffic Generating Developments :

- 93 residents parking
- 22 visitor parking

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-Livable Units provided (10%) & extra 15 Livable Units provided (10%)

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%)
		Modifying units: 1.01, 1.14, 2.01, 2.14, 3.01, 3.14, 8.04, 8.05, 8.12, 8.13, 8.14
Skylights	Single Glazed Clear	
Downlights	Deafult as BASIX protocol	Sealed option
Floor	Concrete slab	Tile (kitchen & wet)
		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 Fl 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
23	Section C
24	Shadow Diagrams (Existing Context)
25A	Shadow Diagrams (Winter Solstice) - 09AM-12PM
25B	Shadow Diagrams (Winter Solstice) - 1PM-3PM
25C	Current Solar Access to Existing 10-14 Marsden St
25D	Shadow Impact to 10-14 Marsden St (Winter Solstice)
25E	Indicative Future Context of 10-14 Marden St
25F	Shadow Impact to 10-14 Marsden St (FUTURE CONTEXT)
25G	Shadow Impact to 4-14 Mark St (Winter Solstice)
25H	Shadow Impact to 4-14 Mark St (Winter Solstice)
25I	FUTURE CONTEXT
25J	Shadow to Future 10-14 Marsden St
25K	Shadow to Future 10-14 Marsden St
26	GFA Calculation
27	Solar & Cross Ventilation Diagrams 01
28	Solar & Cross Ventilation Diagrams 02

DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	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: Cover Sheet

DESIGNED: AHM DRAWN: Y T COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET PLOT: Wednesday, 27 June 2018 4:17 PM L.G.A: Cumberland Council



Residential Flat Building

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

JOB No.:
8539 DA - D:01

ISSUE:

D



STREET VIEWS - EXISTING CONTEXT



STREET VIEWS - FUTURE CONTEXT

DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	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.

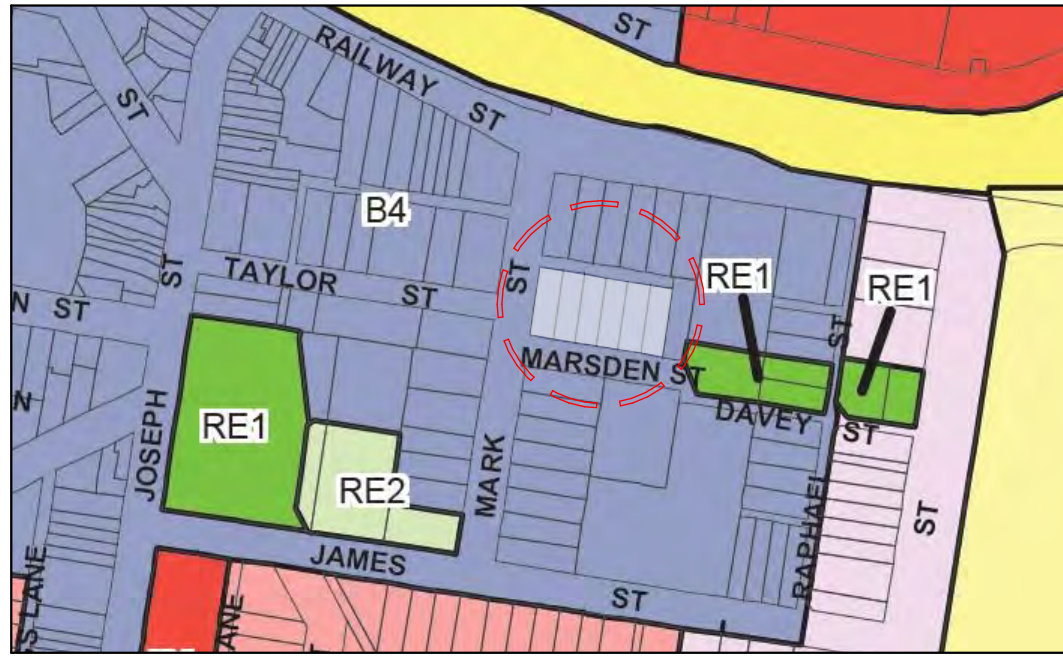
NORTH:

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 PLOT: Friday, 22 June 2018 2:28 PM L.G.A: Cumberland Council

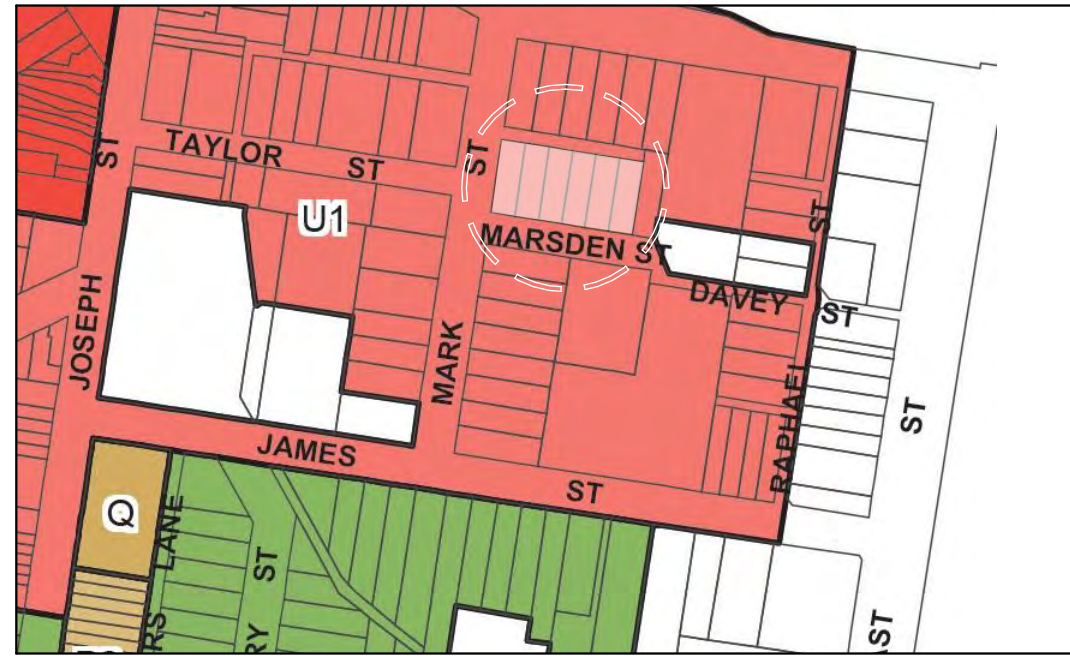


Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:02

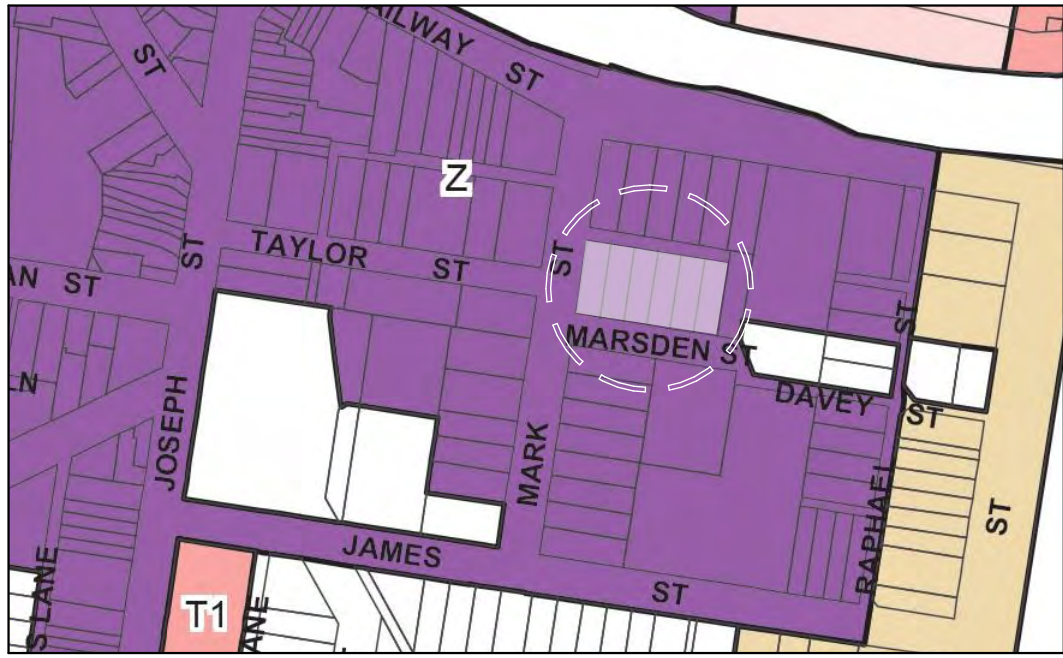
ISSUE:
D



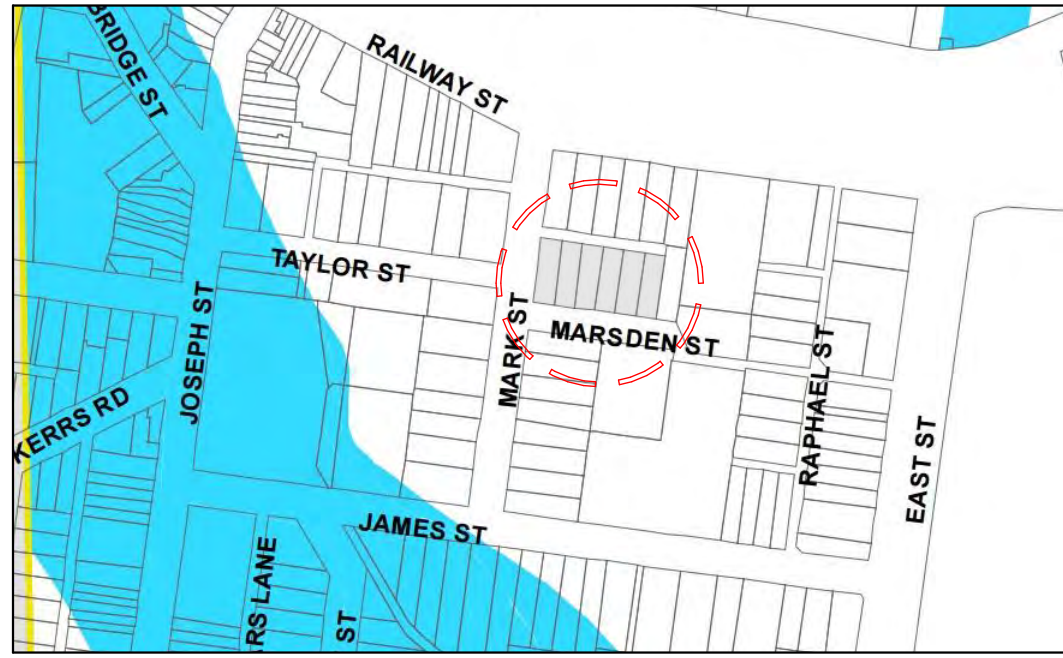
1 LAND ZONING MAP
Source: Auburn LEP 2010



2 HEIGHT OF BUILDING
Source: Auburn LEP 2010

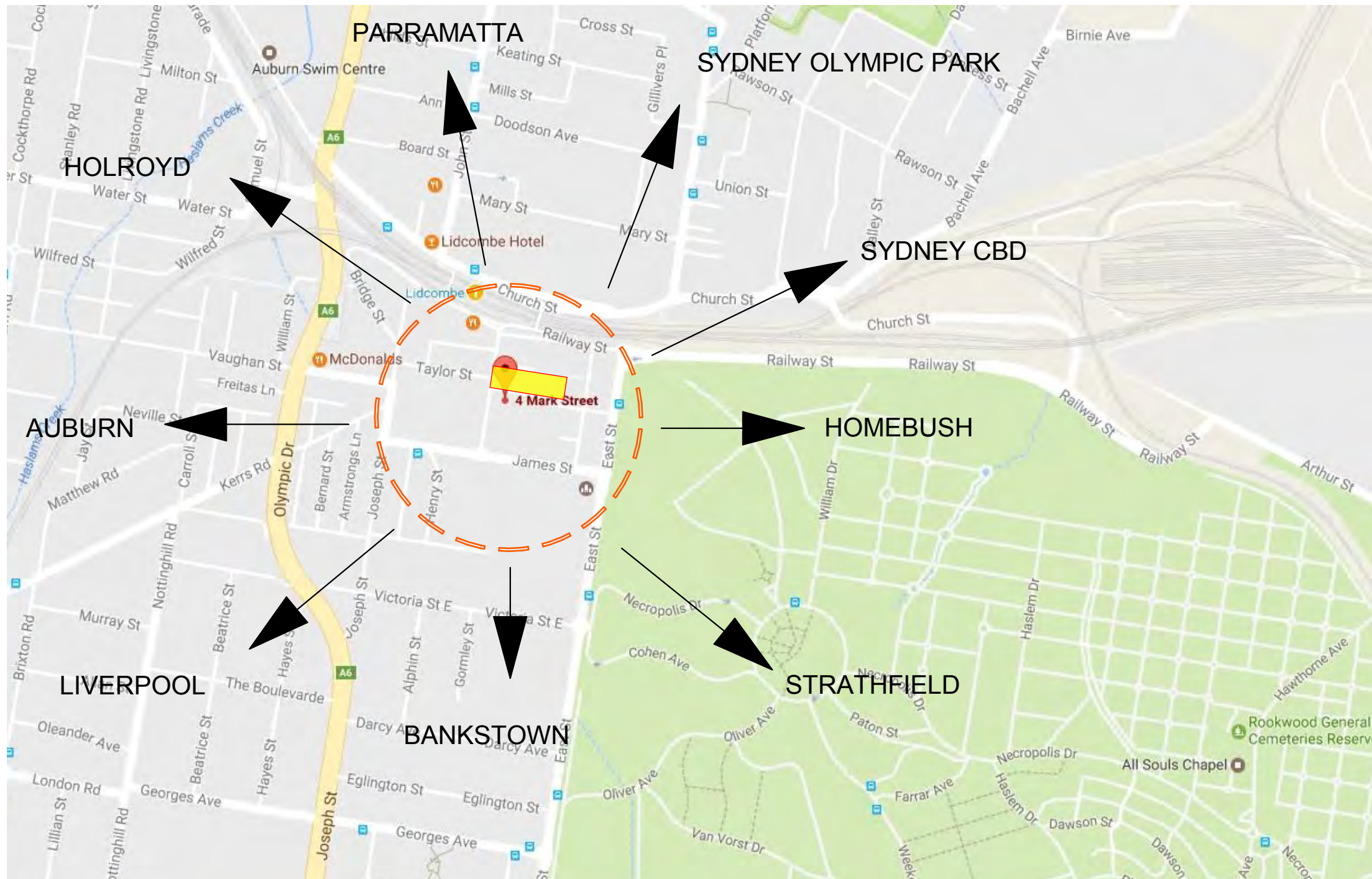


3 FLOOR SPACE RATIO
Source: Auburn LEP 2010



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: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:28 PM
L.G.A: Cumberland Council



Residential Flat Building

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

JOB No.:
8539 DA - D:03

ISSUE:
D

ISSUE	AMENDMENT	DATE	BY	CHK
DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	22/06/2018	YT	AHM
DA-B	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM



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

DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	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.

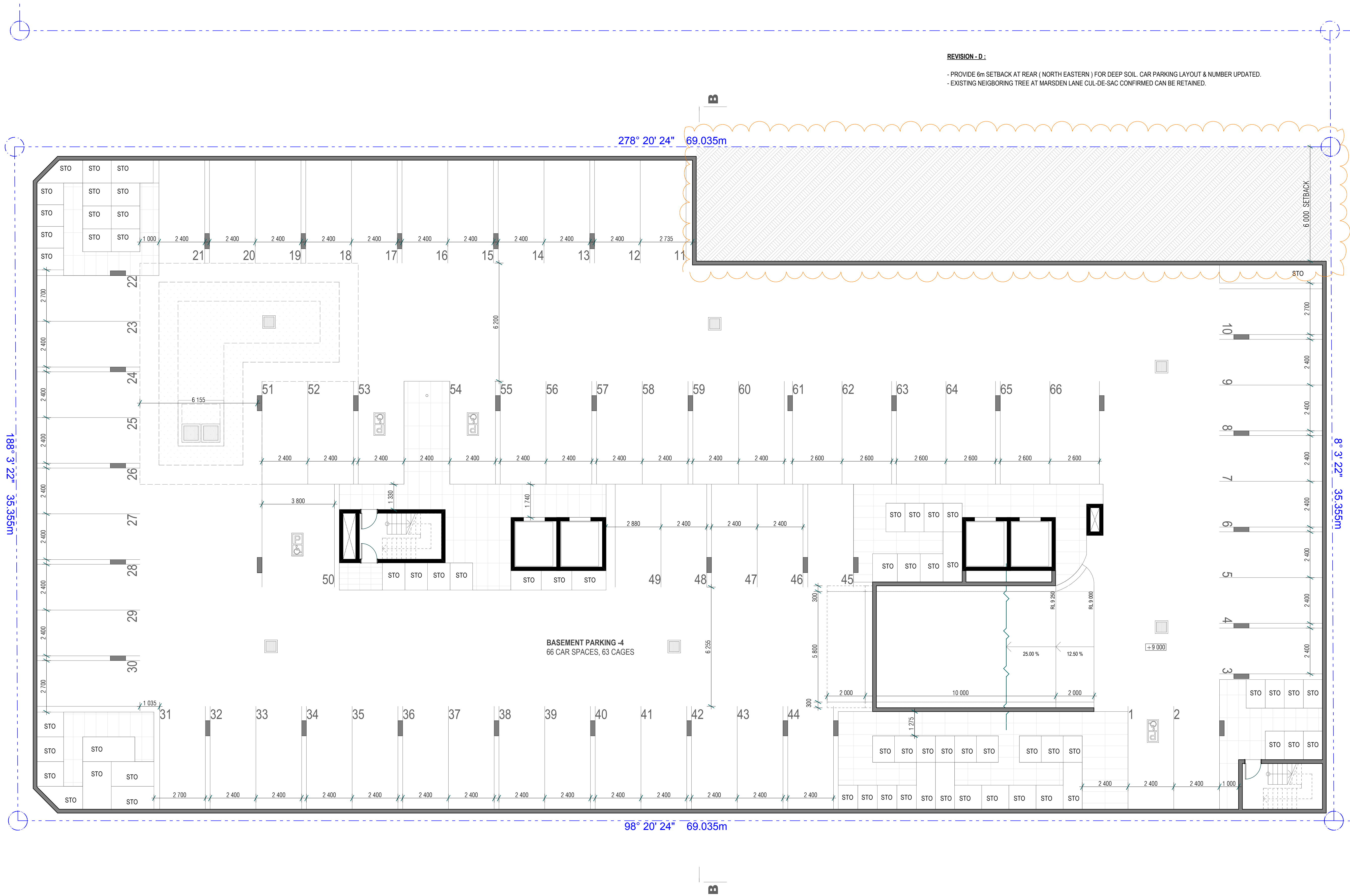


SHEET TITLE:
Site Analysis 02
DESIGNED: AHM
DRAWN: YT
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Wednesday, 27 June 2018 2:52 PM
L.G.A: Cumberland Council



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

ISSUE:
D



ISSUE	AMENDMENT	DATE	BY	CHECKED
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
Basement 4 Plan

DESIGNED: AHM DRAWN: YT COMMENCED: May 2017

SCALE: 1:100@A1
1:200@A3
or as noted

PRINT: A3 SHEET

PLOT: Friday, 22 June 2018 2:28 PM

L.G.A: Cumberland Council

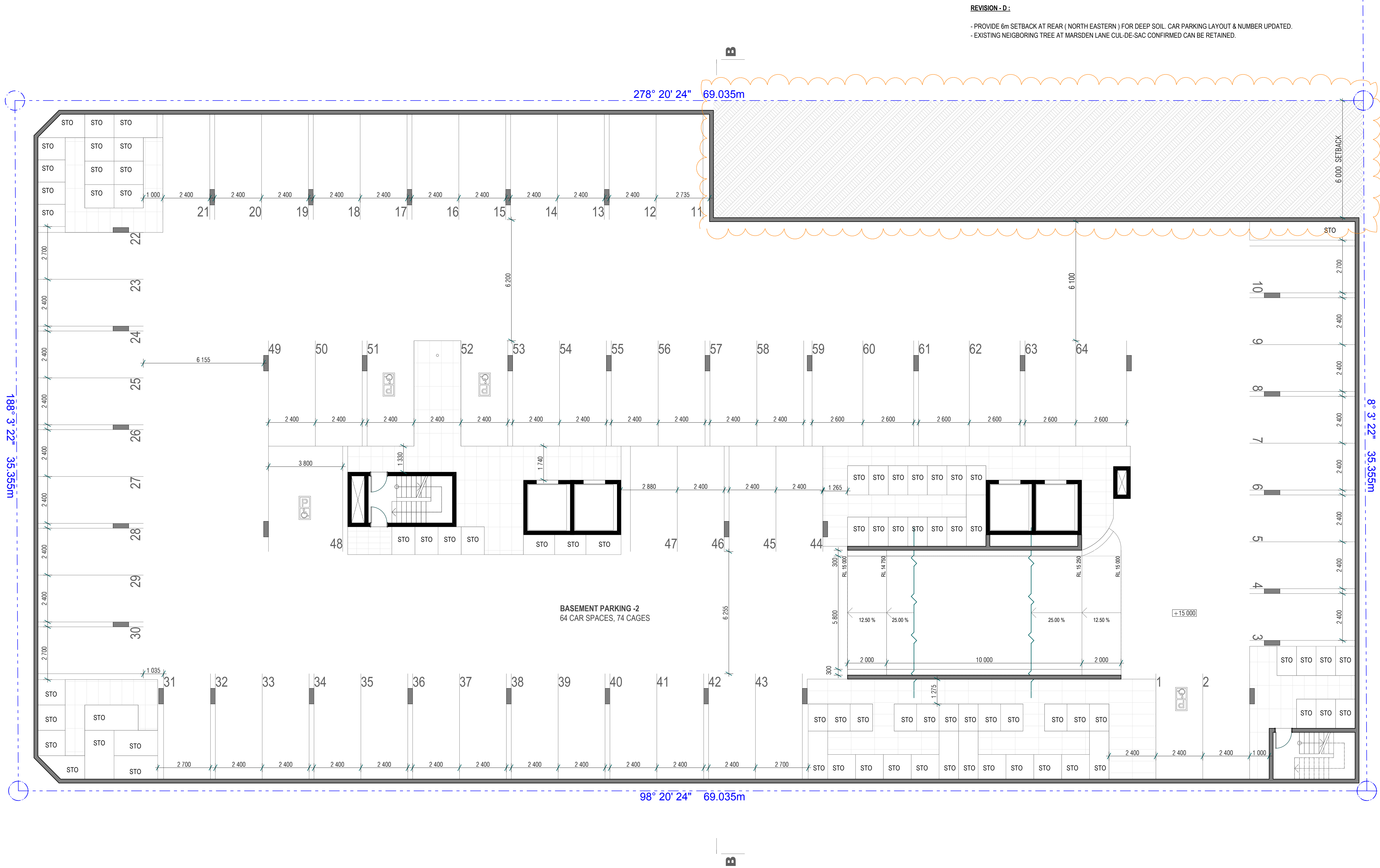


Residential Flat Building

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

JOB No.:
8539 DA - D:05

ISSUE:
D



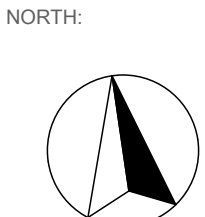
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
Basement 2 Plan

DESIGNED: AHM DRAWN: YT COMMENCED: May 2017

SCALE: 1:100@A1
1:200@A3
or as noted

PRINT: A3 SHEET

PLOT: Friday, 22 June 2018 2:28 PM

L.G.A: Cumberland Council

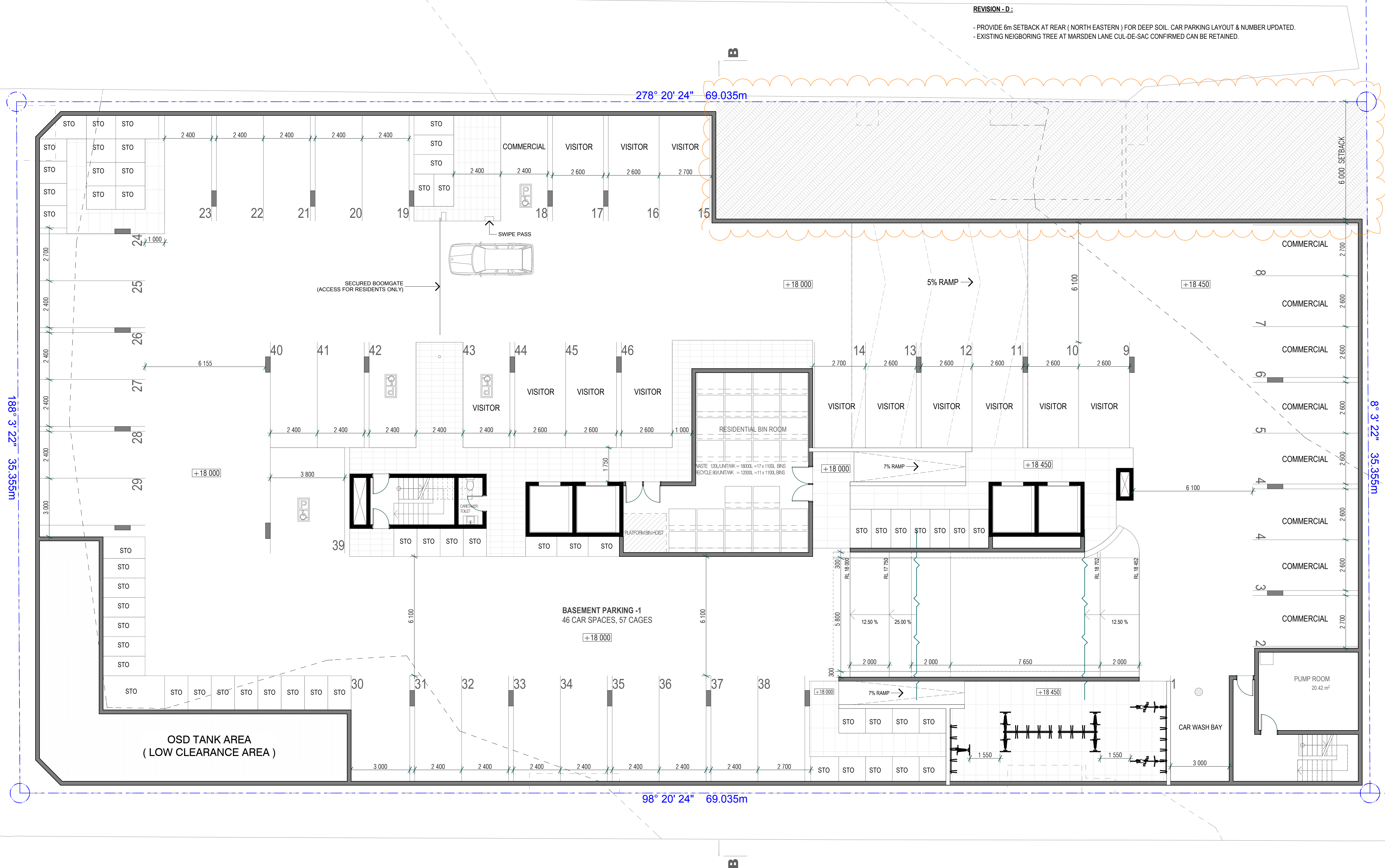


Residential Flat Building

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

JOB No.:
8539 DA - D:07

ISSUE:
D



ISSUE	AMENDMENT	DATE	BY	CHECKED
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY 18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
Basement 1 Plan

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: Friday, 22 June 2018 2:28 PM

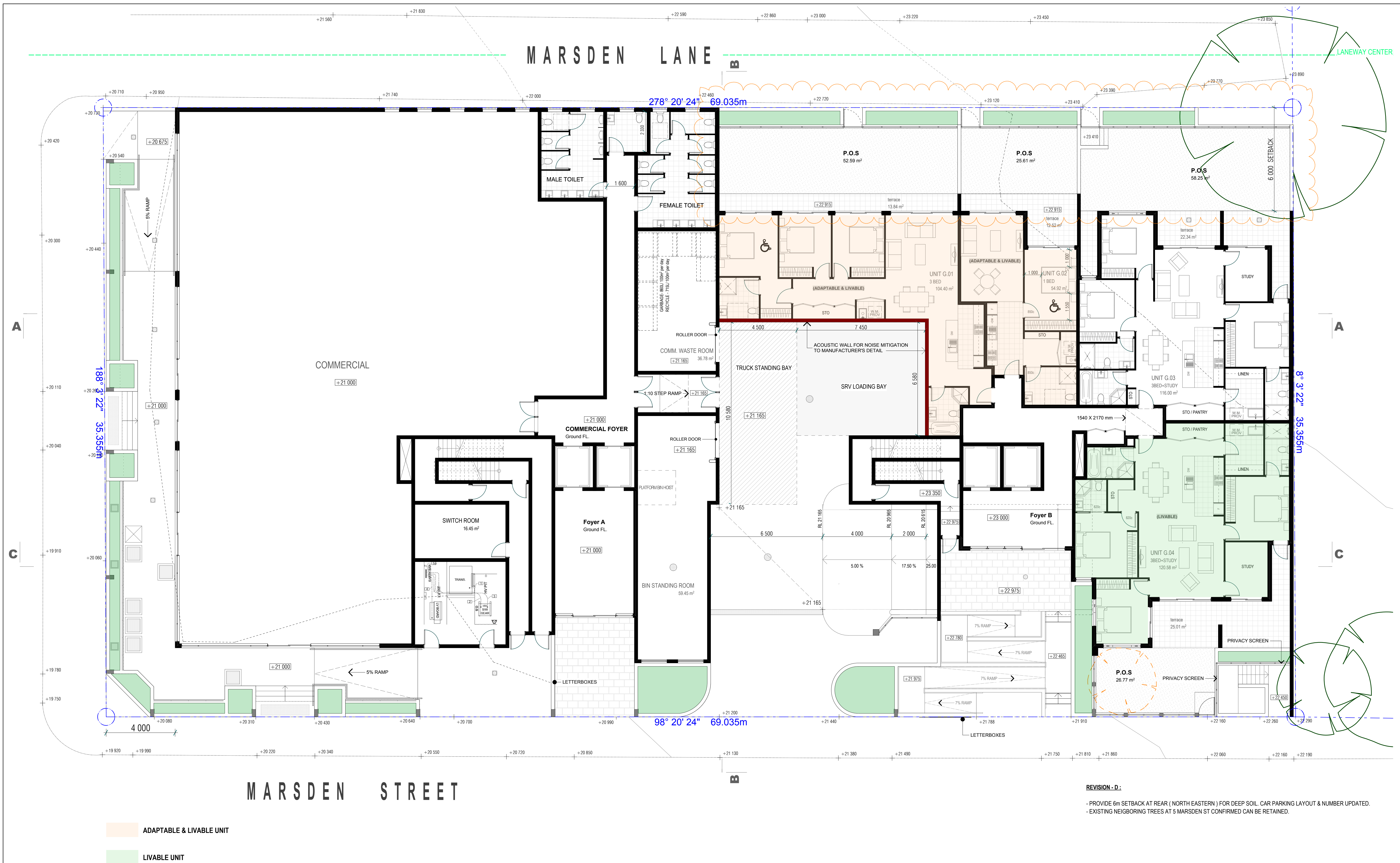


Residential Flat Building

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

JOB No.:
8539 DA - D:08

ISSUE:
D



REVISION - D:

- PROVIDE 6m SETBACK AT REAR (NORTH EASTERN) FOR DEEP SOIL. CAR PARKING LAYOUT & NUMBER UPDATED.
- EXISTING NEIGHBORING TREES AT 5 MARSDEN ST CONFIRMED CAN BE RETAINED.

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

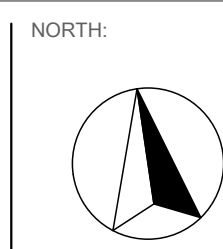
Development Application

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:
Ground FI Plan

DESIGNED: AHM
DRAWN: YT
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Wednesday, 27 June 2018 3:31 PM
L.G.A: Cumberland Council



Residential Flat Building

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

JOB No.:
8539 DA - D:10

ISSUE:
D



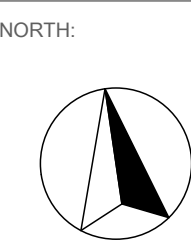
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RP1 - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM
ISSUE	AMENDMENT			

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.

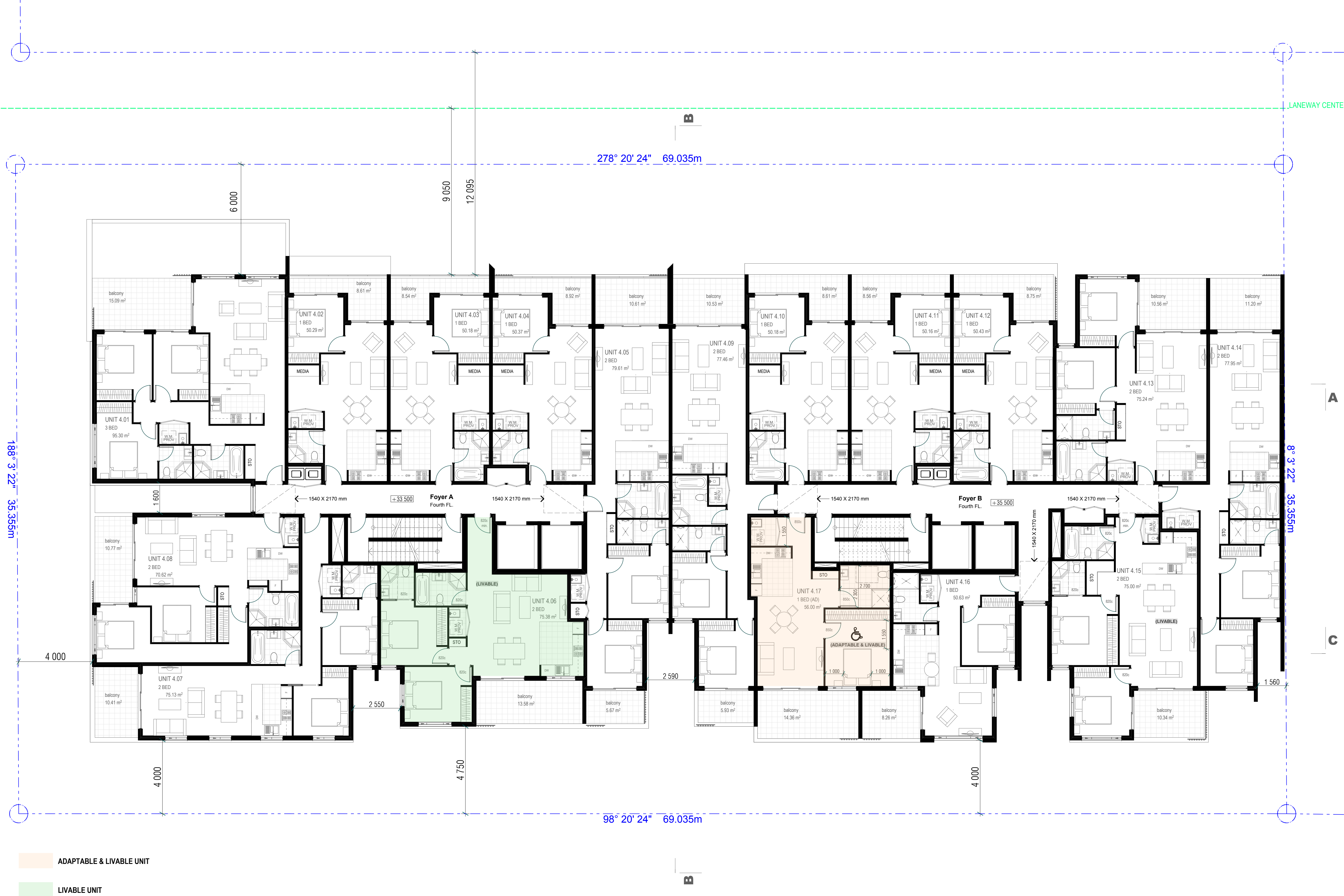


SHEET TITLE:
Level 1-3 Plan (Typical)
DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:28 PM
L.G.A: Cumberland Council



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:11

ISSUE:
D

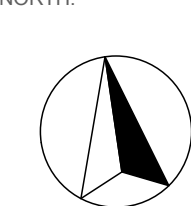


ISSUE	AMENDMENT	DATE	BY	CHKD
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
Level 4-7 Plans (Typical)
DESIGNED: AHM
DRAWN: Y.T.
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:28 PM
L.G.A. Cumberland Council



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:12
ISSUE: D



DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	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.



SHEET TITLE:
Level 8 Plan

DESIGNED: AHM DRAWN: Y T COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:28 PM



Residential Flat Building

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

JOB No.:
8539 DA - D:13

ISSUE:
D



ISSUE	AMENDMENT	DATE	BY	CHKD
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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: Level 9 Plan

DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:28 PM
L.G.A: Cumberland Council

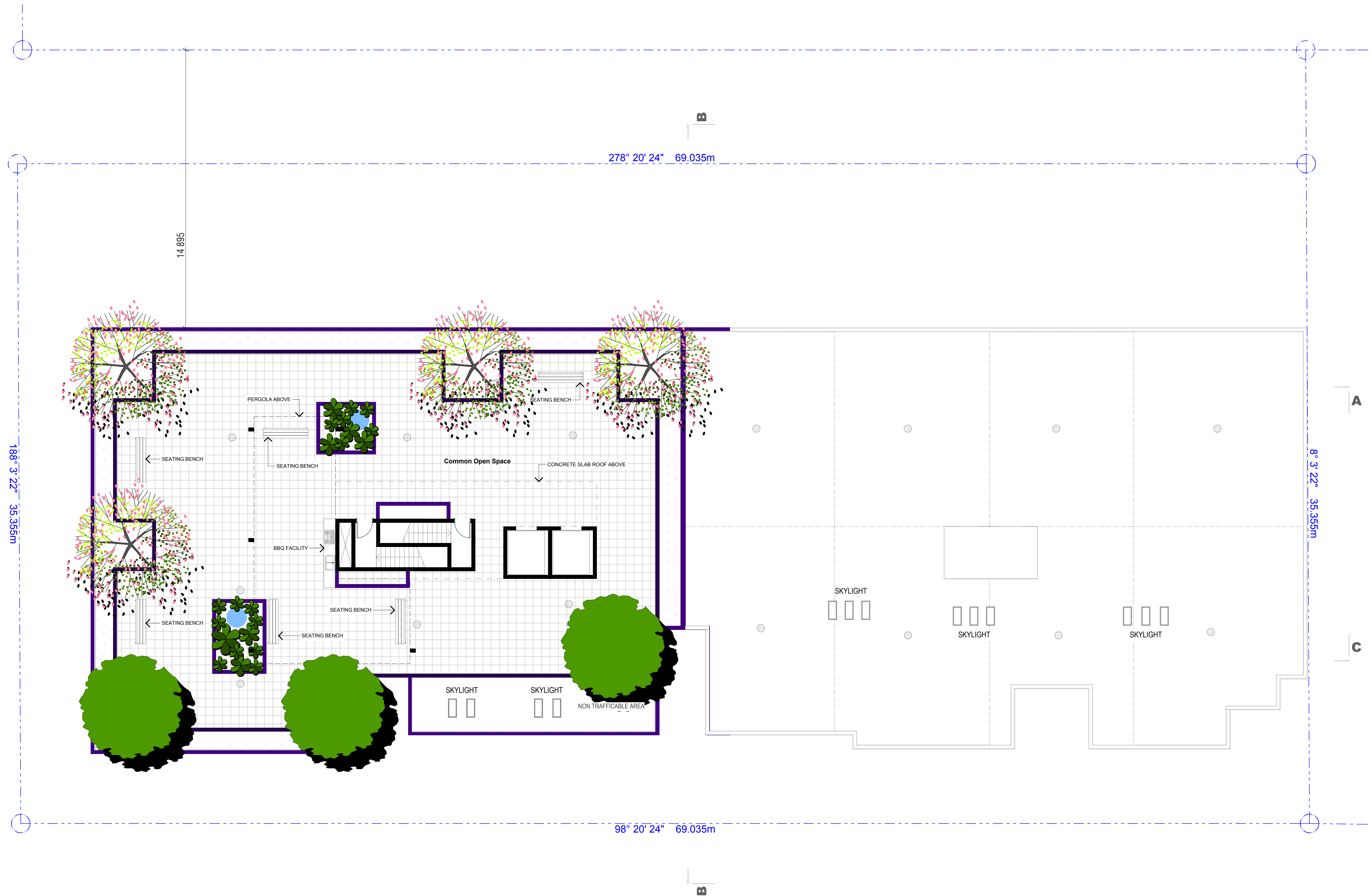


Residential Flat Building

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

JOB No.:
8539 DA - D:14

ISSUE:
D



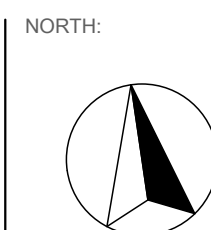
ISSUE	AMENDMENT	DATE	BY	CHKD
DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY 18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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: Roof Plan

DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:28 PM
L.G.A: Cumberland Council

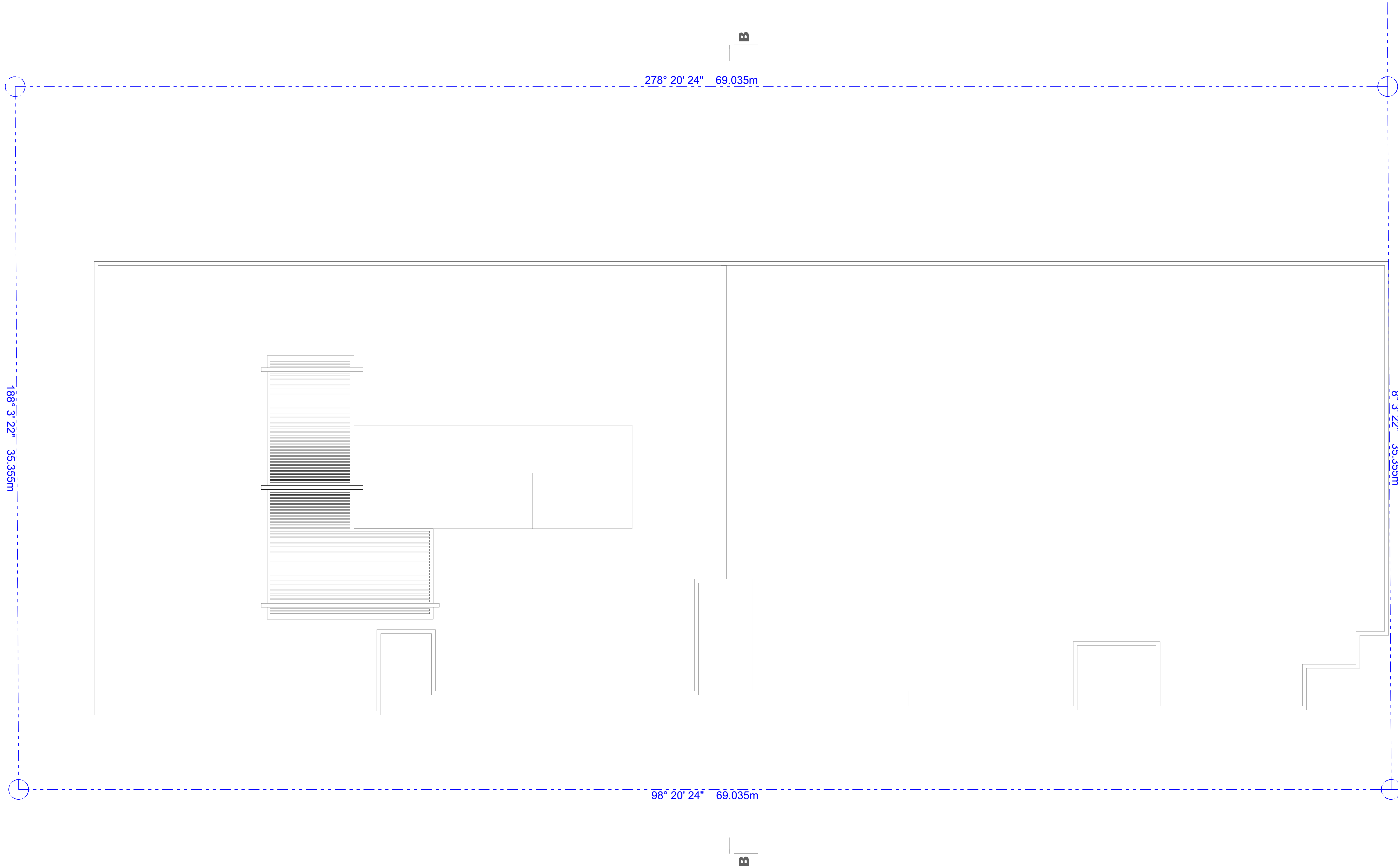


Residential Flat Building

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

JOB No.:
8539 DA - D:15

ISSUE:
D



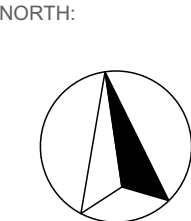
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY 18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
Top Roof Plan

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	YT	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

Friday, 22 June 2018 2:28 PM



Residential Flat Building

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

JOB No.:
8539 DA - D:16

ISSUE:
D



MATERIAL SCHEDULE

	1. Paint Render 01 - Dulux 'White on White' (Texture paint finish)	(*O.S.A)		4. Square beveled framebox - Metal cladding 'Vitrabond' (Metallic) Smoke Silver Metallic	(*O.S.A)		7. Translucent / frosted glass balustrade (Level 2-4)	(*O.S.A)
	2. Paint Render 02 - Dulux 'Bright Idea' (Texture paint finish)	(*O.S.A)		5. Paint Render 02 - Dulux 'Silkwort' (Texture paint finish)	(*O.S.A)			
	3. Paint Render 03 - Dulux 'Raku' (Texture paint finish)	(*O.S.A)		6. Window & sliding door frames / Balustrade rails / Screens-Louvres / Roller door Colorbond 'Woodland Grey'	(*O.S.A)			

ISSUE	AMENDMENT	DATE	BY	CHECKED
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
South Elevation

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	YT	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET
L.G.A: Cumberland Council			PLOT:	Friday, 22 June 2018 2:28 PM



Residential Flat Building

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

JOB No.:
8539 DA - D:17

ISSUE:
D



MATERIAL SCHEDULE

	1. Paint Render 01 - Dulux 'White on White' (Texture paint finish)	(*O.S.A)		4. Square beveled framebox - Metal cladding 'Vitrabond' (Metallic) Smoke Silver Metallic	(*O.S.A)		7. Translucent / frosted glass balustrade (Level 2-4)	(*O.S.A)
	2. Paint Render 02 - Dulux 'Bright Idea' (Texture paint finish)	(*O.S.A)		5. Paint Render 02 - Dulux 'Silkwort' (Texture paint finish)	(*O.S.A)			
	3. Paint Render 03 - Dulux 'Raku' (Texture paint finish)	(*O.S.A)		6. Window & sliding door frames / Balustrade rails / Screens-Louvers / Roller door Colorbond 'Woodland Grey'	(*O.S.A)			

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
North Elevation - Marsden St

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:	Friday, 22 June 2018 2:28 PM



Residential Flat Building

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

JOB No.:
8539 DA - D:18

ISSUE:

D



ISSUE	AMENDMENT	DATE	BY	CHECKED
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
West Elevation - Mark St

DESIGNED: AHM
DRAWN: YT
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:27 PM
L.G.A: Cumberland Council

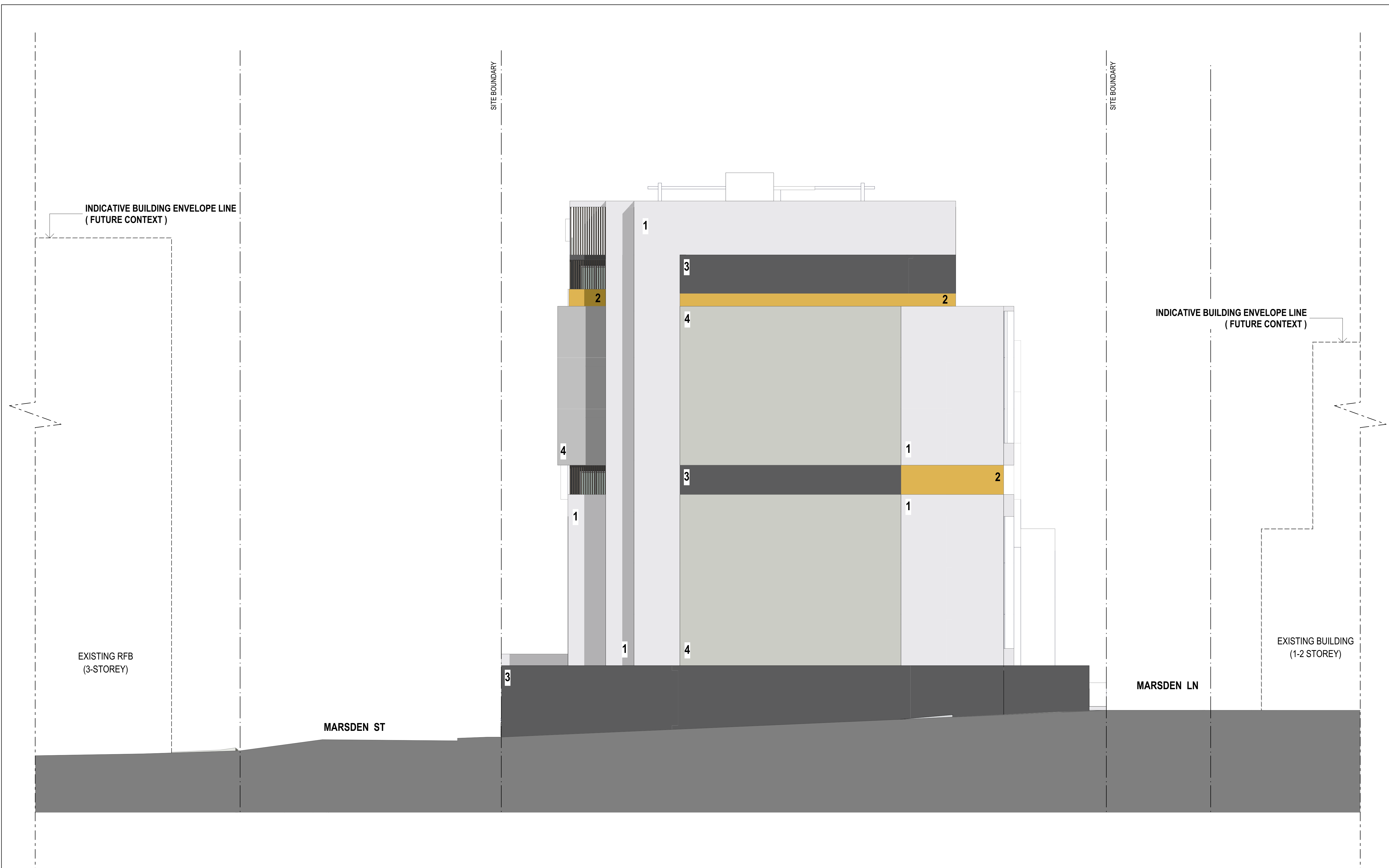


Residential Flat Building

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

JOB No.:
8539 DA - D:19

ISSUE:
D



DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM		
DA-C	DRAWINGS AMENDED AS PER COUNCIL IRI - MAY'18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM		
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	19/04/2018	Y T	AHM		
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM		
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED		

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.

Drawings 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 Zhihar 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 ZHIHAR ARCHITECTS. COPYING OR USING THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

| NORTH:

SHEET TITLE:

East Elevation

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: Friday, 22 June 2018 2:27 PM

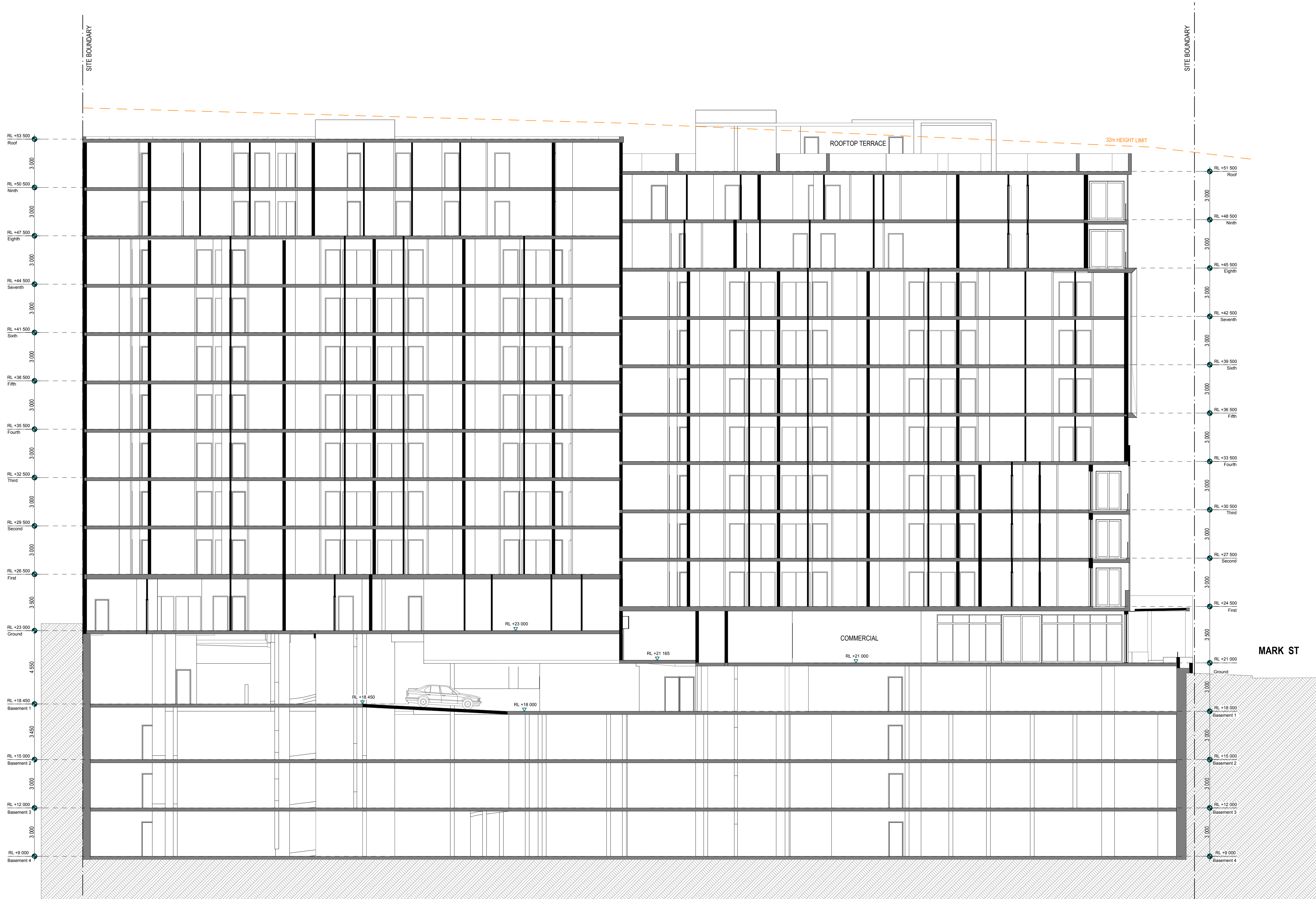


Residential Flat Building

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

JOB No.:
8539 DA - D:20

D



ISSUE	AMENDMENT	DATE	BY	CHECKED
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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: Section A

DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:27 PM
L.G.A: Cumberland Council



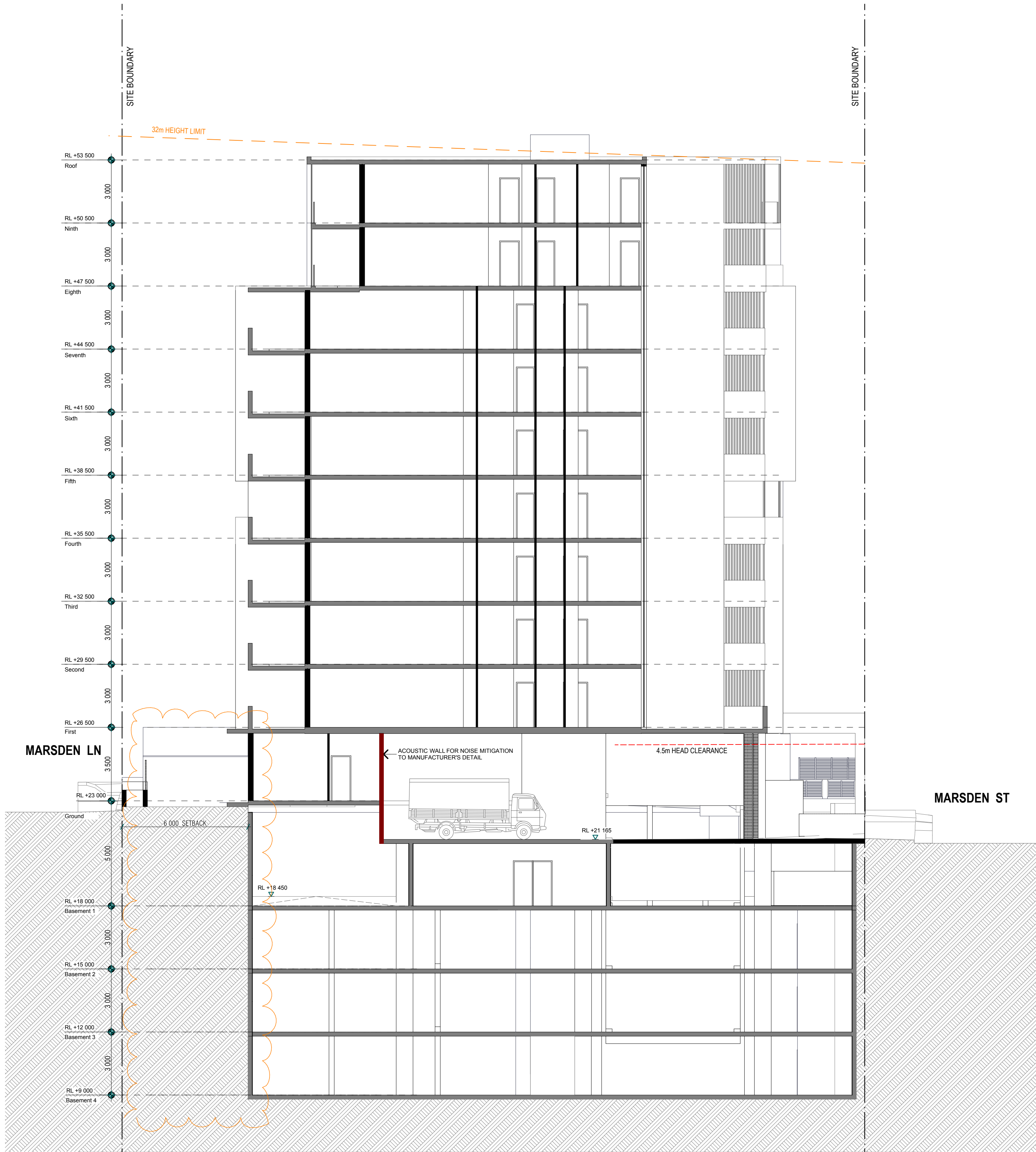
Residential Flat Building

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

JOB No.:
8539 DA - D:21

ISSUE:

D



REVISION - D:

- PROVIDE 6m SETBACK AT REAR (NORTH EASTERN) FOR DEEP SOIL. CAR PARKING LAYOUT & NUMBER UPDATED.
- EXISTING NEIGHBORING TREE AT MARSDEN LANE CUL-DE-SAC CONFIRMED CAN BE RETAINED.

ISSUE	AMENDMENT	DATE	BY	CHKD
DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
Section B

DESIGNED: AHM
DRAWN: YT
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:27 PM
L.G.A: Cumberland Council

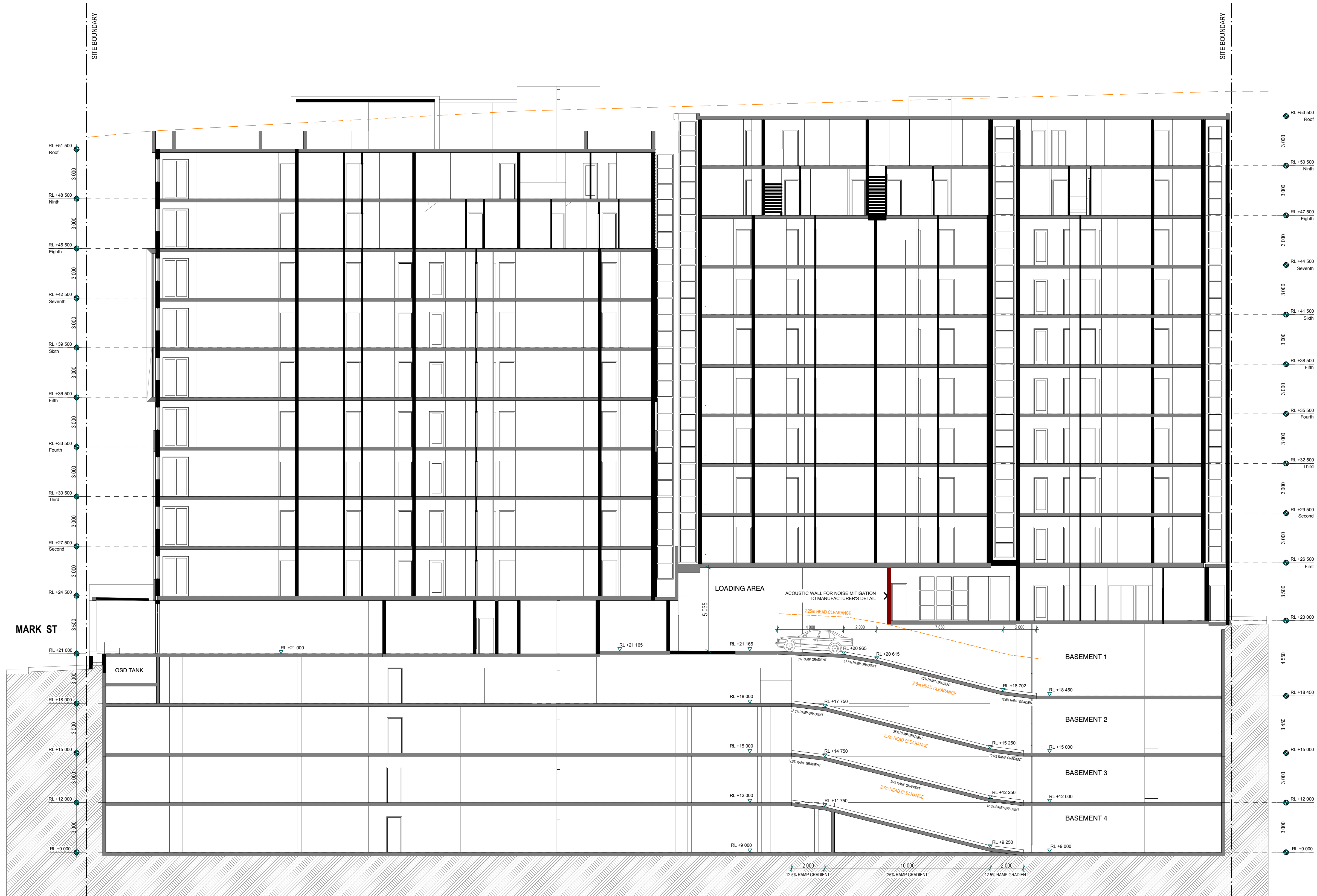


Residential Flat Building

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

JOB No.:
8539 DA - D:22

ISSUE:
D



DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	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: Section C

DESIGNED: AHM
DRAWN: YT
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:27 PM
L.G.A: Cumberland Council



Residential Flat Building

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

JOB No.:
8539 DA - D:23

ISSUE:
D



SHADOW - 9AM (21st JUNE)



SHADOW - 12PM (21st JUNE)



SHADOW - 3PM (21st JUNE)



Mark Street Elevation

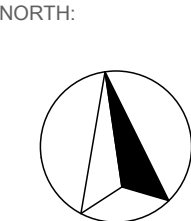
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM
ISSUE	AMENDMENT			

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.



SHEET TITLE:
Shadow Diagrams (Existing Context)
DESIGNED: AHM DRAWN: YT COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET PLOT: Friday, 22 June 2018 2:27 PM
L.G.A: Cumberland Council



Residential Flat Building

2 Mark St, 1-3 Marsden St

Lidcombe, NSW 2141

JOB No:

8539 DA - D:24

ISSUE:

D

IMPACT OF PROPOSED BUILDING TO EXISTING 10-14 MARSDEN ST & RECENTLY APPROVED 4-14 MARK ST



SHADOW - 9AM
(21st JUNE)



SHADOW - 10AM
(21st JUNE)



SHADOW - 11AM
(21st JUNE)



SHADOW - 12PM
(21st JUNE)

DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	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.



SHEET TITLE:
Shadow Diagrams (Winter Solstice)
- 09AM-12PM
DESIGNED: AHM DRAWN: Y.T. COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET
L.G.A: Cumberland Council
Wednesday, 27 June 2018 4:18 PM



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:25A

ISSUE:
D



SHADOW - 1PM
(21st JUNE)



SHADOW - 2PM
(21st JUNE)



SHADOW - 3PM
(21st JUNE)

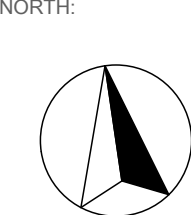
ISSUE	AMENDMENT	DATE	BY	CHKD
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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.



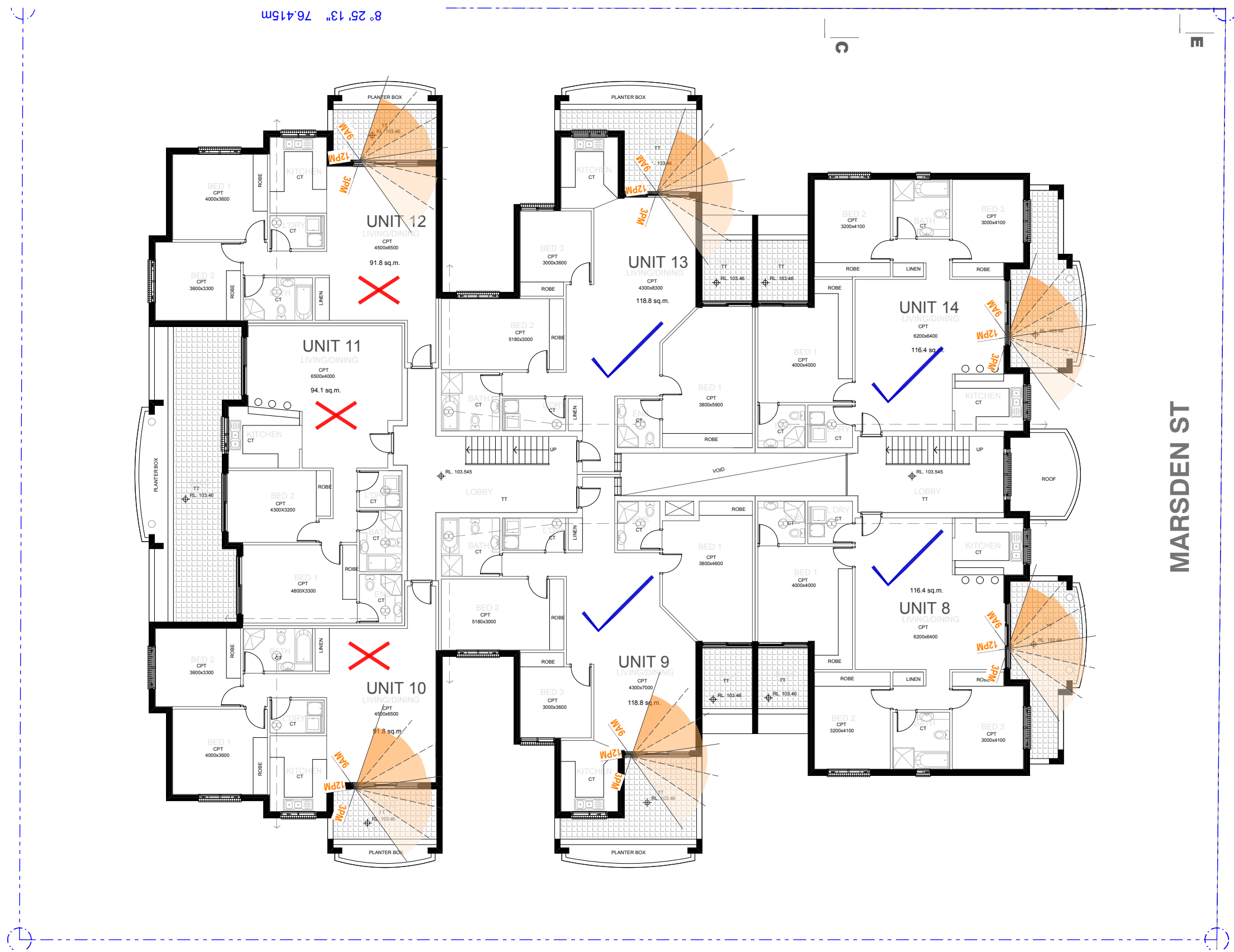
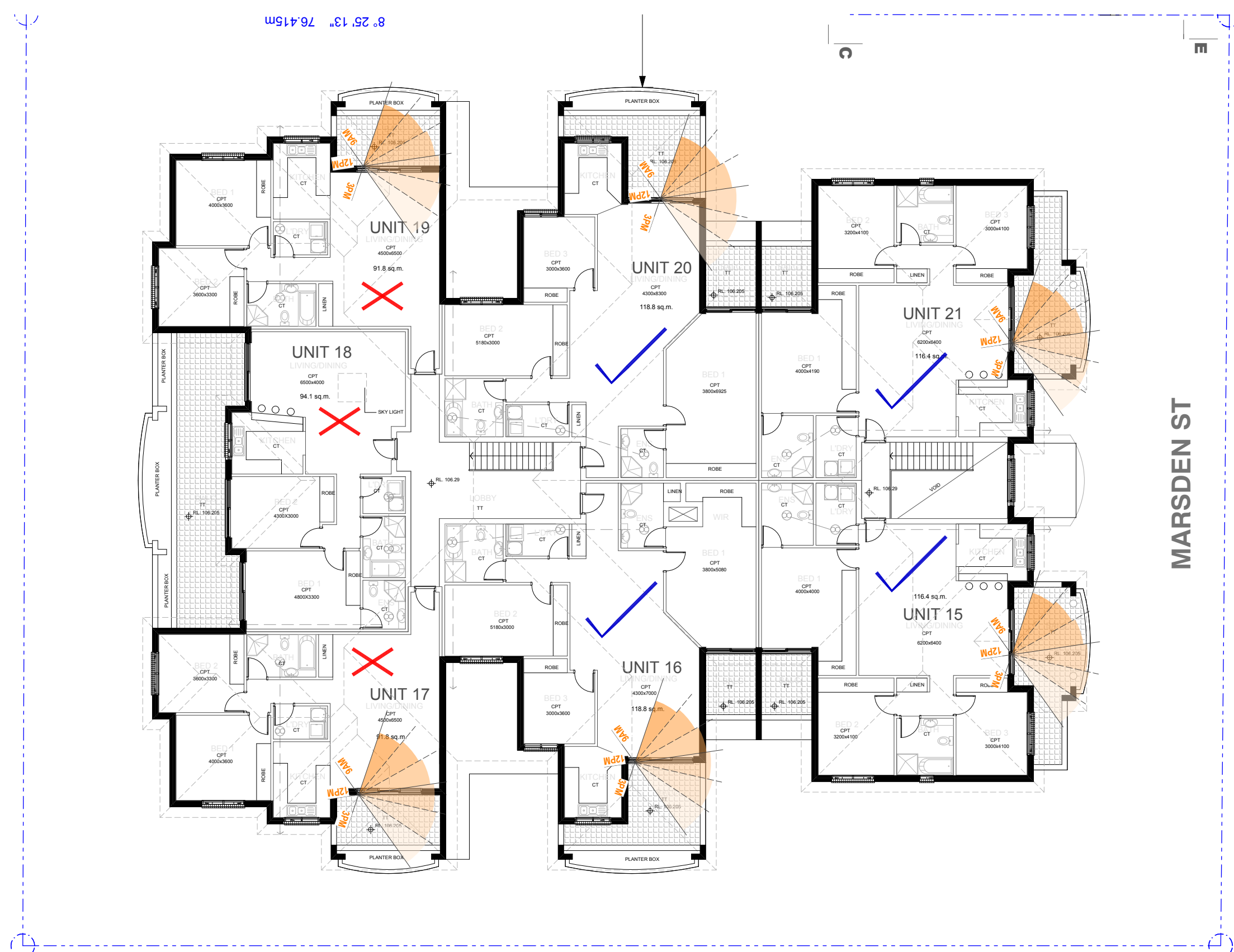
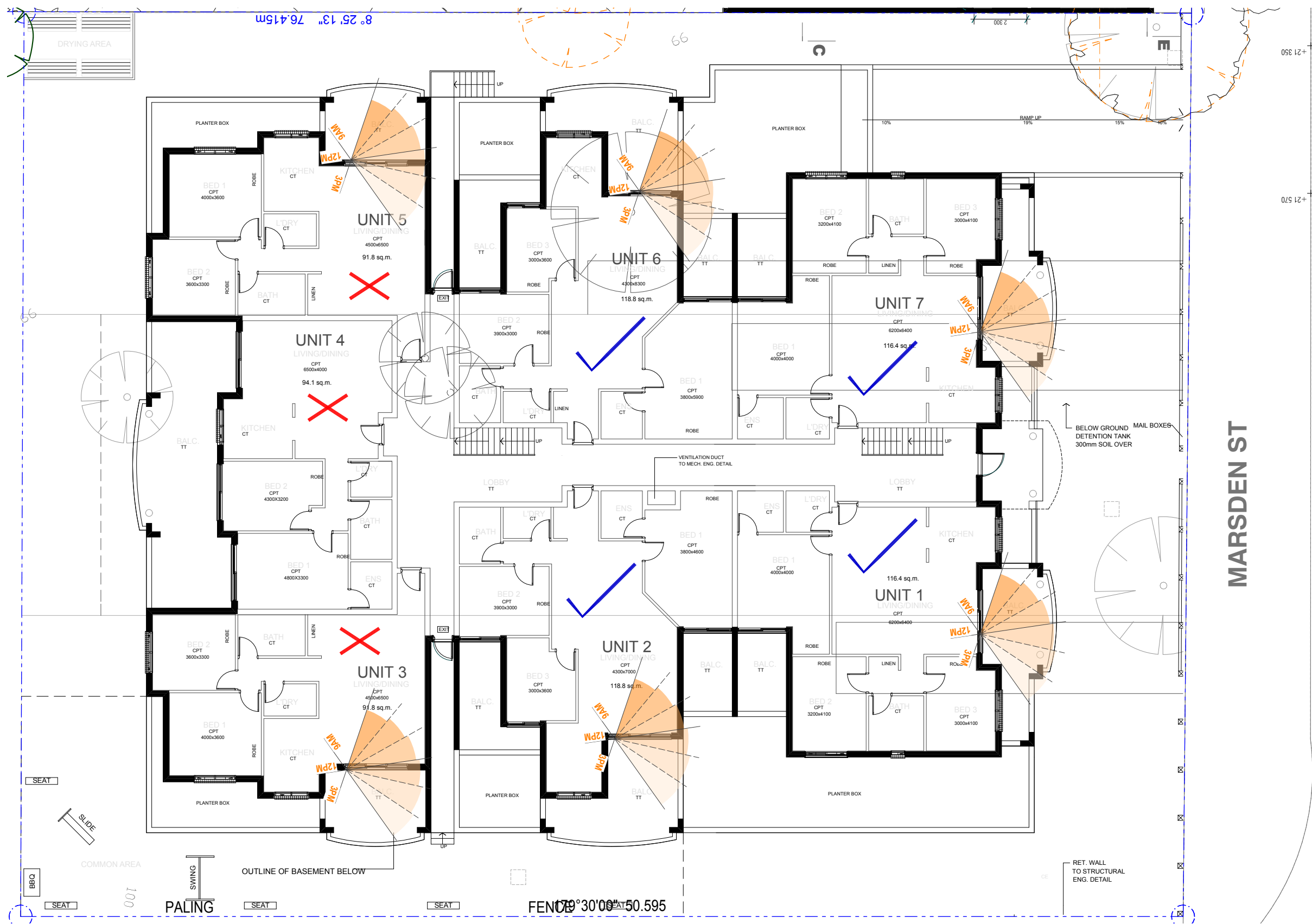
SHEET TITLE:
Shadow Diagrams (Winter Solstice)
- 1PM-3PM
DESIGNED: AHM DRAWN: YT COMMENCED: May 2017 SCALE: 1:100@A1, 1:200@A3 or as noted PRINT: A3 SHEET
PLOT: Wednesday, 27 June 2018 4:18 PM
L.G.A: Cumberland Council



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:25B

ISSUE:
D

CURRENT SOLAR ACCESS TO EXISTING 10-14 MARSDEN ST



UNIT NUMBER & TYPE	UNIT TYPE	SOLAR ACCESS	TOTAL HOURS (Zhrs MIN)	SOLAR COMPLIANCE
Unit 01, 08, 15	3BR	09:00-15:00	6	YES
Unit 02, 09, 16	3BR	09:00-11:30	2.5	YES
Unit 03, 10, 17	2BR	09:00-10:00	1	NO
Unit 04, 11, 18	2BR	--	0	NO
Unit 05, 12, 19	2BR	13:30-15:00	1.5	NO
Unit 06, 13, 20	3BR	11:30-15:00	3.5	YES
Unit 07, 14, 21	3BR	09:00-15:00	6	YES

UNITS RECEIVING MIN. 2 HOURS SOLAR DURING WINTER SOLSTICE = 12 UNITS (57.15 %)

✓ MIN. 2 HOURS SOLAR ACCESS

✗ < 2 HOURS SOLAR ACCESS

ISSUE	AMENDMENT	DATE	BY	CHKD
DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

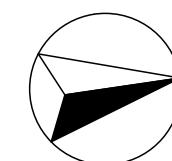
Development Application

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:

Current Solar Access to Existing 10-14 Marsden St

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, 27 June 2018 4:18 PM



Residential Flat Building

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

JOB No.:
8539 DA - D:25C

ISSUE:
D

IMPACT OF PROPOSED BUILDING TO EXISTING 10-14 MARSDEN ST



1 SHADOW ELEVATION - 9AM



2 SHADOW ELEVATION - 10AM



3 SHADOW ELEVATION - 11AM



4 SHADOW ELEVATION - 12PM



5 SHADOW ELEVATION - 1PM

- ✓ RECEIVE SOLAR ACCESS
- ✗ NOT RECEIVE SOLAR ACCESS

EXISTING SOLAR ACCESS TO SIX NORTH-FACING UNITS (UNIT 01, 07, 08, 14, 15, 21) AT 10-14 MARSDEN ST :
ALL SIX NORTH-FACING UNITS RECEIVE 6 HOURS SOLAR ACCESS (9AM - 3PM) DURING WINTER SOLSTICE

IMPACT OF PROPOSED DEVELOPMENT TO 10-14 MARSDEN ST DURING WINTER SOLSTICE (9AM-3PM) :
- THREE UNITS (UNIT 01, 08, 15) WILL RECEIVE **3 HOURS** SOLAR ACCESS
- THREE UNITS (UNIT 07, 14, 21) WILL RECEIVE **NIL / LESS THAN 2 HOUR** SOLAR ACCESS

PROPOSED DEVELOPMENT WILL REDUCE THE SOLAR ACCESS TO 10-14 MARSDEN ST BY **3 UNITS (14.3 %)**

DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	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:

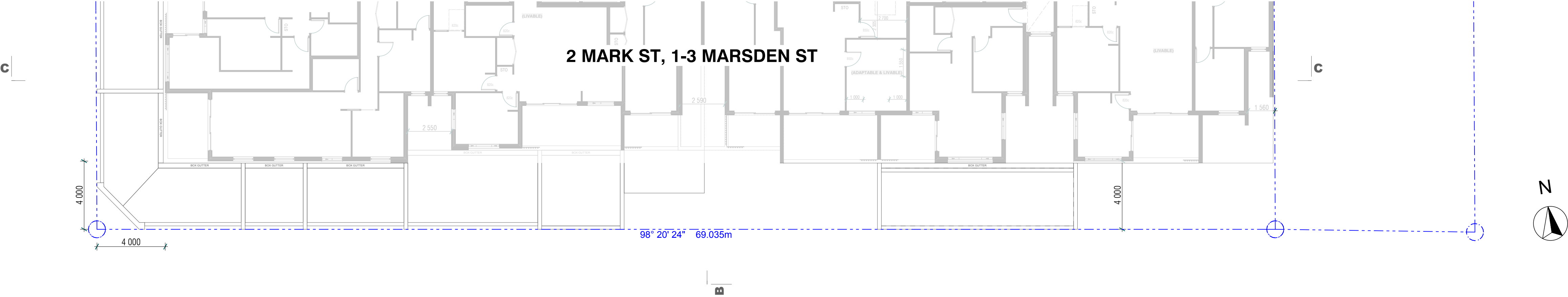
SHEET TITLE:
Shadow Impact to 10-14 Marsden St (Winter Solstice)
DESIGNED: AHM DRAWN: YT COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET PLOT: Wednesday, 27 June 2018 4:18 PM L.G.A: Cumberland Council



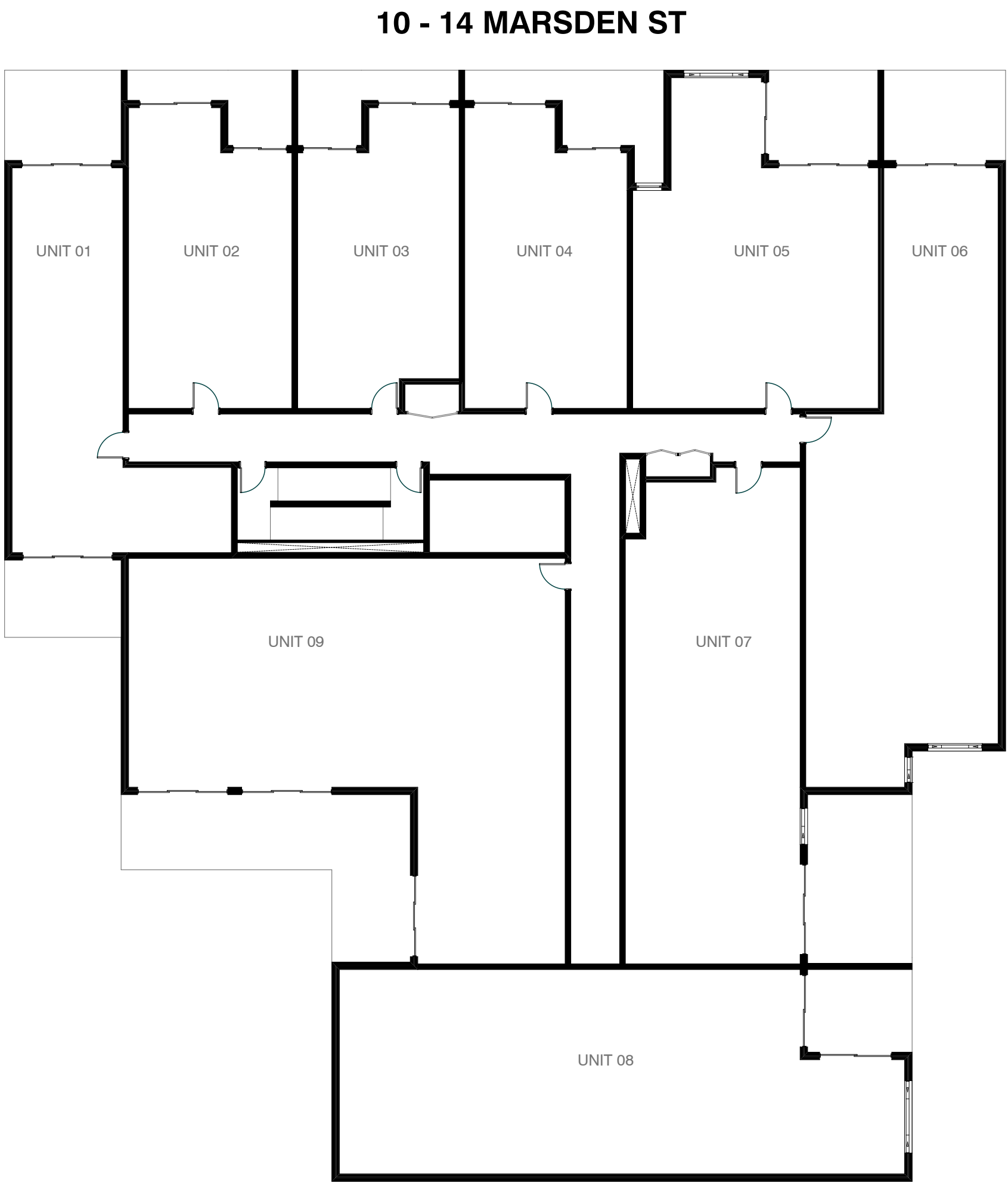
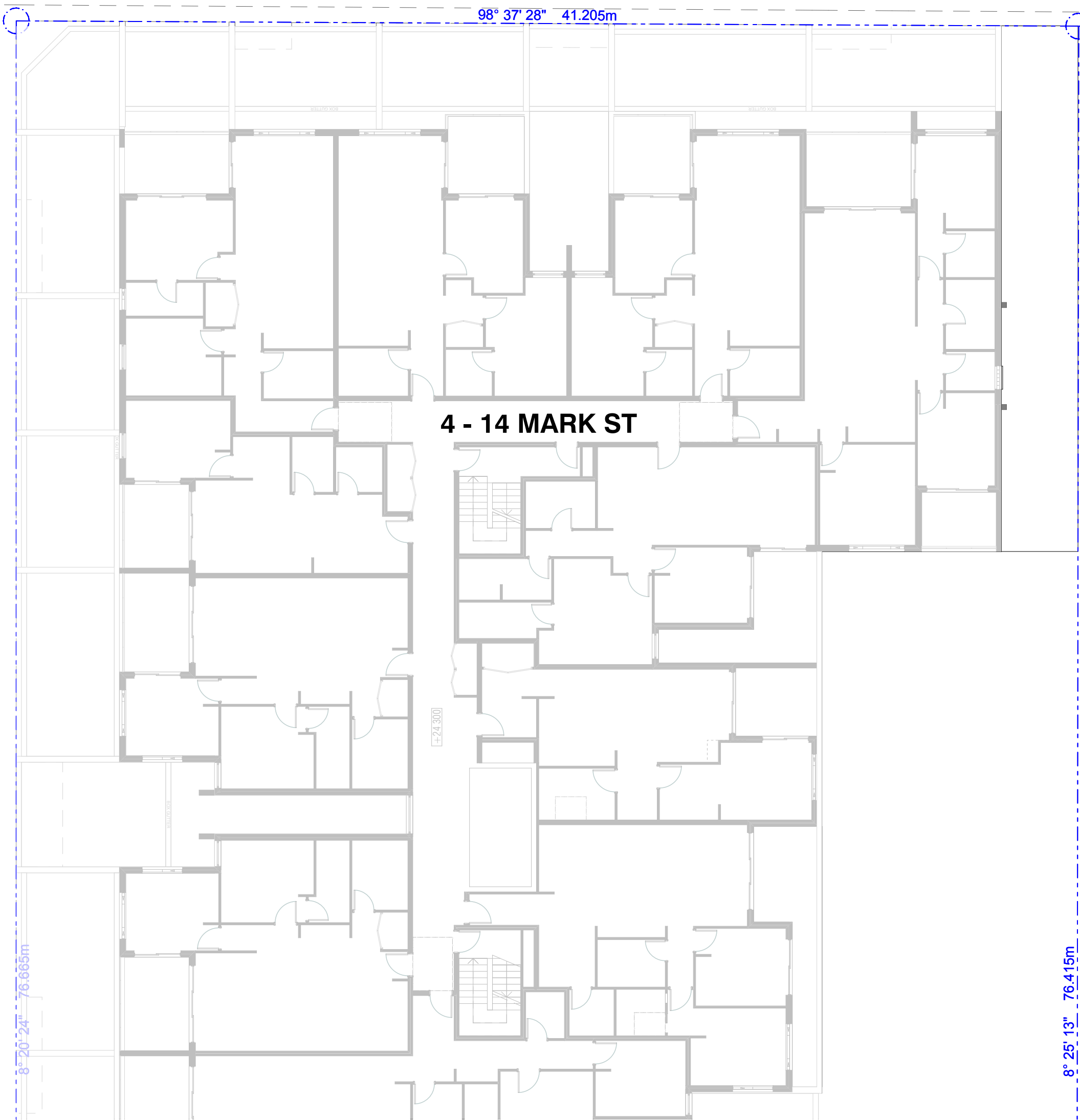
Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:25D

ISSUE:
D

FUTURE CONTEXT OF 4-14 MARK ST, 10-14 MARSDEN ST, AND PROPOSED APPLICATION



MARSDEN ST



19B JAMES ST

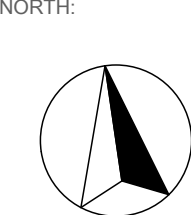
ISSUE	AMENDMENT	DATE	BY	CHKD
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
Indicative Future Context of 10-14 Marsden St
DESIGNED: AHM DRAWN: Y T COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET
L.G.A: Cumberland Council
Wednesday, 27 June 2018 5:58 PM



Residential Flat Building

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

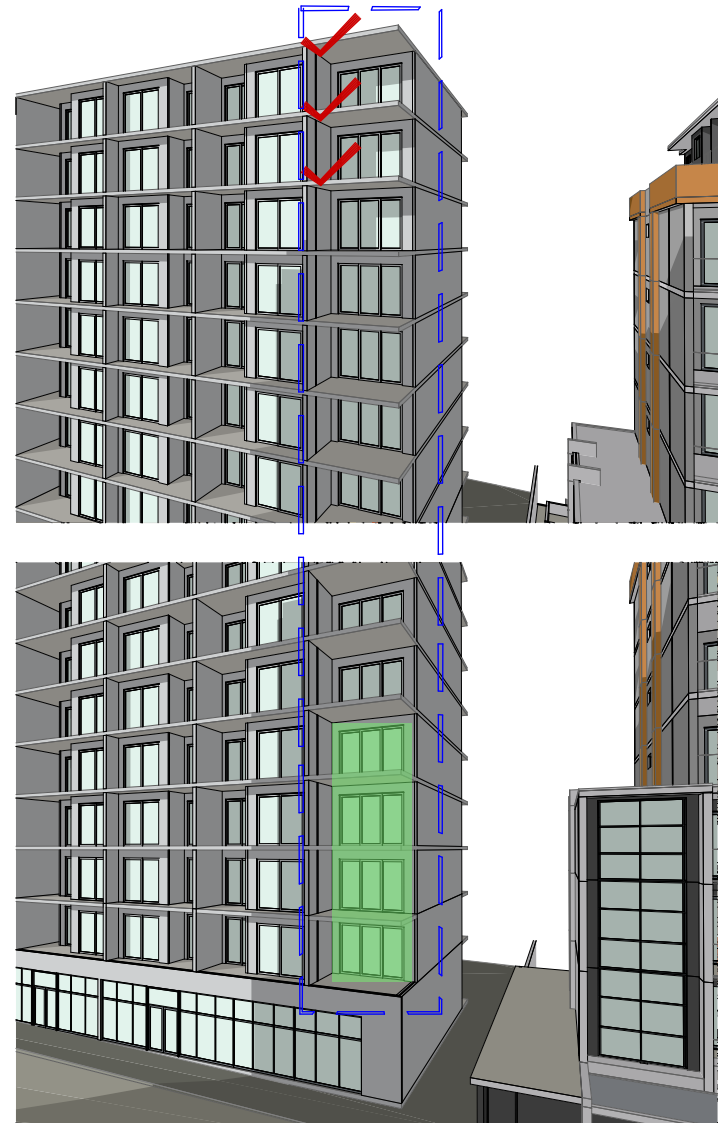
JOB No.:
8539 DA - D:25E

ISSUE:
D

IMPACT OF PROPOSED BUILDING TO FUTURE CONTEXT OF 10-14 MARSDEN ST



1 9 AM



2 10 AM



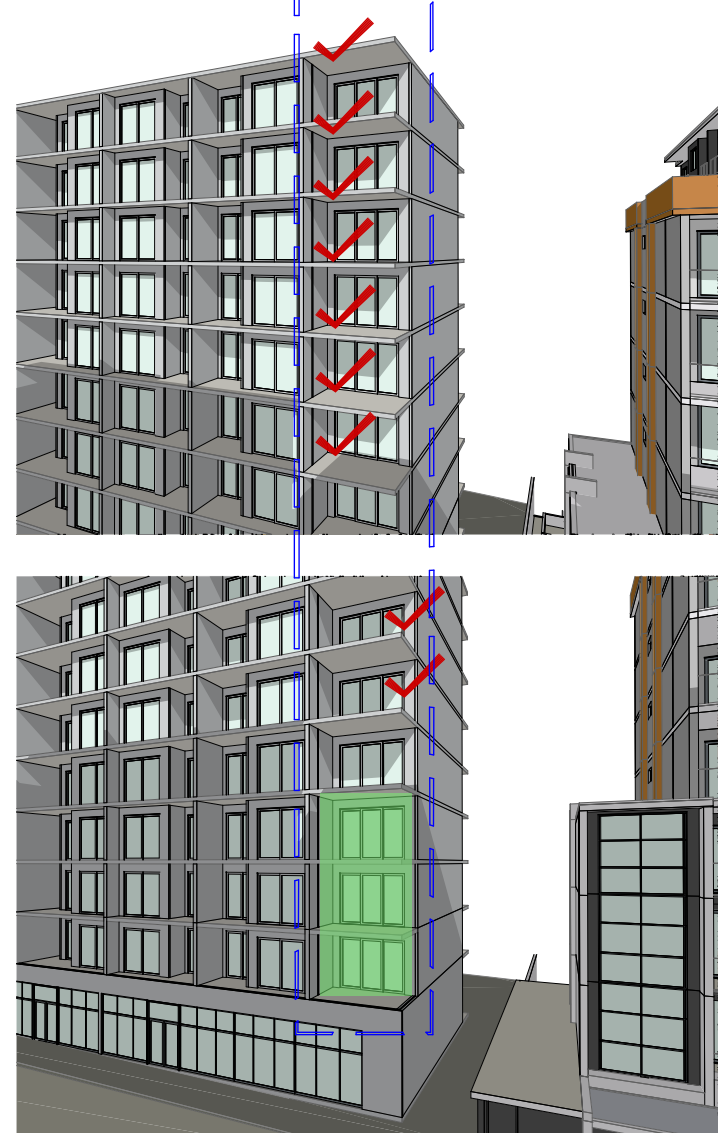
3 11 AM



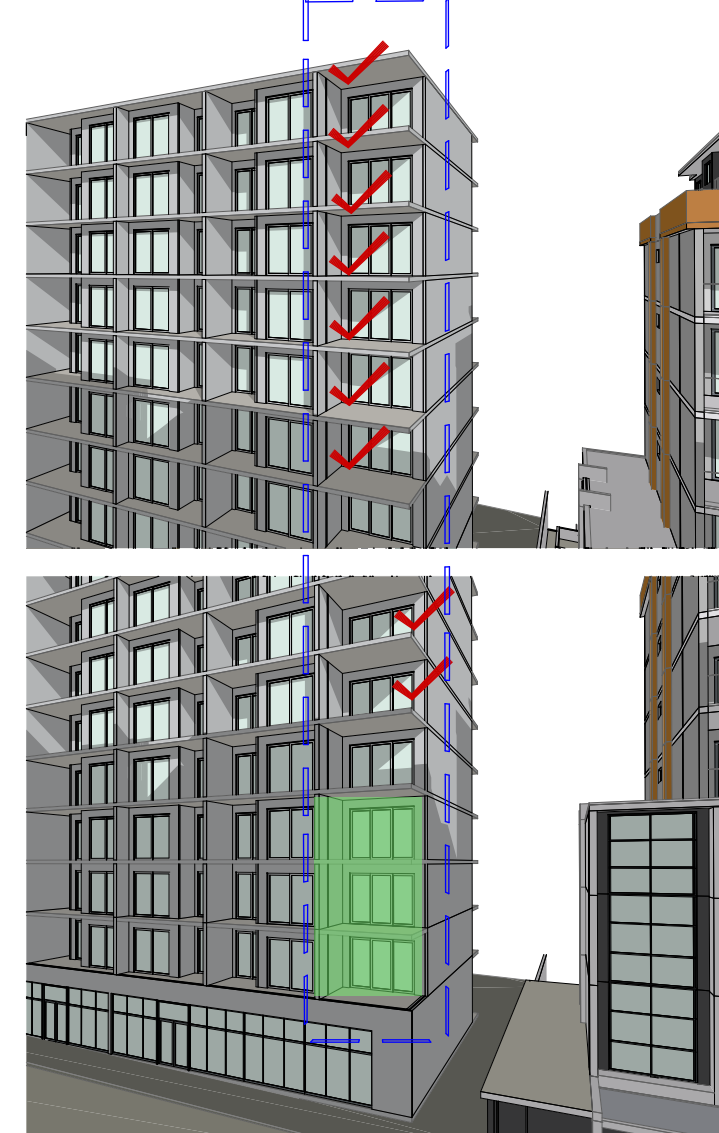
4 12 PM



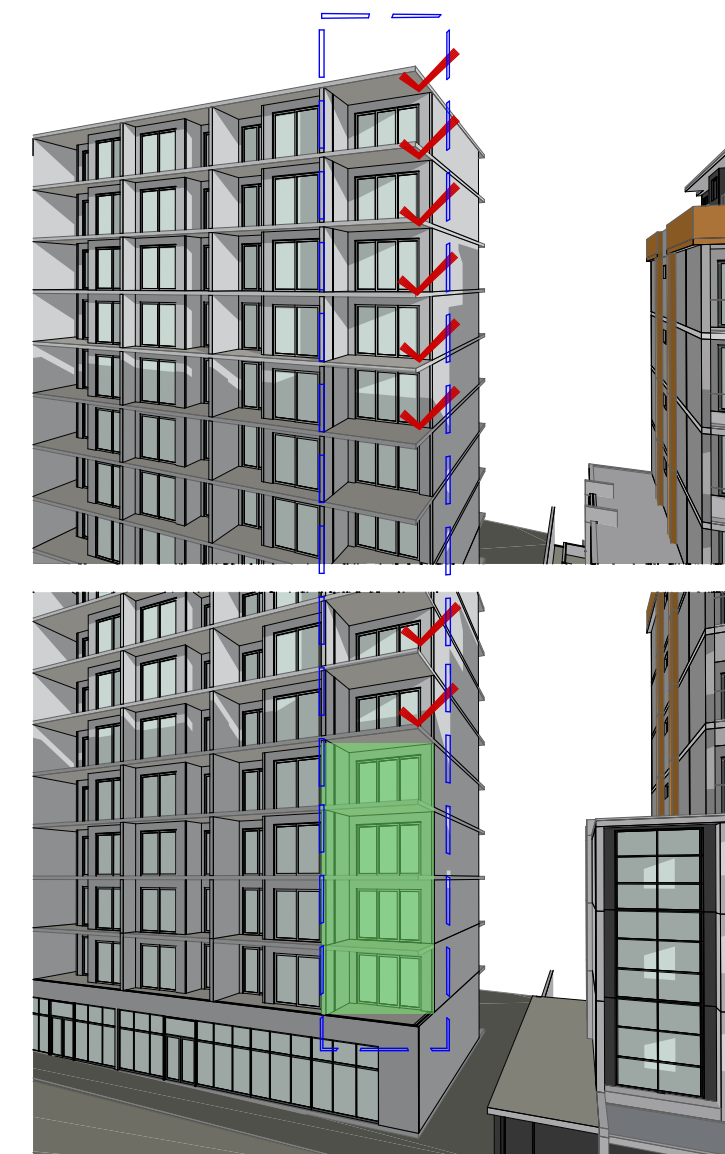
5 1 PM



6 2 PM



7 3 PM



SHADOW IMPACT TO 10-14 MARSDEN ST (FUTURE CONTEXT) :

- * Number of residential units at 10-14 Marsden St = **84 units**
 - Ground = Commercial at front + 3 residential units at rear
 - L1 - L9 (typical) = 9 residential units / floor = 81 units

- * Number of units receiving nil / less than 2 hours solar during winter solstice = 12 units (highlighted in green).

Proposed Development will reduce the solar access to future context of 10-14 Marsden St by 14.3%.

✓ Units receiving min. 2 hours solar during winter solstice

Units receiving less than 2 hours solar during winter solstice

Development Application

Original Design:
Zhinar Architects

DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	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.



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:
Shadow Impact to 10-14 Marsden St (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
Wednesday, 27 June 2018 4:18 PM

zhinar
ARCHITECTS
Zhinar Architects Pty Ltd
Suite 1 Level 2, 2 Rowe Street (Cnr Ryedale Road), Eastwood NSW 2122
PH: (+61) 21 6835 8888
ABN: 28 495 869 790
WEB: www.zhinar.com.au

Residential Flat Building

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

JOB No.:
8539 DA - D:25F

ISSUE:
D

IMPACT OF PROPOSED BUILDING TO RECENTLY APPROVED 4-14 MARK ST



① 9AM



② 10AM



③ 11AM



④ 12PM



⑤ 1PM



⑥ 2PM



⑦ 3PM



Units receiving min. 2 hours solar during winter solstice



Units receiving less than 2 hours solar during winter solstice

ISSUE	AMENDMENT	DATE	DESIGNED	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	27/06/2018	Y T	AHM	
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	

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:
Shadow Impact to 4-14 Mark St
(Winter Solstice)
DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Wednesday, 27 June 2018 4:18 PM
L.G.A: Cumberland Council



Residential Flat Building

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

JOB No.:
8539 DA - D:25G

ISSUE:

D

IMPACT OF PROPOSED BUILDING TO RECENTLY APPROVED 4-14 MARK ST



① 9AM_North Eastern



② 10AM_North Eastern



③ 11AM_North Eastern



④ 12PM_North Eastern



⑤ 1PM_North Eastern



⑥ 2PM_North Eastern



⑦ 3PM_North Eastern

- ✓ Units receiving min. 2 hours solar during winter solstice
- Units receiving less than 2 hours solar during winter solstice

IMPACT OF PROPOSED DEVELOPMENT TO RECENTLY APPROVED DEVELOPMENT 4-14 MARK ST DURING WINTER SOLSTICE (9AM-3PM) :
EIGHT NORTH-FACING UNITS (HIGHLIGHTED IN GREEN) WILL RECEIVE NIL / LESS THAN 2 HOUR SOLAR ACCESS.

PROPOSED DEVELOPMENT WILL REDUCE THE SOLAR ACCESS TO 4 - 14 MARK ST BY **8 UNITS (4.85 %)**

ISSUE	AMENDMENT	DATE	BY	CHKD
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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.

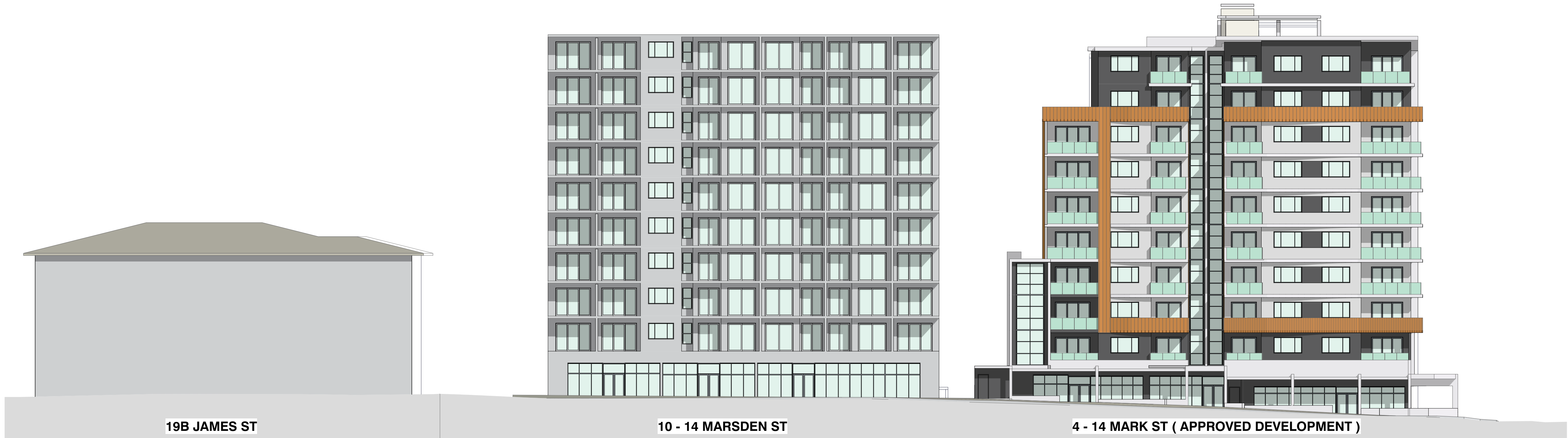
NORTH:

SHEET TITLE:
Shadow Impact to 4-14 Mark St (Winter Solstice)
DESIGNED: AHM DRAWN: YT COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET PLOT: Wednesday, 27 June 2018 4:18 PM L.G.A: Cumberland Council



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:25H

ISSUE:
D



① MARSDEN ST FRONTAGE



② VIEW FROM MARSDEN STREET



③ MARK ST FRONTAGE

DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	28/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	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:
FUTURE CONTEXT

DESIGNED: AHM DRAWN: YT COMMENCED: May 2017 SCALE: 1:100@A1, 1:200@A3 or as noted PRINT: A3 SHEET PLOT: Thursday, 28 June 2018 11:34 AM
L.G.A: Cumberland Council



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:25I

ISSUE:
D

IMPACT OF PROPOSED BUILDING TO FUTURE CONTEXT OF 10-14 MARSDEN ST & RECENTLY APPROVED 4-14 MARK ST



SHADOW - 9AM
(21st JUNE)



SHADOW - 10AM
(21st JUNE)



SHADOW - 11AM
(21st JUNE)



SHADOW - 12PM
(21st JUNE)

DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	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:
Shadow to Future 10-14 Marsden St
DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT:
L.G.A: Cumberland Council
Wednesday, 27 June 2018 4:18 PM



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:25J

ISSUE:
D



SHADOW - 1PM
(21st JUNE)



SHADOW - 2PM
(21st JUNE)



SHADOW - 3PM
(21st JUNE)

DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	27/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	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.

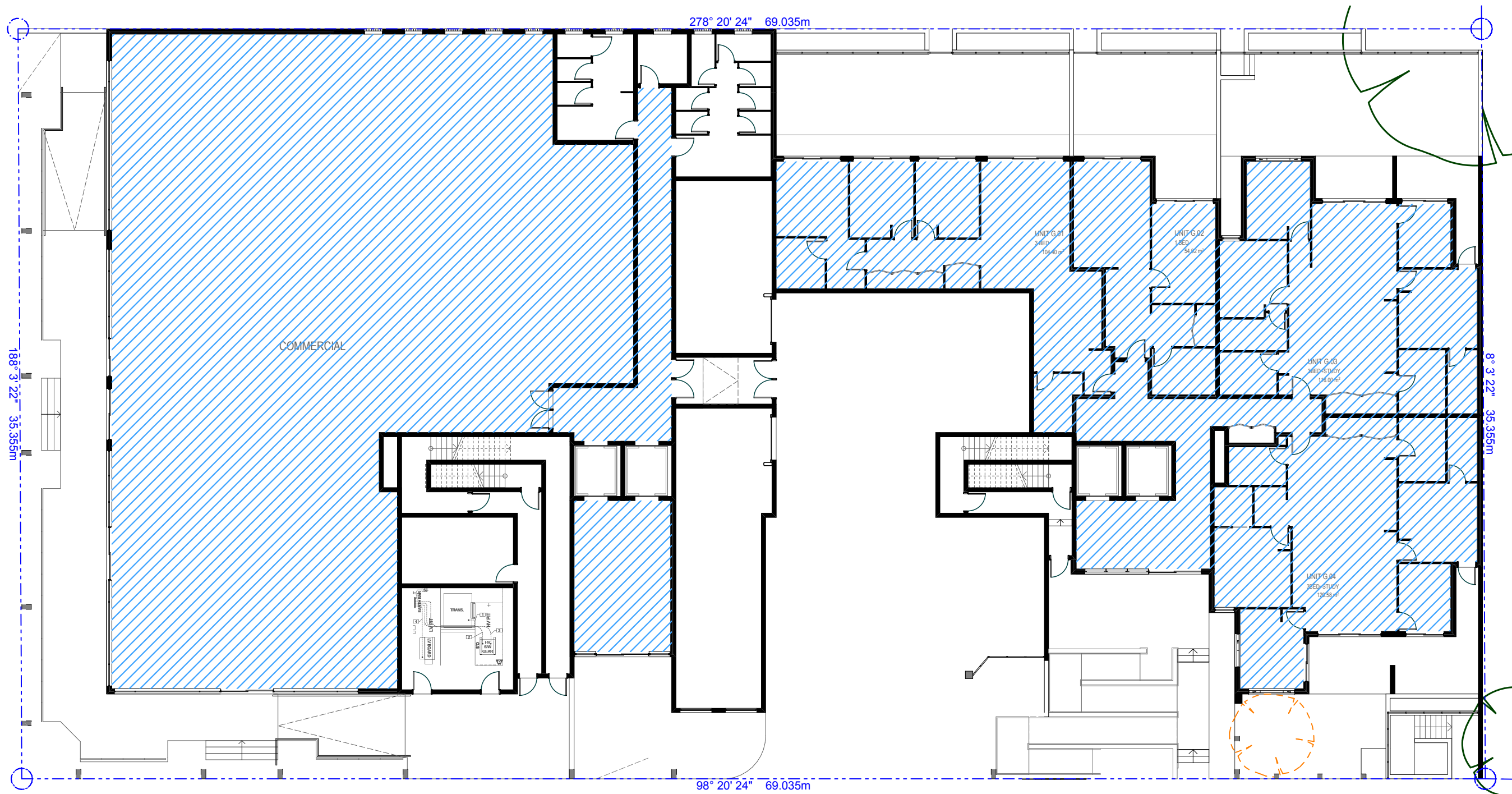
NORTH:

SHEET TITLE:
Shadow to Future 10-14 Marsden St
DESIGNED: AHM DRAWN: Y T COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET PLOT: Wednesday, 27 June 2018 4:18 PM L.G.A: Cumberland Council

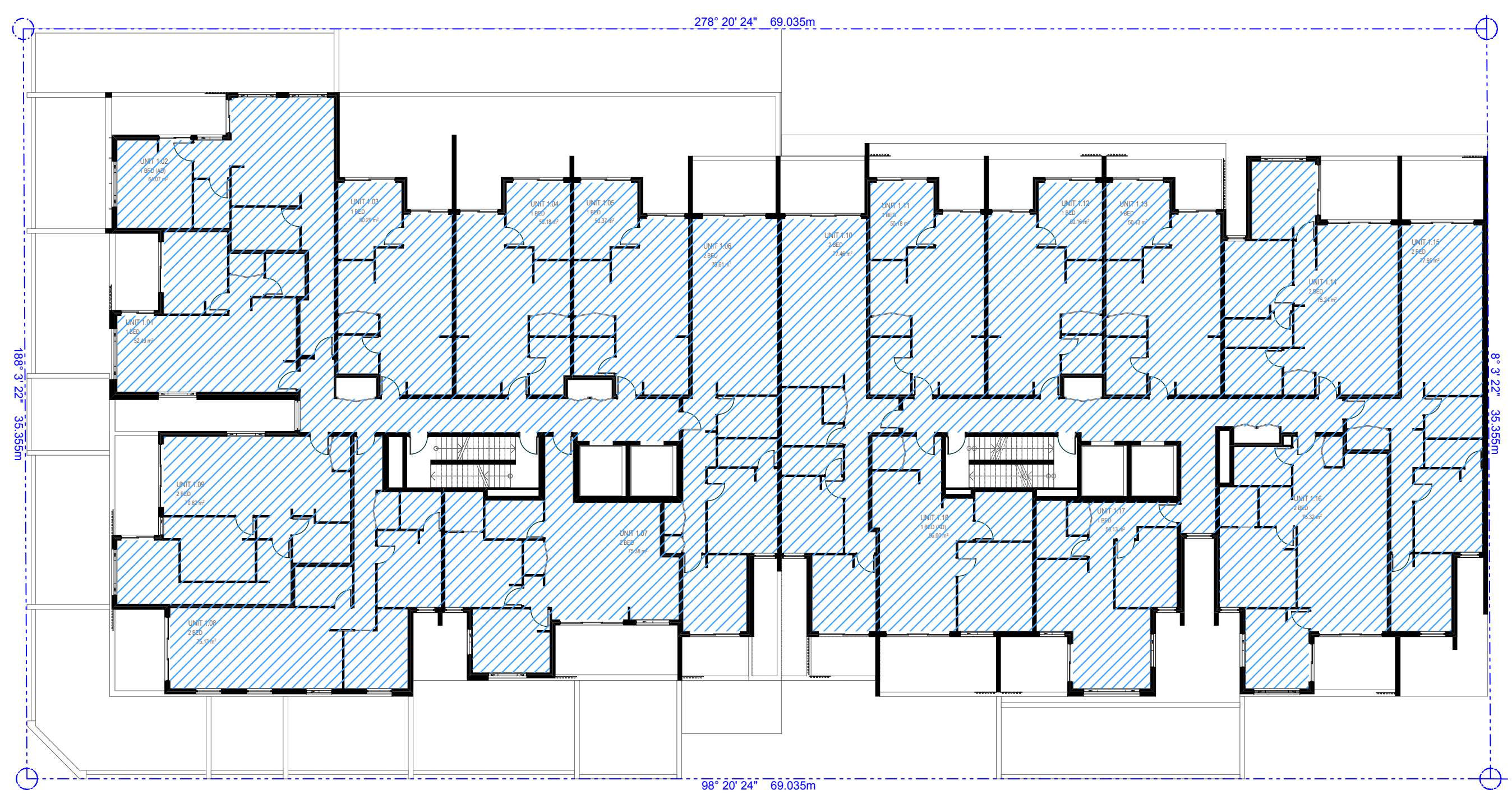


Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:25K

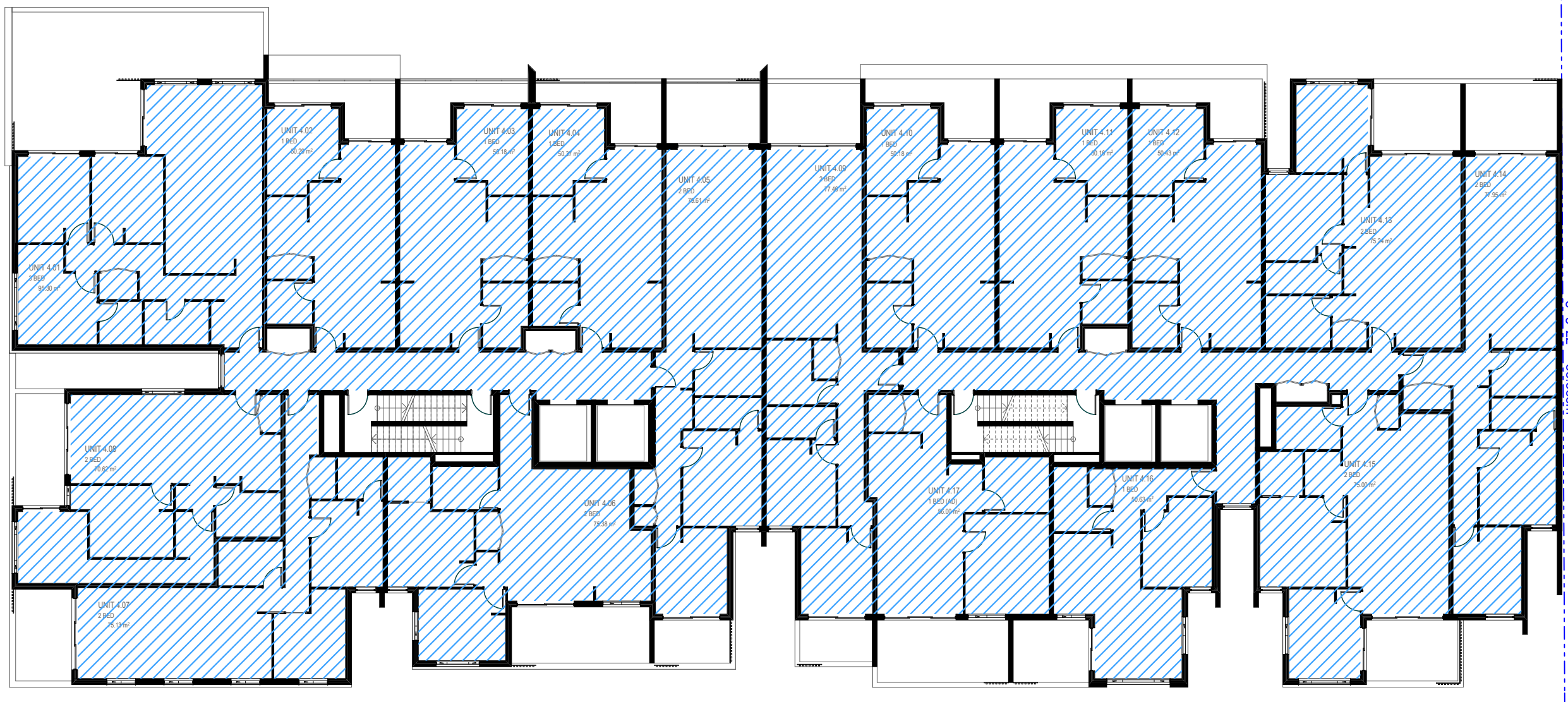
ISSUE:
D



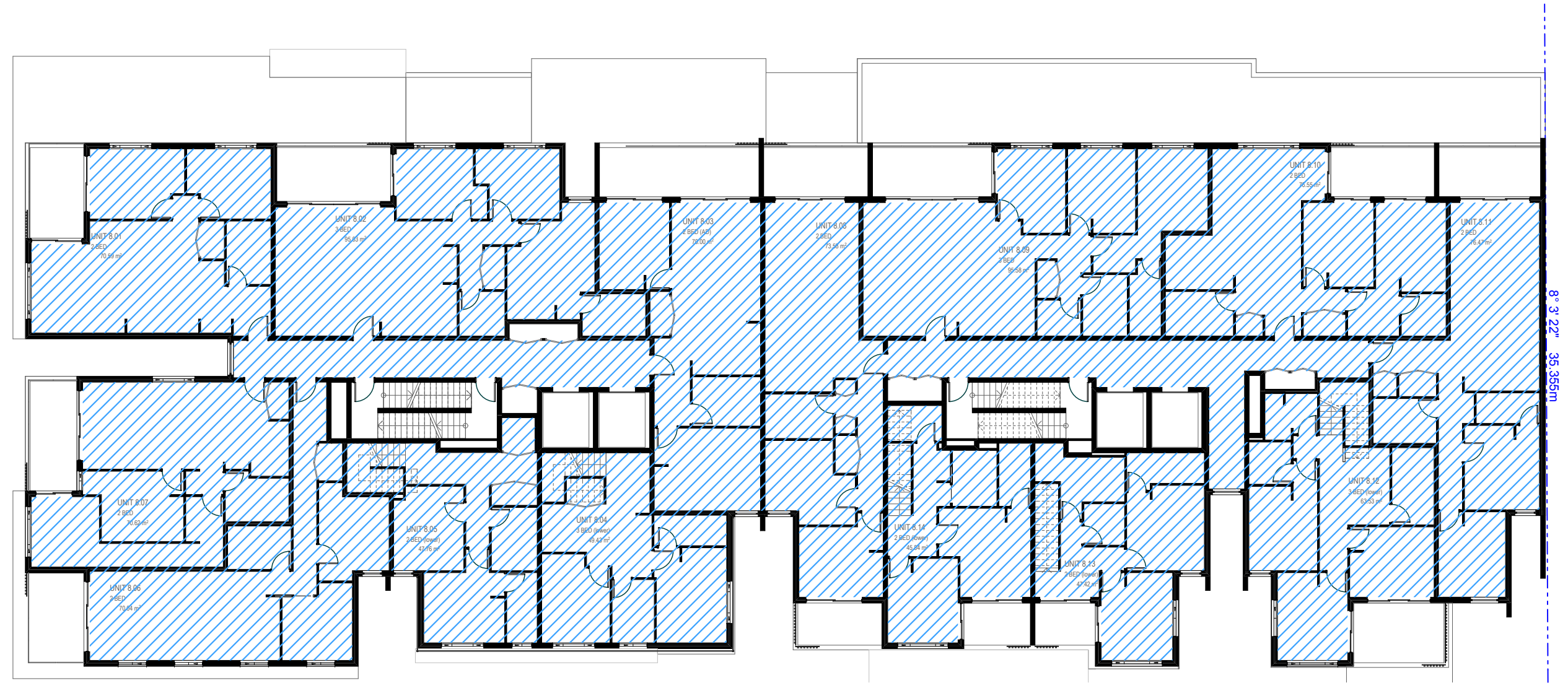
① Ground
Scale 1 : 400 @ A3



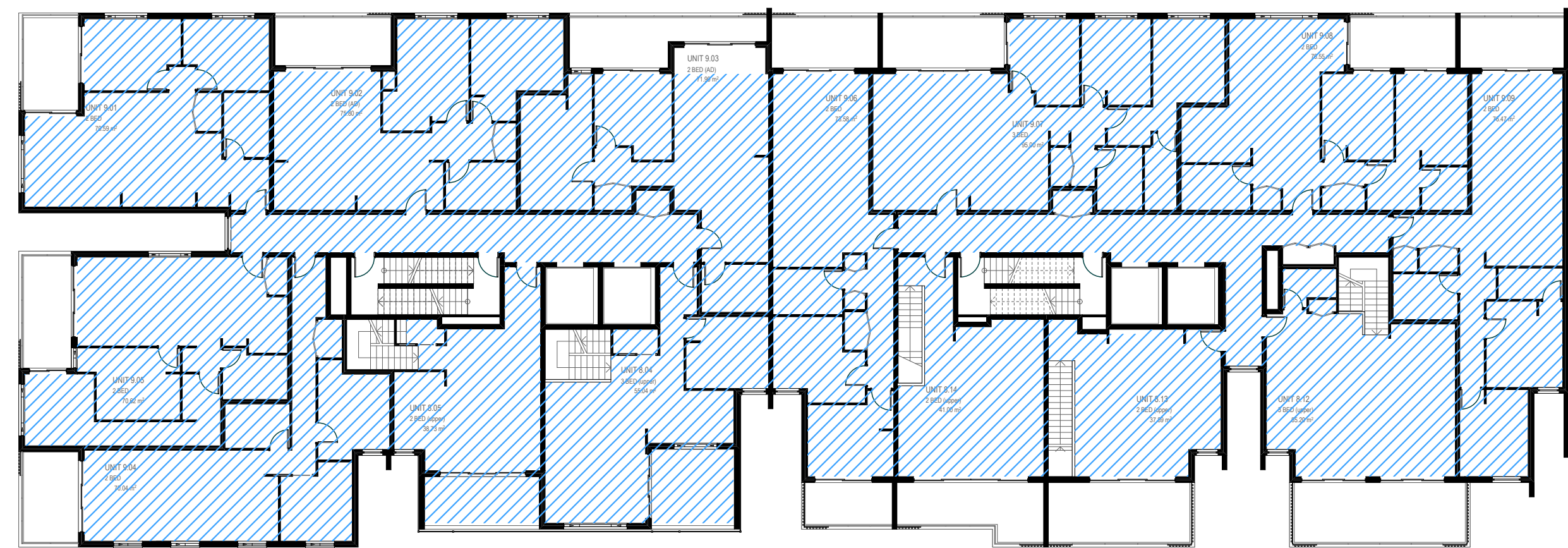
② Level 1-3
Scale 1 : 400 @ A3



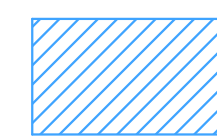
③ Level 4-7
Scale 1 : 400 @ A3



④ Level 8
Scale 1 : 400 @ A3



⑤ Level 9
Scale 1 : 400 @ A3



AREA INCLUDED IN GFA CALCULATION

Ground Floor	1,117.65 m ²
Level 1-3	1,234.28 m ² x 3 = 3,702.84 m ²
Level 4-7	1,207.27 m ² x 4 = 4,829.08 m ²
Level 8	1,051.47 m ²
Level 9	1,010.33 m ²

TOTAL PROPOSED AREA 11,711.37 m² (FSR 4.8 : 1)

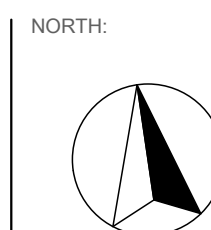
ISSUE	AMENDMENT	DATE	BY	CHKD
DA-D	DRAWINGS AMENDED AS PER JPPP COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
GFA Calculation
DESIGNED: AHM DRAWN: Y T COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET
L.G.A: Cumberland Council
Friday, 22 June 2018 2:28 PM

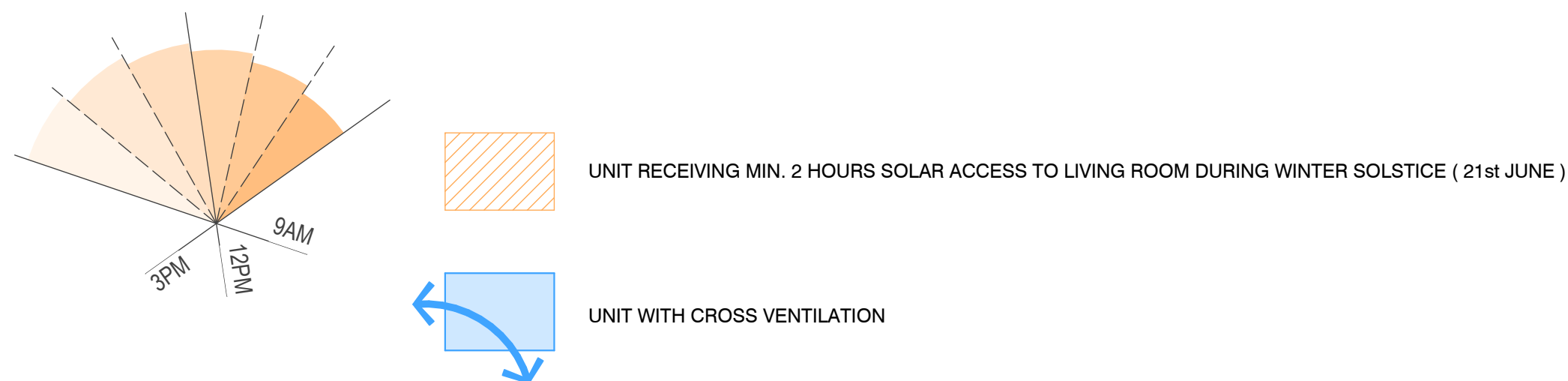
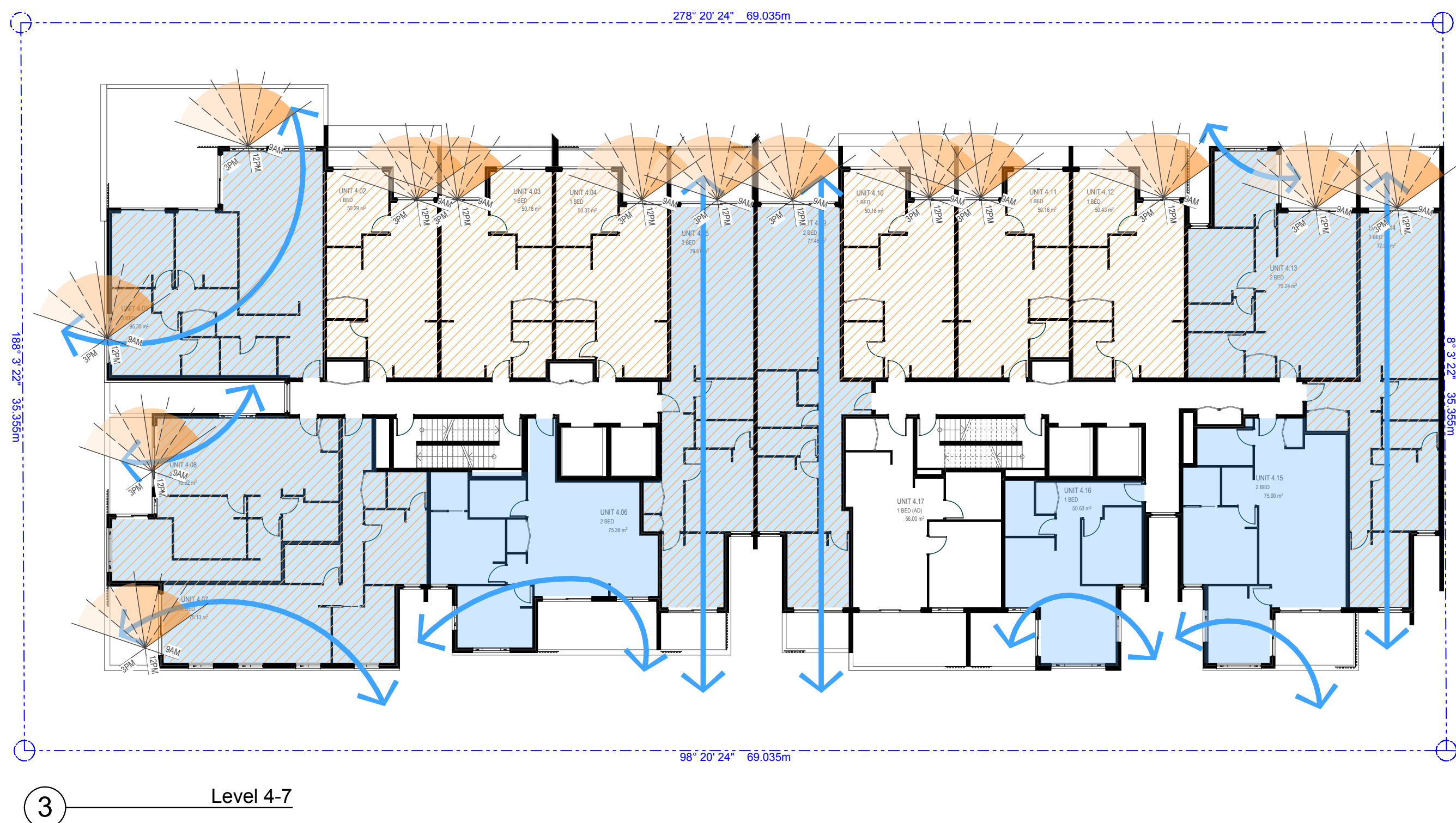
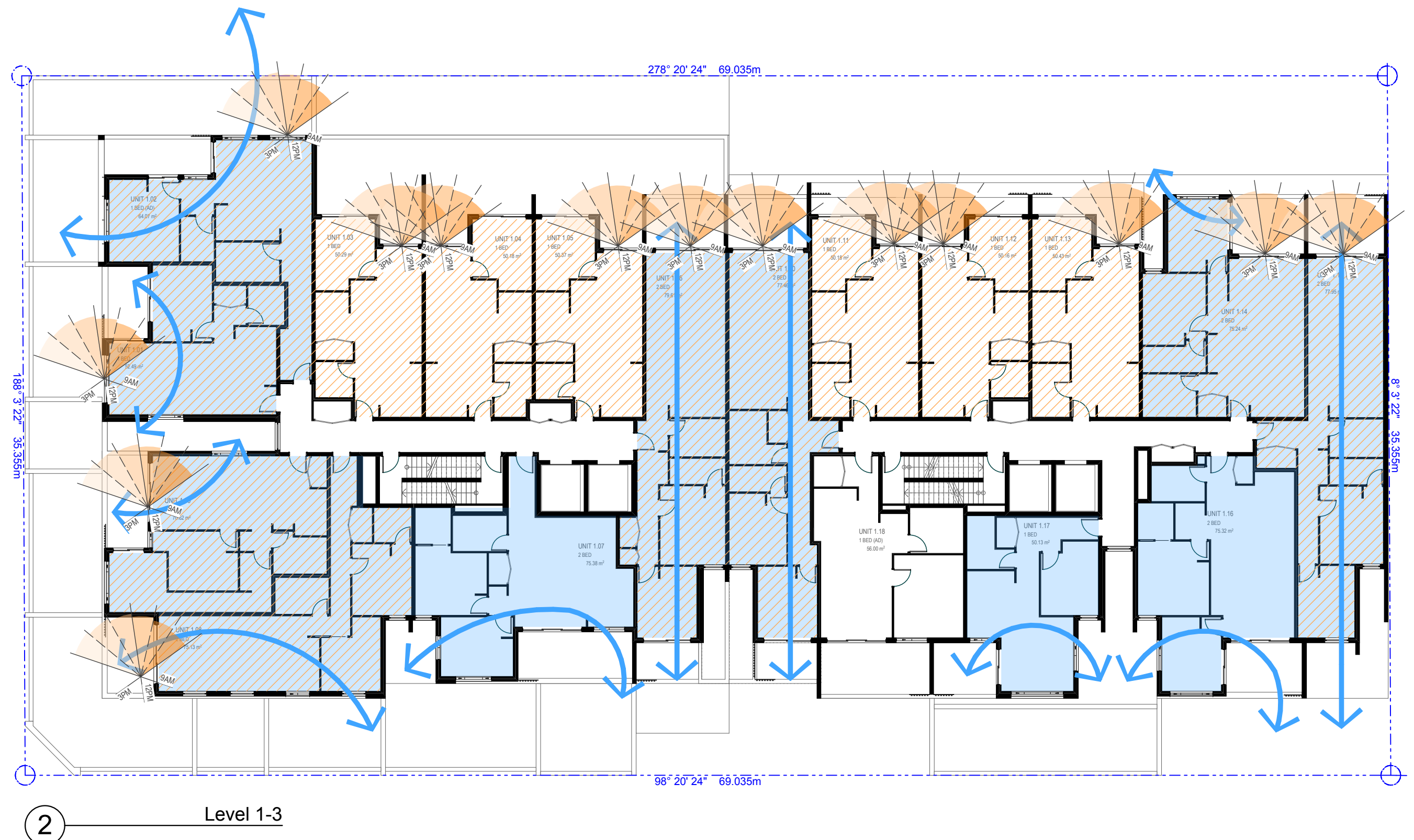
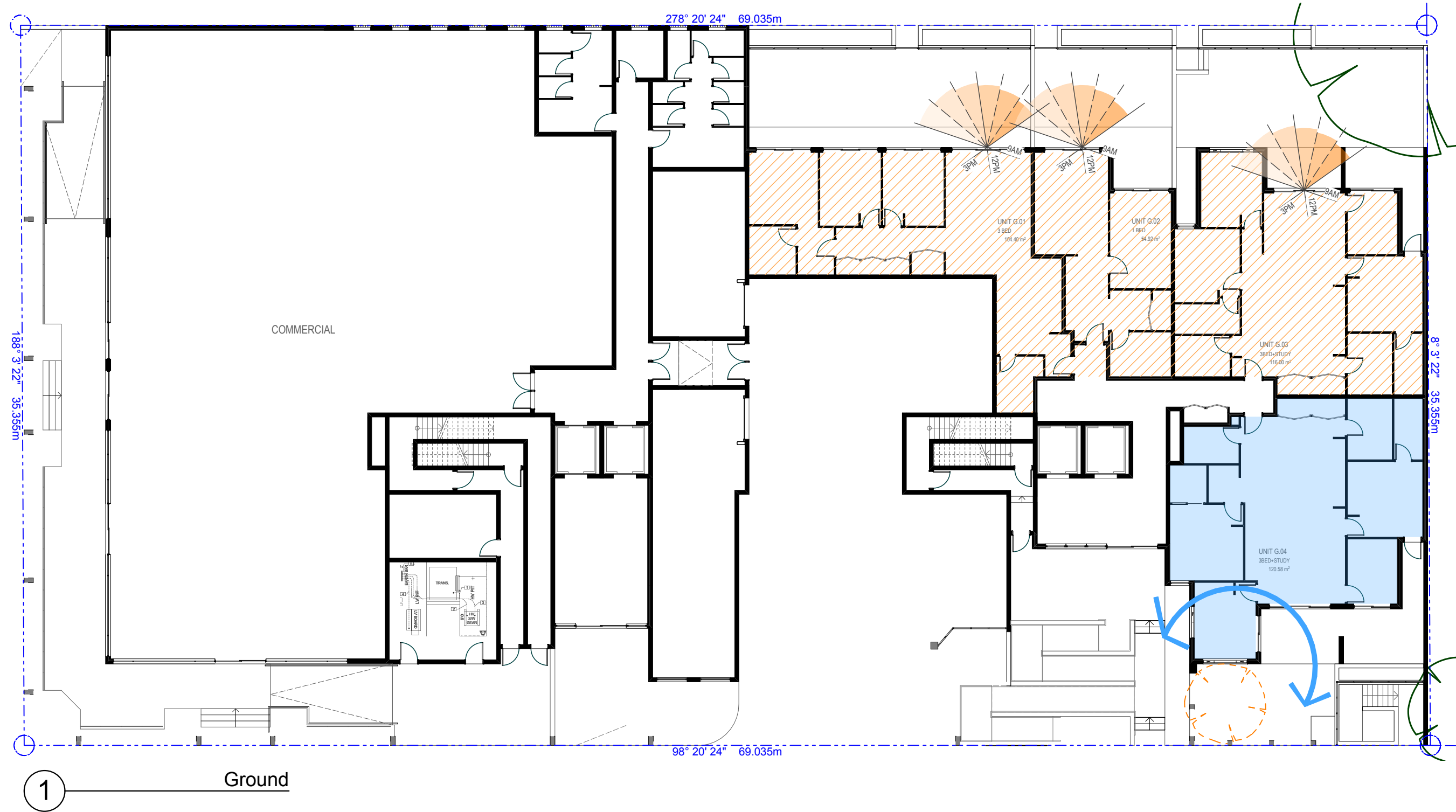


Residential Flat Building

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

JOB No.:
8539 DA - D:26

ISSUE:
D



ISSUE	AMENDMENT	DATE	DESIGNED BY	CHECKED BY
DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
Solar & Cross Ventilation Diagrams 01
DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:28 PM
L.G.A: Cumberland Council

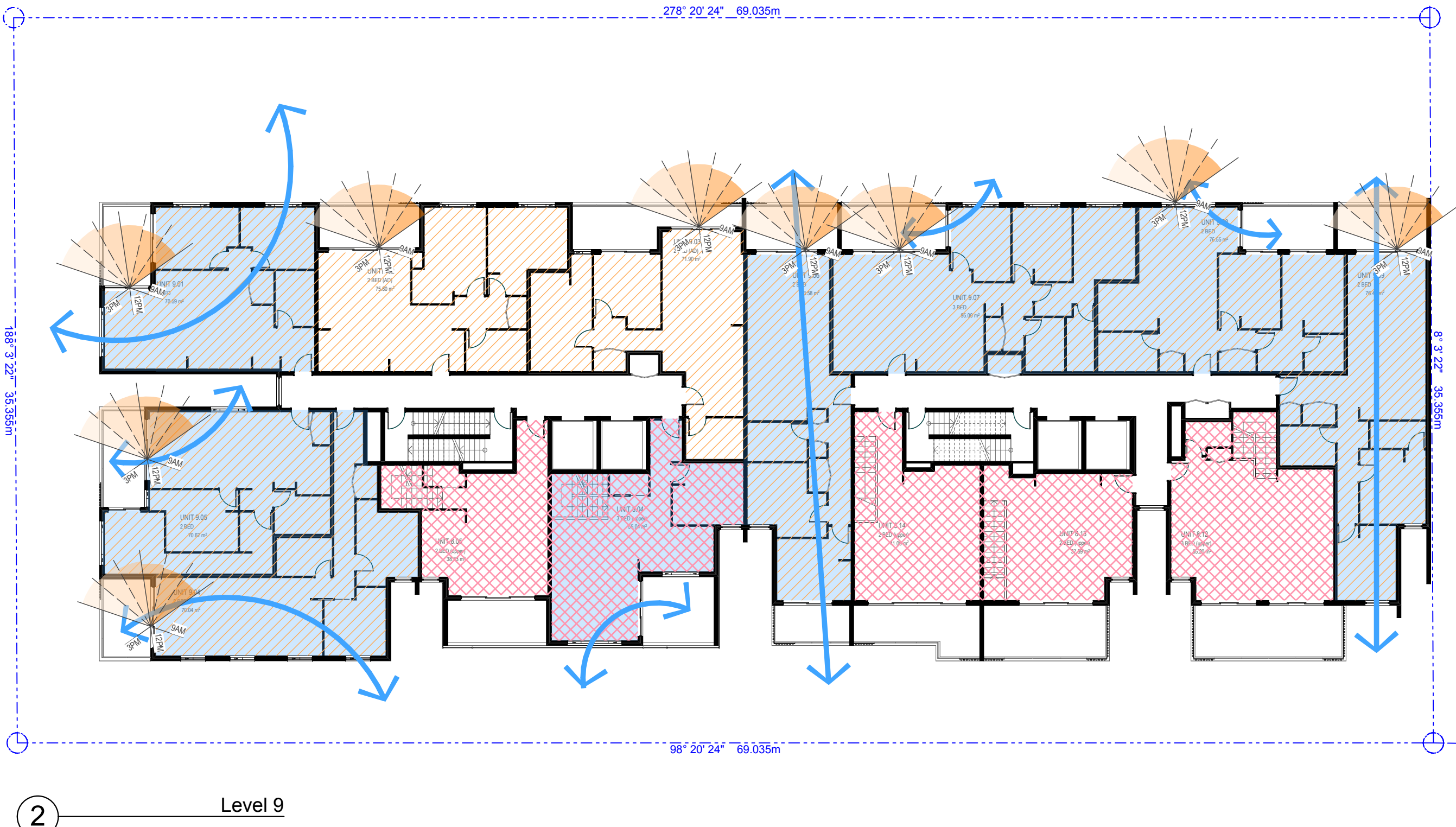
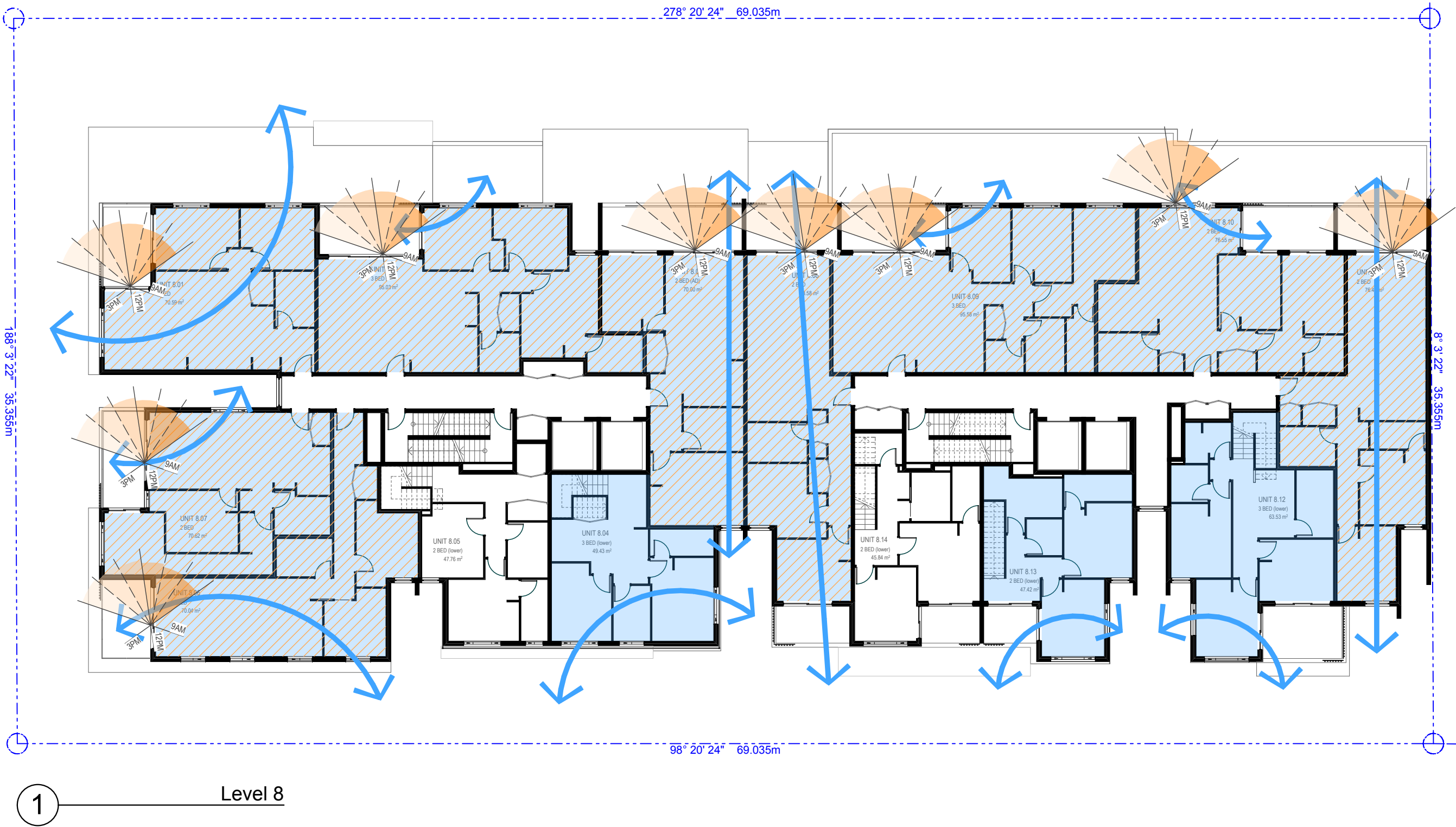


Residential Flat Building

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

JOB No.:
8539 DA - D:27

ISSUE:
D



Solar & Cross Ventilation Compliance

UNIT NUMBER & TYPE	UNIT TYPE	CROSS VENT.	SOLAR ACCESS	TOTAL HOURS (2hrs MIN)	SOLAR COMPLIANCE	P.O.S (m2)
Unit G.01	3BR (AD)	NO	9:00 – 15:00	6	YES	66.43
Unit G.02	1BR (AD)	NO	9:00 – 15:00	6	YES	38.13
Unit G.03	3BR	NO	10:30-14:00	3.5	YES	78.62
Unit G.04	3BR	YES	--	0	NO	25 + 26.77 = 51.77
Unit 1.01 – 3.01 (typical)	1BR	YES	12:00 – 15:00	3	YES	8.39
Unit 1.02 – 3.02 (typical)	1BR (AD)	YES	9:00 – 15:00	6	YES	10.29
Unit 1.03 – 3.03 (typical), Unit 4.02 – 7.02 (typical)	1BR	NO	10:00-12:30	2.5	YES	13.82
Unit 1.04 – 3.04 (typical), Unit 4.03 – 7.03 (typical)	1BR	NO	10:00-12:30	2.5	YES	8.56
Unit 1.05 – 3.05 (typical), Unit 4.04 – 7.04 (typical)	1BR	NO	10:30 – 13:00	2.5	YES	9.03
Unit 1.06 – 3.06 (typical), Unit 4.05 – 7.05 (typical)	2BR	YES	10:00 – 13:30	3.5	YES	10.61+ 6.04
Unit 1.07 – 3.07 (typical), Unit 4.06 – 7.06 (typical)	2BR	YES	--	0	NO	14.45
Unit 1.08 – 3.08 (typical), Unit 4.07 – 7.07 (typical)	2BR	YES	14:00 – 15:00	1	NO	10
Unit 1.09 – 3.09 (typical), unit 4.08 – 7.08 (typical)	2BR	YES	13:00 – 15:00	2	YES	10.77
Unit 1.10 – 3.10 (typical), Unit 4.09 – 7.09 (typical)	2BR	YES	10:00 – 13:00	3	YES	10.8 + 5.93 = 16.73
Unit 1.11 – 3.11 (typical), Unit 4.10 – 7.10 (typical)	1BR	NO	10:30 – 13:00	2.5	YES	8.61
Unit 1.12 – 3.12 (typical), Unit 4.11 – 7.11 (typical)	1BR	NO	10:00-12:30	2.5	YES	8.56
Unit 1.13 – 3.13 (typical), unit 4.12 – 7.12 (typical)	1BR	NO	10:00 – 14:00	4	YES	8.47
Unit 1.14 – 3.14 (typical), Unit 4.13 – 7.13 (typical)	2BR	YES	10:00 – 13:00	3	YES	10.89
Unit 1.15 – 3.15 (typical), Unit 4.14 – 7.14 (typical)	2BR	YES	10:00 – 13:00	3	YES	11.55
Unit 1.16 – 3.16 (typical), unit 4.15 – 7.15 (typical)	2BR	YES	--	0	NO	10.34
Unit 1.17 – 3.17 (typical), unit 4.16 – 7.16 (typical)	1BR	YES	--	0	NO	8.55
Unit 1.18 – 3.18 (typical), unit 4.17 – 7.17 (typical)	1BR (AD)	NO	--	0	NO	14.85
Unit 4.01 – 7.01	3BR	YES	9:00 – 15:00	6	YES	15.09
Unit 8.01 – 9.01 (typical)	2BR	YES	11:00 – 15:00	4	YES	10.17
Unit 8.02	3BR	YES	10:00 – 14:00	4	YES	12.15
Unit 8.03	2BR (AD)	YES	9:30 – 14:30	5	YES	15.66
Unit 8.04	3BR	YES	(skylight)	6	YES	12.39
Unit 8.05	2BR	NO	(skylight)	6	YES	10.56
Unit 8.06, Unit 9.04 (typical)	2BR	YES	14:00 – 15:00	1	NO	10
Unit 8.07, Unit 9.05 (typical)	2BR	YES	13:00 – 15:00	2	YES	10.77
Unit 8.08, Unit 9.06 (typical)	2BR	YES	10:00 – 14:00	4	YES	10.23 + 6.46 = 16.69
Unit 8.09, Unit 9.07 (typical)	3BR	YES	9:30 – 14:00	4.5	YES	12.17
Unit 8.10, Unit 9.08 (typical)	2BR	YES	9:00 – 15:00	6	YES	10.17
Unit 8.11, Unit 9.09 (typical)	2BR	YES	9:00 – 14:00	5	YES	10.12 + 33.65 = 43.77
Unit 8.12	3BR	YES	(skylight)	6	YES	10.42 + 19.33 = 29.75
Unit 8.13	2BR	YES	(skylight)	6	YES	5+ 16 = 21
Unit 8.14	2BR	NO	(skylight)	6	YES	5.54 + 12.77 = 18.31
Unit 9.02	2BR (AD)	NO	9:30 – 14:00	4.5	YES	10.69
Unit 9.03	2BR (AD)	NO	9:00 – 15:00	6	YES	14.46

93 / 149 UNITS
62.42%
(min. 60%)

111 / 149 UNITS
74.50%
(min. 70%)

Objective 4A-1
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design criteria

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas

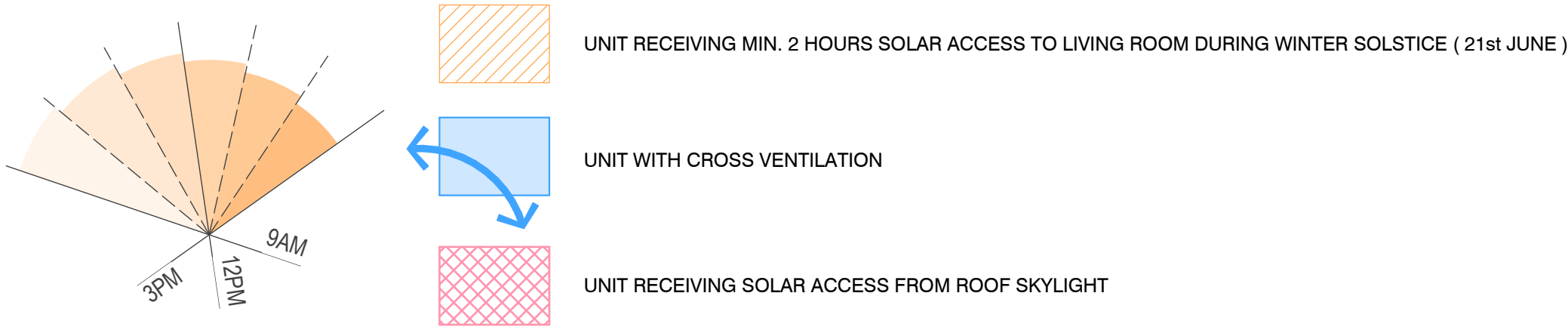
SOLAR ACCESS
113 OF 151 UNITS = 74.83%

Objective 4B-3
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

Design criteria

1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

NATURAL CROSS VENTILATION
94 OF 151 UNITS = 62.25%



ISSUE	AMENDMENT	DATE	BY	CHKD
DA-D	DRAWINGS AMENDED AS PER JRPD COMMENTS.	22/06/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

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:
Solar & Cross Ventilation Diagrams 02
DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
PRINT: A3 SHEET
PLOT: Friday, 22 June 2018 2:28 PM
L.G.A: Cumberland Council



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:28

ISSUE:
D