

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
	Hebel Powerpanel + R2.0 Insulation + PB	Inter-tenancy walls
Windows	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	Deafault as BASIX protocol	Sealed option
Floor	Concrete slab	Tile (kitchen & wet) Laminated Timber (bedrooms and living)
	Concrete slab + R1.0 Insulation (Below car park and outside air)	To basement, outside air, carpark
Ceiling + Roof	Concrete	
	Concrete +R3.0 Insulation (top level)	Light colour

Drawing Schedule

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02	Street Views (Existing & Future Context)
03	Site Analysis 01
04	Site Analysis 02
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06	Basement 3 Plan
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09	Site Plan
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18	North Elevation - Marsden St_OPTION 1
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25C	Current Solar Access to Existing 10-14 Marsden St
25D	Shadow Impact to 10-14 Marsden St (Winter Solstice)
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25F	Shadow Impact to 10-14 Marsden St (FUTURE CONTEXT)
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25H	Shadow Impact to 4-14 Mark St (Winter Solstice)_OPTION 1
25I	East-Facing Units 4-14 Mark St
25J	FUTURE CONTEXT
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25L	Shadow Diagram - Future Context (Winter Solstice)
25M	Shadow Diagram - Future Context (Equinox)
25N	Shadow Diagram - Future Context (Equinox)
25O	Shadow Impact to 4-14 Mark St during Equinox (9-11AM)
25P	Shadow Diagram - Future Context (Summer Solstice)
26	GFA Calculation
27	Solar & Cross Ventilation Diagrams 01

DATE	REVISION	BY	CHKD
DA-E	DRAWINGS AMENDED AS PER JPPP COMMENTS.	30/10/2018	YT AHM
DA-B	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT AHM
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Development Application

Original Design:
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Cover Sheet

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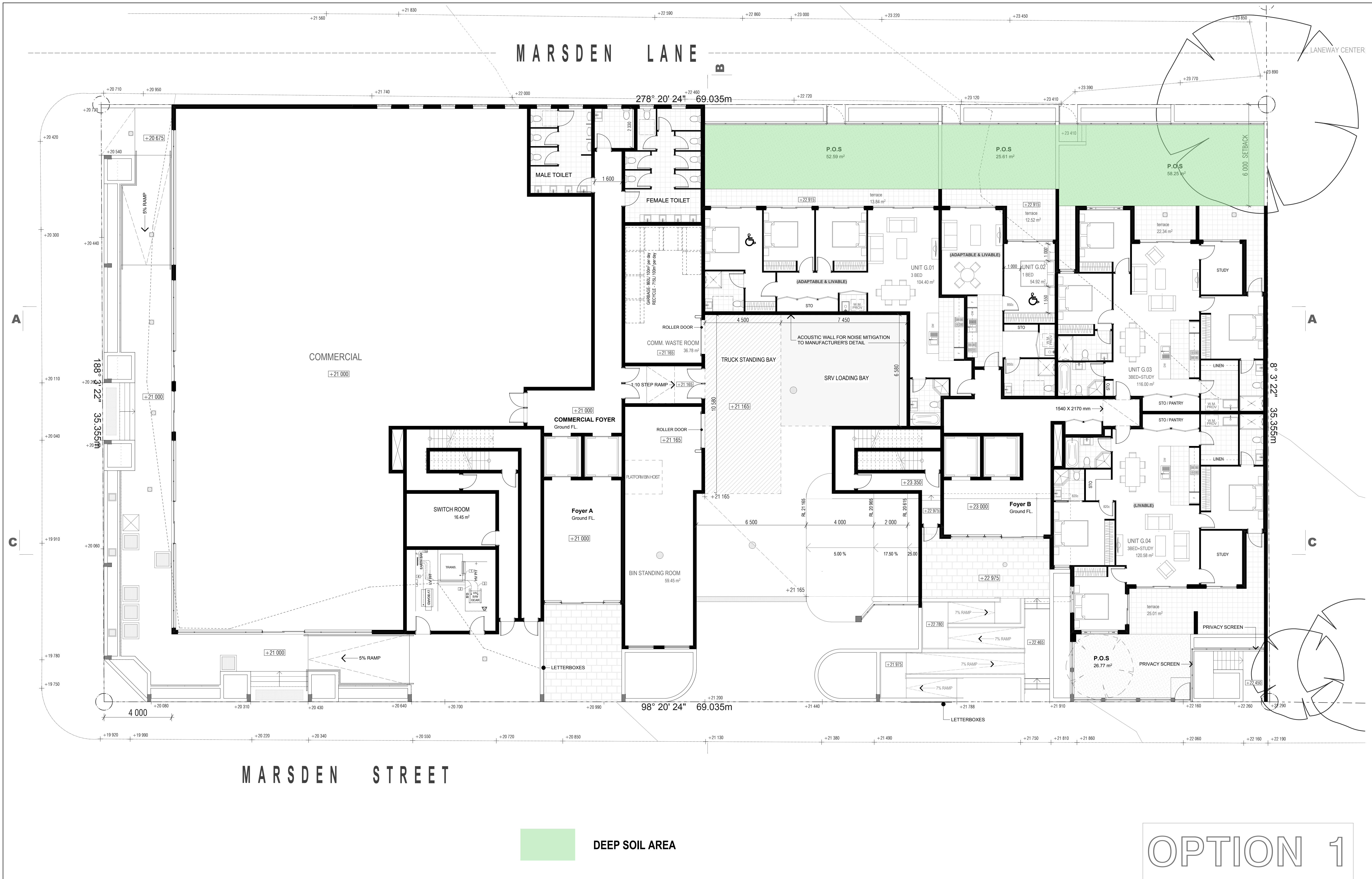


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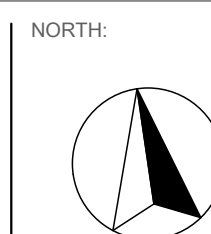


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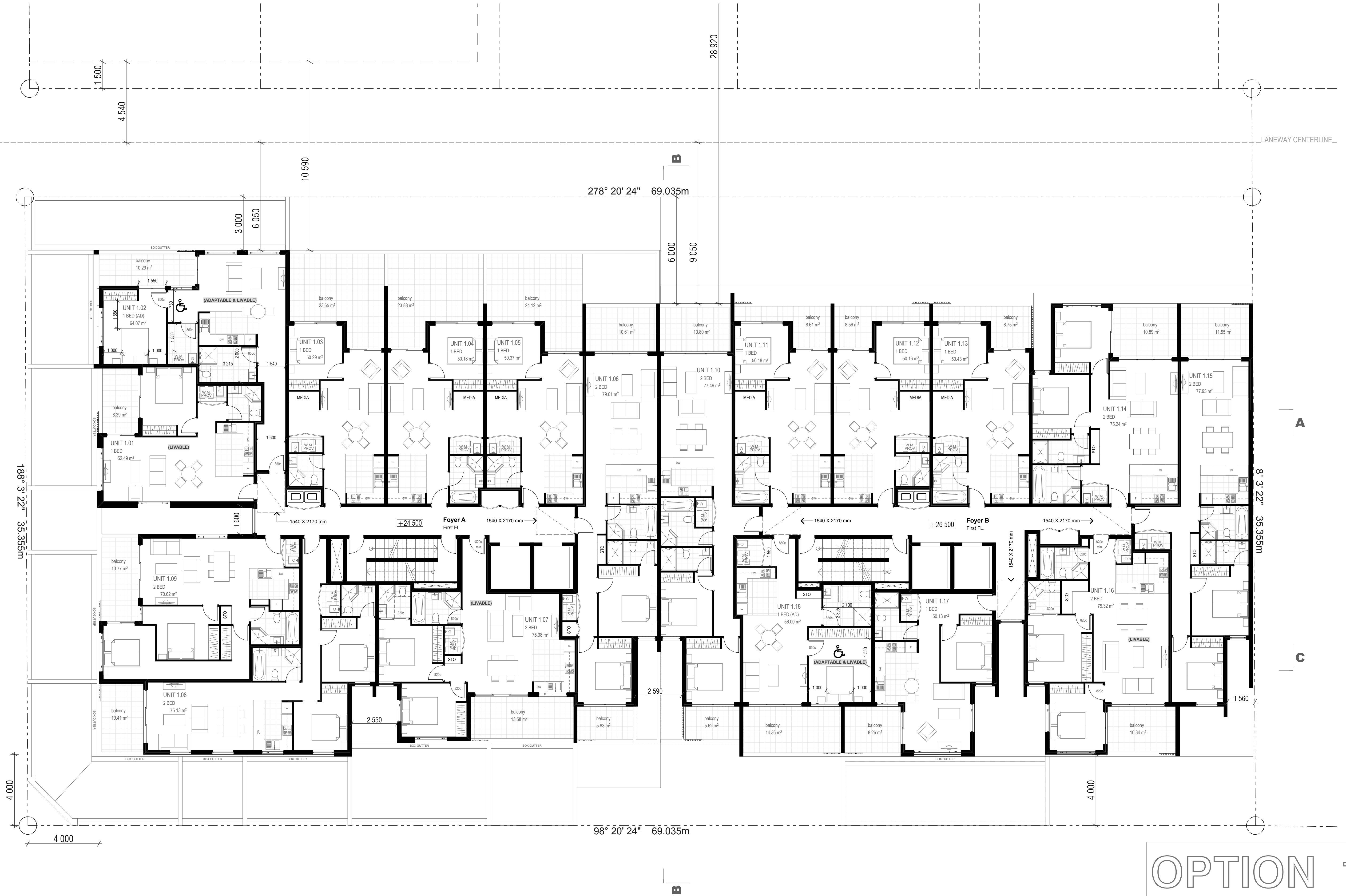
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Ground FI Plan_OPTION 1
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OPTION 1

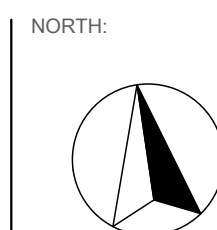
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Level 1-3 Plan (Typical)_OPTION 1
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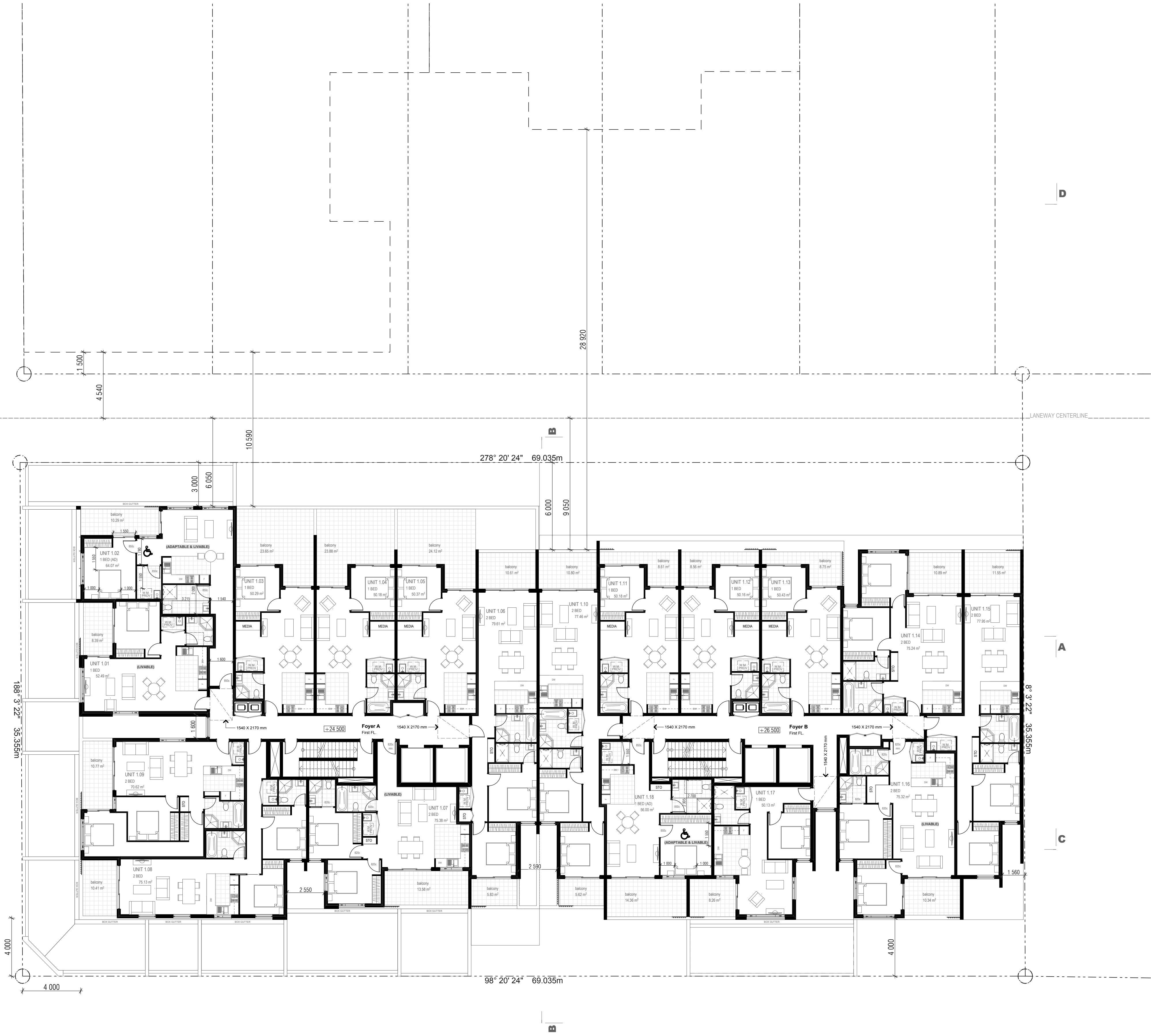


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Level 4-7 Plans (Typical)_OPTION 1
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Level 8 Plan_OPTION 1

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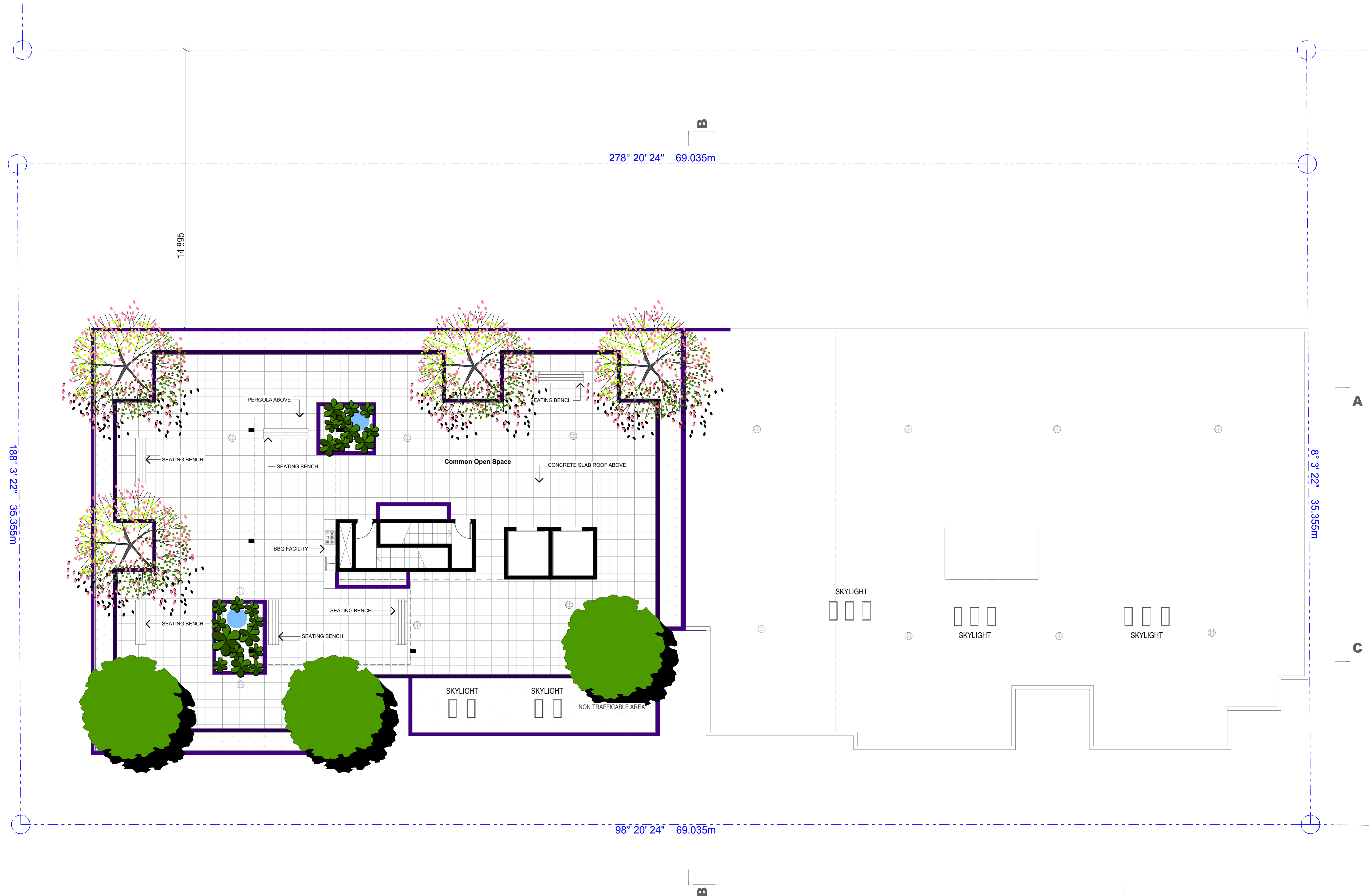


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Roof Plan_OPTION 1

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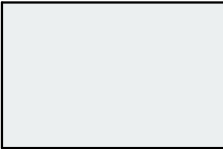
2 Mark St, 1-3 Marsden St
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MATERIAL SCHEDULE



1. Paint Render 01 - Dulux 'White on White'
(Texture paint finish) (*O.S.A)



2. Paint Render 02 - Dulux 'Bright Idea'
(Texture paint finish) (*O.S.A)



3. Paint Render 03 - Dulux 'Raku'
(Texture paint finish) (*O.S.A)



4. Square beveled framebox - Metal cladding 'Vitrabond' (Metallic)
Smoke Silver Metallic (*O.S.A)



5. Paint Render 02 - Dulux 'Silkwort'
(Texture paint finish) (*O.S.A)



6. Window & sliding door frames / Balustrade rails / Screens-Louvres / Roller door
Colorbond 'Woodland Grey' (*O.S.A)



7. Translucent / frosted glass balustrade (Level 2-4) (*O.S.A)

OPTION 1

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SHEET TITLE:
South Elevation_OPTION 1

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MATERIAL SCHEDULE

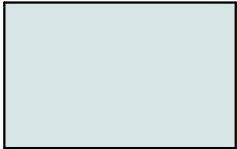
1. Paint Render 01 - Dulux 'White on White'
(Texture paint finish)

(*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)

OPTION 1

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North Elevation - Marsden St_OPTION 1
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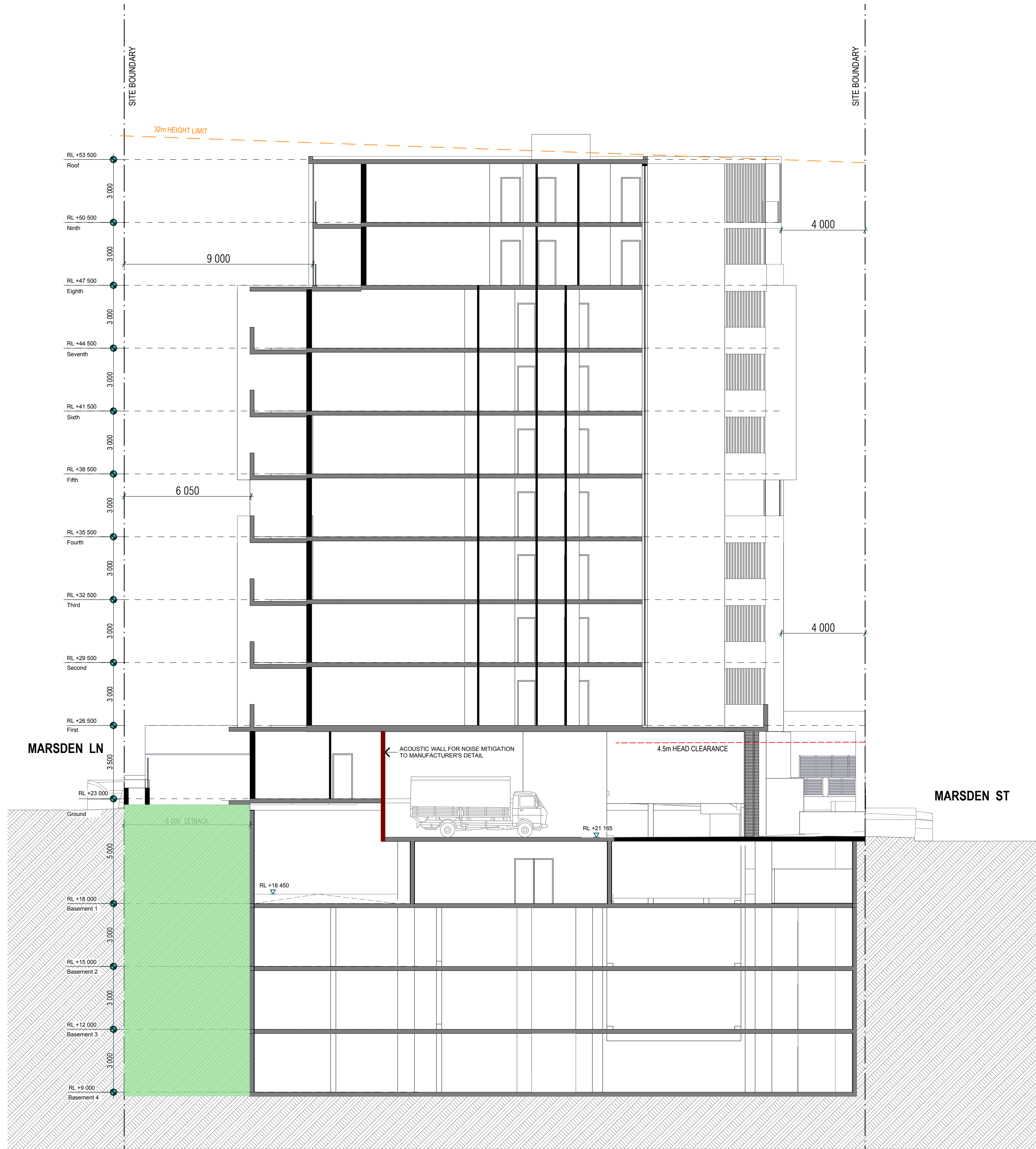


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DEEP SOIL AREA

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ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-E	DRAWINGS AMENDED AS PER JRPD COMMENTS.	30/10/2018	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:
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NORTH:

SHEET TITLE:
Section B_OPTION 1
DESIGNED: AHM DRAWN: YT COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET PLOT: Tuesday, 30 October 2018 5:38 PM L.G.A: Cumberland Council

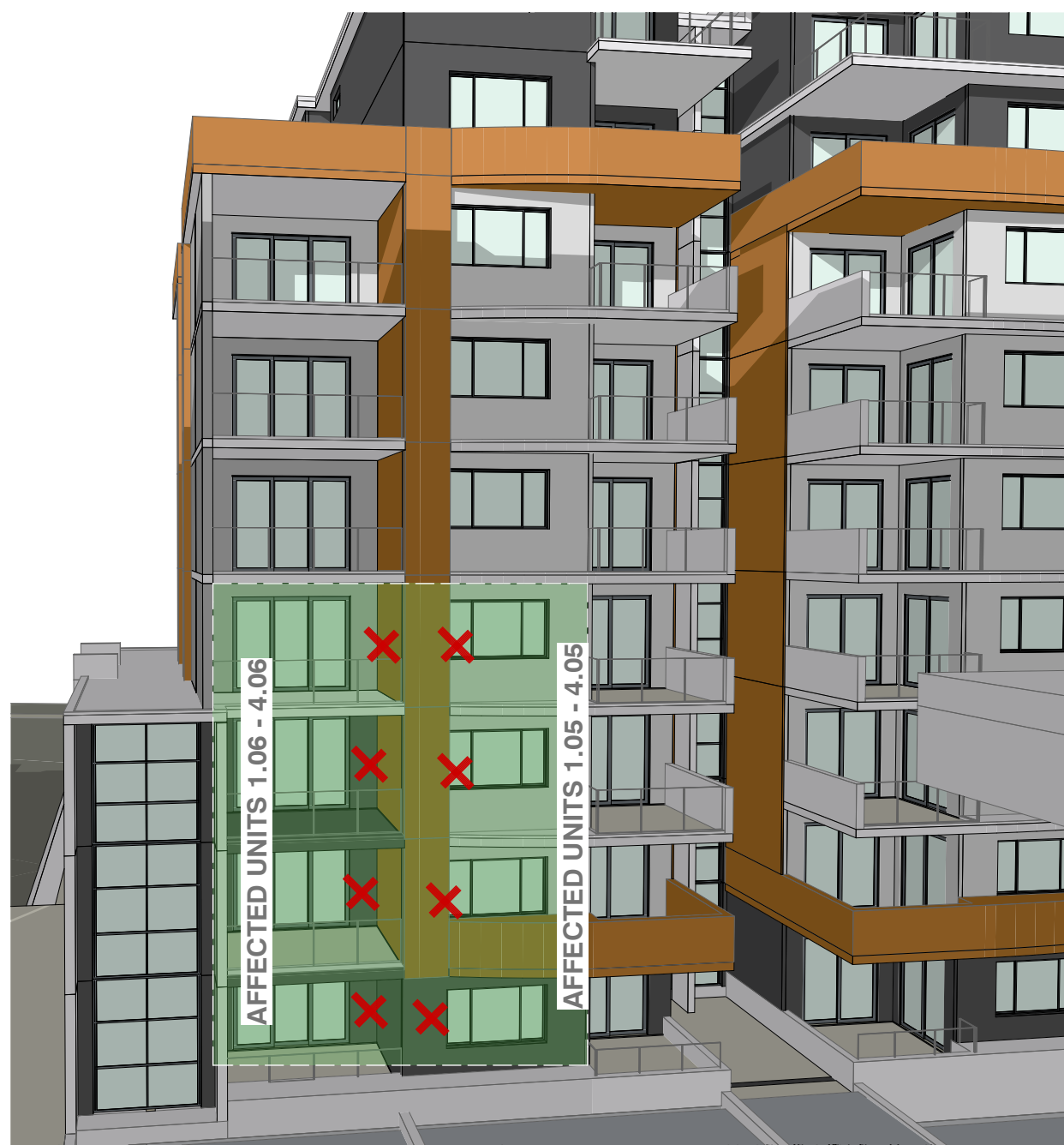


Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.: 8539 DA - E:22

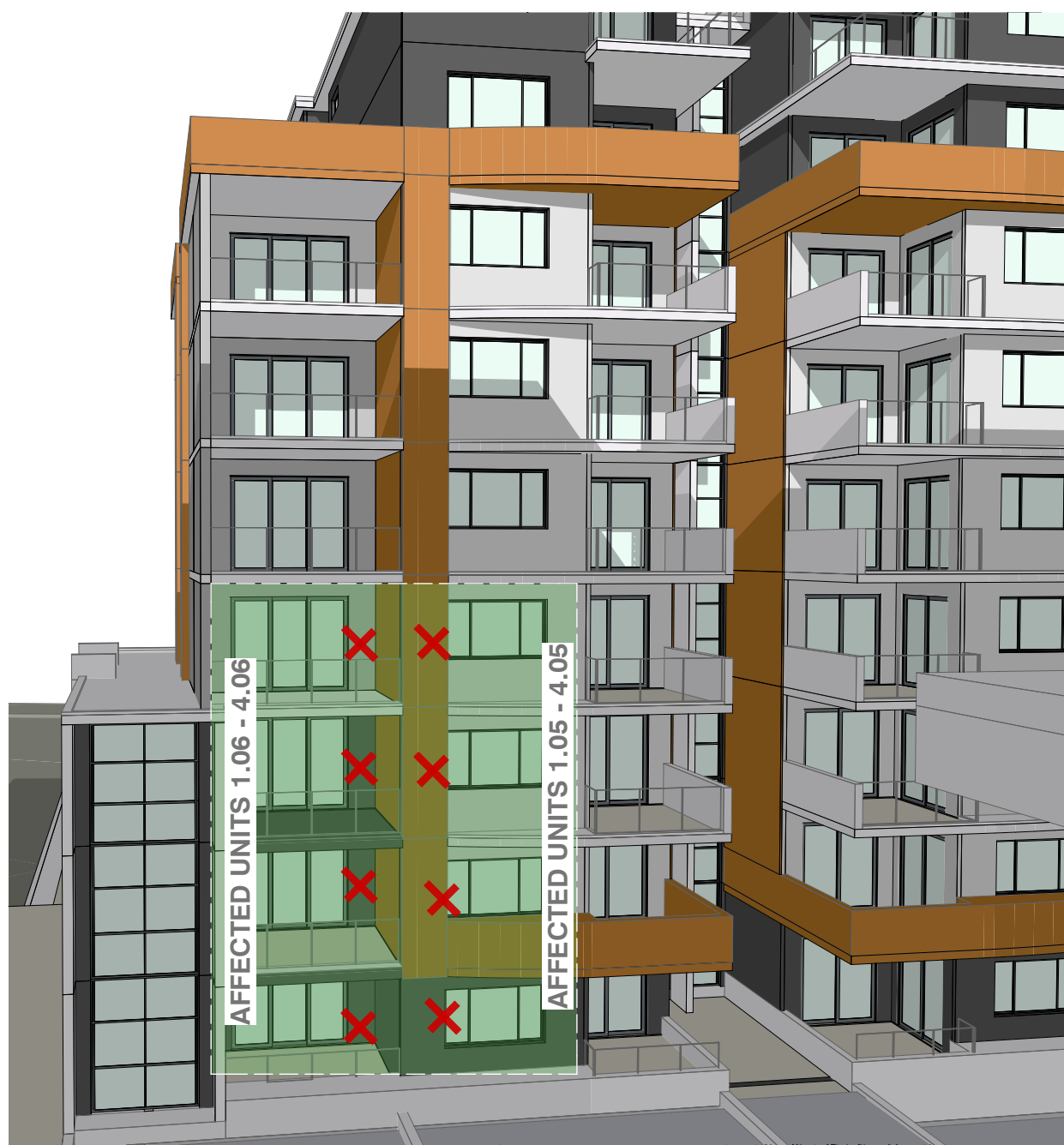
ISSUE:
E

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

OPTION 1



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 that receive solar during winter solstice
- Units that do not receive solar during winter solstice

SHADOW IMPACT TO 4-14 MARK ST :

* Total number of residential units at 4-14 Mark St = 165 units

Number of units receiving nil / less than 2 hours solar during winter solstice due to solar impact of the proposal =
- 8 North-facing units (highlighted in green)
- 9 East-facing units

Total 17 units will be affected by the shadow from the proposal = 10.3%

Solar Access to Approved 4-14 Mark St, Lidcombe				
UNIT NUMBER & TYPE	UNIT TYPE	SOLAR ACCESS	TOTAL HOURS	SOLAR COMPLIANCE
Unit 1.01 - 9.01 (typical)	2BR	13:00-15:00	2	YES
Unit 1.02 - 9.02 (typical)	1BR	13:00-15:00	2	YES
Unit 1.03 - 9.03 (typical)	2BR	09:00-15:00	6	YES
Unit 1.04 - 9.04 (typical)	2BR	09:00-15:00	6	YES
Unit 1.05 - 4.05 (typical)	2BR	09:00-15:00	6	YES
Unit 5.05 - 9.05 (typical)	2BR	09:00-15:00	6	YES
Unit 1.06 - 3.06 (typical)	2BR	09:00-14:00	5	YES
Unit 4.06	1BR	09:00-14:00	5	YES
Unit 5.06 - 7.06 (typical)	1BR	09:00-14:00	5	YES
Unit 8.06 - 9.06 (typical)	3BR	09:00-11:30	2.5	YES
Unit 1.07 - 7.07 (typical)	2BR	--	0	NO
Unit 8.07 - 9.07 (typical)	3BR	09:00-11:30	2.5	YES
Unit 1.08 - 7.08 (typical)	1BR (AD)	--	0	NO
Unit 8.08 - 9.08 (typical)	2BR	13:00-15:00	2	YES
Unit 1.09 - 7.09 (typical)	2BR	09:00-10:00	1	NO
Unit 8.09 - 9.09 (typical)	2BR	13:00-15:00	2	YES
Unit 1.10 - 7.10 (typical)	2BR	13:00-15:00	2	YES
Unit 8.10 - 9.10 (typical)	2BR	13:00-15:00	2	YES
Unit 1.11 - 7.11 (typical)	2BR	13:00-15:00	2	YES
Unit 8.11 - 9.11 (typical)	2BR	14:00-15:00	1	NO
Unit 1.12 - 7.12 (typical)	2BR	13:00-15:00	2	YES
Unit 8.12 - 9.12 (typical)	3BR	09:00-10:00	1	NO
Unit 1.13 - 7.13 (typical)	2BR	14:00-15:00	1	NO
Unit 8.13 - 9.13 (typical)	3BR	09:00-11:00	2	YES
Unit 1.14 - 7.14 (typical)	2BR	09:00-10:00	1	NO
Unit 8.14 - 9.14 (typical)	2BR	13:00-15:00	2	YES
Unit 1.15 - 7.15 (typical)	1BR (1AD)	09:00-11:00	2	YES
Unit 8.15 - 9.15 (typical)	1BR	--	0	NO
Unit 1.16 - 7.16 (typical)	2BR	09:00-11:00	2	YES
Unit 8.16 - 9.16 (typical)	2BR	13:00-15:00	2	YES
Unit 1.17 - 7.17 (typical)	2BR	13:00-15:00	2	YES
Unit 1.18 - 7.18 (typical)	1BR	--	0	NO
Unit 1.19 - 7.19 (typical)	2BR	13:00-15:00	2	YES

117 / 165 UNITS - 70.9% (min. 70%)

Solar Access (Impact of the Proposal)		
SOLAR ACCESS	TOTAL HOURS	SOLAR COMPLIANCE
13:00-15:00	2	YES
13:00-15:00	2	YES
09:00-15:00	6	YES
09:00-15:00	6	YES
--	0	NO
09:00-15:00	6	YES
--	0	NO
--	0	NO
09:00-14:00	5	YES
09:00-11:30	2.5	YES
--	0	NO
--	0	NO
13:00-15:00	2	YES
--	0	NO
13:00-15:00	2	YES
13:00-15:00	2	YES
13:00-15:00	2	YES
14:00-15:00	1	NO
13:00-15:00	2	YES
09:00-10:00	1	NO
14:00-15:00	1	NO
09:00-11:00	2	YES
09:00-10:00	1	NO
13:00-15:00	2	YES
09:00-11:00	2	YES
--	0	NO
09:00-11:00	2	YES
13:00-15:00	2	YES
13:00-15:00	2	YES
--	0	NO
13:00-15:00	2	YES

100/165 UNITS - 60.6%

DATE	DESCRIPTION	BY	CHKD
30/10/2018	Y.T.	A.H.M.	
23/05/2018	Y.T.	A.H.M.	
13/04/2018	Y.T.	A.H.M.	
21/11/2017	Y.T.	A.H.M.	
ISSUE	AMENDMENT		

Development Application

Original Design:
Zhinar Architects



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SHEET TITLE:
Shadow Impact to 4-14 Mark St (Winter Solstice)_OPTION 1
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: Tuesday, 30 October 2018 5:38 PM



Residential Flat Building

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

JOB No.:
8539 DA - E:25H

ISSUE:
E