

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 4-6	1 207.27 m2 x 3 = 3,621.81 m2
	Level 7	1 092.15 m2
	Level 8	843.21 m2
	Level 9	629.26 m2
TOTAL PROPOSED AREA		11 006.92 m2 (FSR 4.5 : 1)
BUILDING HEIGHT	Permissible	= 32 m
	Proposed	= 34 m to the top of lift overrun of Core B
BUILDING SETBACKS (ABOVE GROUND) :		
Western setback (Mark St)		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
Southern setback (Marsden St)		
BASEMENT SETBACKS :		
6m setback at North Eastern corner (deep soil)		
COMMERCIAL AREAS		540.23 m2
DEEP SOIL AREA		200 m2 (8.2%)
LANDSCAPED AREAS		490 m2 (20%)
COMMON OPEN SPACE		837.25 m2 (34.3%) at rooftop terrace

PARKING CALCULATION - (Auburn DCP 2010)			PARKING CALCULATION (ADG & Guide to Traffic Generating Developments) - CBD Centres	
No.of Bedrooms	Min. No. of Parking	Max. No. of Parking		
1BR - 61 units	61 x 1 space = 61 spaces	61 x 1 space = 61 spaces		
2BR - 66 units	66 x 1.2 spaces = 80 spaces	66 x 3 spaces = 198 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 :			Minimum required car spaces based on Guide to Traffic Generating Developments :	
- 159 residents parking			- 87 residents parking	
- 12 visitor parking			- 20 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



Unit Mix / Yield

	1BR	2BR	3BR	Total
Ground	1 unit (1AD)	--	3 units (1AD)	4 units
L1-3	30 units (6AD)	24 units	--	54 units
L4-6	24 units (3AD)	24 units	3 units	51 units
L7	1 unit (1AD)	11 units	1 unit	13 units
L8	4 units	3 units (1AD)	3 units	10 units
L9	1 unit	4 units (1AD)	2 units	7 units
Total	61 units (43.9%)	66 units (47.5%)	12 units (8.6%)	139 units (100%)

* 14 Adaptable-Livable Units provided & 15 Livable Units provided

Drawing Schedule

01	Cover Sheet_OPTION 2
02	Street Views (Existing & Future Context)
03	Site Analysis 01
04	Site Analysis 02
05	Basement 4 Plan
06	Basement 3 Plan
07	Basement 2 Plan
08	Basement 1 Plan
09	Site Plan
10	Ground FI Plan_OPTION 2
11	Level 1-3 Plan (Typical)_OPTION 2
11.1	Level 1-3 Plan (Typical)_OPTION 2
12	Level 4-6 Plans (Typical)_OPTION 2
12.1	Level 7 Plan_OPTION 2
13	Level 8 Plan_OPTION 2
14	Level 9 Plan_OPTION 2
15	Roof Plan_OPTION 2
16	Top Roof Plan
17	South Elevation_OPTION 2
18	North Elevation - Marsden St_OPTION 2
19	West Elevation - Mark St_OPTION 2
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 Marsden 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)_OPTION 2
25I	East-Facing Units, 4-14 Mark St_OPTION 2
25J	FUTURE CONTEXT
25K	Shadow Diagram - Future Context (Winter Solstice)
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

OPTION 2

DATE	REVISION / AMENDMENT	DATE	BY	CHKD
DA-E	DRAWINGS AMENDED AS PER JPPP 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
ISSUE	AMENDMENT			

Development Application

Original Design:
Zhinar Architects



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

NORTH:

SHEET TITLE:
Cover Sheet_OPTION 2

DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Tuesday, 30 October 2018 6:37 PM
L.G.A: Cumberland Council

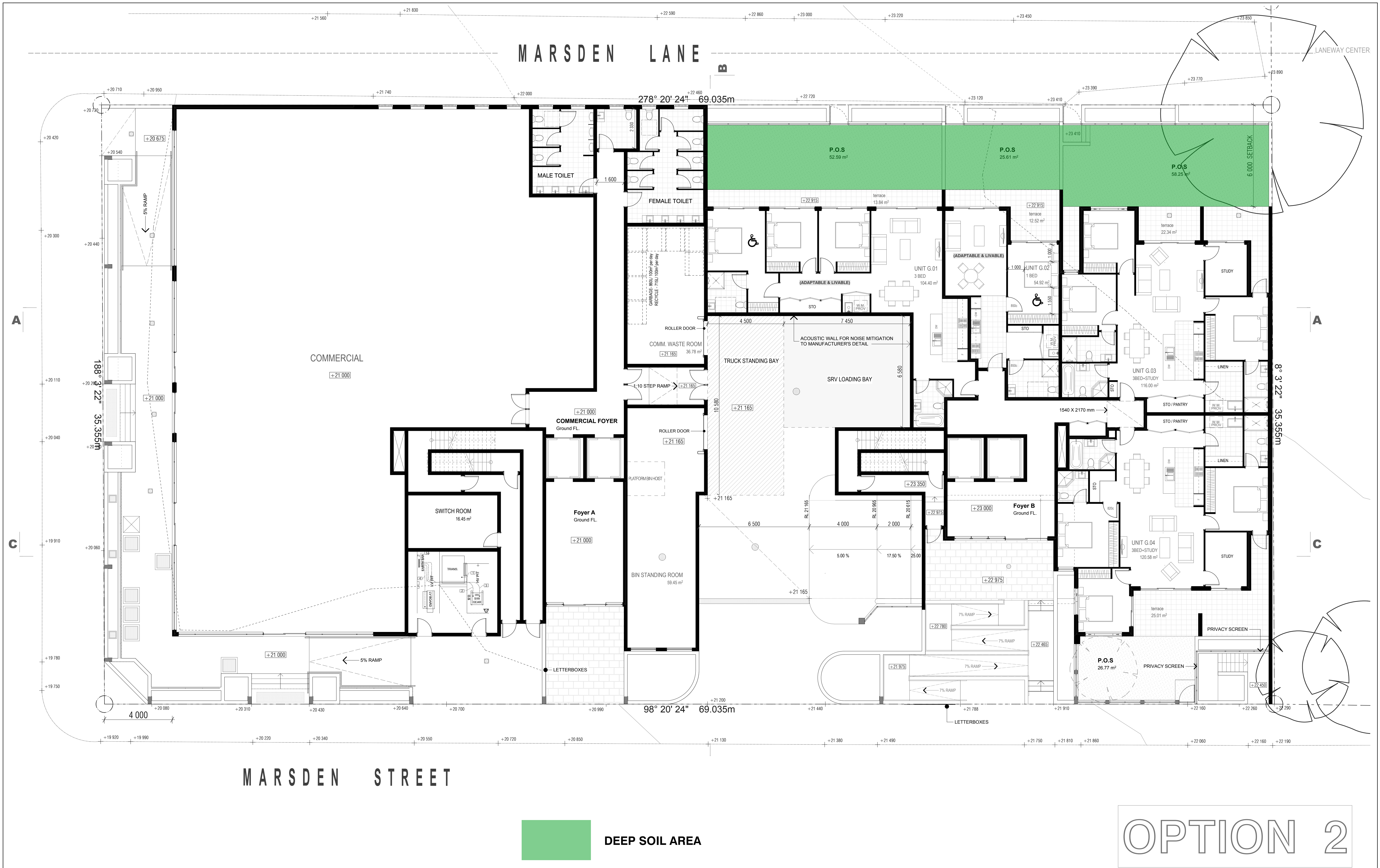


Residential Flat Building

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

JOB No.:
8539 DA - E:01

ISSUE:
E



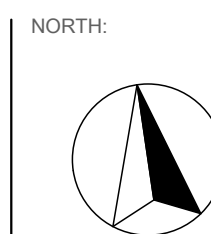
ISSUE	AMENDMENT	DATE	BY	CHECKED
DA-E	DRAWINGS AMENDED AS PER JRPD COMMENTS.	30/10/2018	YT	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	YT	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	YT	AHM

Development Application

Original Design:
Zhinar Architects



GENERAL NOTES:
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_OPTION 2

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:
Tuesday, 30 October 2018 6:56 PM

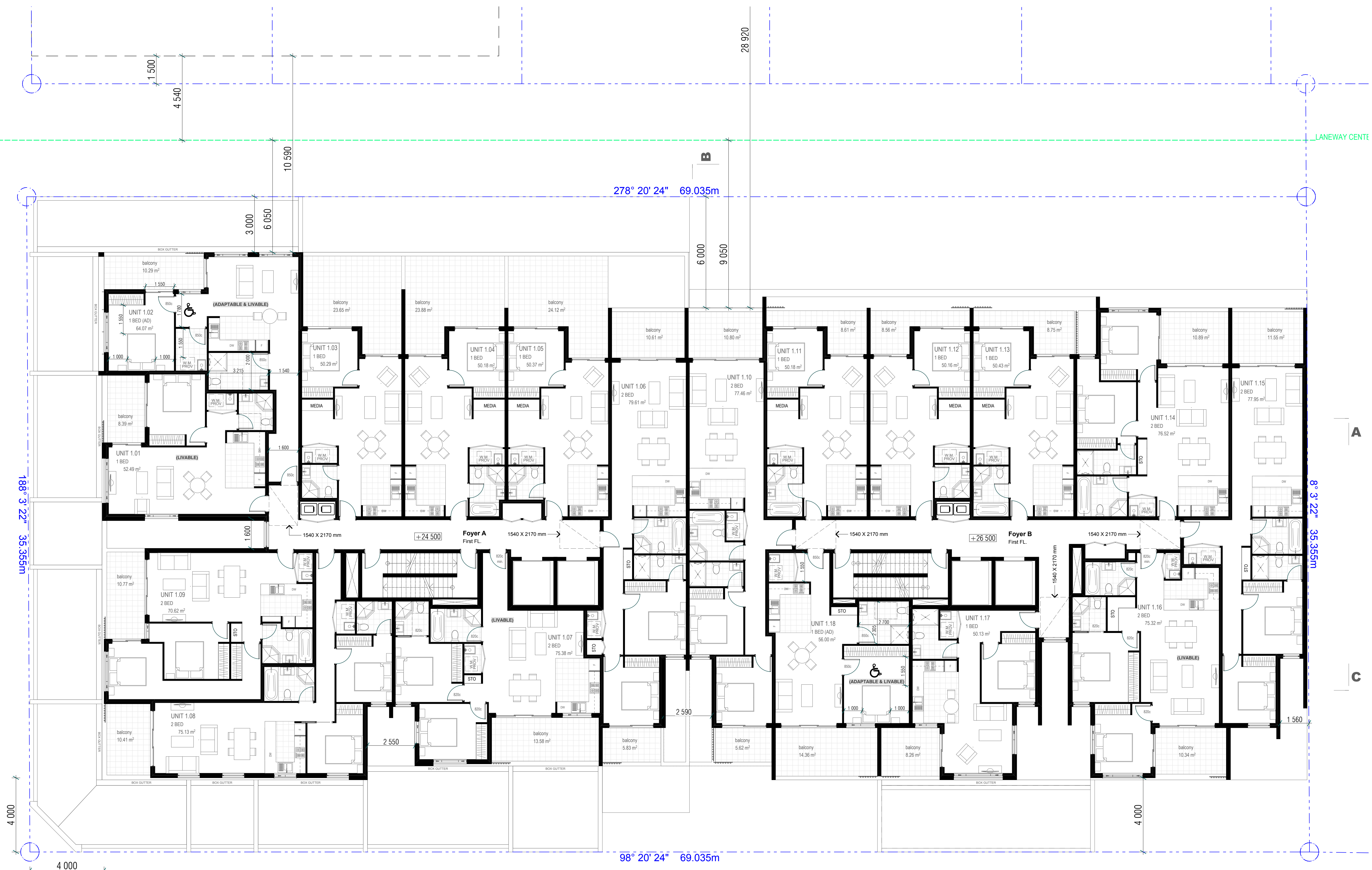


Residential Flat Building

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

JOB No:
8539 DA - E:10

ISSUE:
E



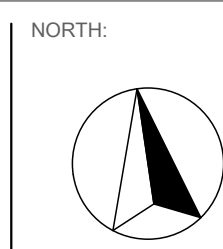
OPTION 2

ISSUE	AMENDMENT	DATE	BY	CHKD
DA-E	DRAWINGS AMENDED AS PER JPPP 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:
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.

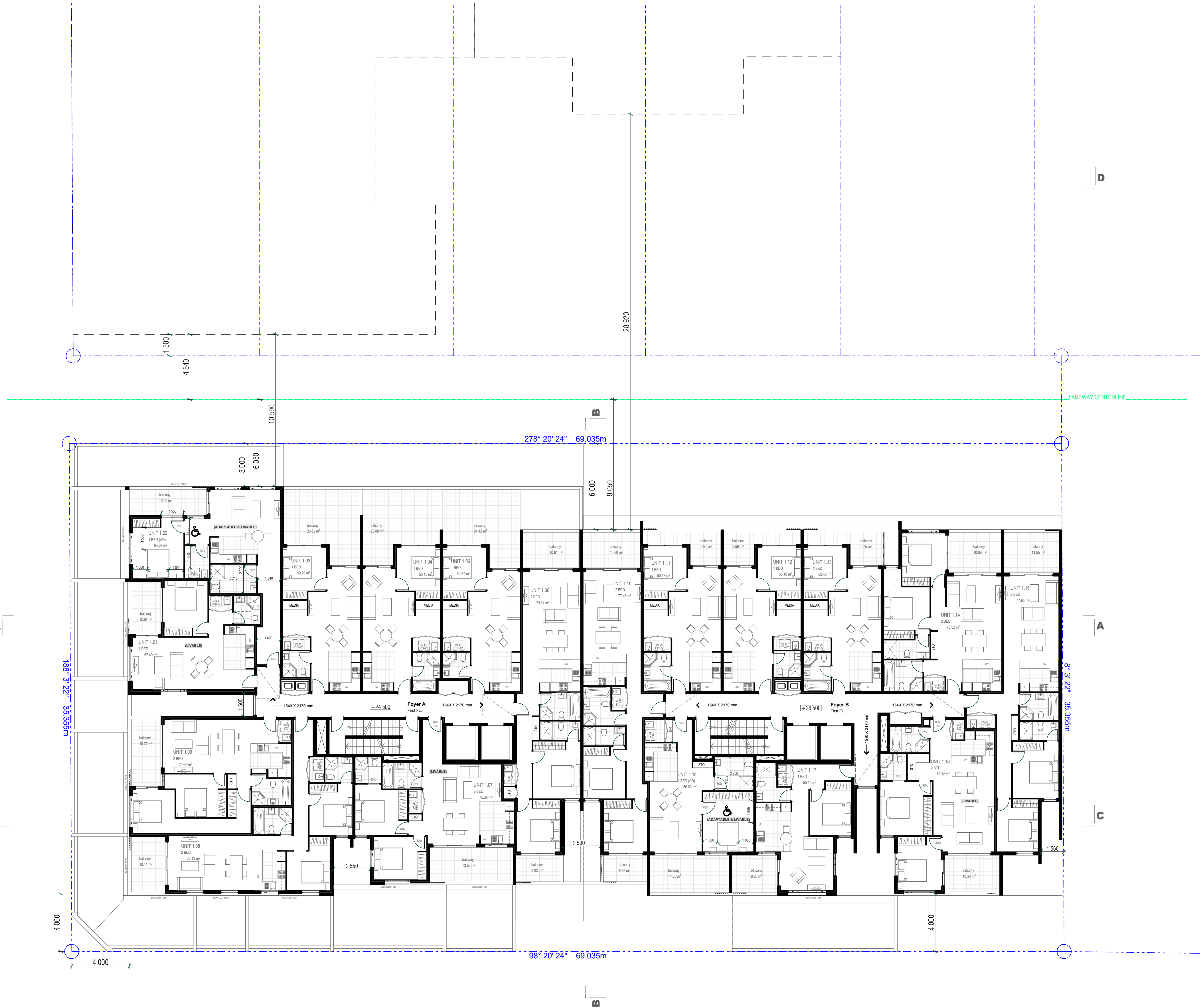


SHEET TITLE:
Level 1-3 Plan (Typical)_OPTION 2
DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Tuesday, 30 October 2018 6:56 PM
L.G.A: Cumberland Council



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

ISSUE:
E



OPTION 2

ISSUE	AMENDMENT	DATE	BY	CHKD
DA-E	DRAWINGS AMENDED AS PER JPPP 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:
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:

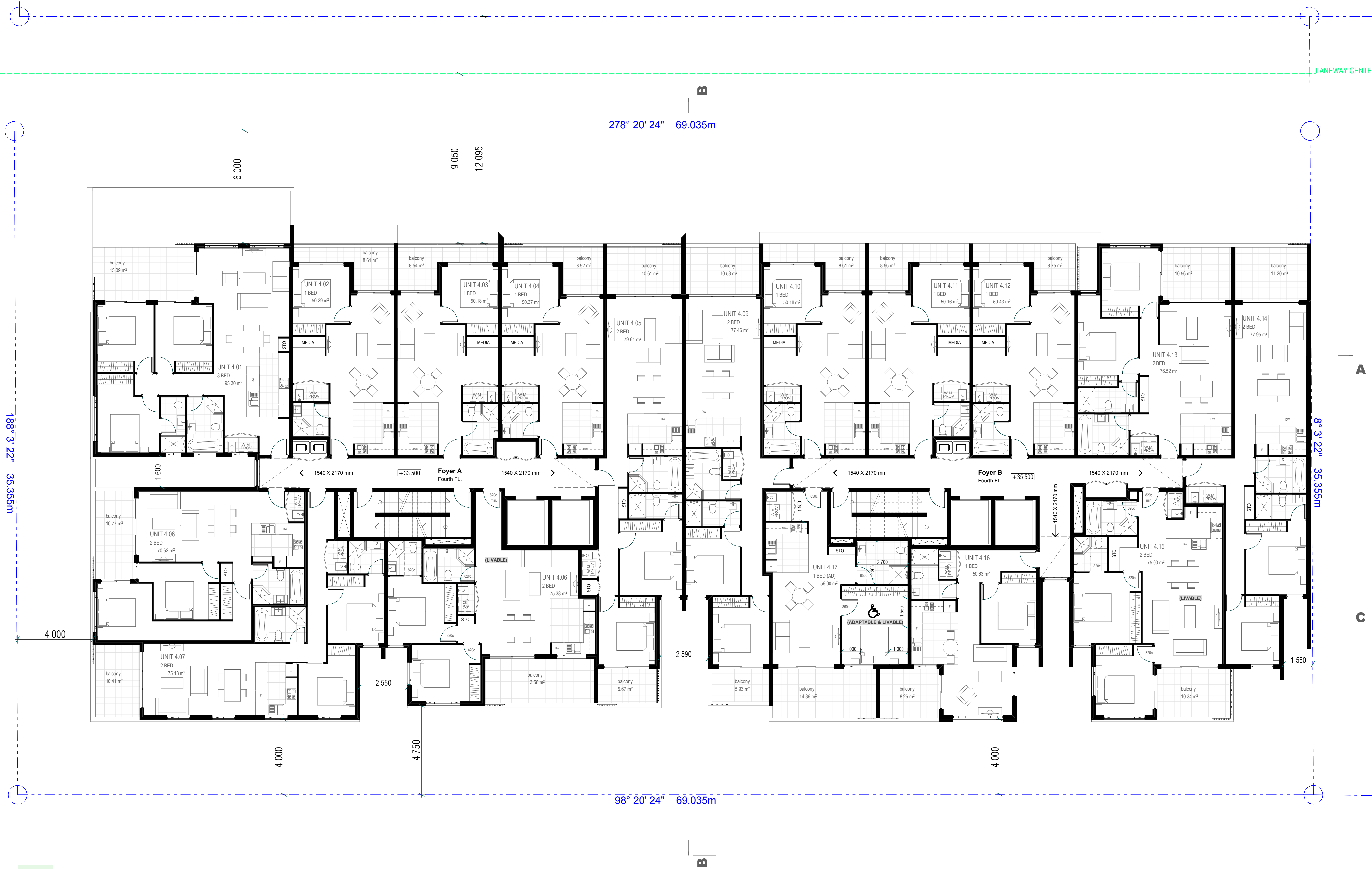
SHEET TITLE:
Level 1-3 Plan (Typical)_OPTION 2
DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Tuesday, 30 October 2018 6:56 PM
L.G.A: Cumberland Council



Residential Flat Building

2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - E:11.1

ISSUE:
E



OPTION 2

ISSUE	AMENDMENT	DATE	BY	CHKD
DA-E	DRAWINGS AMENDED AS PER JPPP 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

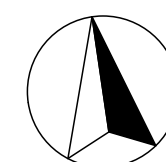
Development Application

Original Design:
Zhinar Architects



GENERAL NOTES:
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:
Level 4-6 Plans (Typical)_OPTION 2

DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Tuesday, 30 October 2018 6:56 PM
L.G.A: Cumberland Council

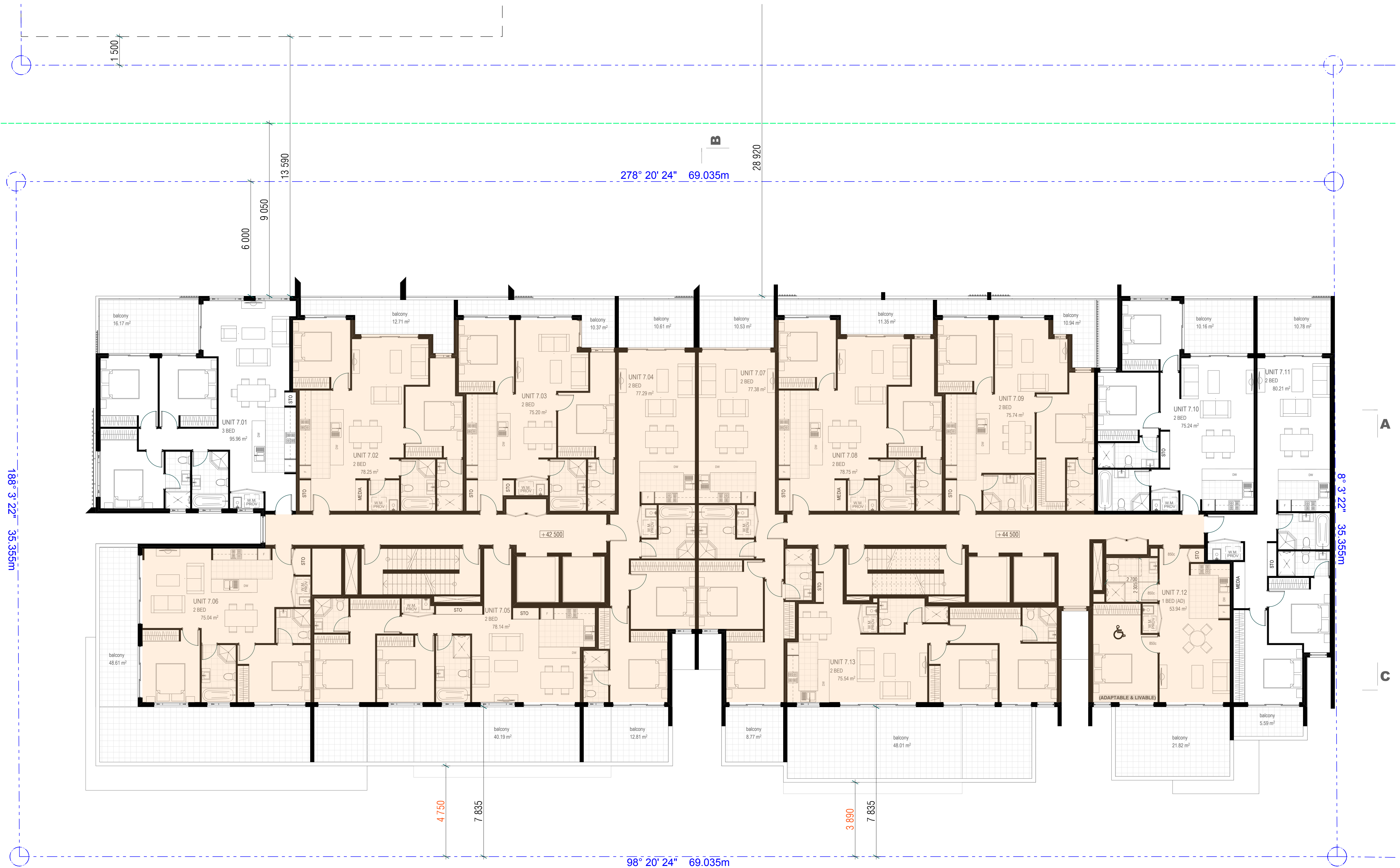
zhinar ARCHITECTS
ZHINAR ARCHITECTS
Zhinar Architects Pty Ltd
Suite 1 Level 2, 2 Rowe Street (Cnr Ryedale Road), Eastwood NSW 2122
PH: (+61 2) 8800 8808
ABN: 28 495 869 700
WEB: www.zhinar.com.au

Residential Flat Building

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

JOB No.:
8539 DA - E:12

ISSUE:
E



AMENDED UNIT LAYOUTS

OPTION 2

ISSUE	AMENDMENT	DATE	BY	CHKD
DA-E	DRAWINGS AMENDED AS PER JPPP 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:
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:
Level 7 Plan_OPTION 2

DESIGNED: AHM DRAWN: Y T COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET PLOT: Tuesday, 30 October 2018 6:56 PM

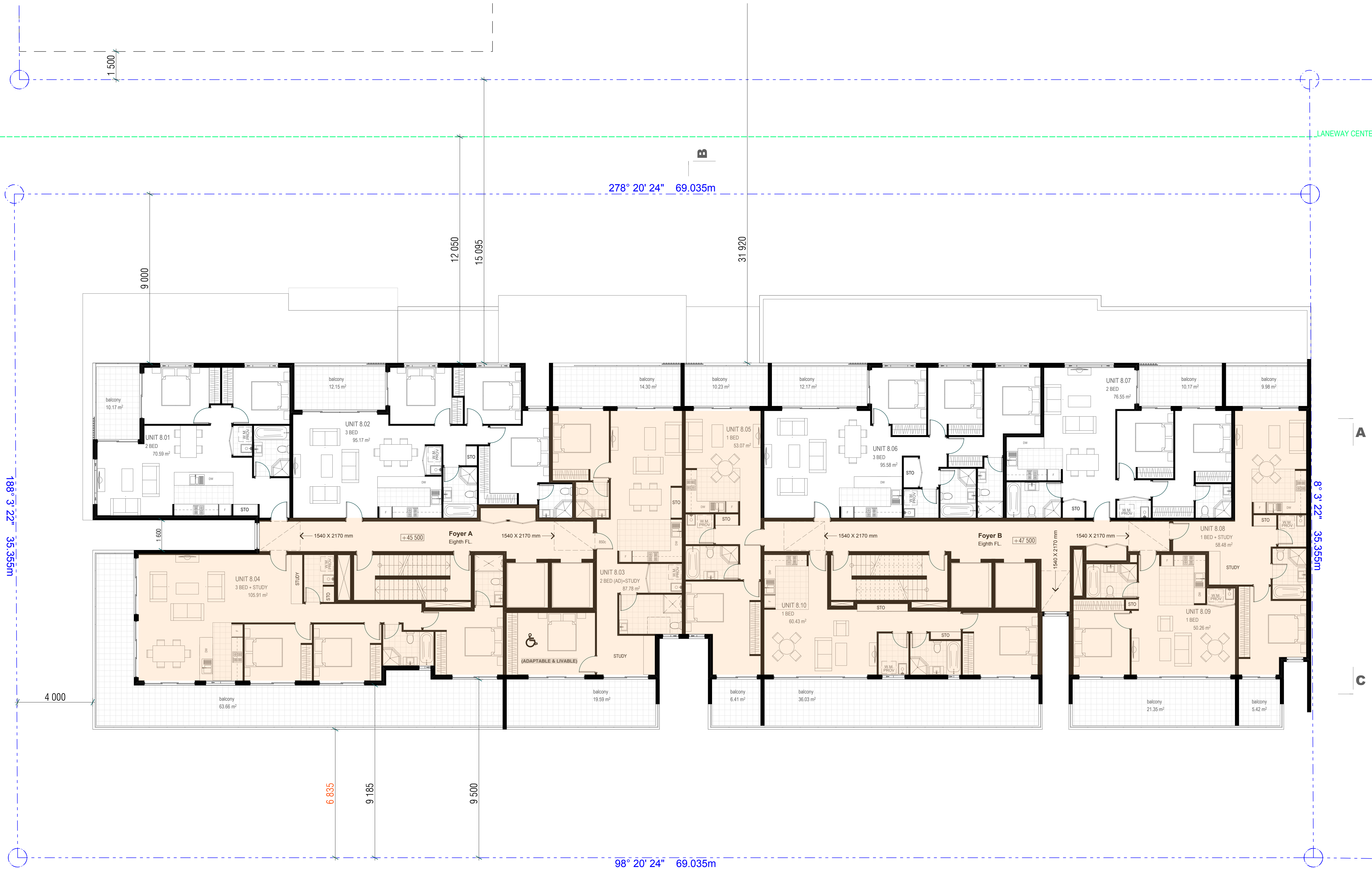


Residential Flat Building

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

JOB No.:
8539 DA - E:12.1

ISSUE:
E



AMENDED UNIT LAYOUTS

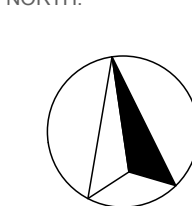
OPTION 2

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-E	DRAWINGS AMENDED AS PER JPPP 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:
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.

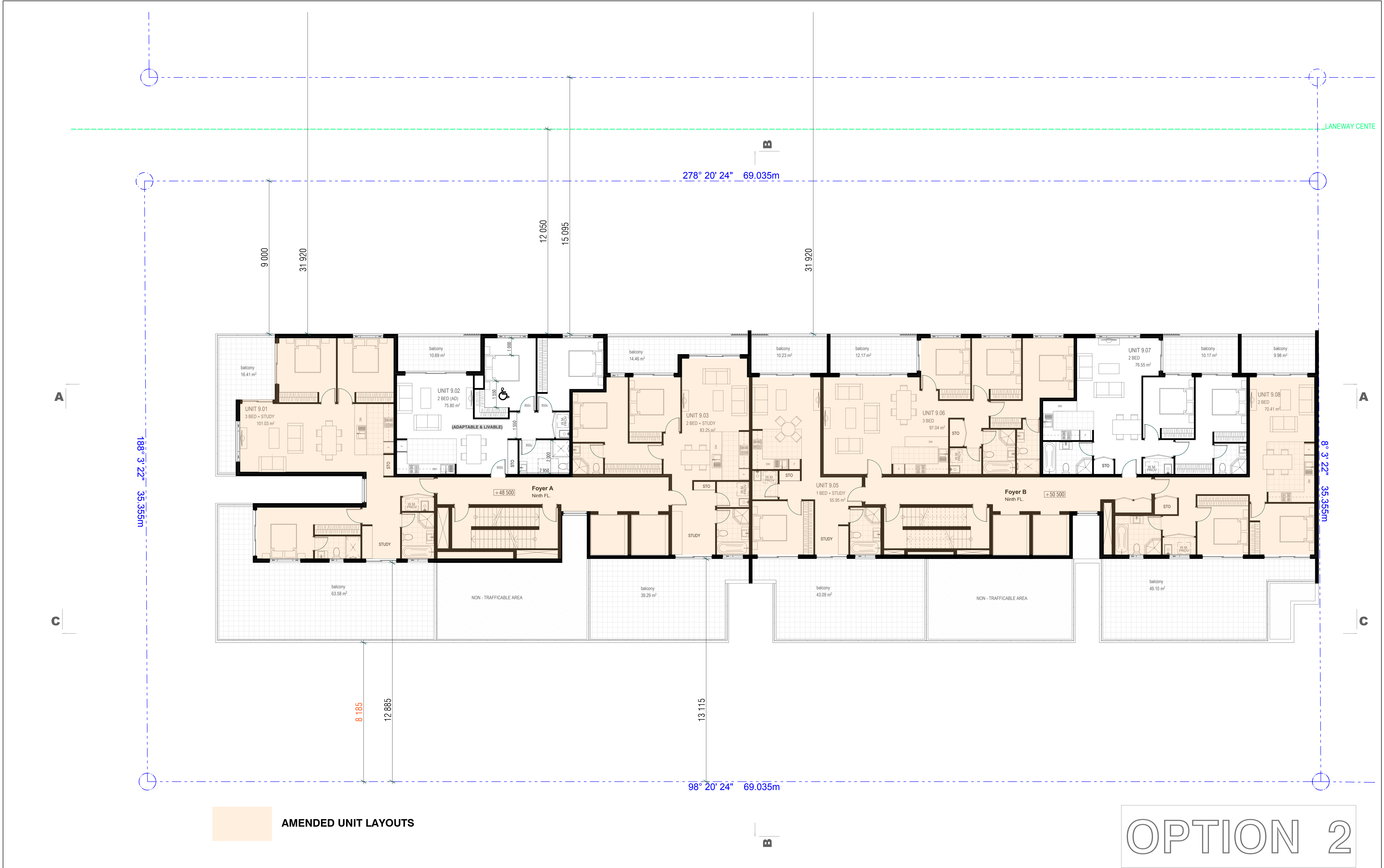


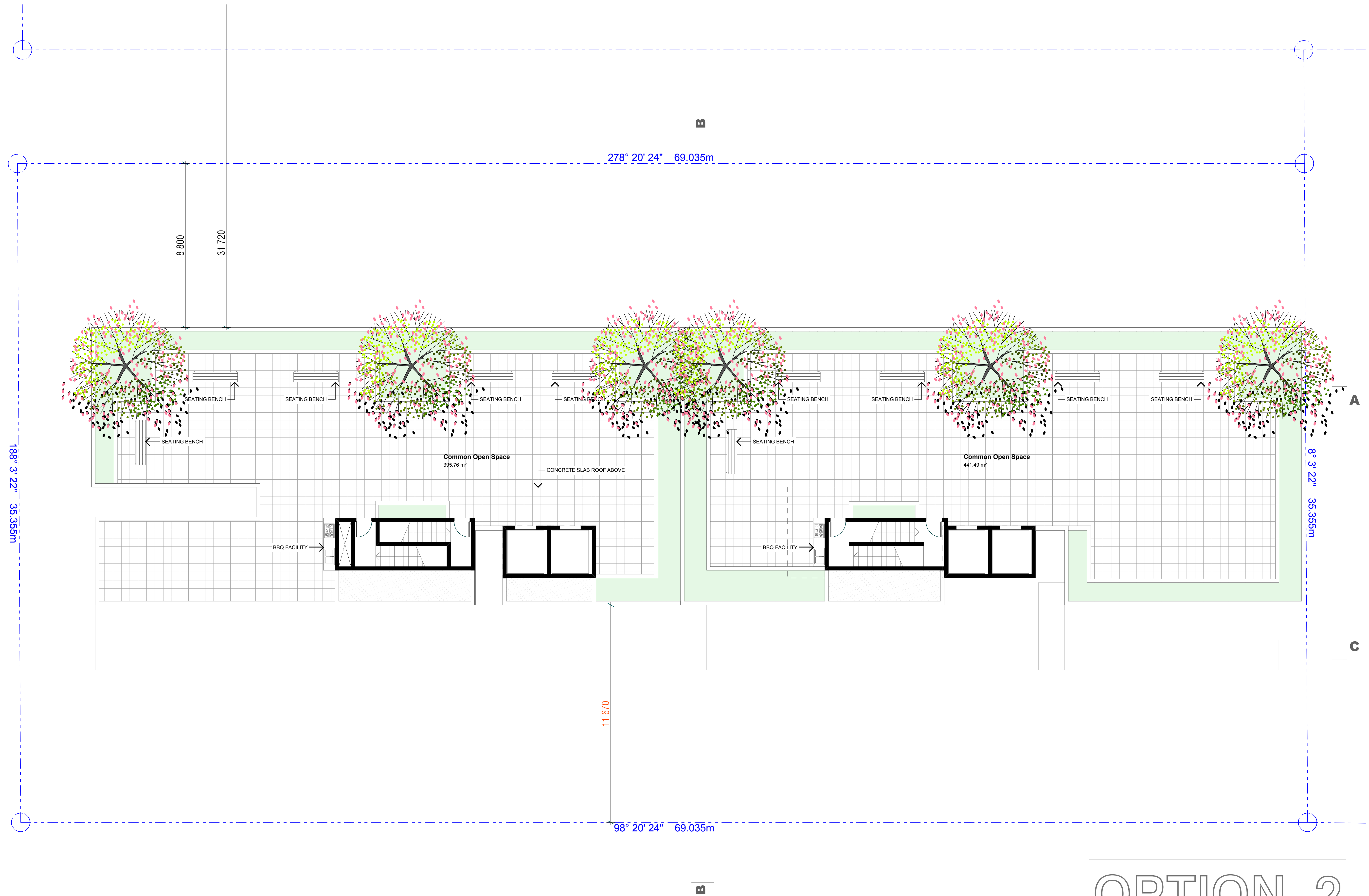
SHEET TITLE:
Level 8 Plan_OPTION 2
DESIGNED: AHM
DRAWN: YT
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Tuesday, 30 October 2018 6:56 PM
L.G.A: Cumberland Council



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - E:13

ISSUE:
E





OPTION 2

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-E	DRAWINGS AMENDED AS PER JPPP 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:
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_OPTION 2
DESIGNED: AHM
DRAWN: Y T
COMMENCED: May 2017
SCALE: 1:100@A1
1:200@A3
or as noted
PRINT: A3 SHEET
PLOT: Tuesday, 30 October 2018 6:55 PM
L.G.A: Cumberland Council










Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - E:15

ISSUE:
E



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)			

OPTION 2

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-E	DRAWINGS AMENDED AS PER JPPP 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

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_OPTION 2				
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: Tuesday, 30 October 2018 6:56 PM	

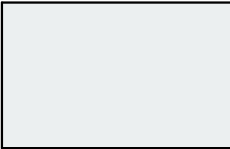

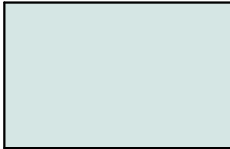




zhinar ARCHITECTS
ZHINAR ARCHITECTS
Zhinar Architects Pty Ltd
Suite 1 Level 2, 2 Rowe Street (Cnr Ryedale Road), Eastwood NSW 2122
PH: (+61 2) 9555 9898
ABN: 28 495 869 790
WEB: www.zhinar.com.au

Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - E:17

ISSUE:
E



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)			

OPTION 2

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-E	DRAWINGS AMENDED AS PER JPPP 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

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_OPTION 2

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:
Tuesday, 30 October 2018 6:56 PM



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - E:18

ISSUE:
E



OPTION 2

ISSUE	AMENDMENT	DATE	BY	CHKD
DA-E	DRAWINGS AMENDED AS PER JPPP 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:
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.

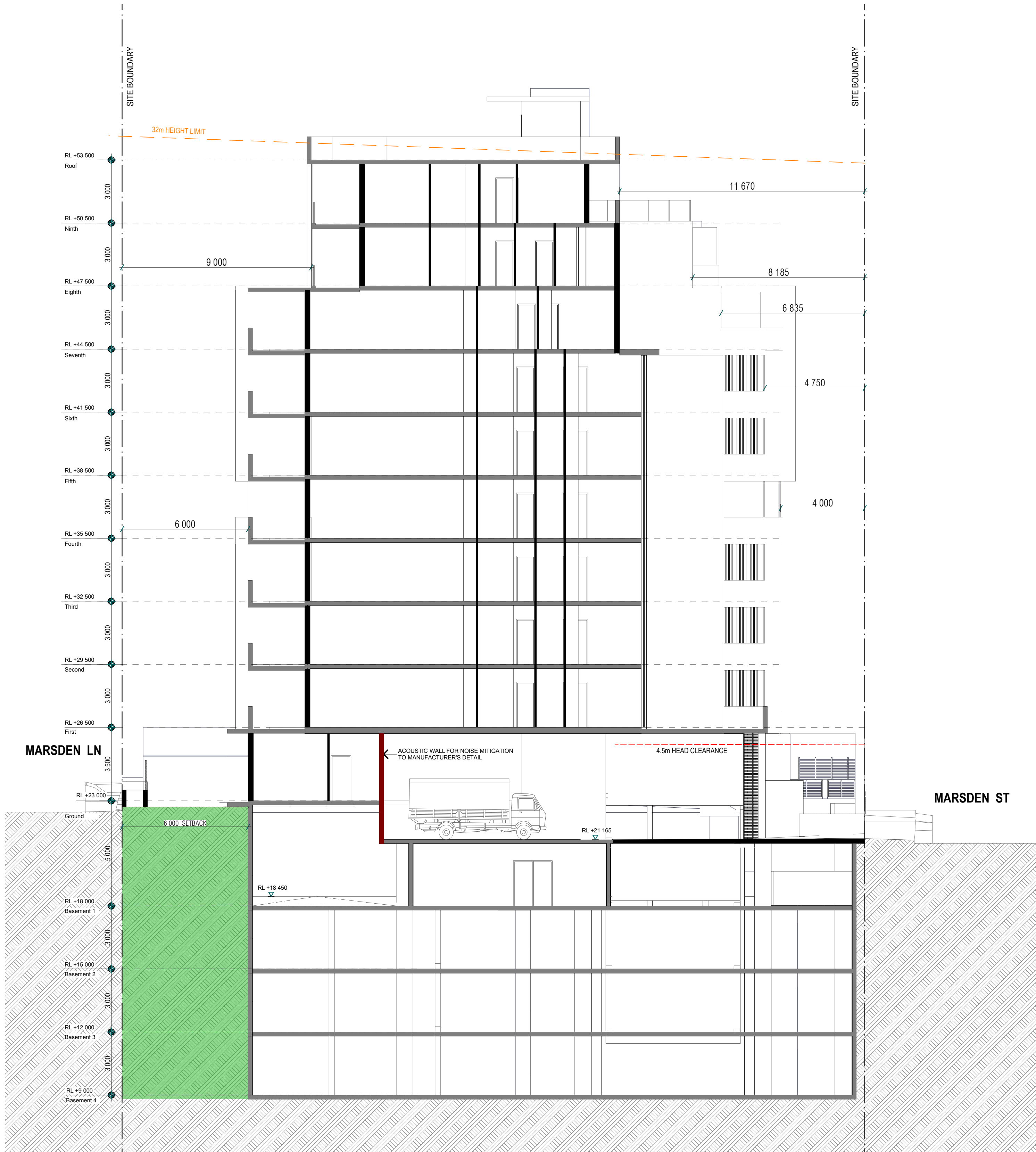
NORTH:

SHEET TITLE:
West Elevation - Mark St_OPTION 2
DESIGNED: AHM DRAWN: Y T COMMENCED: May 2017 SCALE: 1:100@A1 1:200@A3 or as noted PRINT: A3 SHEET PLOT: Tuesday, 30 October 2018 6:56 PM L.G.A: Cumberland Council



Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - E:19

ISSUE:
E



DEEP SOIL AREA

OPTION 2

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:
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: Tuesday, 30 October 2018 6:56 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