

EYE OF THE SUN SOUTHERN FUTURE DEVELOPMENT (143-147 O'Riordan Street) JUNE 22



1 Sun angle at 9AM



2 Sun angle at 10AM



3 Sun angle at 11AM



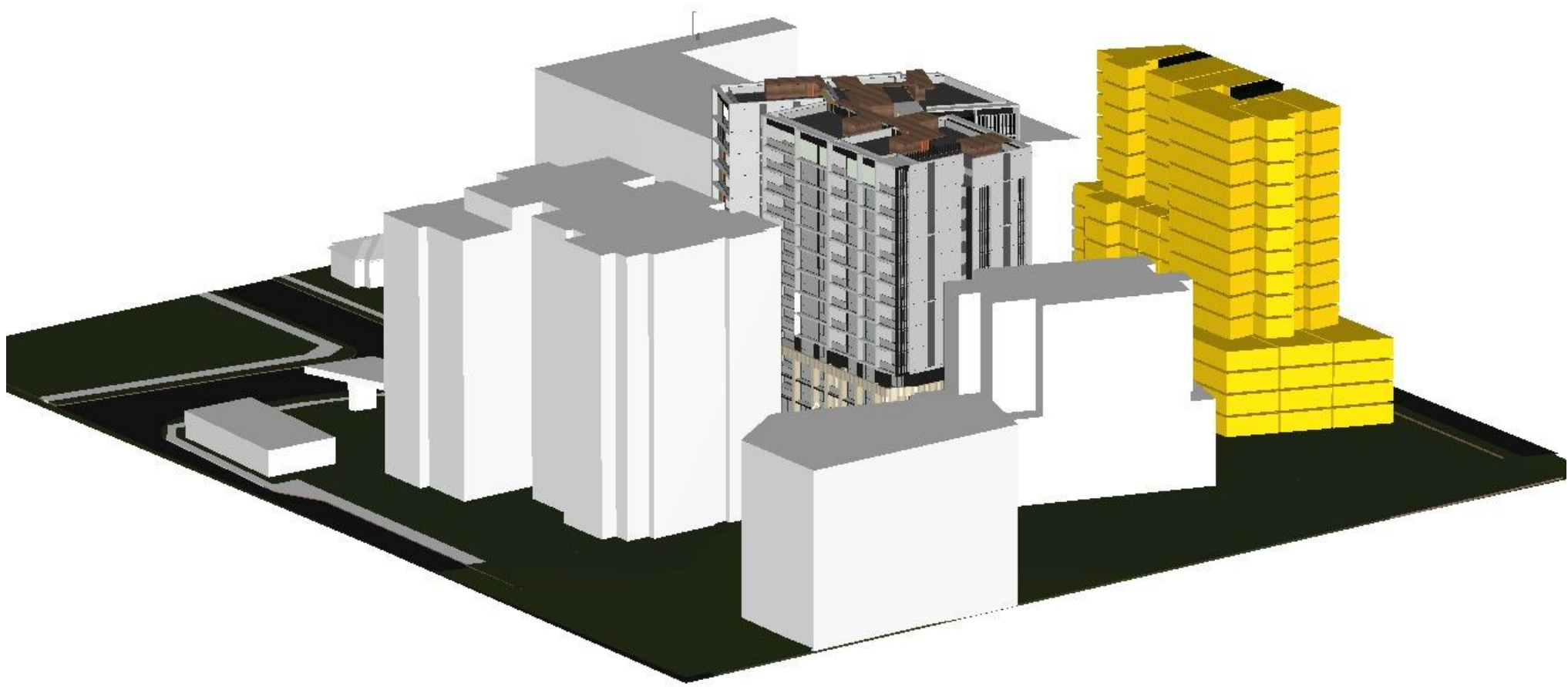
4 Sun angle at 12PM



5 Sun angle at 1PM



6 Sun angle at 2PM



7 Sun angle at 3PM

Consultants

Lifts - KONE
James Denton
James.Denton@kone.com
0439 210 856

Waste - Elephants Foot
James Wilton
James.wilton@elephantsfoot.com.au

Fire - Guardian
Matthew Sayers
Msayers@guardians.com.au
0418 287 713

Electrical - HNK
Harry Kushkarian
Harry@hnelectrical.com.au
0412 234 796

Hydraulic - KMC
Ken McDonald
Ken@kmacplumbing.com.au
0415 670 271

HVAC - Superior Air
Zlatko Ivankovic
Zlatko@superiorair.com.au
0425 226 366

Traffic - ARUP
Ken McDonald
Ken@arup.com.au
0449 703 401

Landscape - Site Image
Richard Sheppard
Rshep@siteimage.com.au
0412 438 882

Structural - Meriton
Tim Franzen
tim@meriton.com.au
02 9287 2888

Roof access - Skys
Richard Sheppard
Rshep@mac.com
0421 346 626

Access DDA - Wall to Wall
Queenie Tran
queenie@wall-wall.com.au
0402 550 570

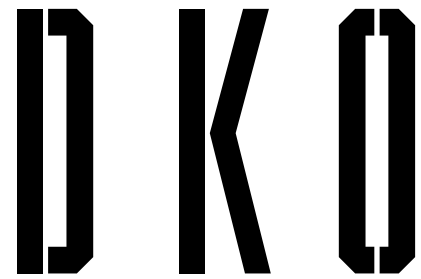
Legend / Notes



Rev.	Date	By	Ckd	Description
A	24/05/2018	WM	NB	DA SUBMISSION
B	13/07/2018	WM	NB	DA SUBMISSION

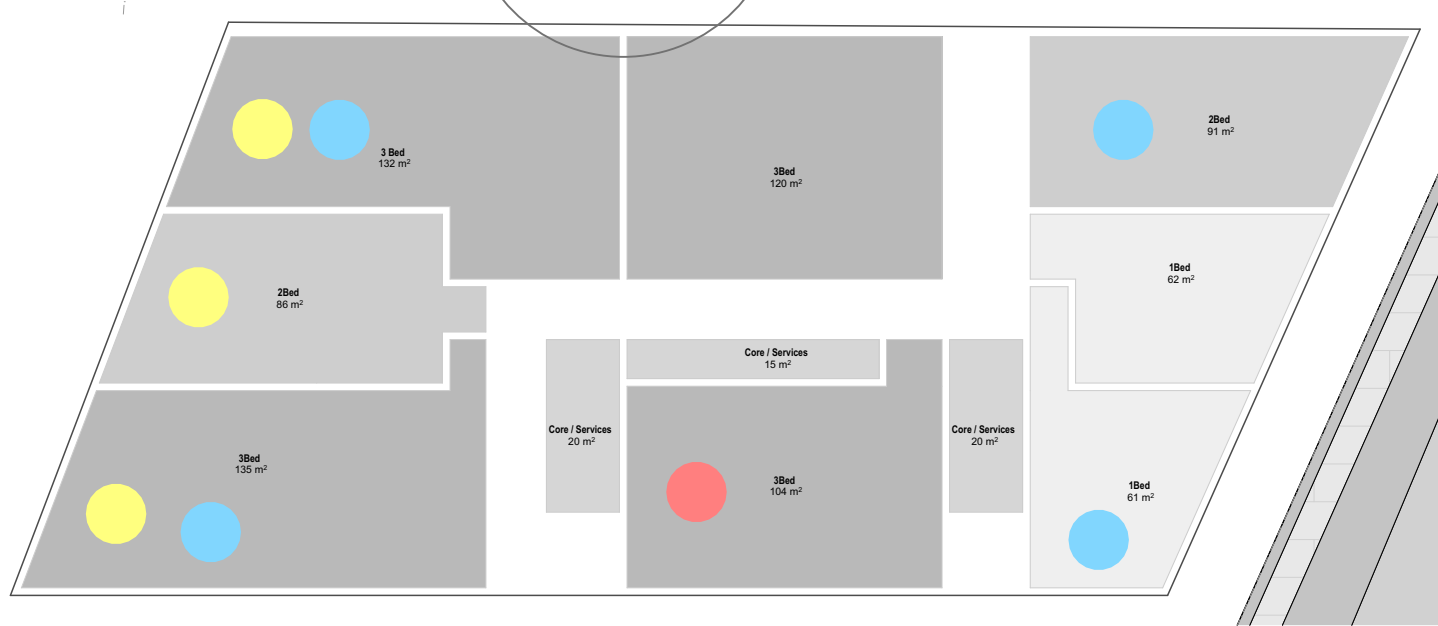
DKO Architecture (NSW) Pty Ltd
119 Redfern Street
Redfern, NSW 2016
T +61 2 8346 4500
info@dko.com.au
www.dko.com.au
ABN: 81956706590

© DKO Architecture (NSW) Pty Ltd
Except as allowed under copyright act, no part of this
drawing may be reproduced or otherwise dealt with
without written permission of DKO Architecture.
NSW Nominated Architects
Knox de Ridgely 2707 | David Randerson 8542

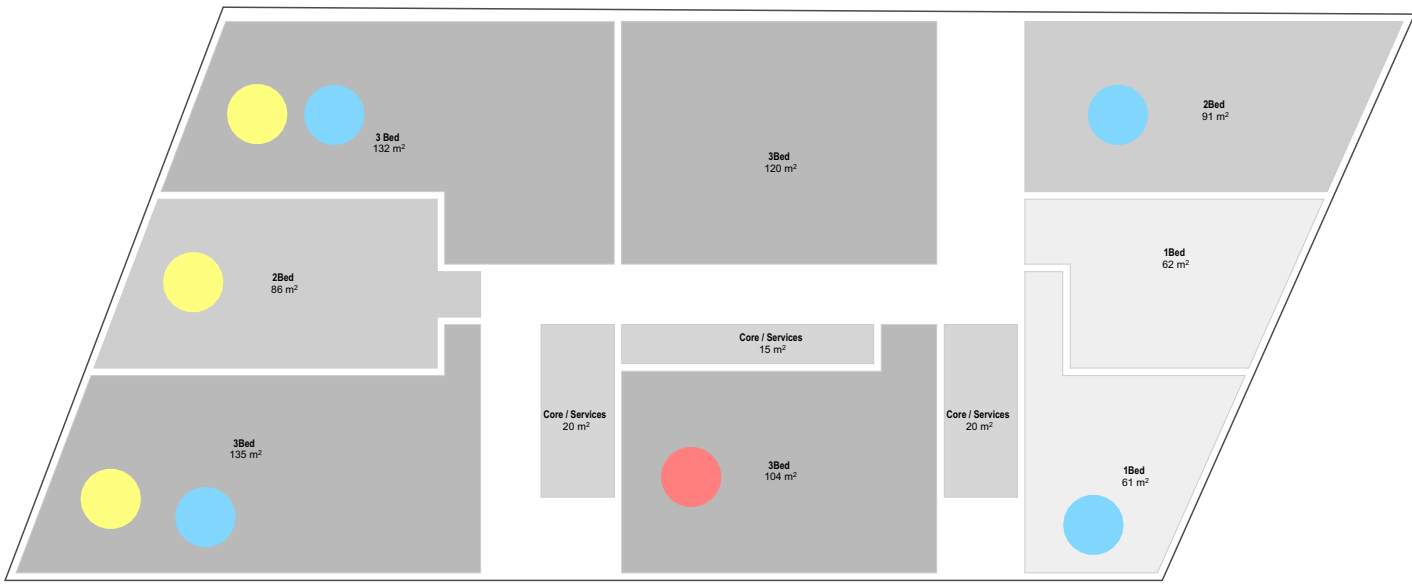


Project Name	Meriton	Project Number	11822
Project Address	141 O'Riordan Street, Sydney, NSW 2020	Drawing Name	Eye of the sun JUN22 - 143-147 O'Riordan Street
		Scale	1:100@A1
		Date	1:200@A3
Client	Meriton	Drawing Number	DA405
Status	For SUBMISSION	Revision	B

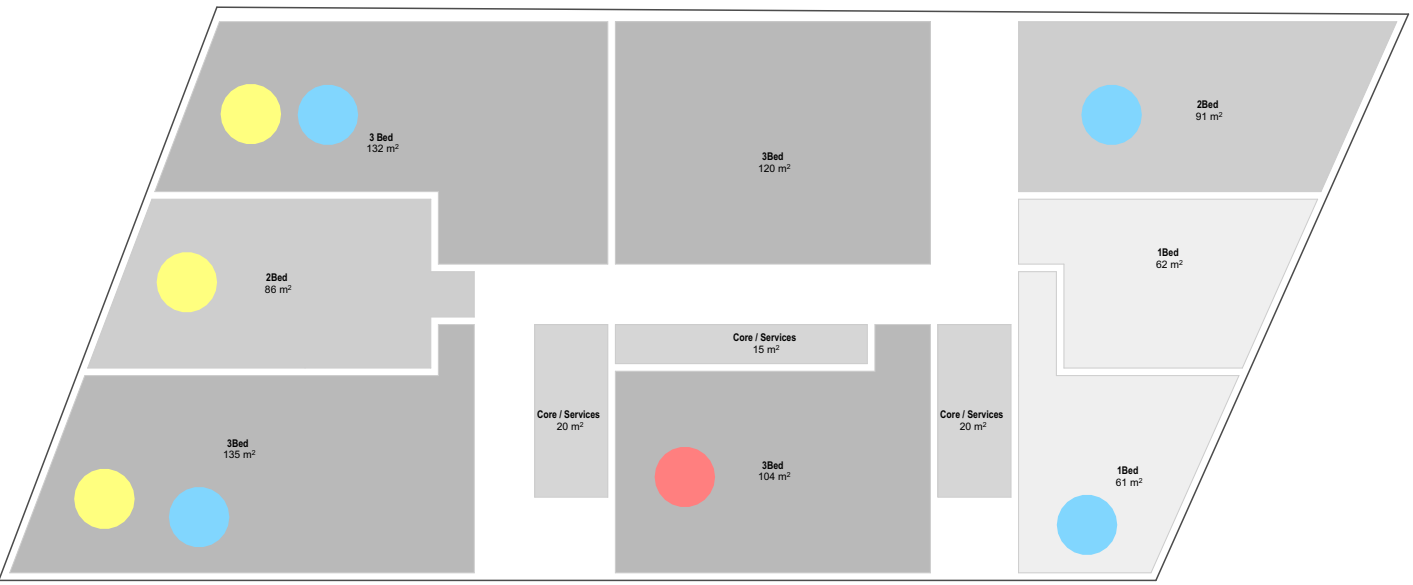
COMPLIANT SOUTHERN FUTURE DEVELOPMENT (143-147 O'Riordan Street)



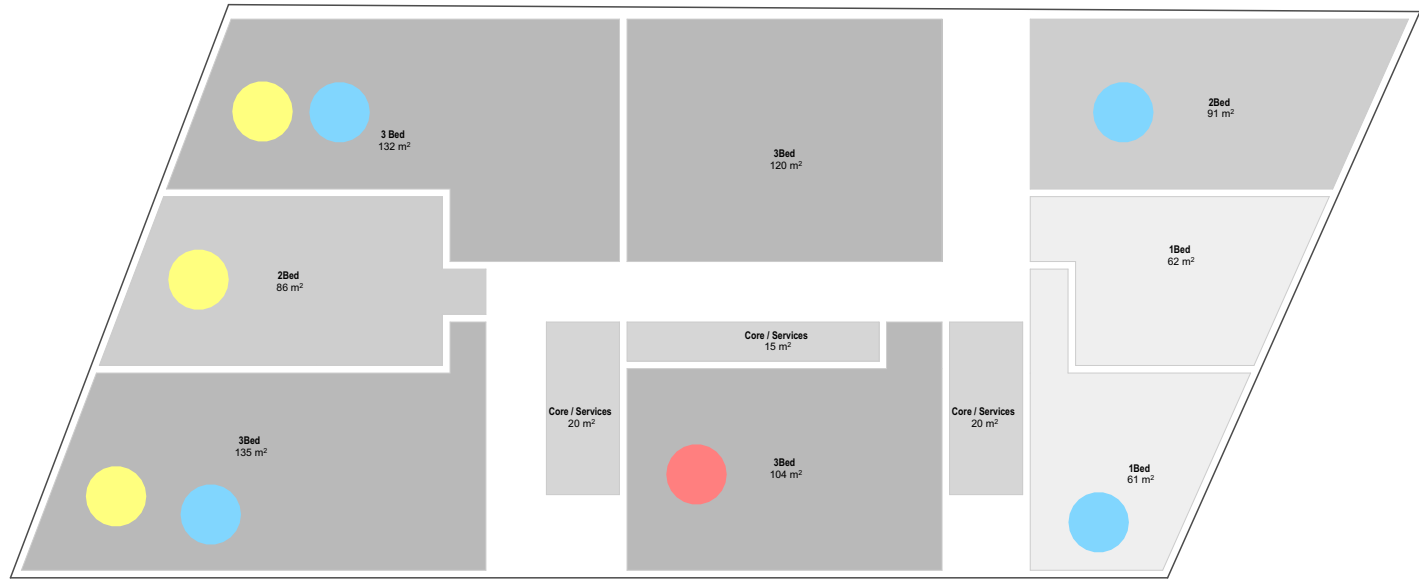
1 Ground 1:300



2 Level 1 1:300



3 Level 2 1:300



4 Level 3 1:300



5 Level 4 1:300



6 Level 5 1:300



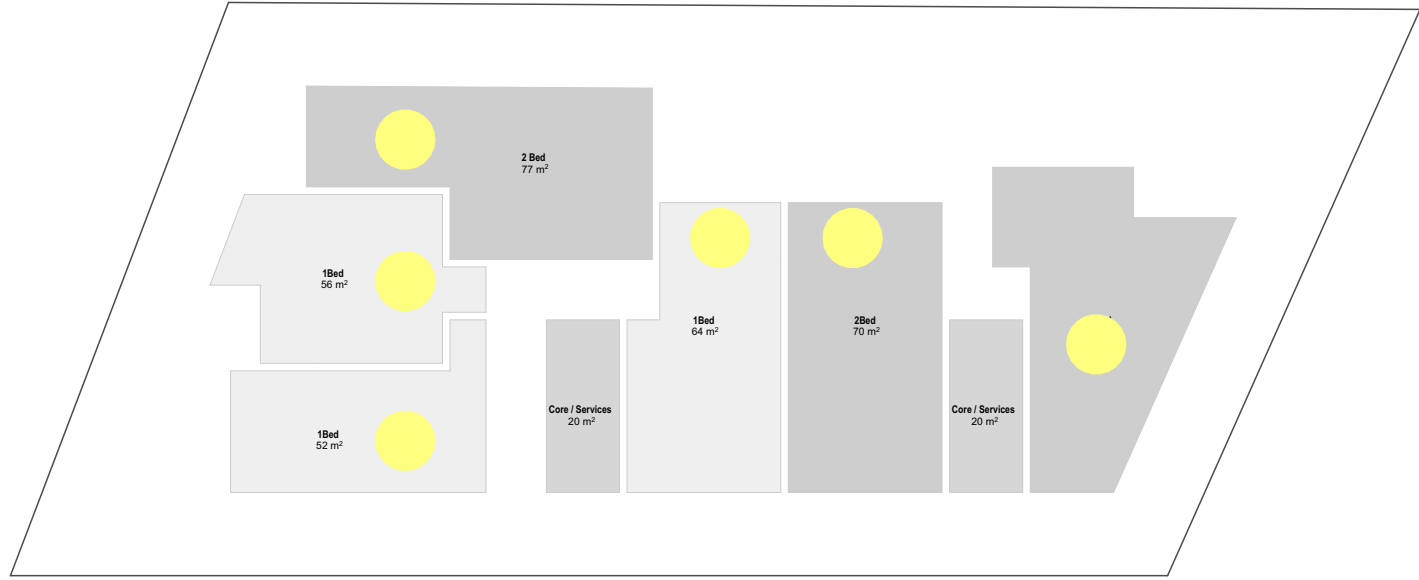
7 Level 6 1:300



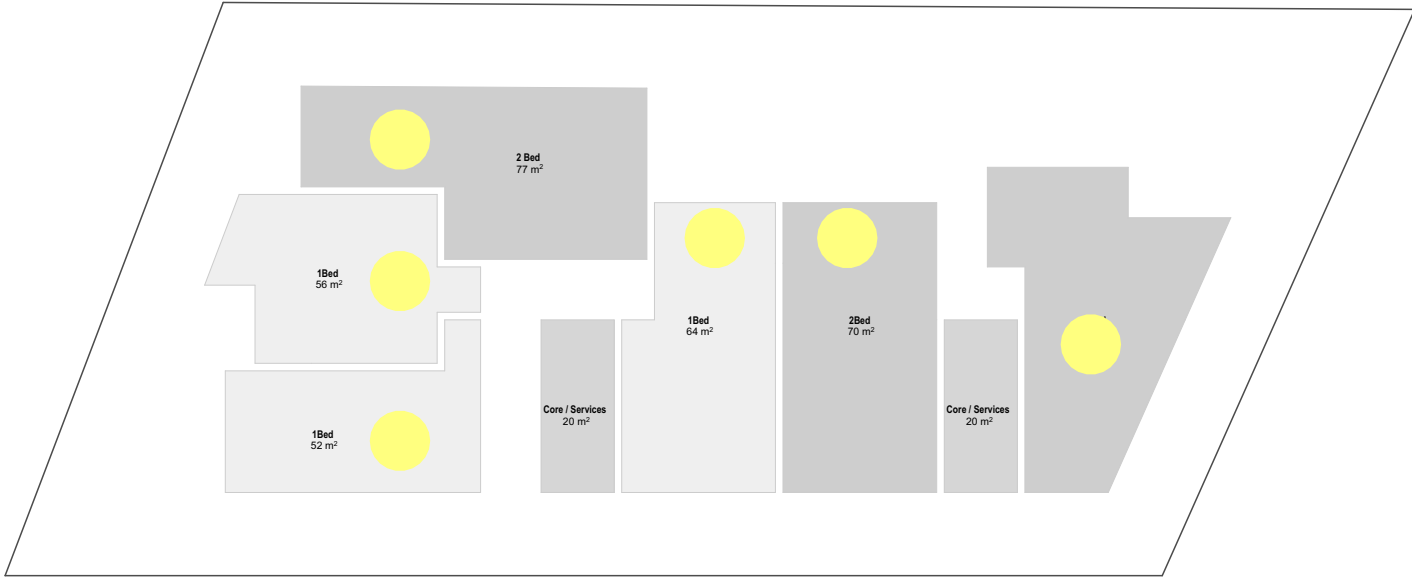
8 Level 7 1:300



9 Level 8 1:300



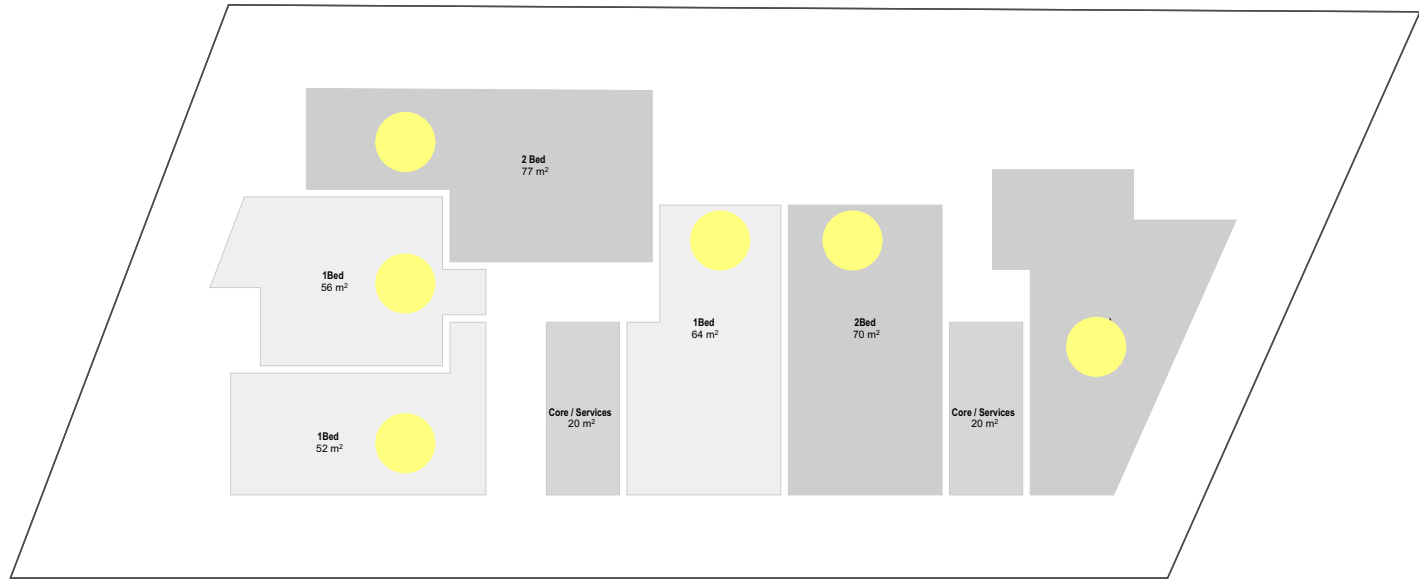
10 Level 9 1:300



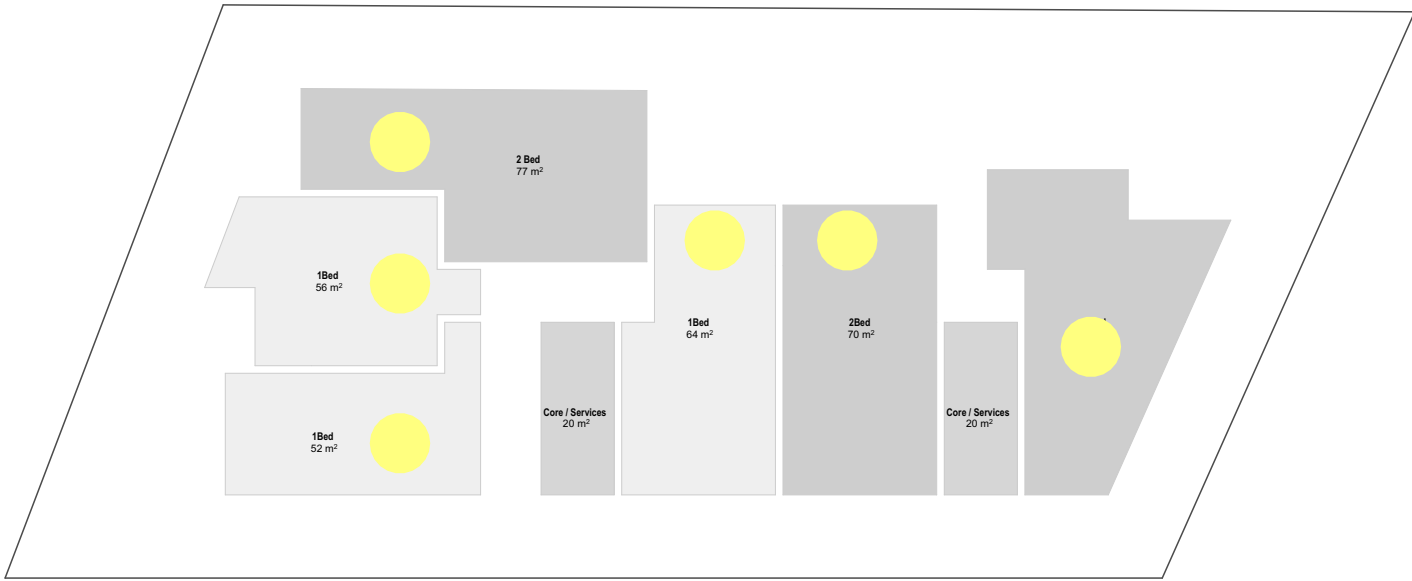
11 Level 10 1:300



12 Level 11 1:300



13 Level 12 1:300



14 Level 13 1:300

Solar Access

2 Hrs Solar Access	69/96	= 72%
No Solar Access	5/96	= 5%
Cross Ventilation (First 9 storeys)	41/66	= 62%

Consultants
Lifts - KONE
James Denton
James.Denton@kone.com
0439 210 856
Waste - Elephants Foot
James Wilton
James.wilton@elephantsfoot.com.au

Fire - Guardian
Matthew Sayers
Msayers@guardianps.com.au
0418 287 713
Electrical - HNK
Harry Kushkarian
Harry@hnkelectrical.com.au
0412 234 796

Hydraulic - KMC
Ken Mcdonald
Ken@kmacplumbing.com.au
0415 670 271
HVAC - Superior Air
Zlatko Ivankovic
Zlatko@superiorair.com.au
0425 226 366

Traffic - ARUP
James Turner
James-R.Turner@arup.com.au
0449 703 401
Landscape - Site Image
Harry Kushkarian
Harry@hnkelectrical.com.au
0412 438 882

Structural - Meriton
Tim Franzen
Tim@meriton.com.au
02 9587 2888
Roof access - Skys
Richard Sheppard
Rshep@mac.com
0421 346 626

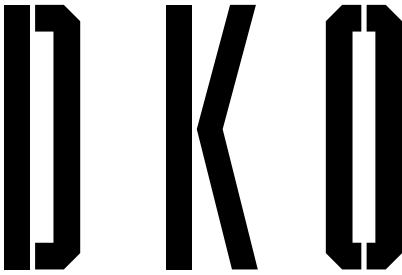
Access DDA - Wall to Wall
Queenie Tran
queenie@wall-wall.com.au
0402 550 570



Rev.	Date	By	Ckd	Description
A	24/05/2018	WM	NB	DA SUBMISSION
B	13/07/2018	WM	NB	DA SUBMISSION

DKO Architecture (NSW) Pty Ltd
119 Redfern Street
Redfern, NSW 2016
T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590

© DKO Architecture (NSW) Pty Ltd
Except as allowed under copyright act, no part of this
drawing may be reproduced or otherwise dealt with
without written permission of DKO Architecture.
NSW: Nominated Architects
Kees de Krijger 5707 | David Randerson 8542



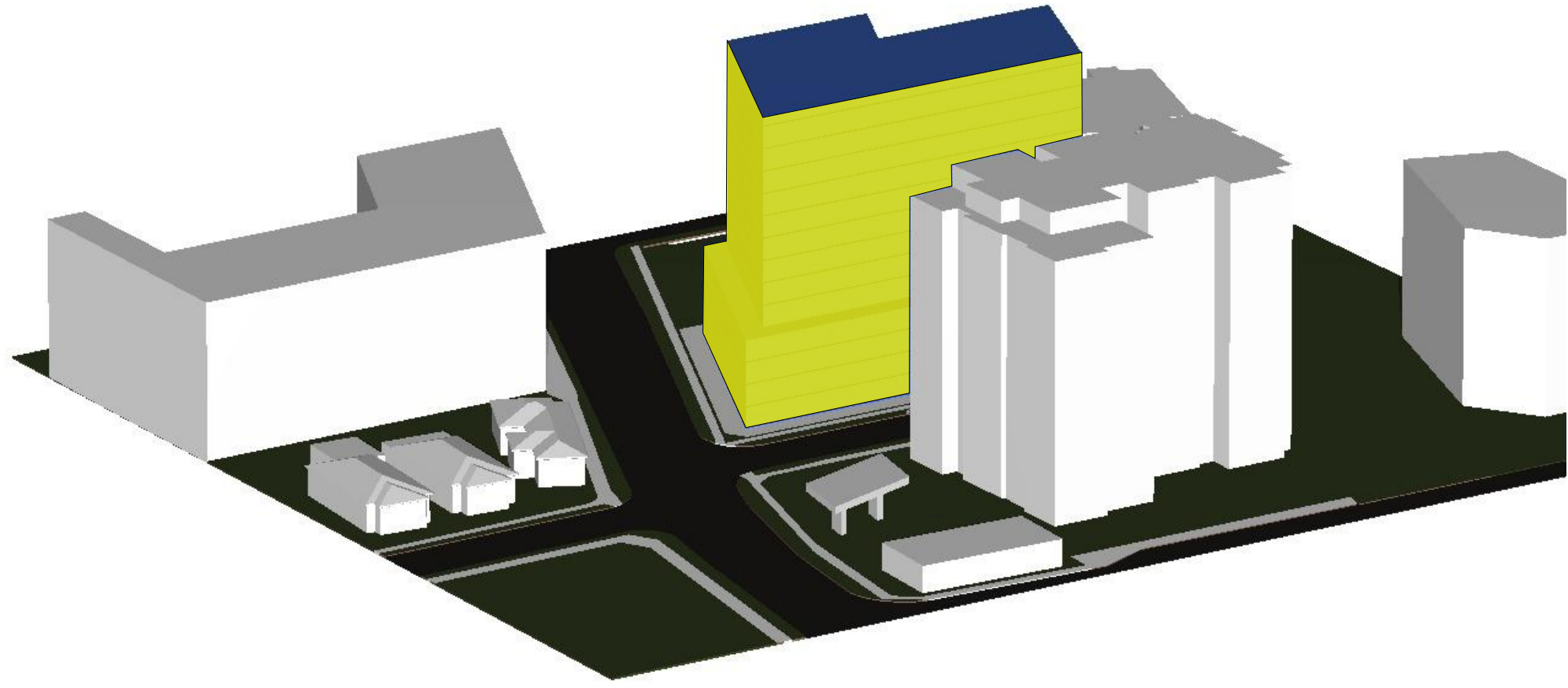
Project Name
Project Address
Meriton
141 O'Riordan Street,
Sydney, NSW 2020

Project Number
Drawing Name
Scale
Date
11822
Compliant development - 143-147
O'Riordan Street
1:100@A1
1:200@A3

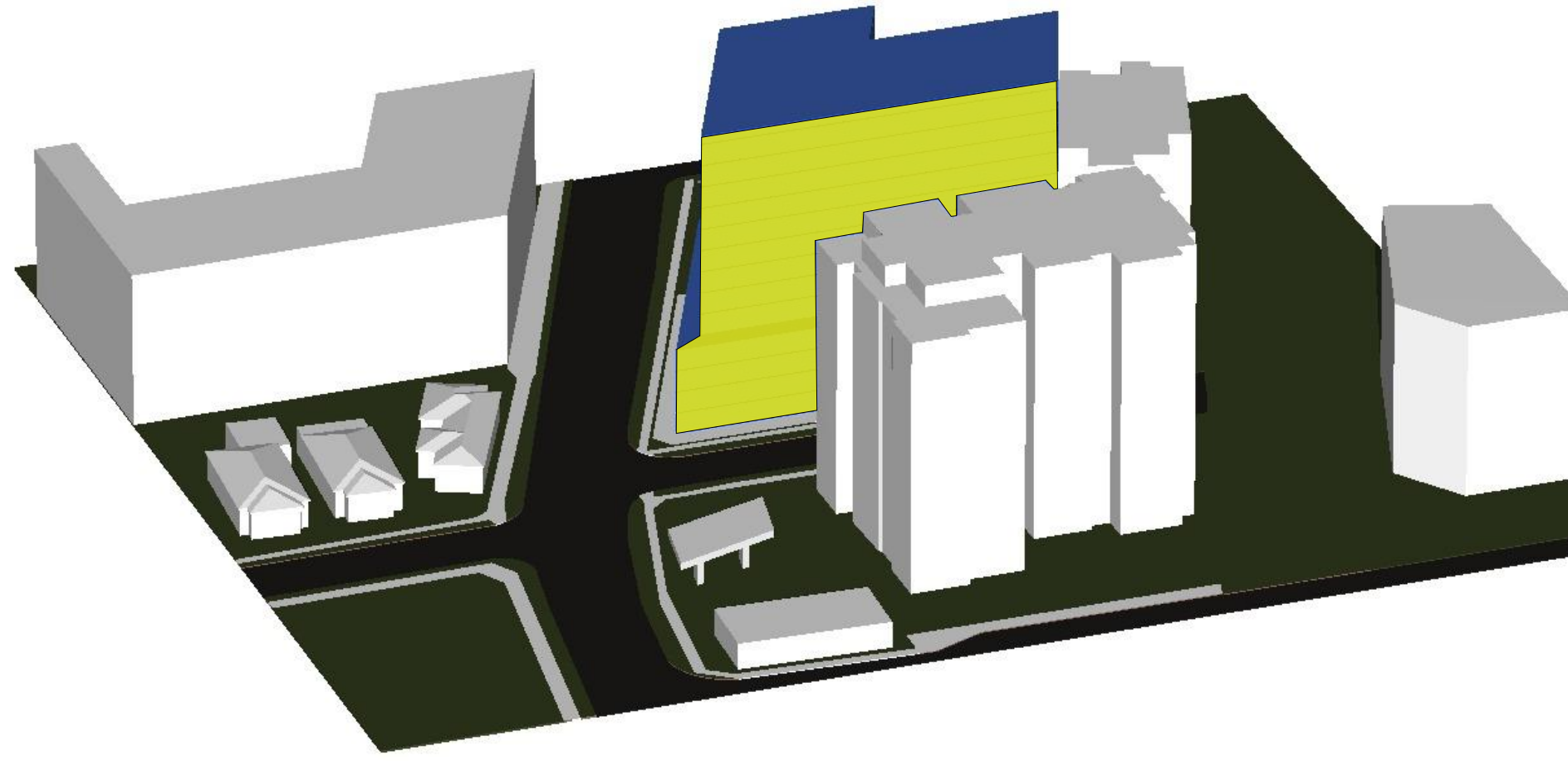
Client
Status

Meriton
For SUBMISSION

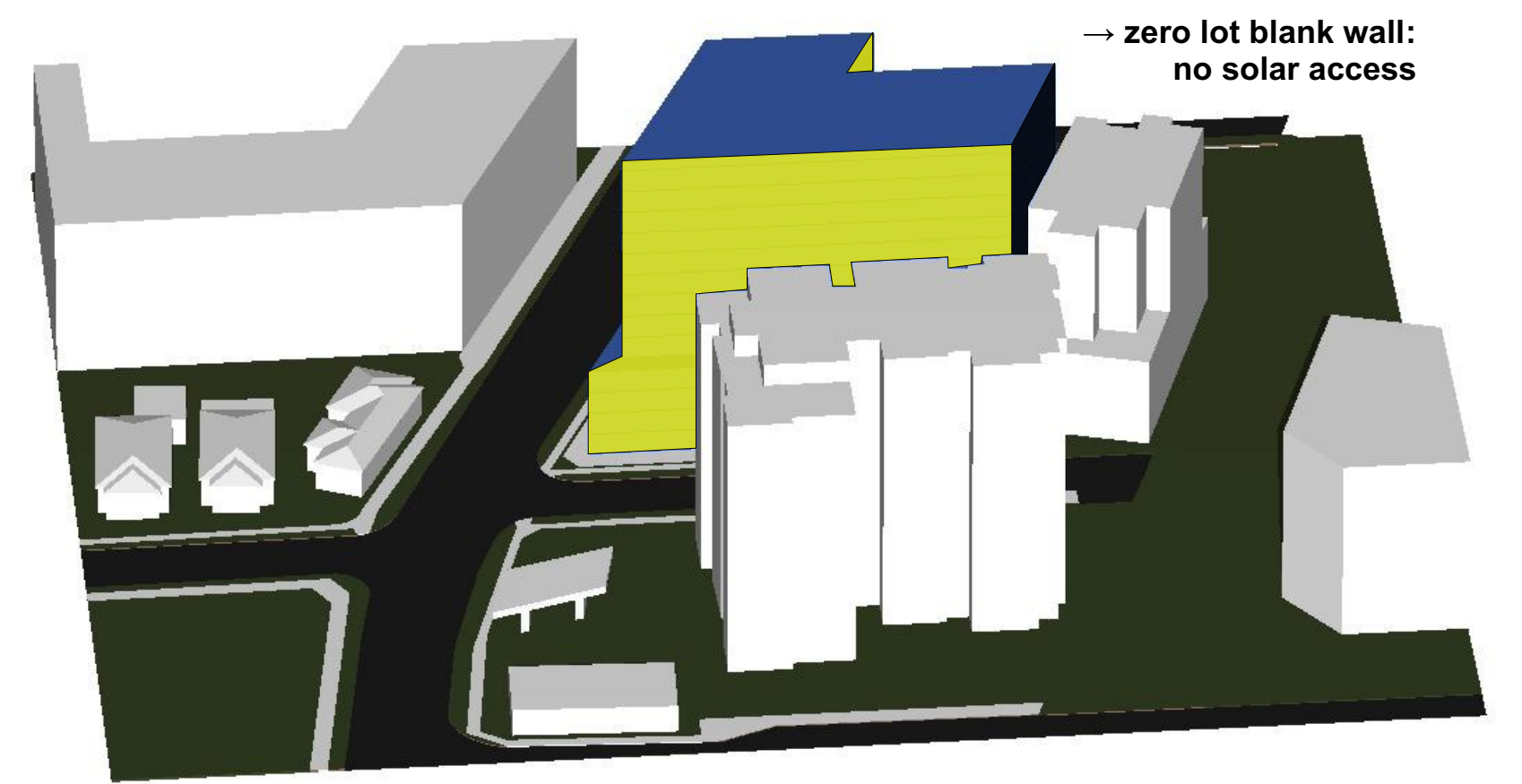
Drawing Number
Revision
DA406
B



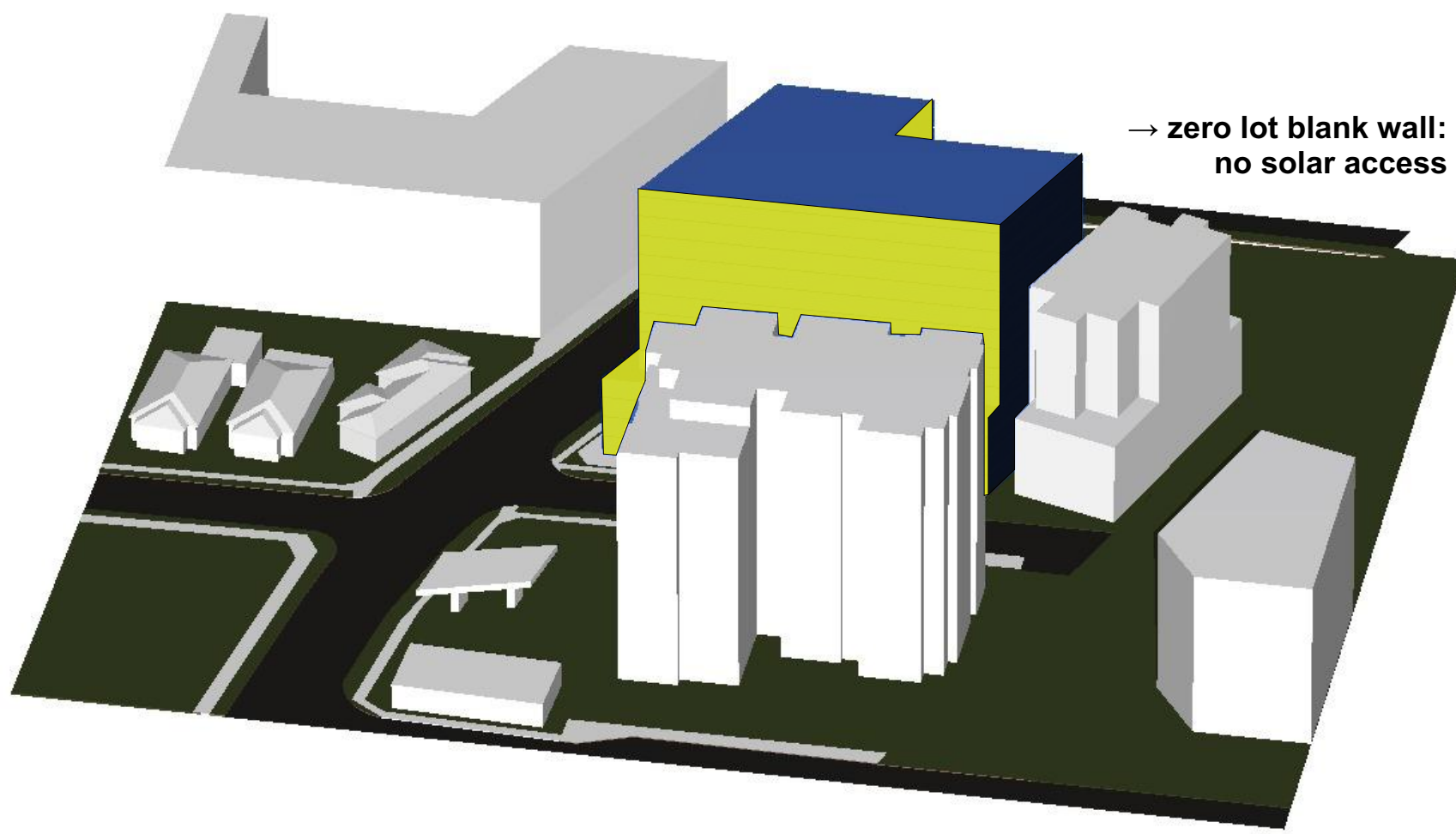
9 Sun angle at 9AM



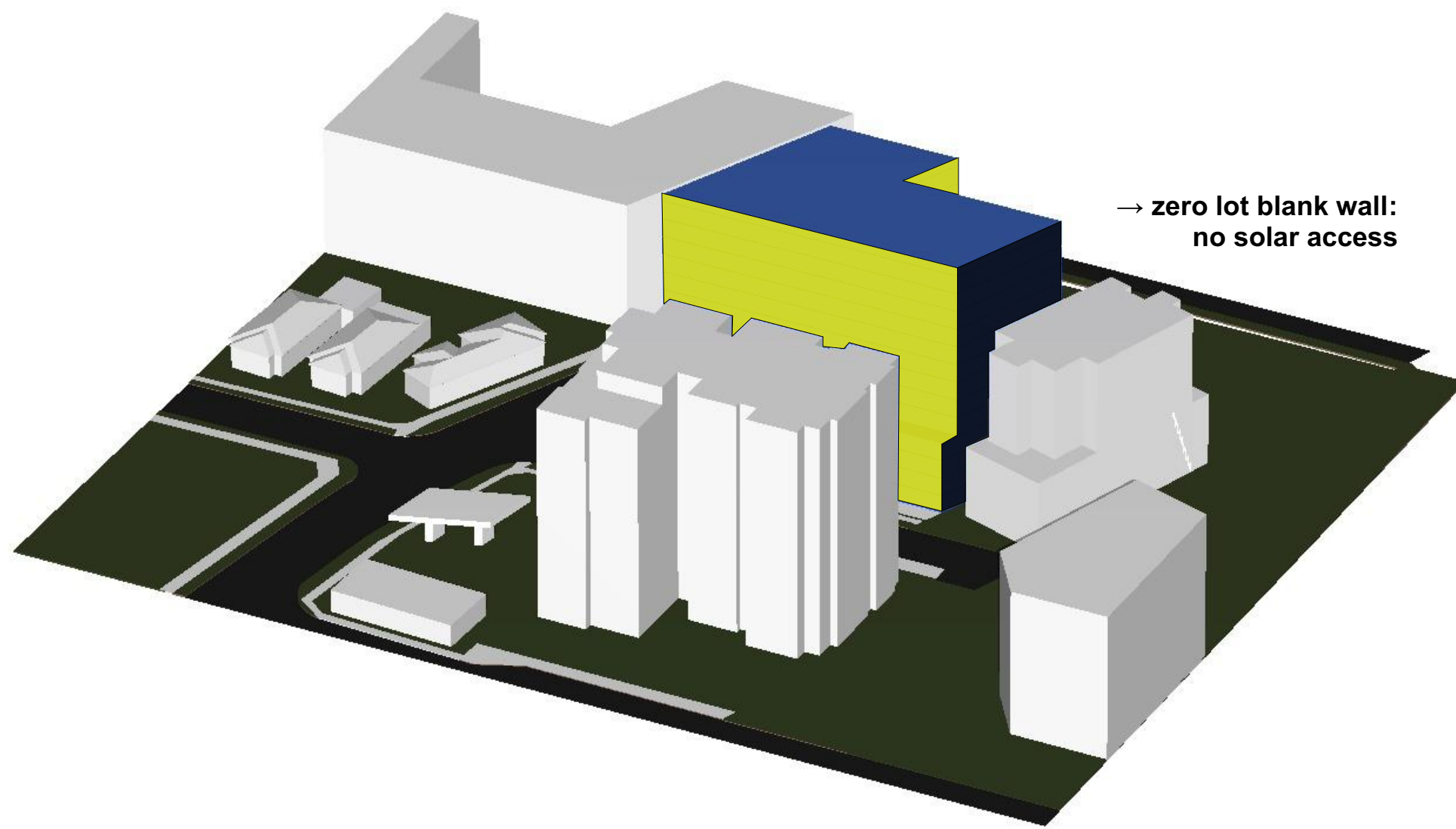
10 Sun angle at 10AM



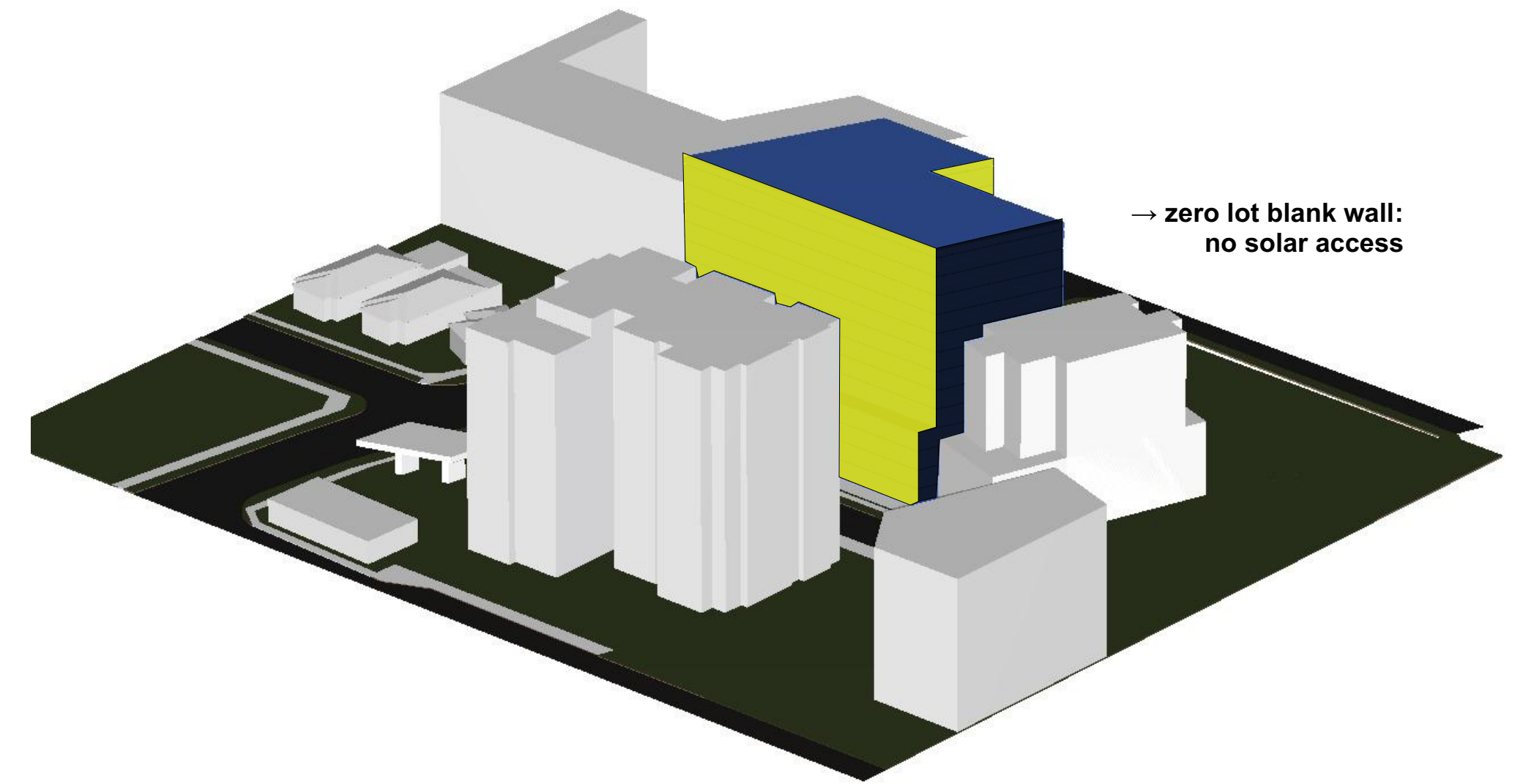
11 Sun angle at 11AM



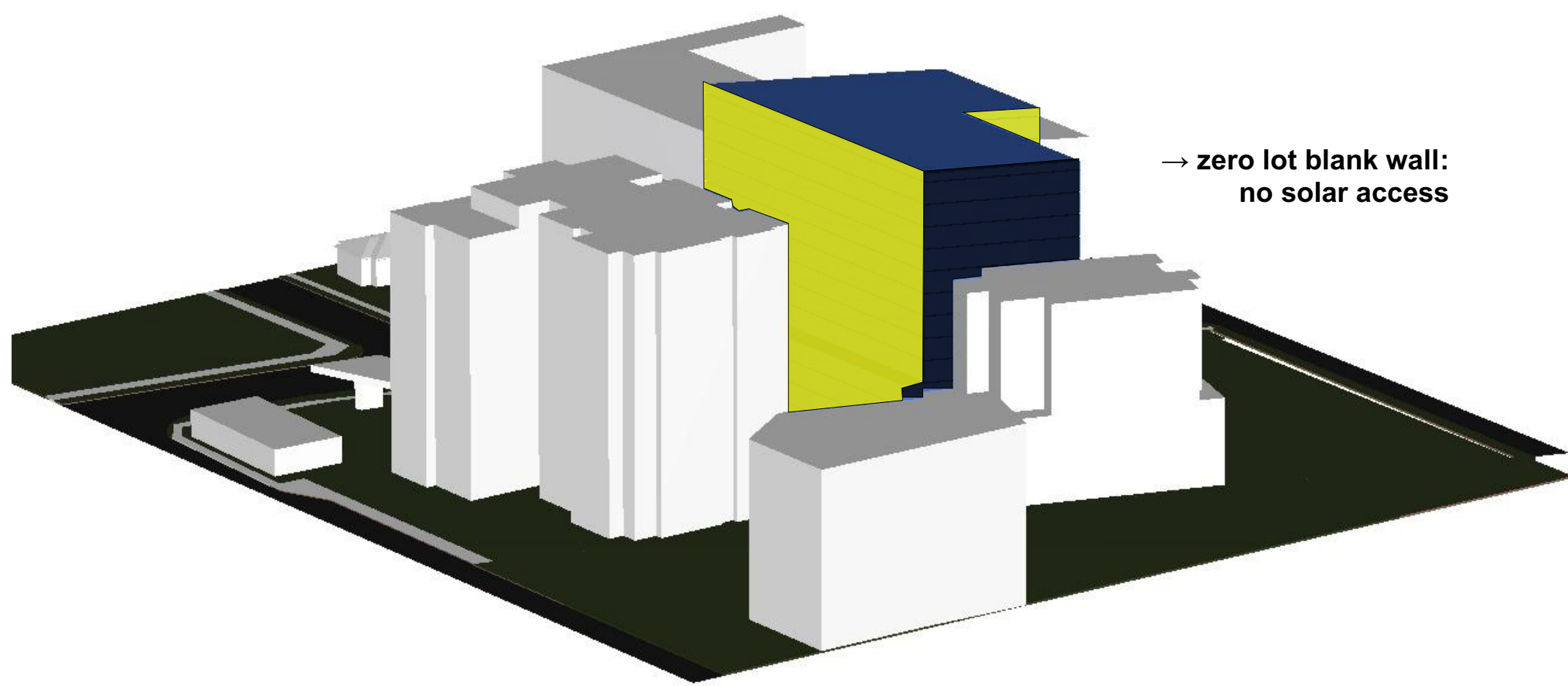
12 Sun angle at 12PM



1 Sun angle at 1PM



2 Sun angle at 2PM

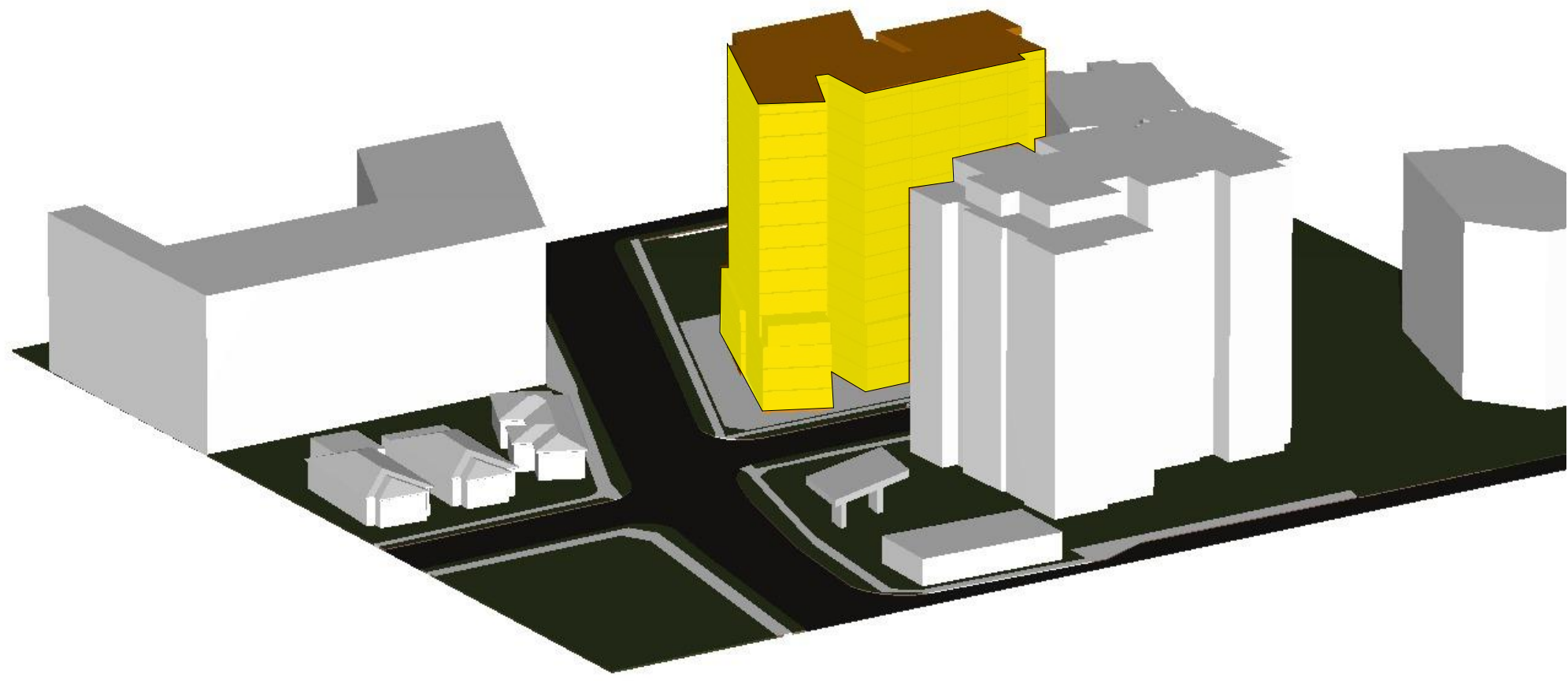


3 Sun angle at 3PM

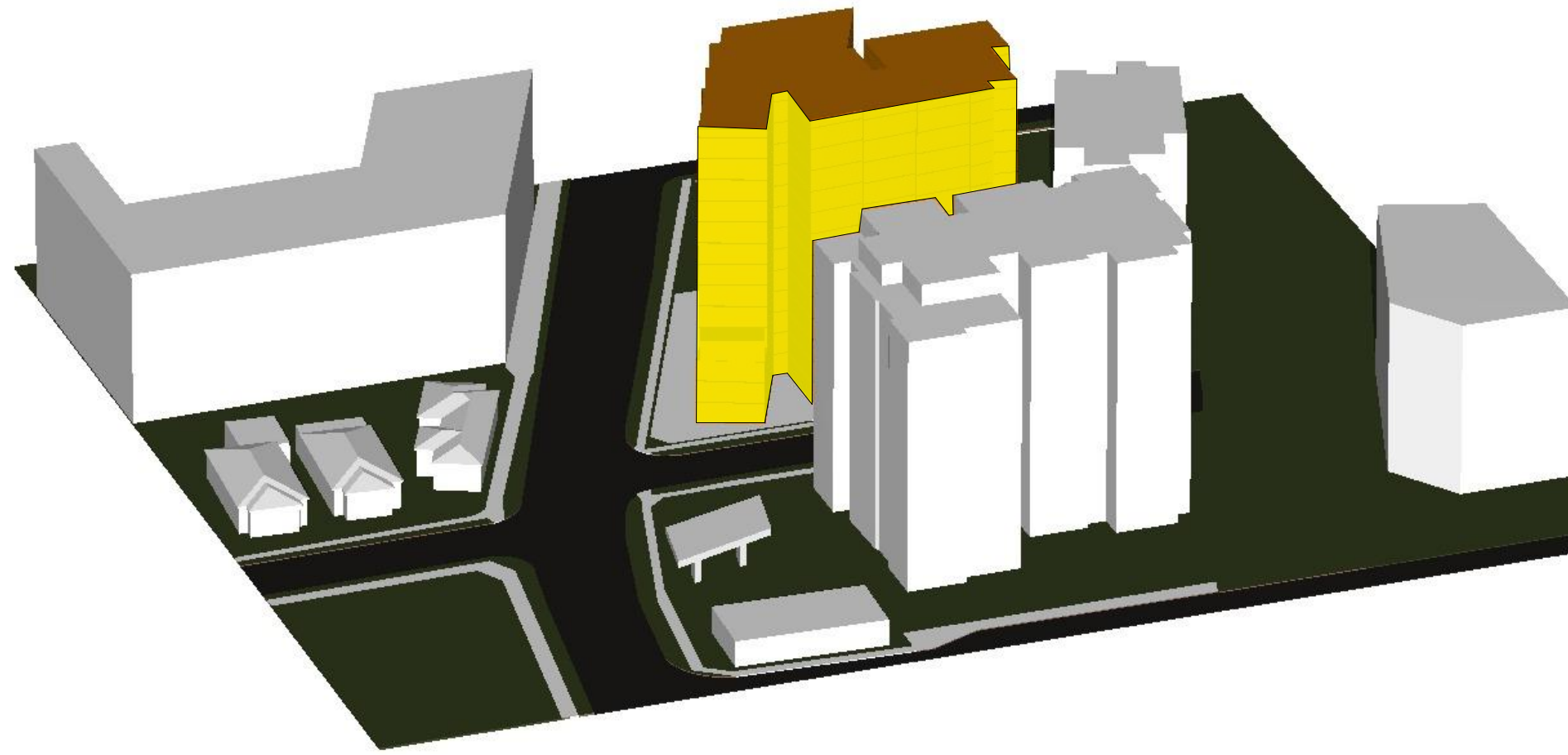
DCP envelope receiving solar at the 22th of June

Total facade area of DCP envelope: 7300 m²

●	at 9 AM	3285 m ² facade receives sunlight	= 43%	Proposed envelope = 45%
●	at 10 AM	1240 m ² facade receives sunlight	= 17%	Proposed envelope = 18%
●	at 11 AM	1100 m ² facade receives sunlight	= 15%	Proposed envelope = 17%
●	at 12 PM	800 m ² facade receives sunlight	= 11%	Proposed envelope = 23%
●	at 1 PM	1100 m ² facade receives sunlight	= 15%	Proposed envelope = 25%
●	at 2 PM	1310 m ² facade receives sunlight	= 18%	Proposed envelope = 29%
●	at 3 PM	1530 m ² facade receives sunlight	= 21%	Proposed envelope = 32%
AVERAGE		average solar access	= 20%	average Proposed envelope = 27%



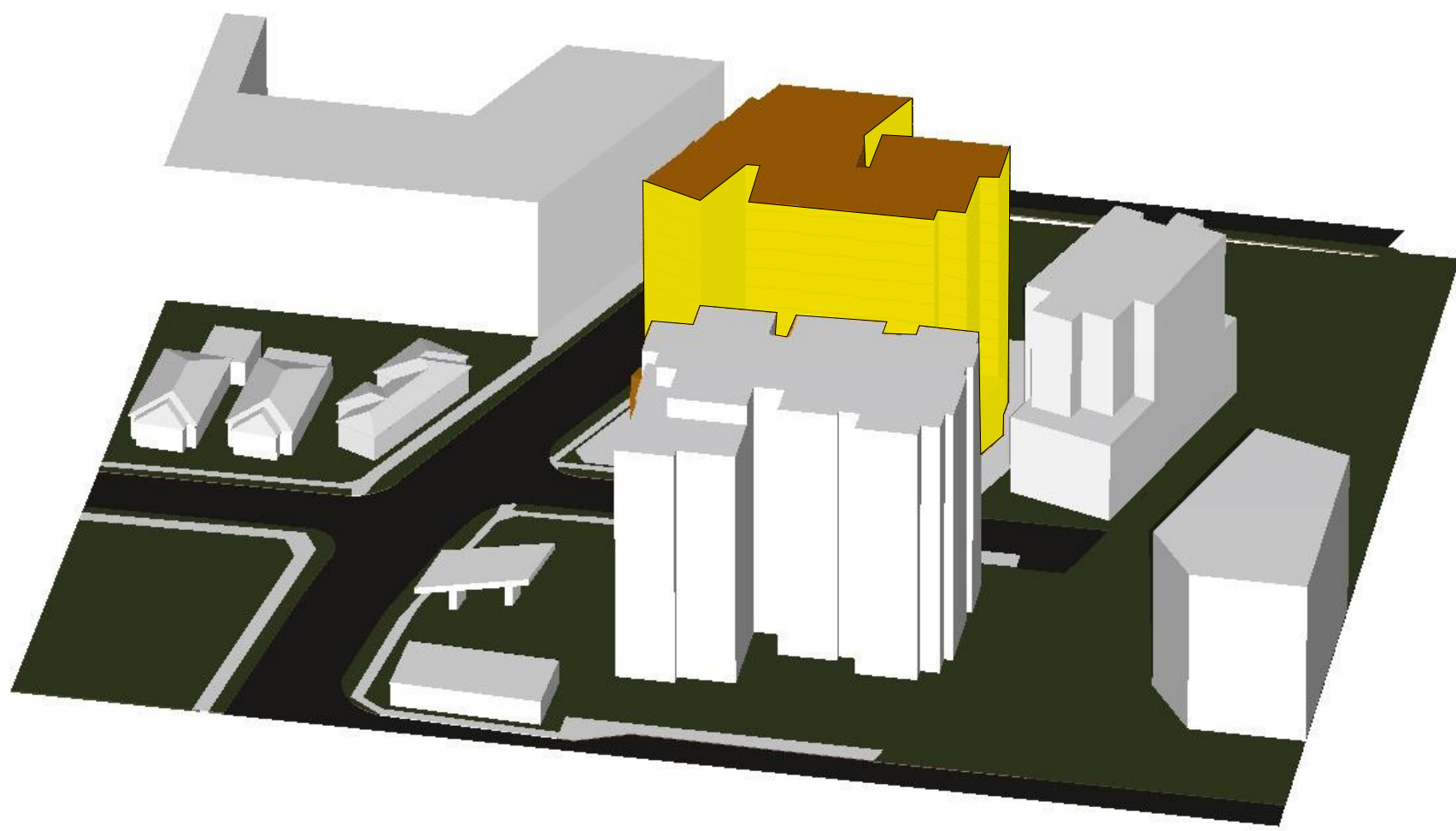
9 Sun angle at 9AM



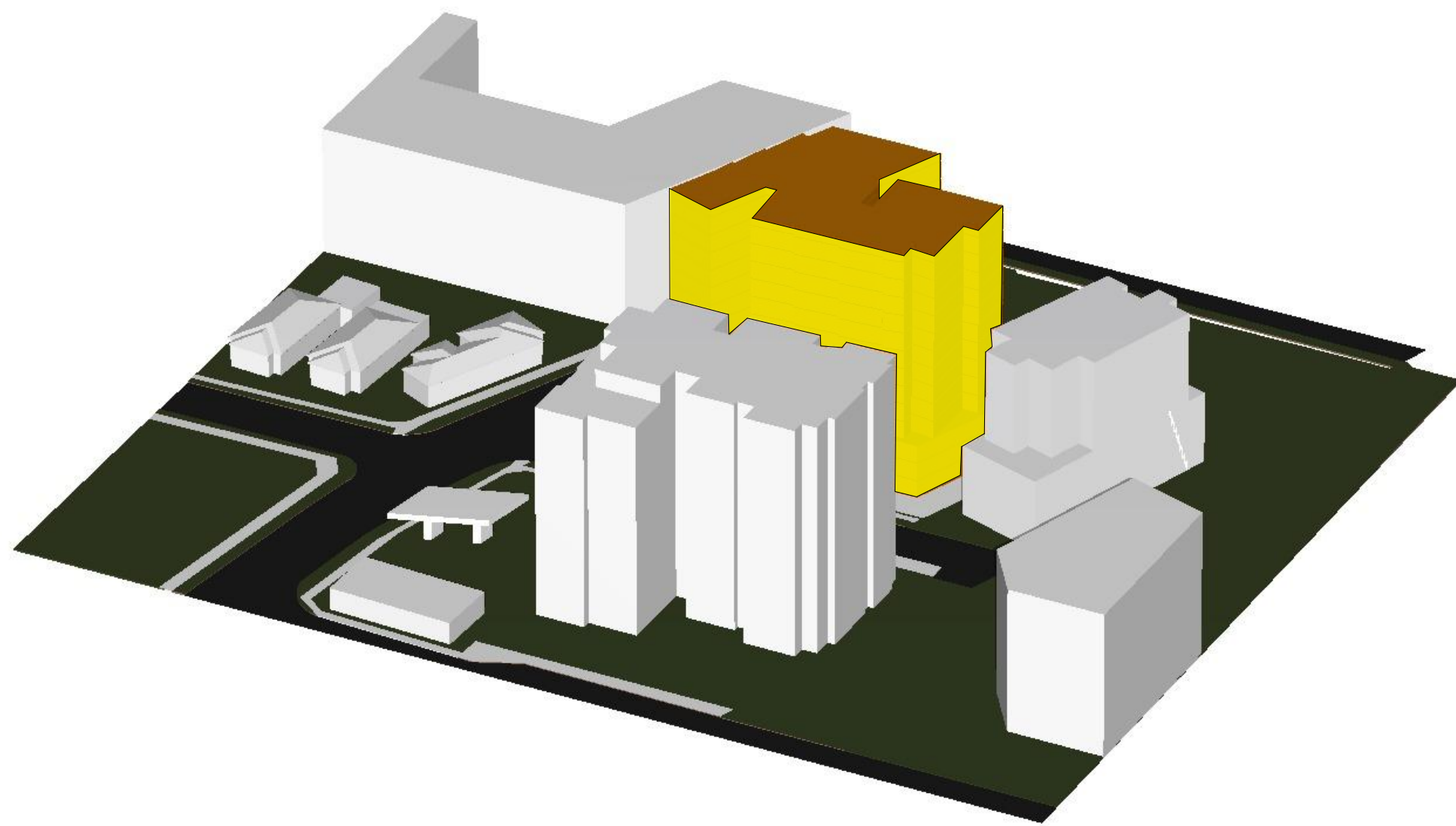
10 Sun angle at 10AM



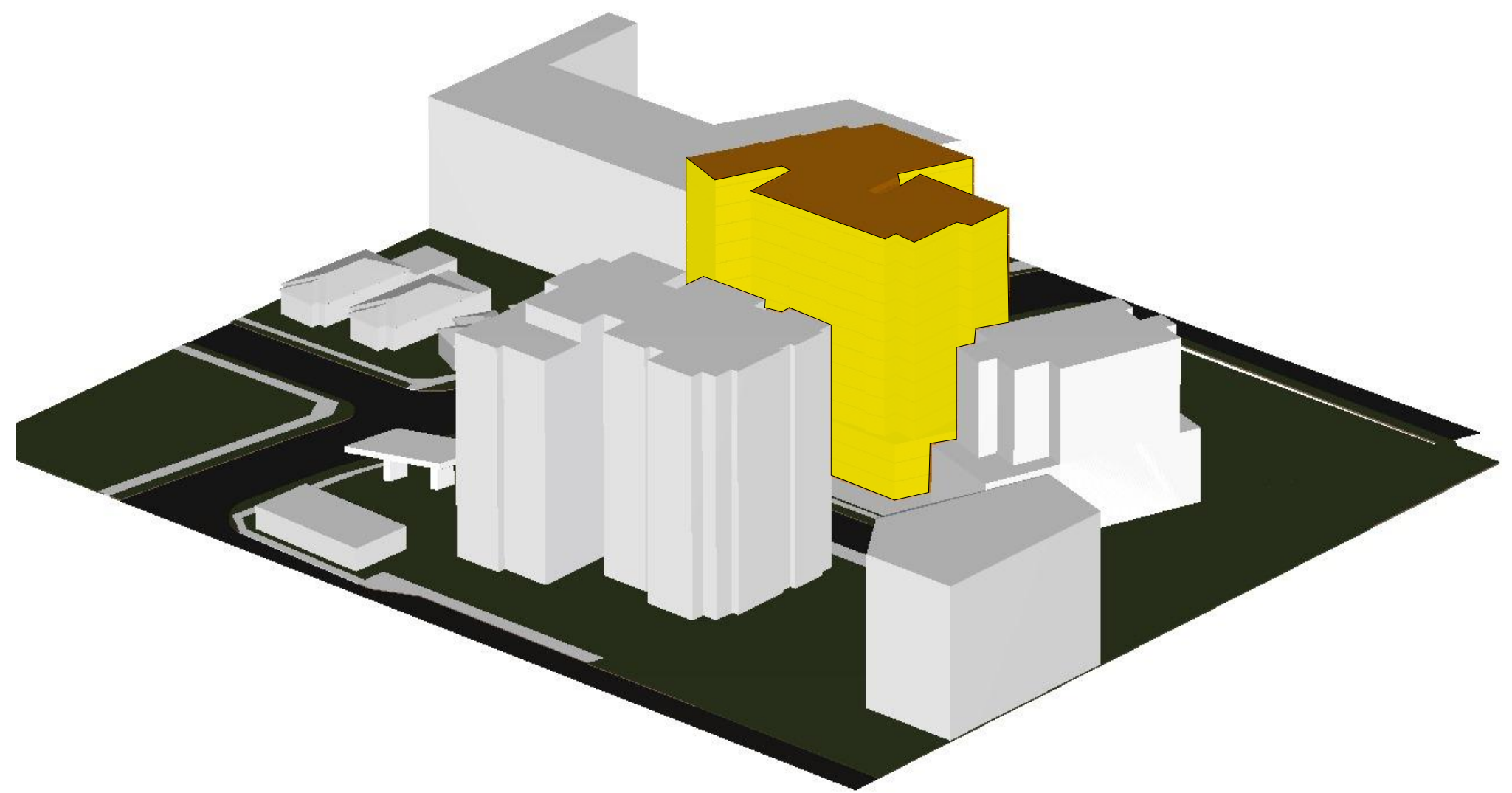
11 Sun angle at 11AM



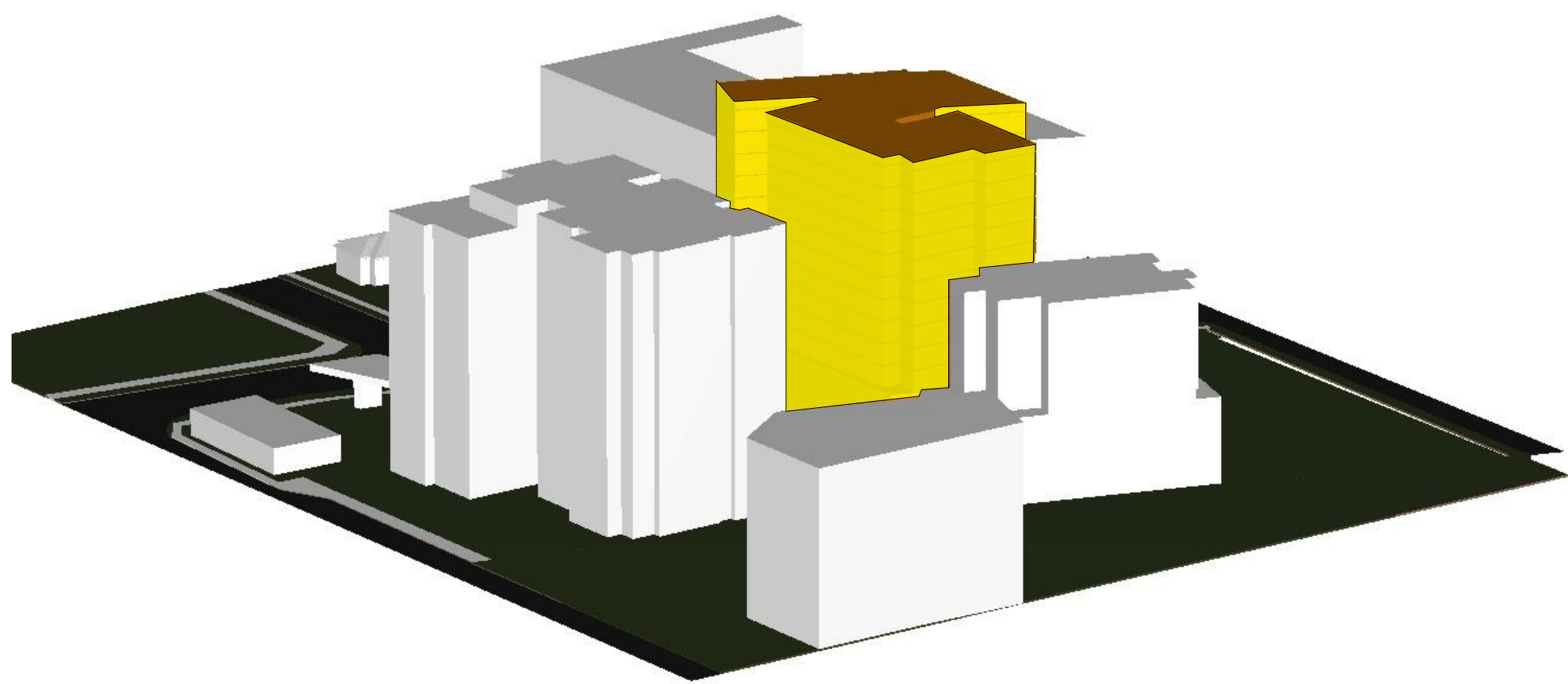
12 Sun angle at 12PM



1 Sun angle at 1PM



2 Sun angle at 2PM

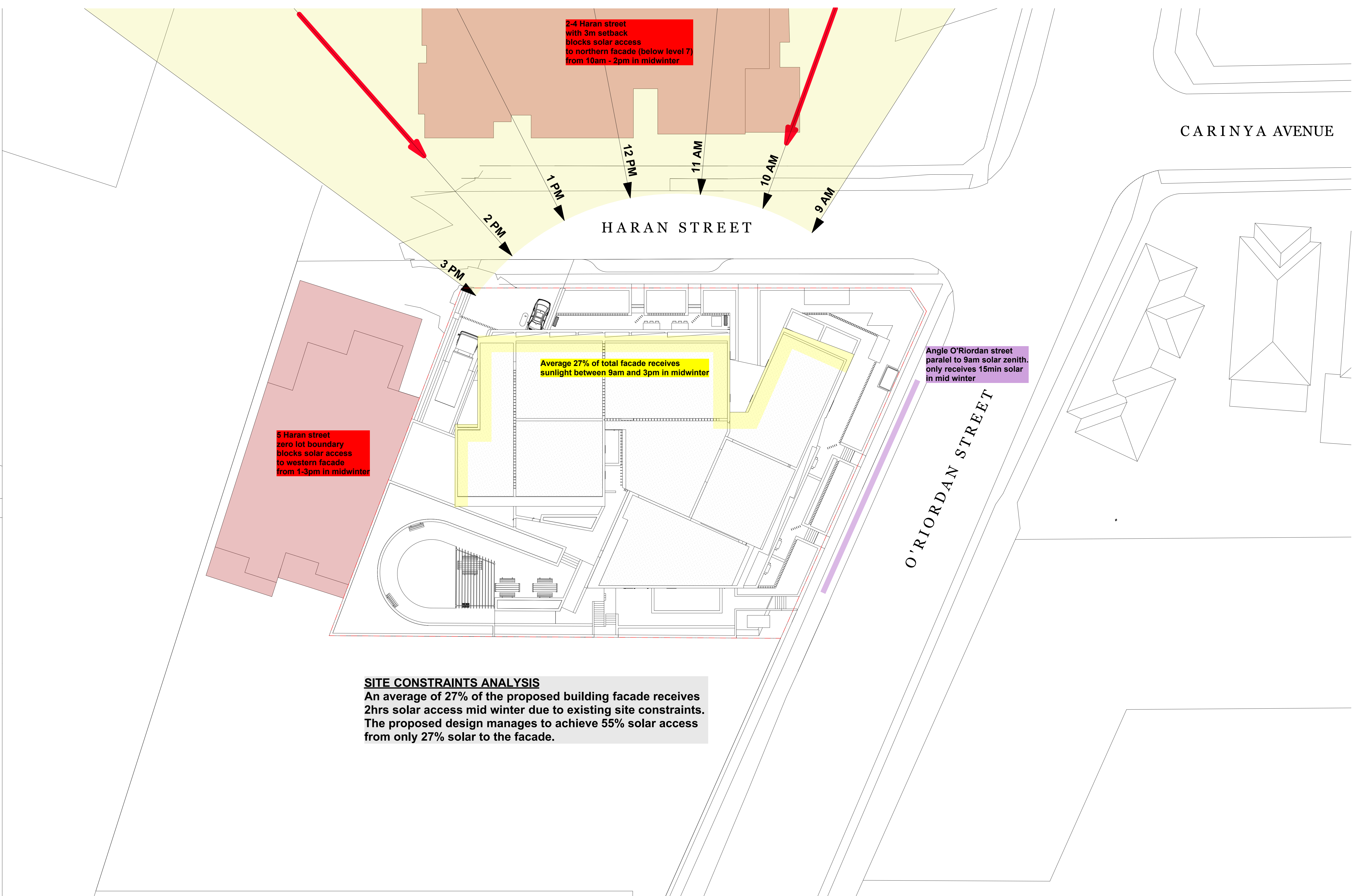


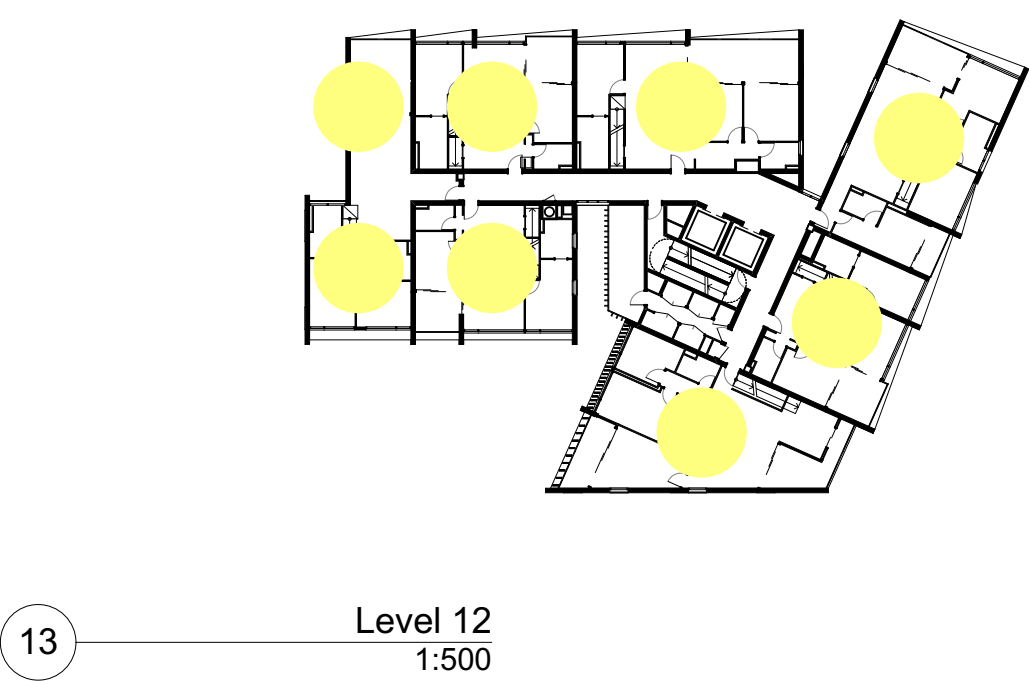
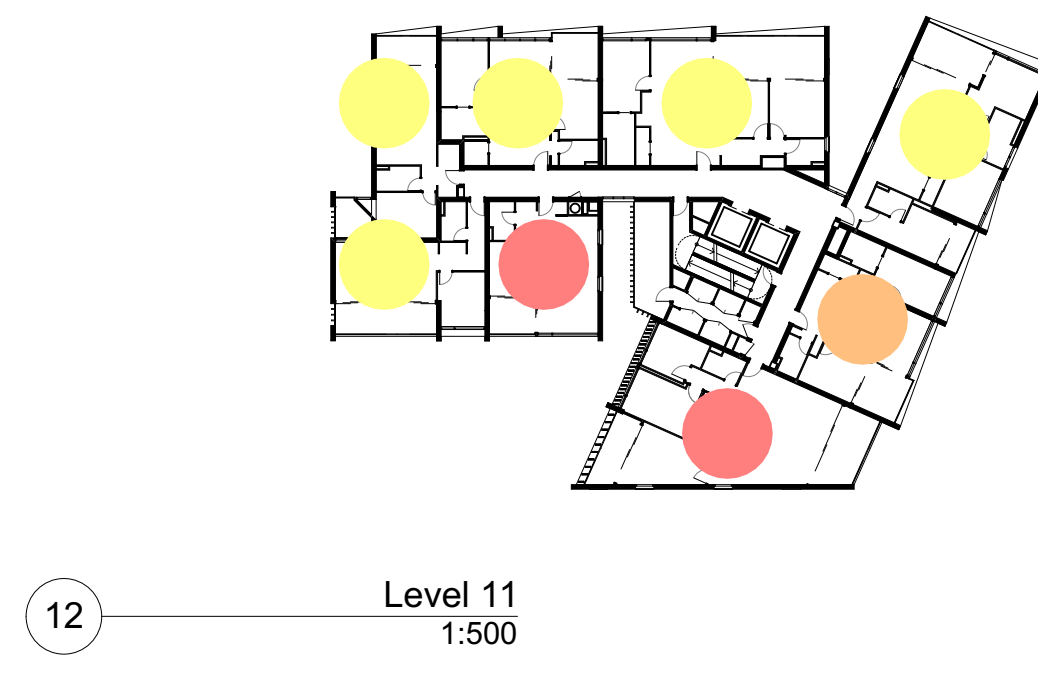
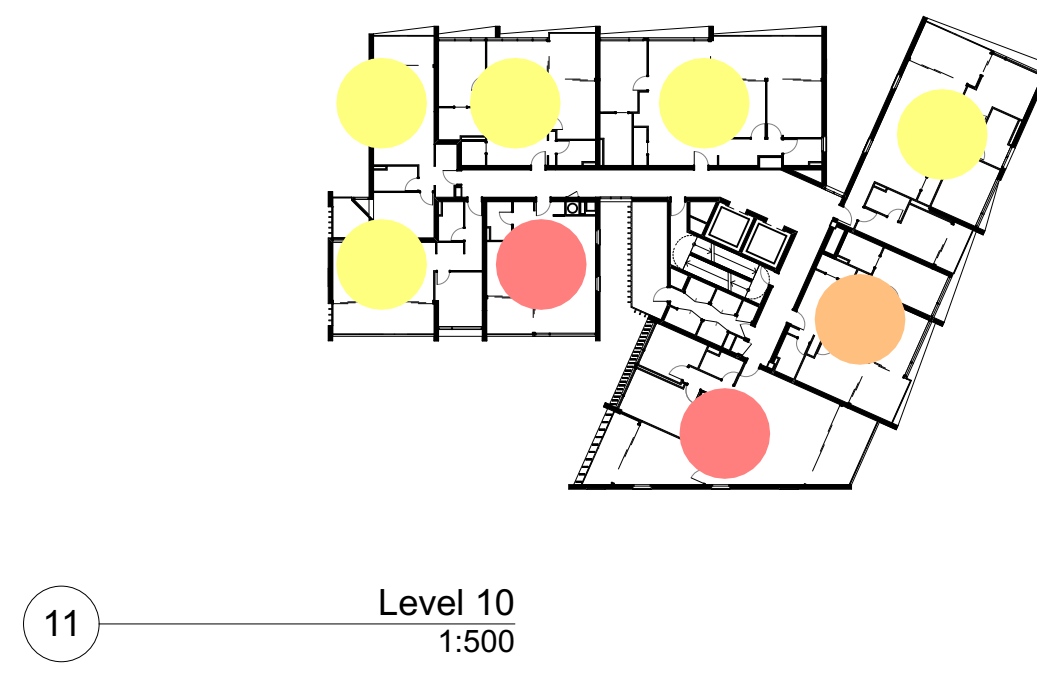
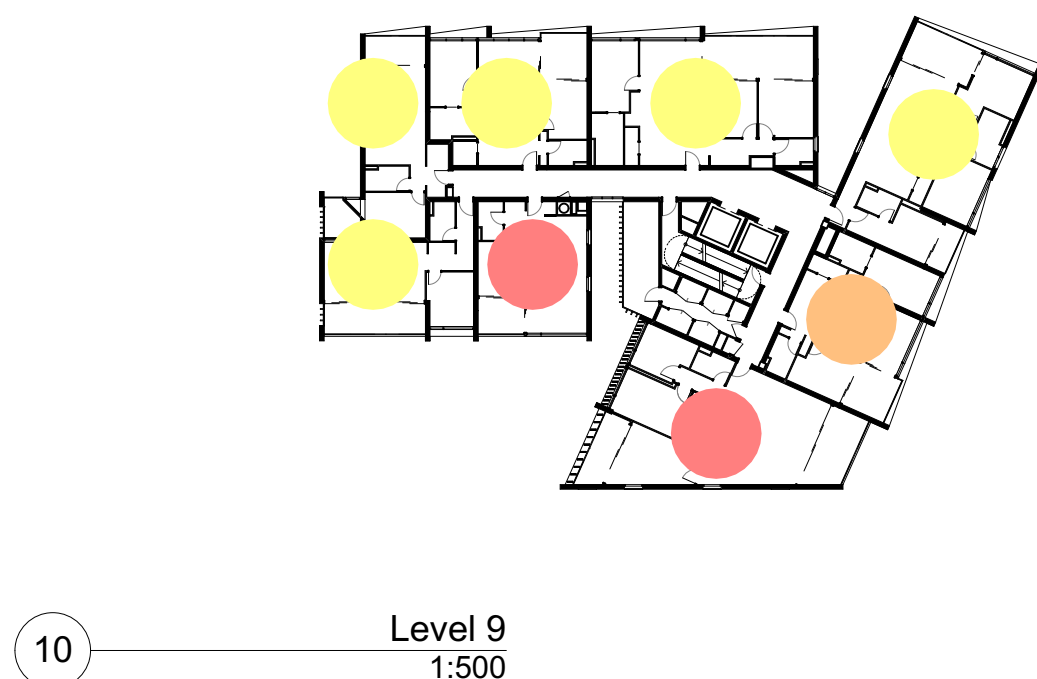
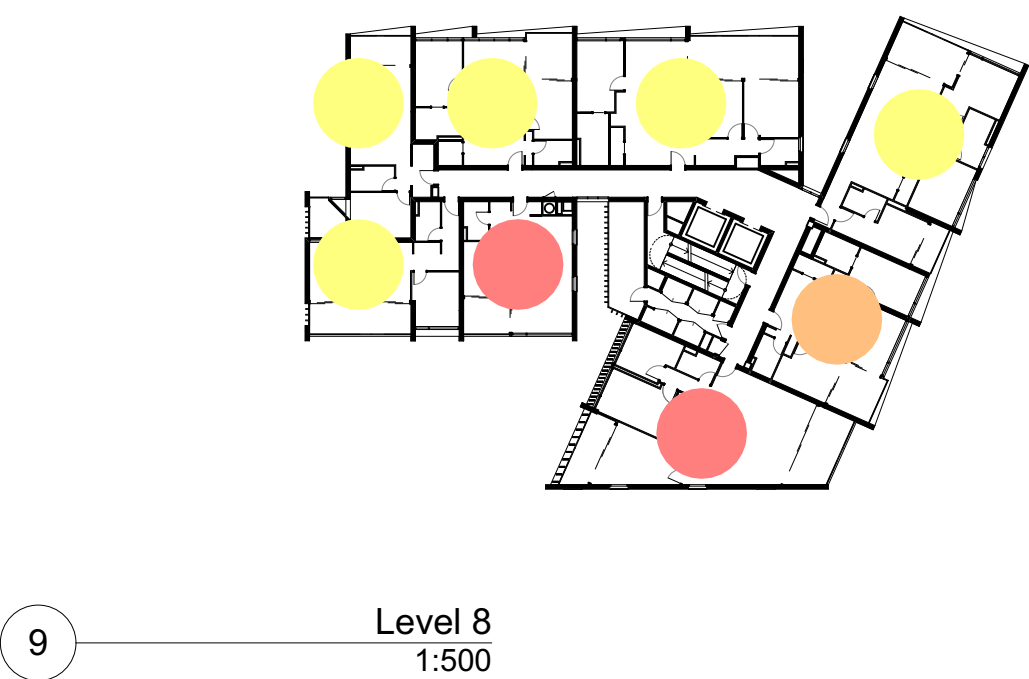
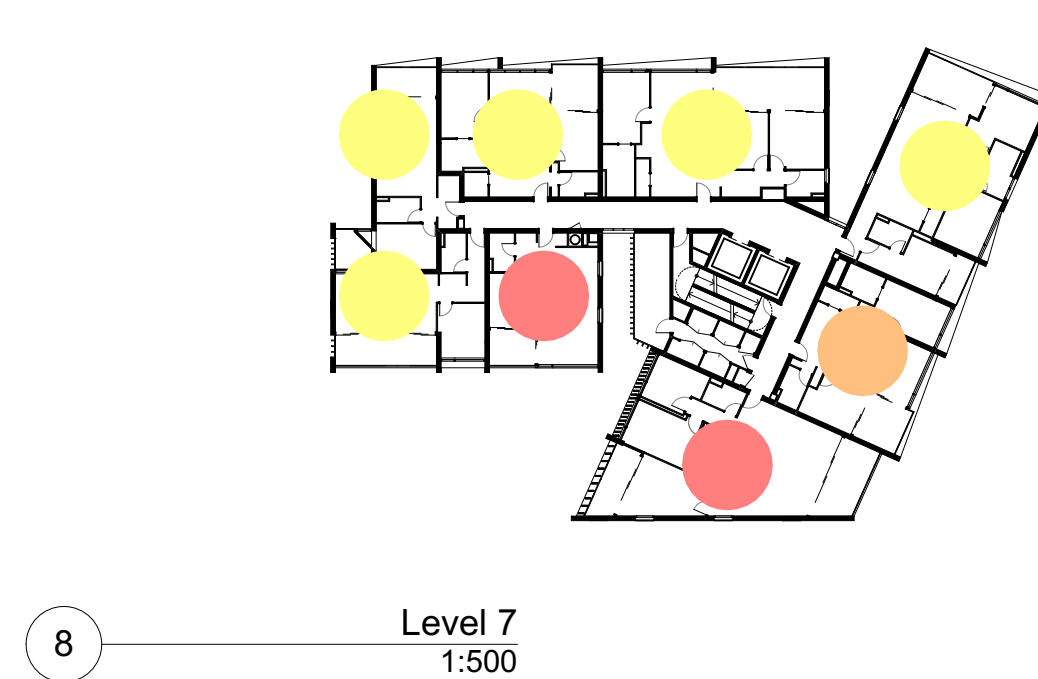
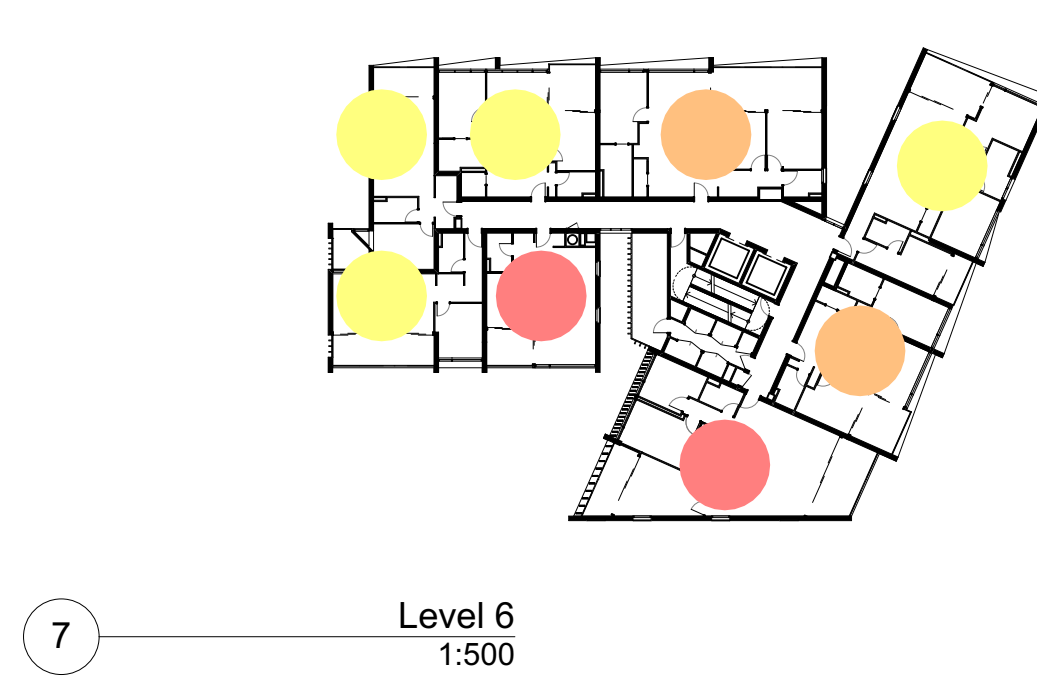
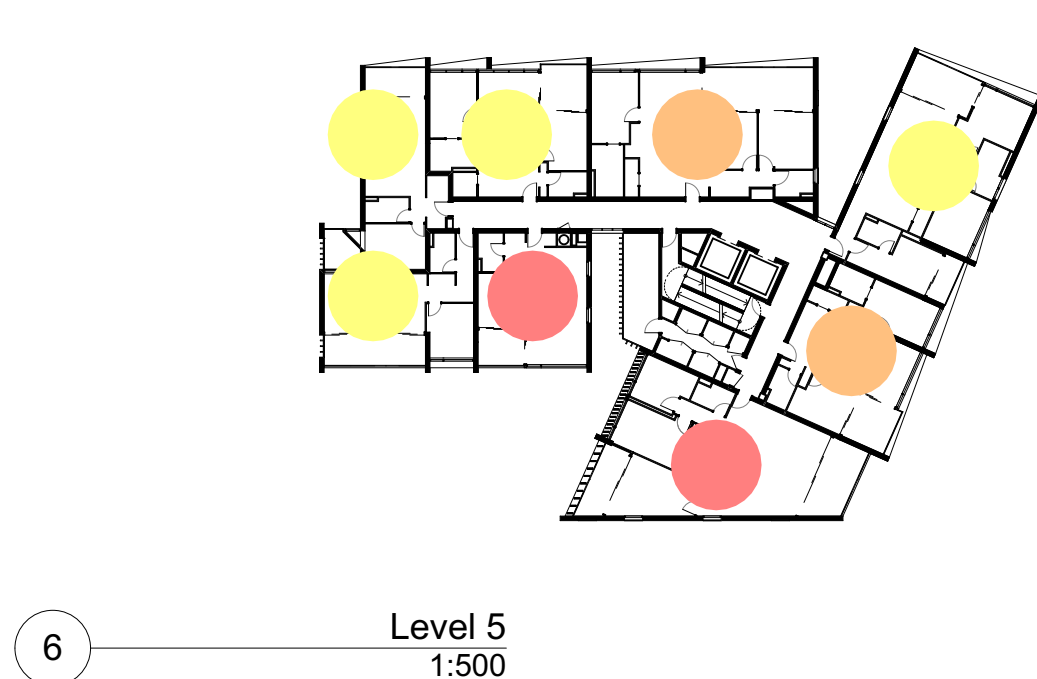
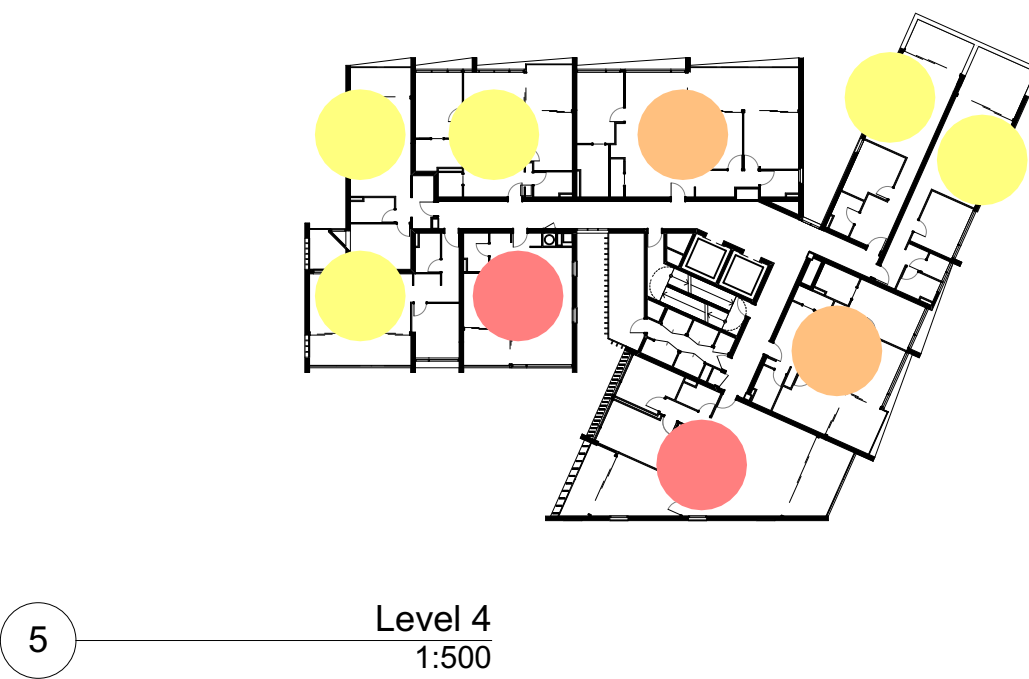
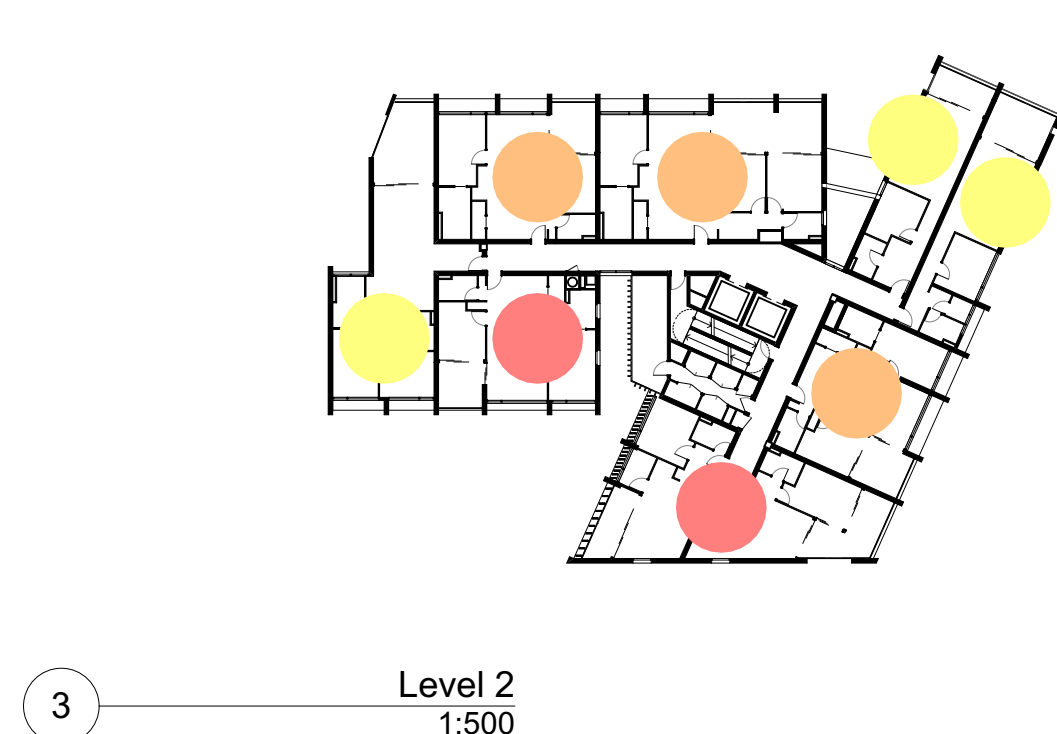
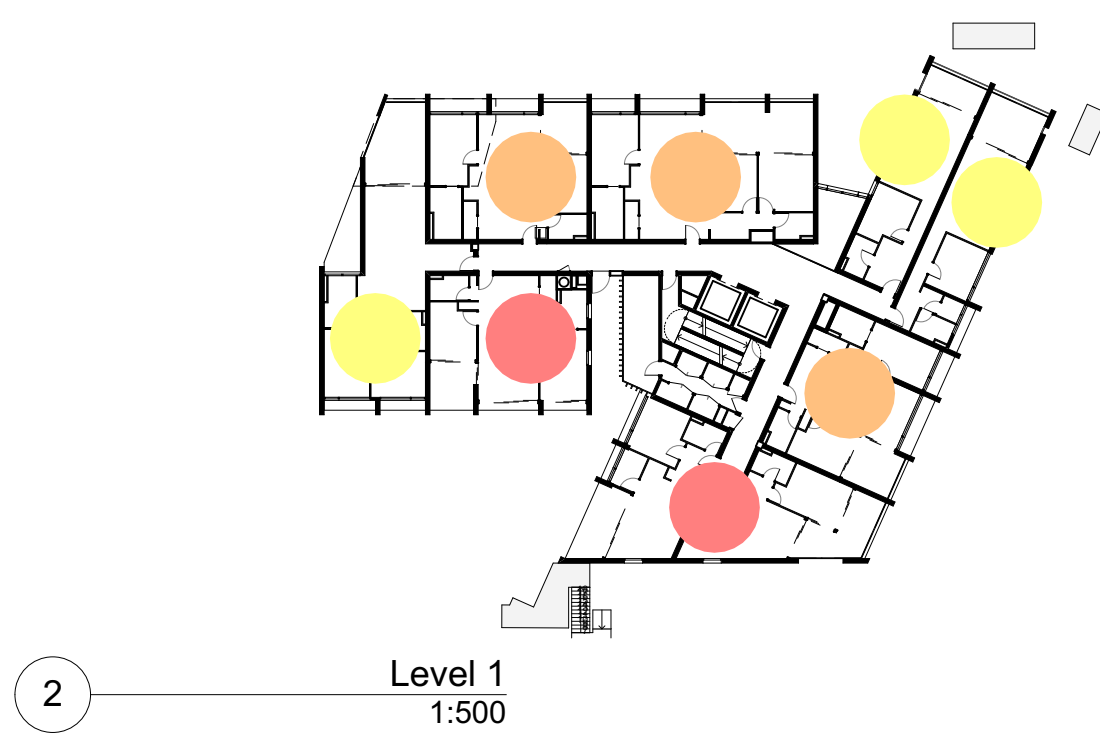
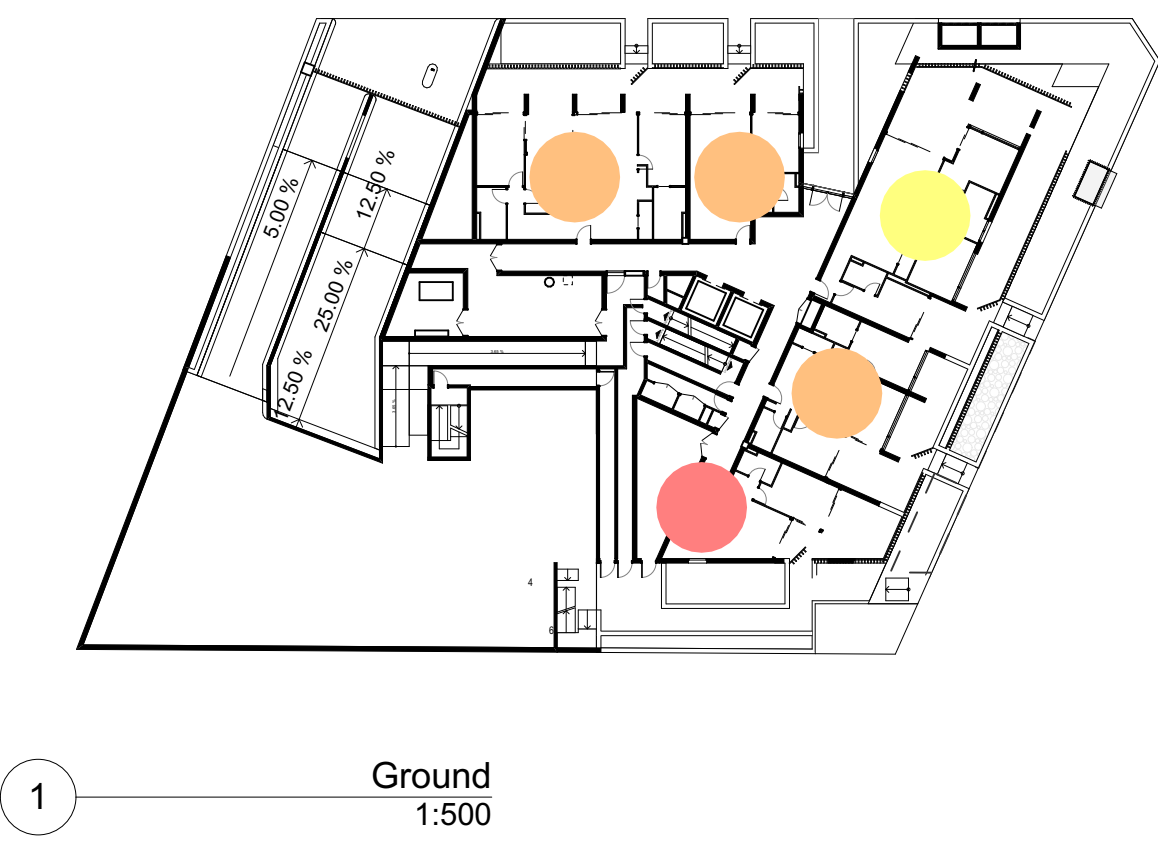
3 Sun angle at 3PM

Proposed envelope receiving solar at the 22th of June

Total facade area of Proposed envelope: 7100 m²

	at 9 AM	3195 m ² facade receives sunlight	= 45%	DCP envelope = 43%
	at 10 AM	1270 m ² facade receives sunlight	= 18%	DCP envelope = 17%
	at 11 AM	1200 m ² facade receives sunlight	= 17%	DCP envelope = 15%
	at 12 PM	1630 m ² facade receives sunlight	= 23%	DCP envelope = 11%
	at 1 PM	1775 m ² facade receives sunlight	= 25%	DCP envelope = 15%
	at 2 PM	2050 m ² facade receives sunlight	= 29%	DCP envelope = 18%
	at 3 PM	2275 m ² facade receives sunlight	= 32%	DCP envelope = 21%
AVERAGE		average solar access	= 27%	average DCP envelope = 20%

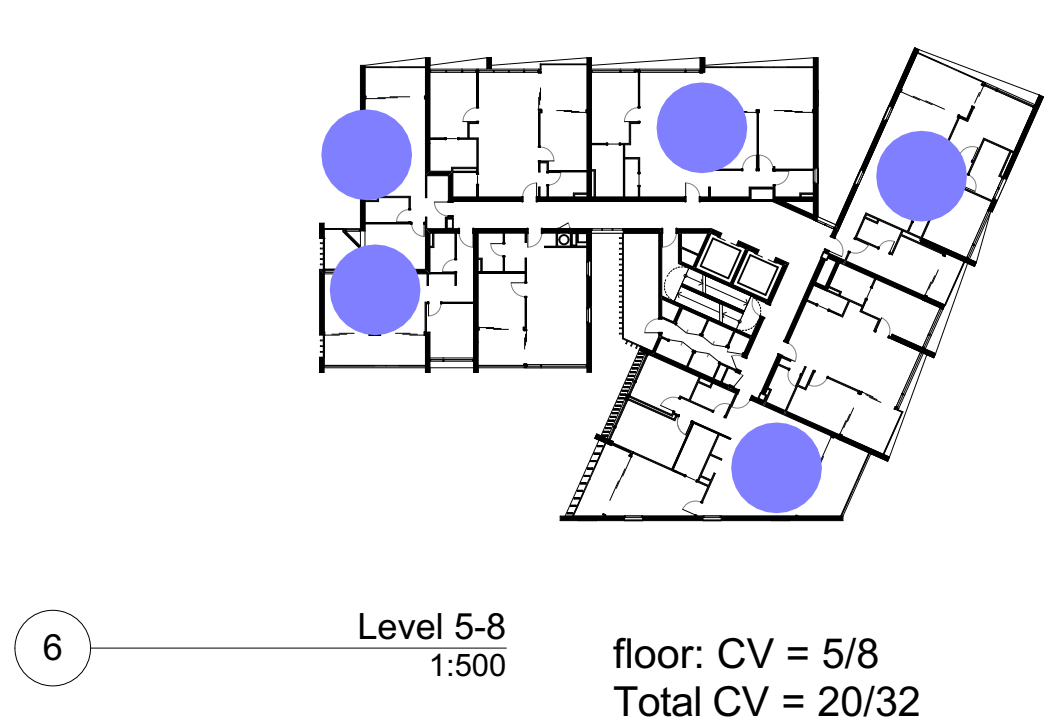
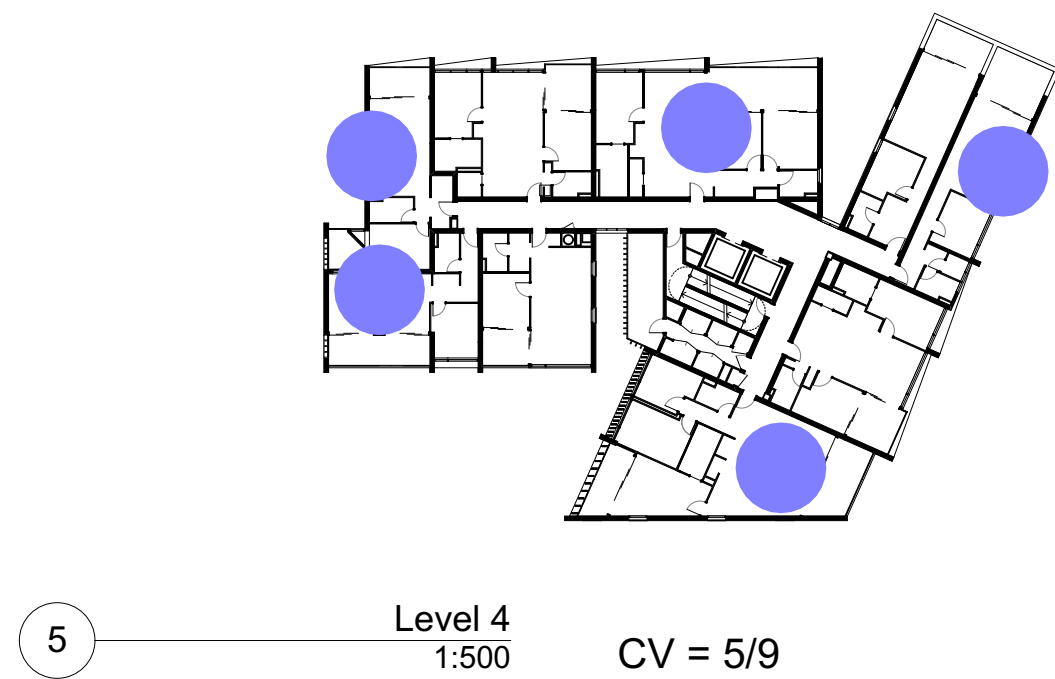
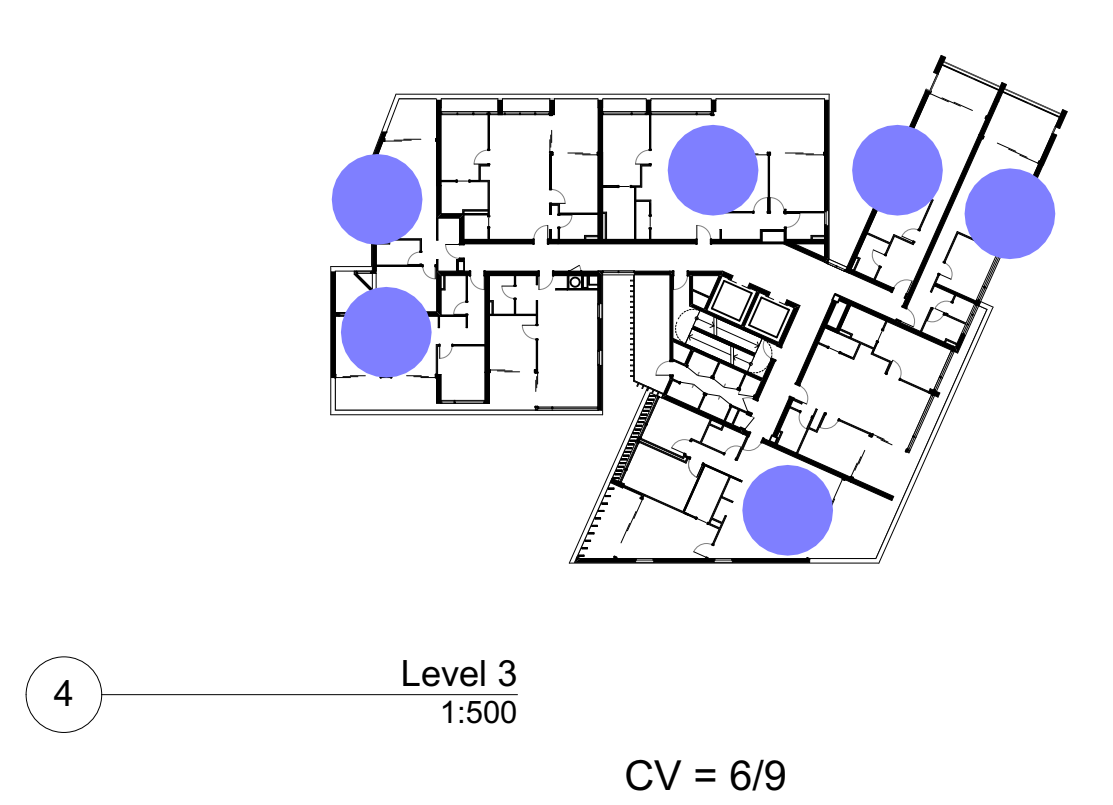
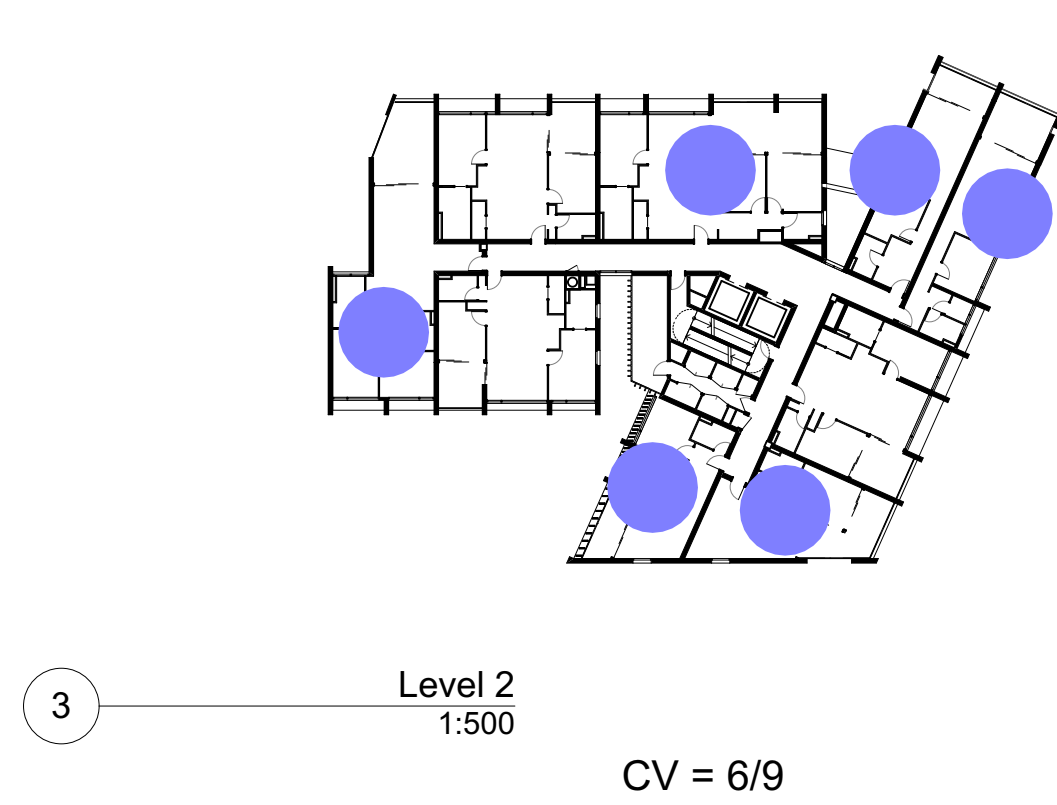
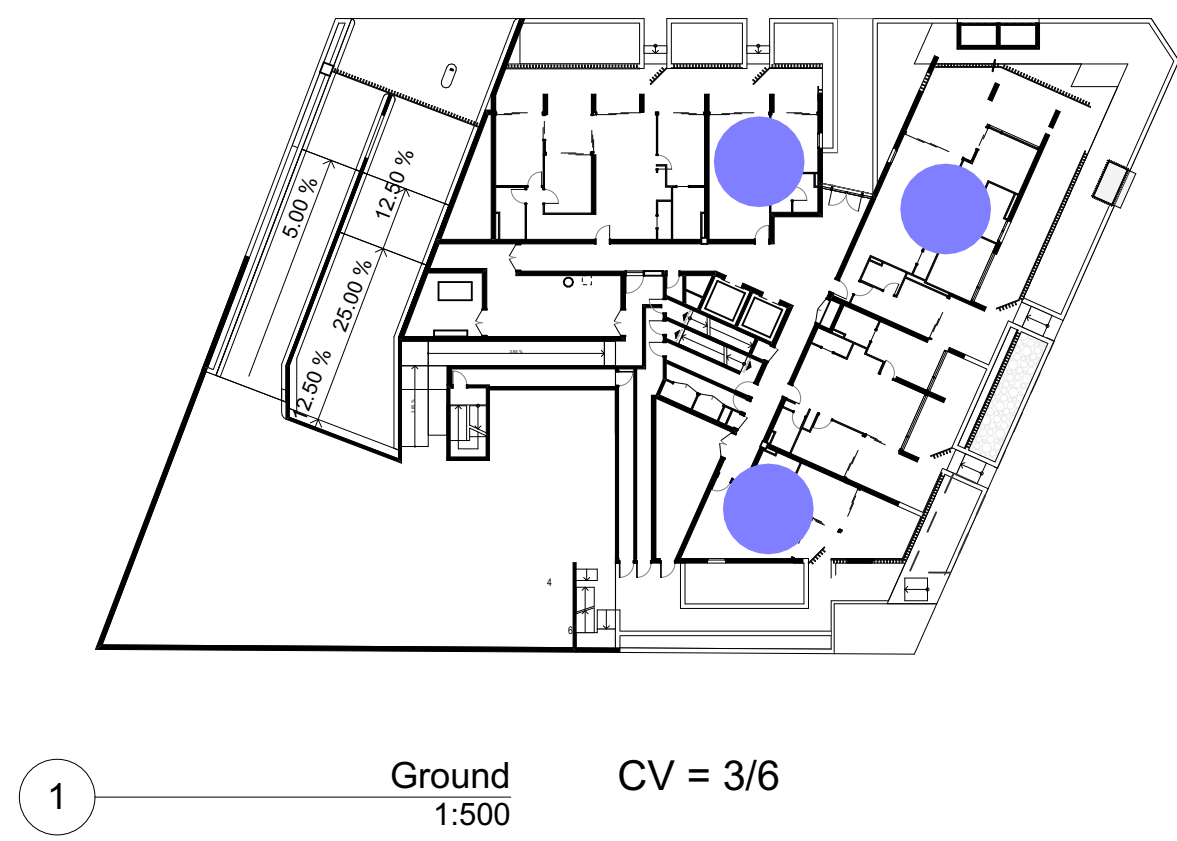




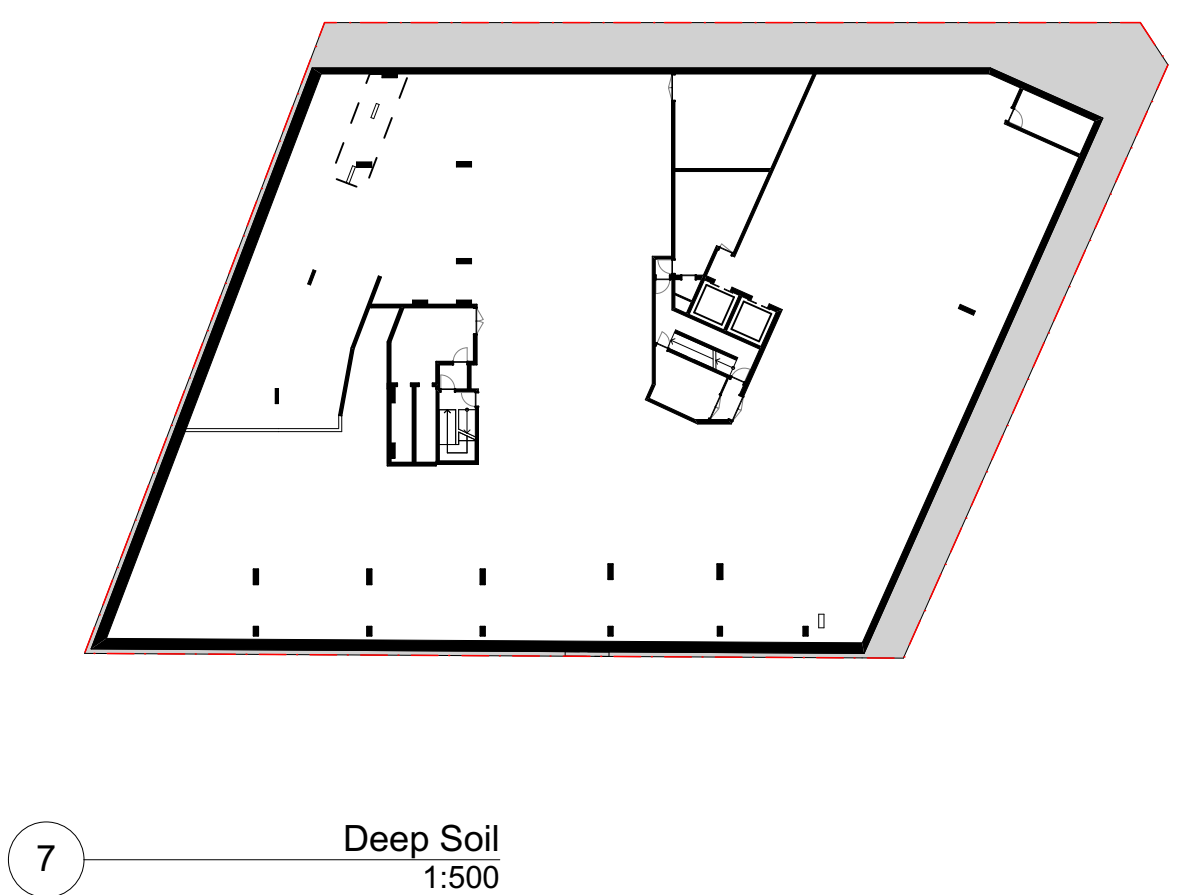
Solar Access

	Proposed	Approved DA
> 2 Hrs Solar Access	57/104 = 55%	40%
< 2 Hrs Solar Access	24/104 = 23%	
No Solar Access	23/104 = 22%	

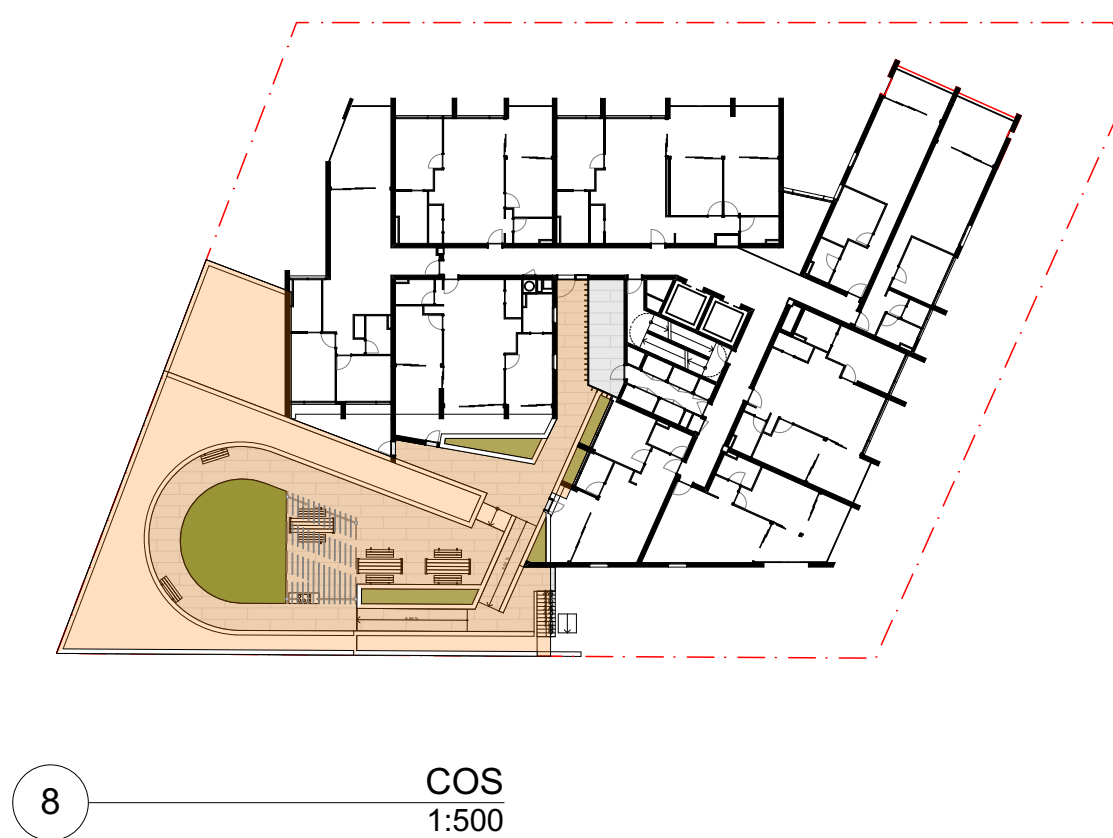
15% More than Approved DA



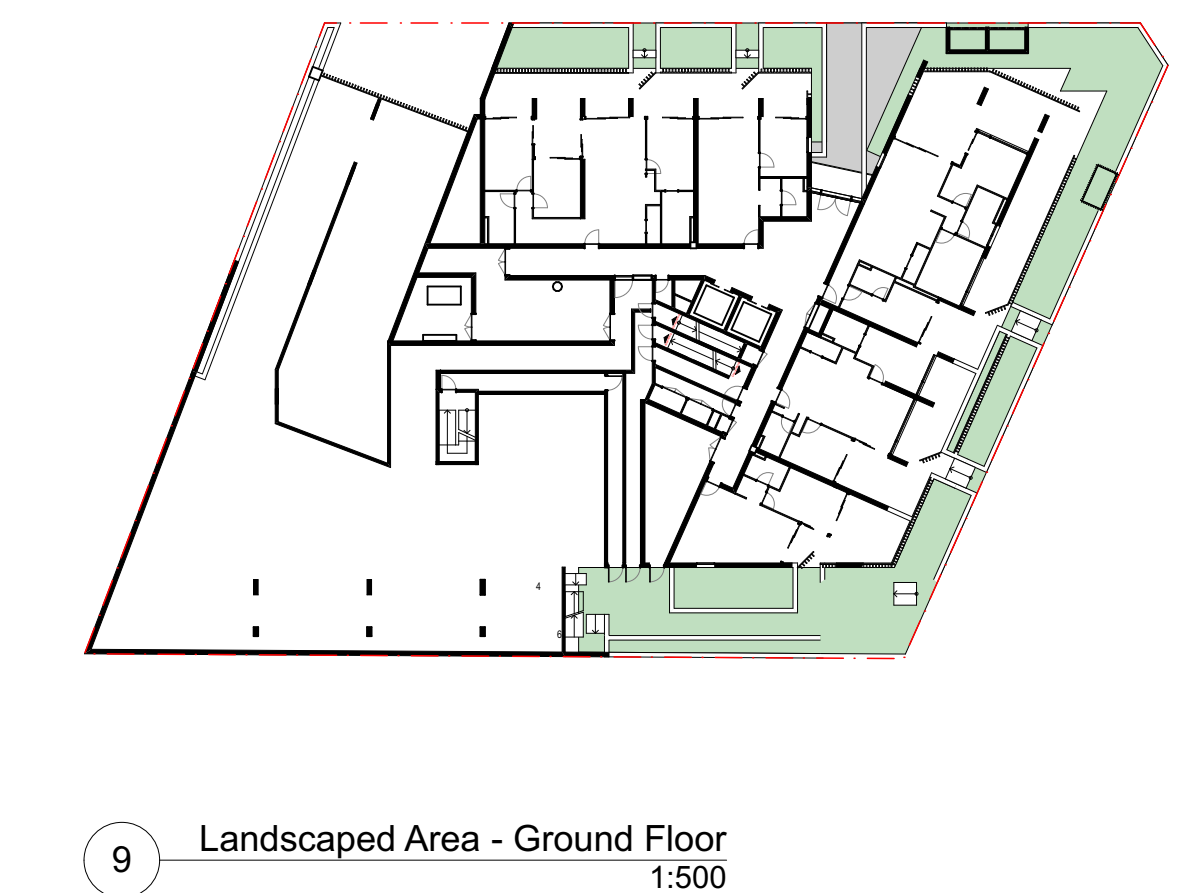
● Cross Ventilated 44/74 = 60%
COMPLIES



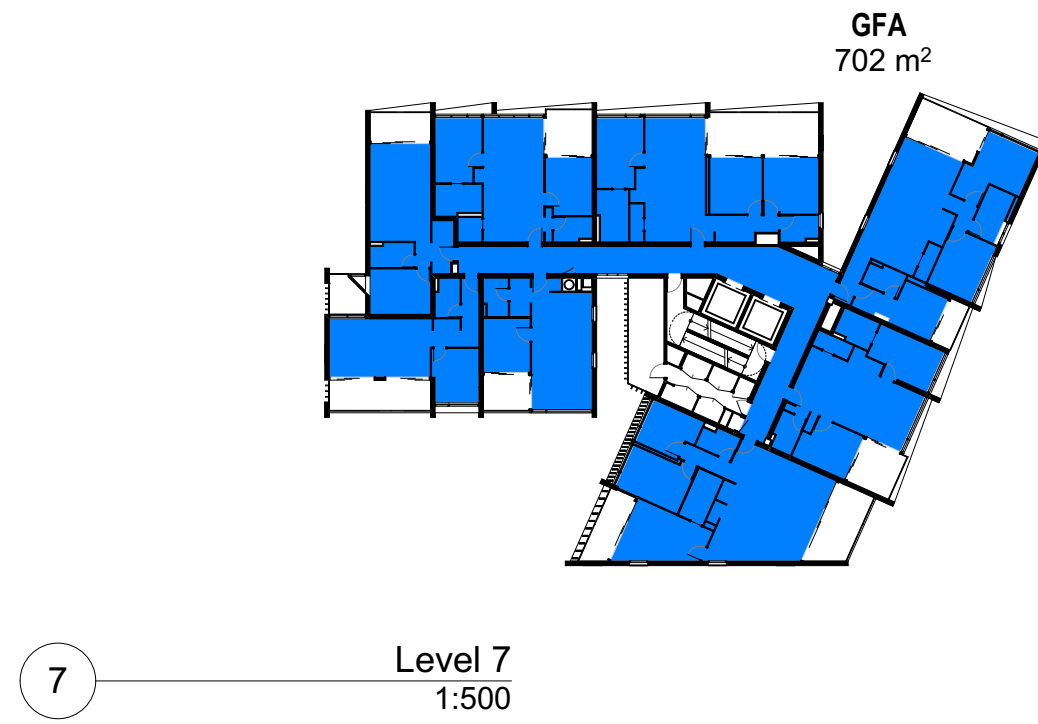
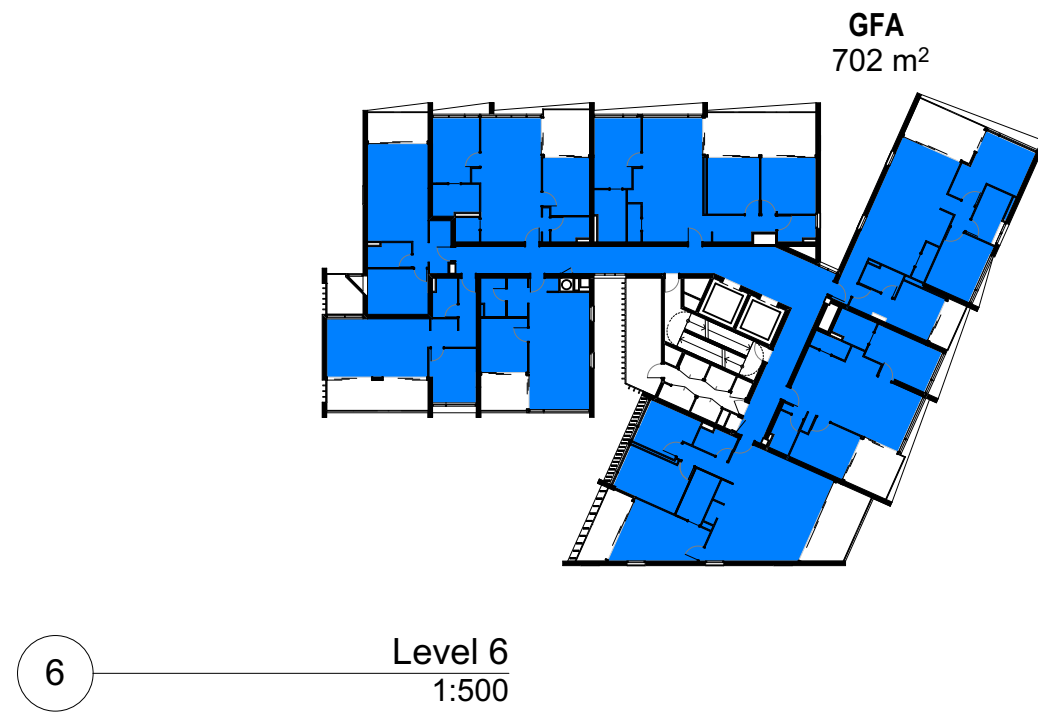
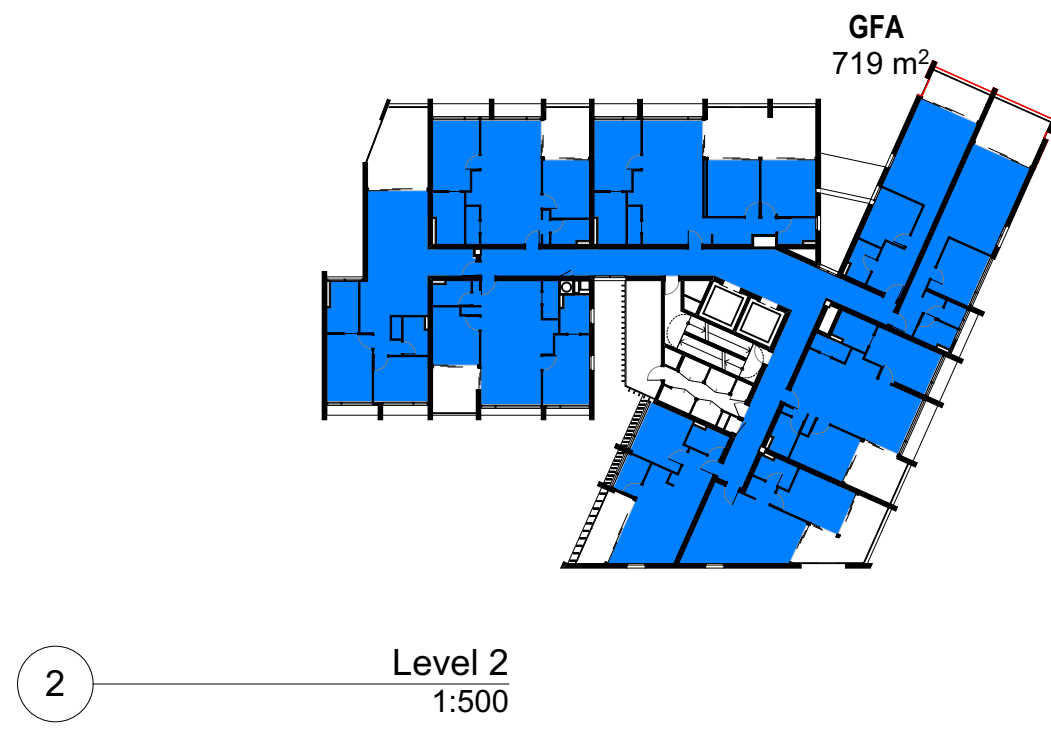
Deep Soil Zone
Deep Soil Zone Area 316m² (13.6% of 2324m²)
COMPLIES



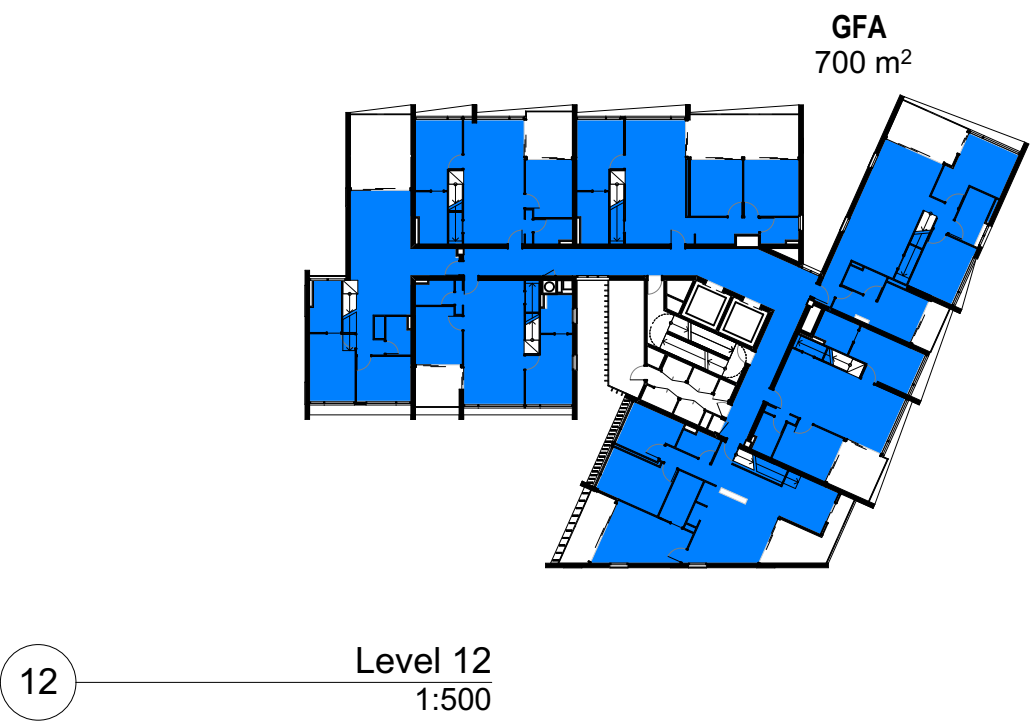
Communal Open Space
Communal Open Space Area 581m² (25% of 2324m²)
COMPLIES



Landscape Area
Landscaped Area 954m² (41% of 2324m²)
COMPLIES



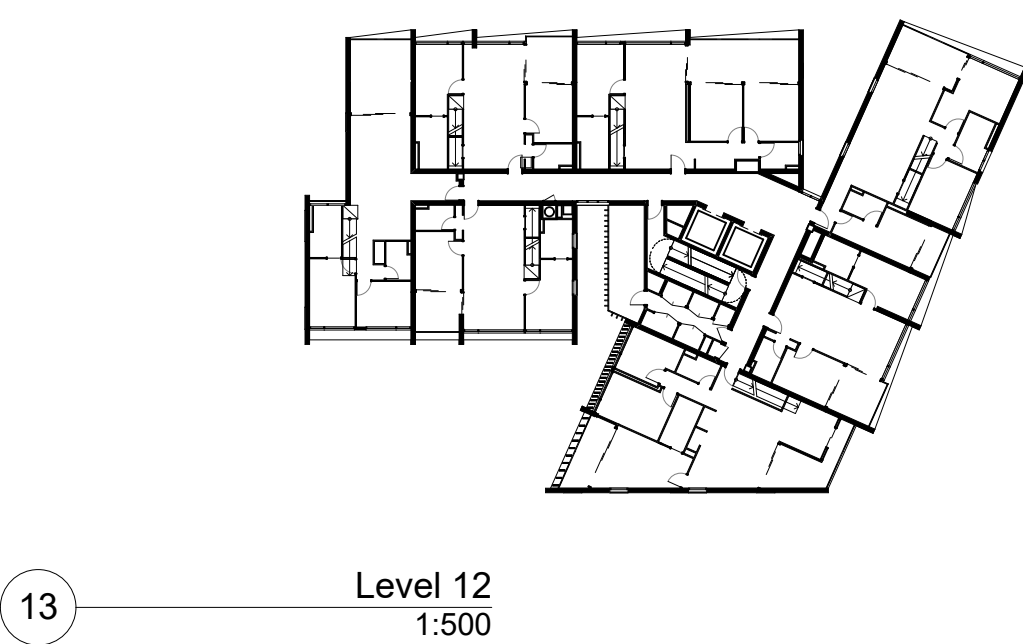
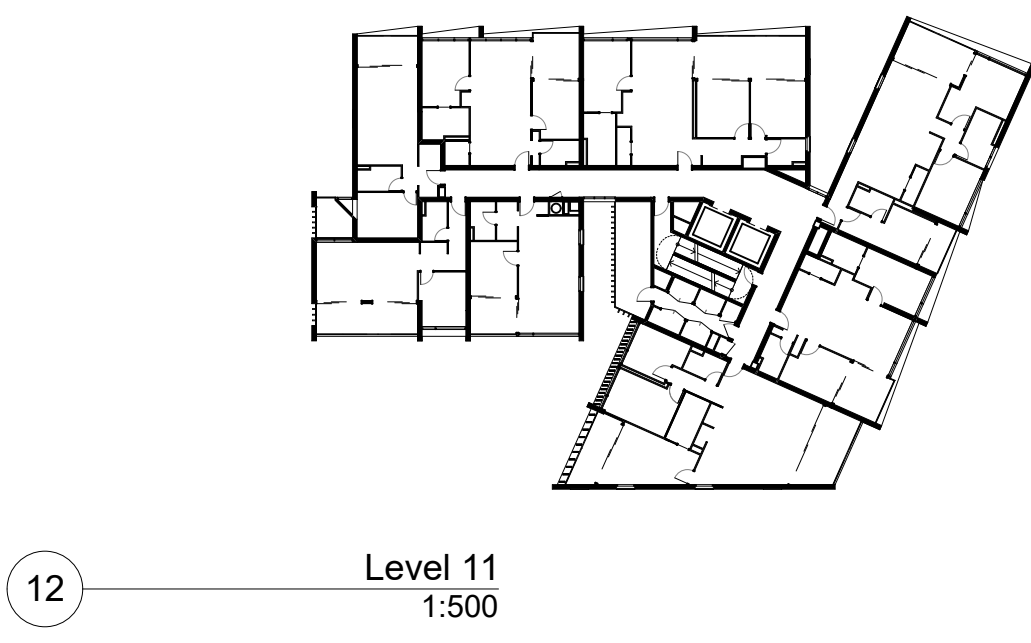
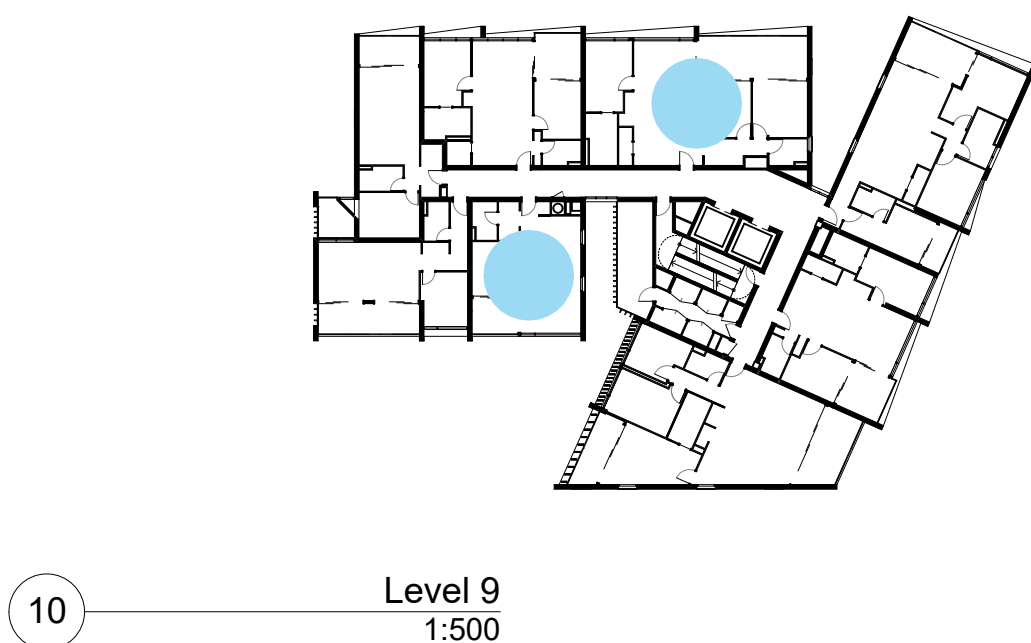
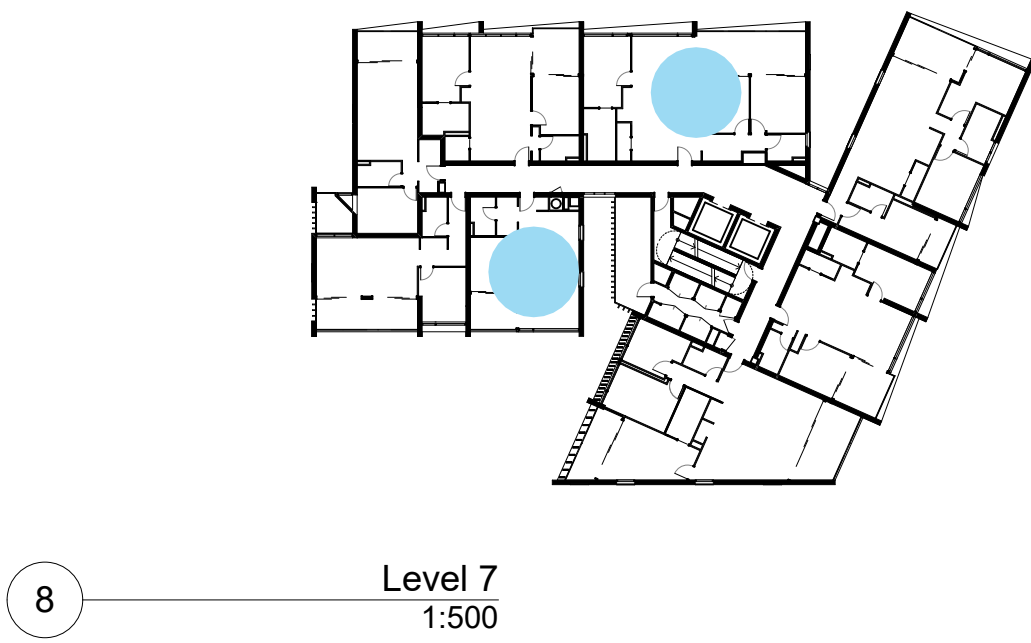
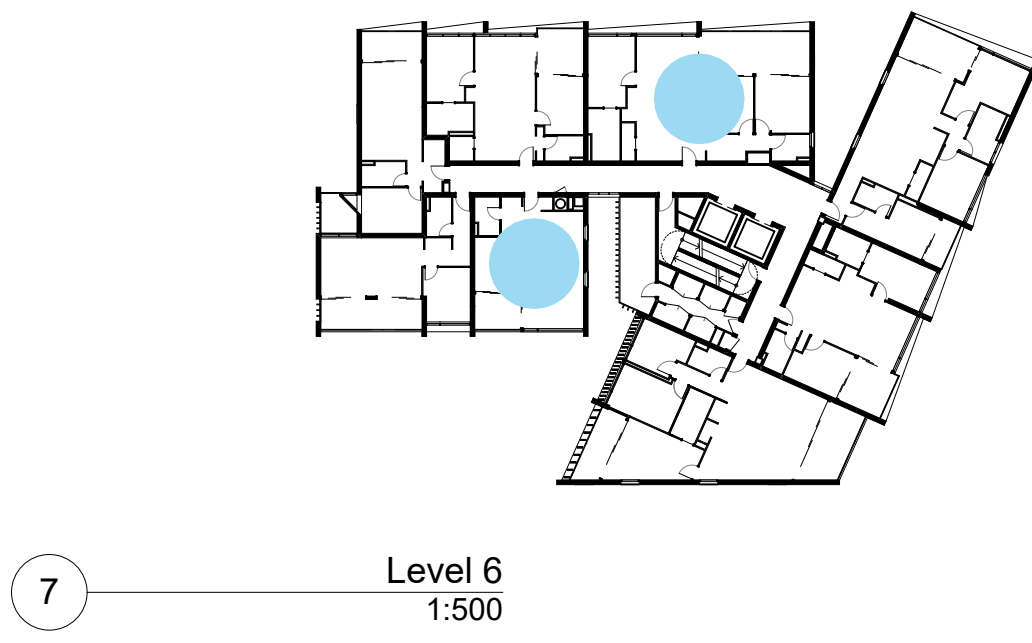
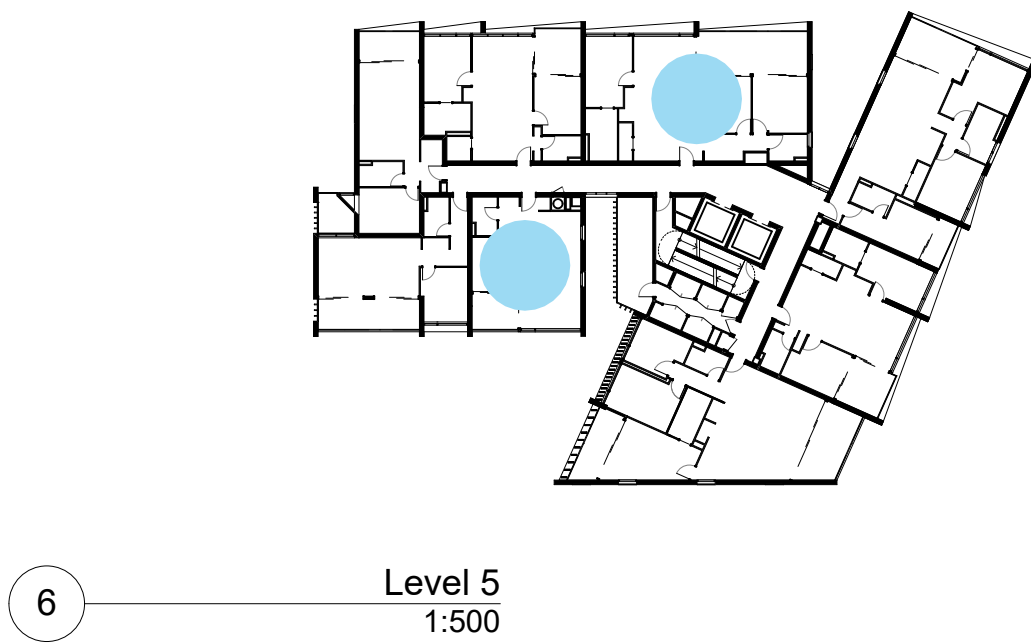
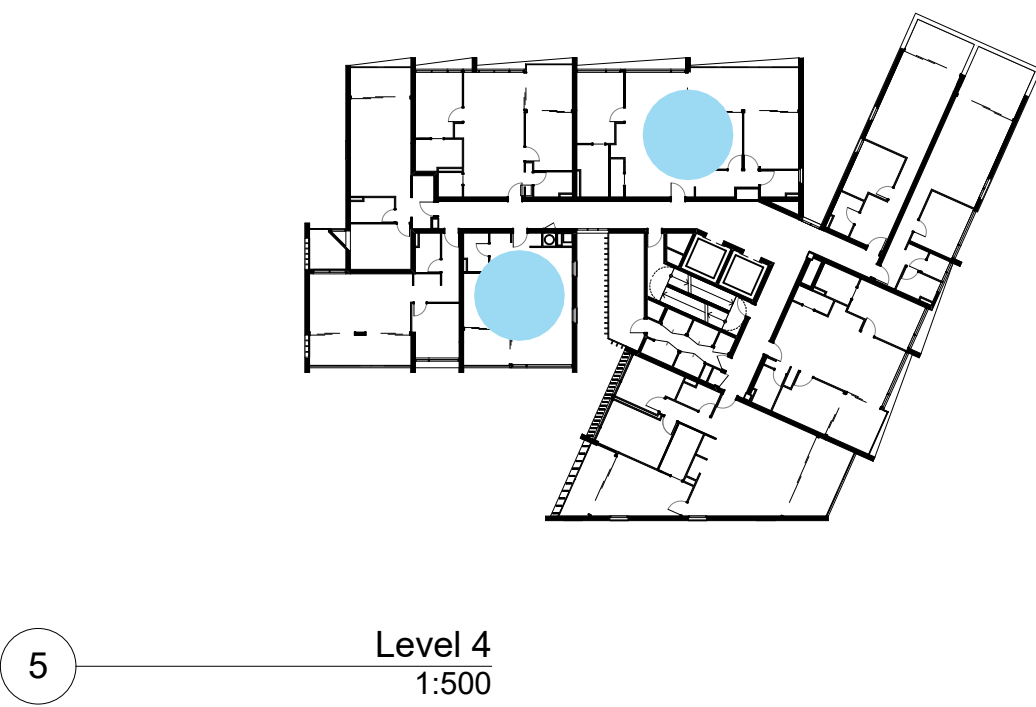
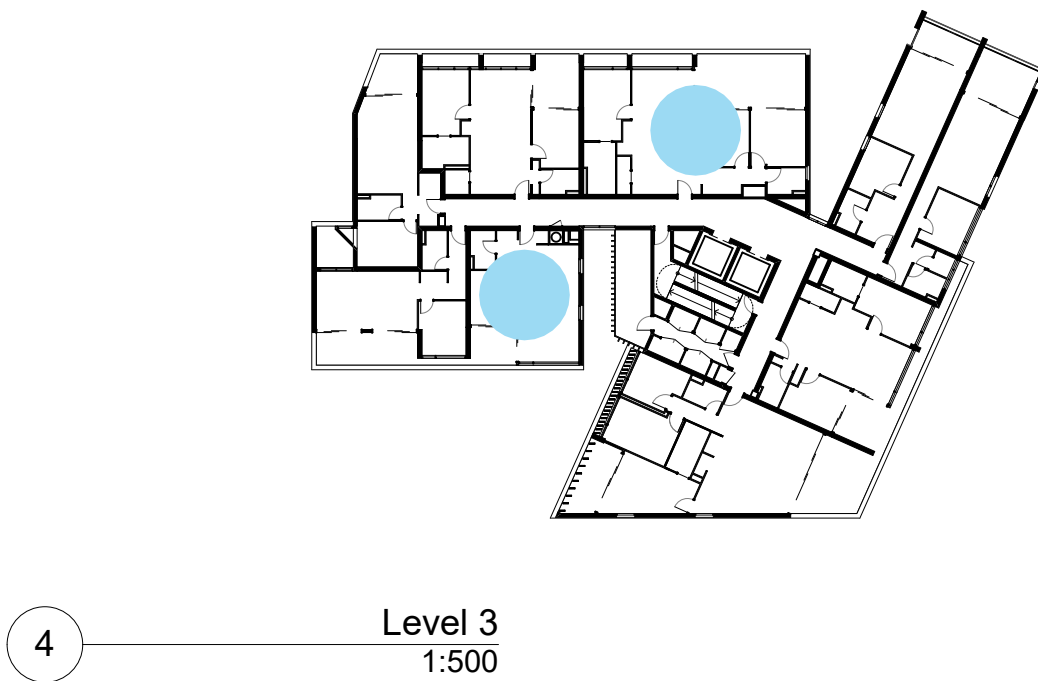
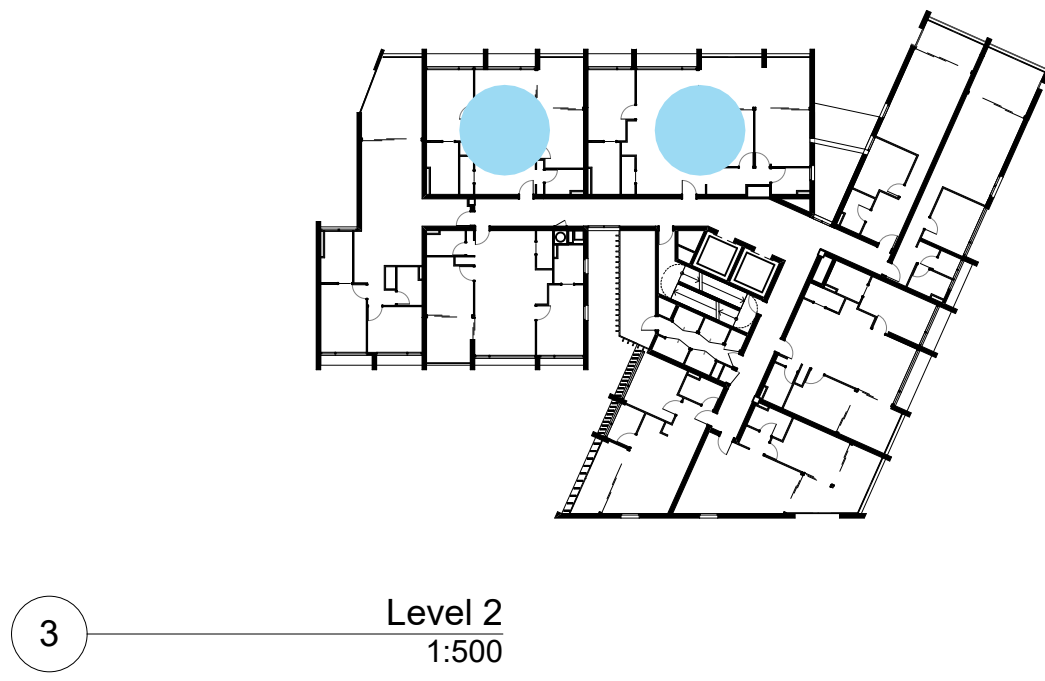
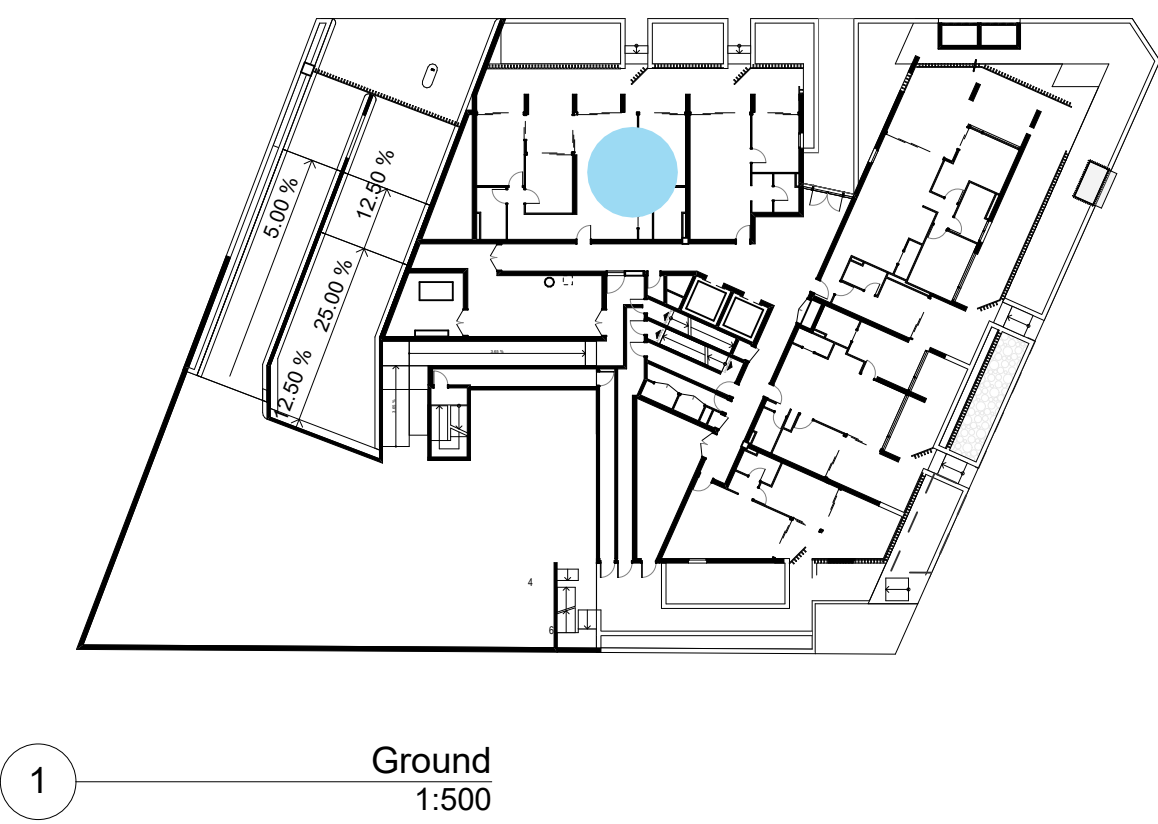
FLOOR TOTAL= 704 m²



FLOOR TOTAL= 700m²

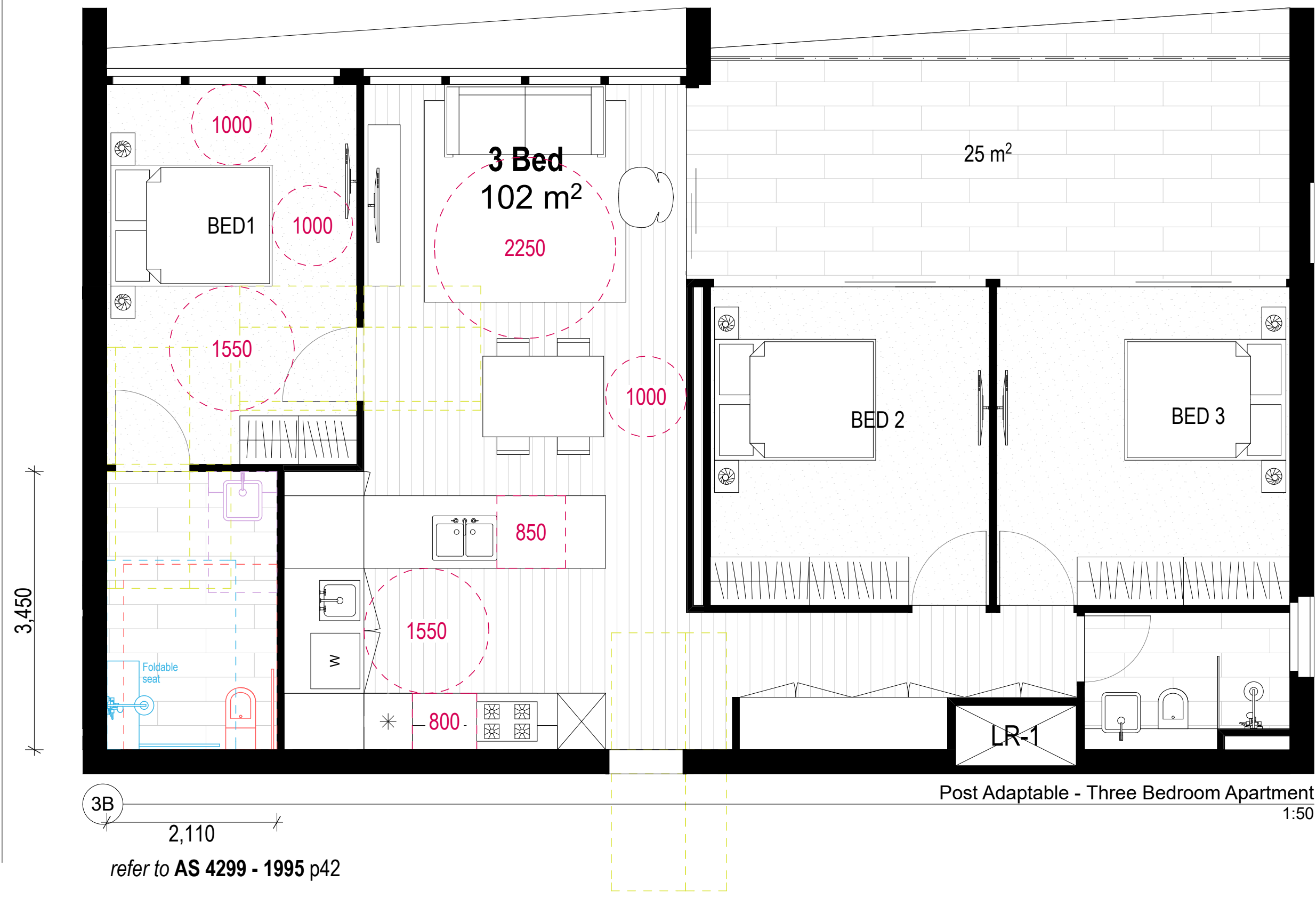
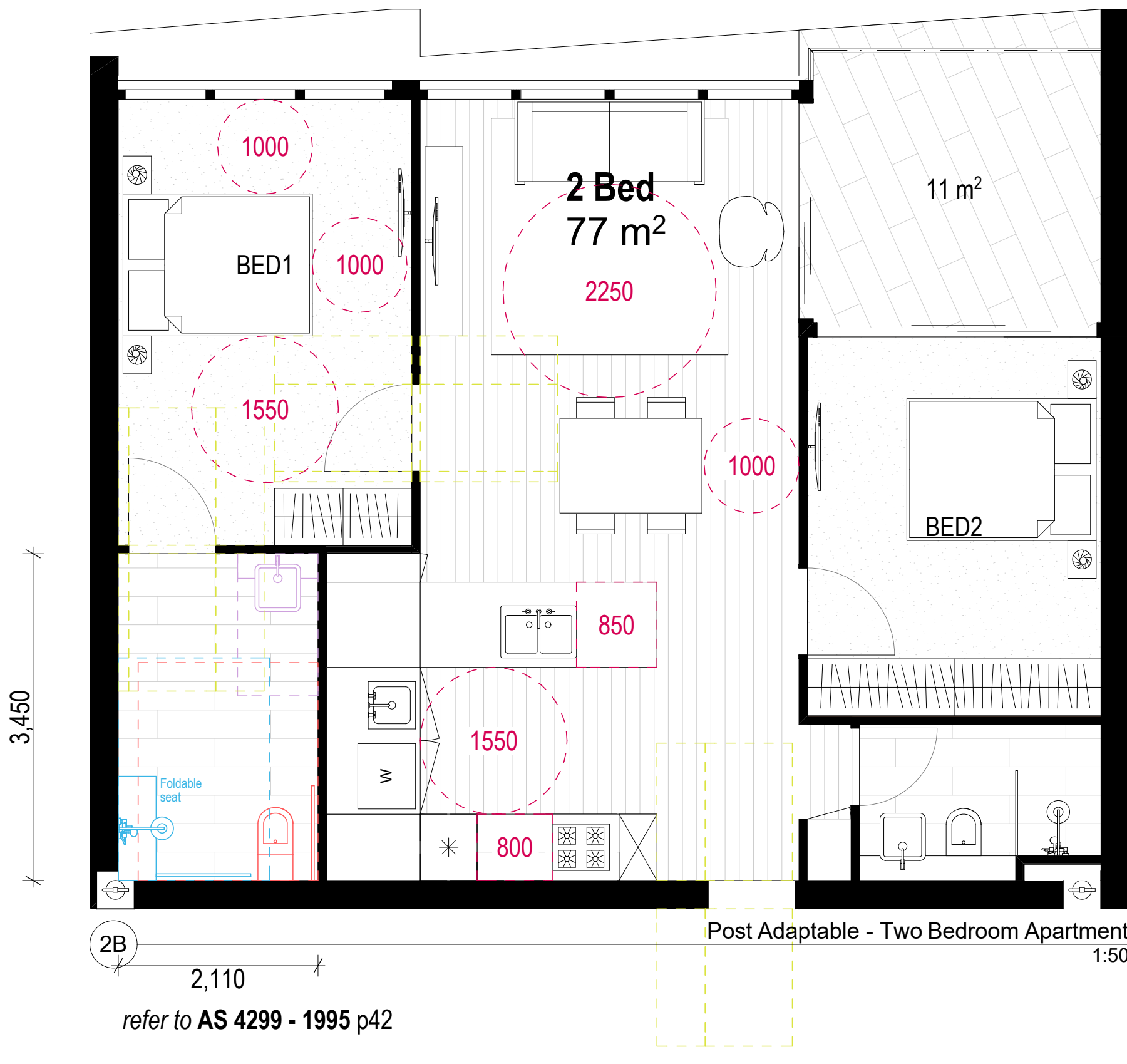
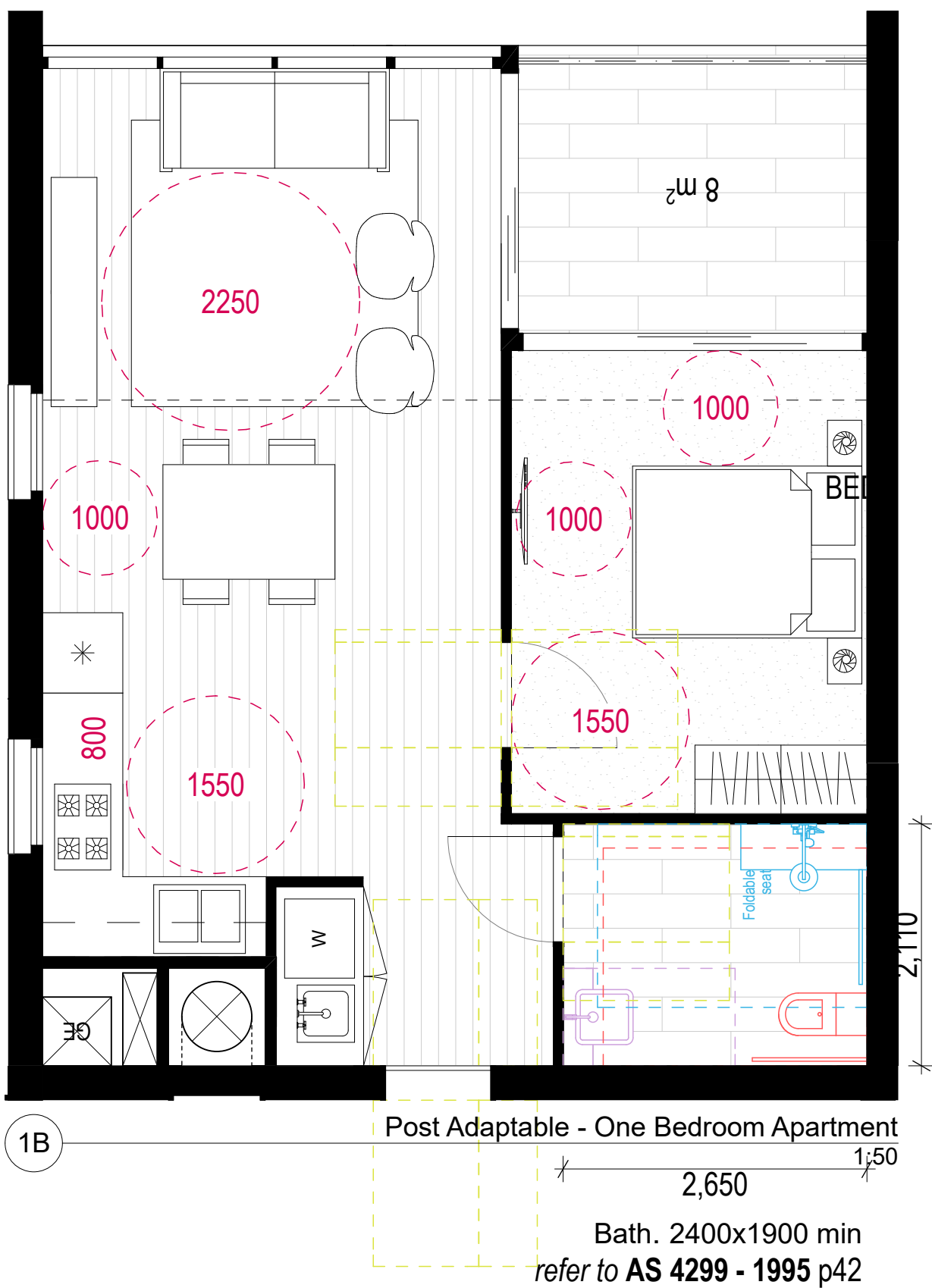
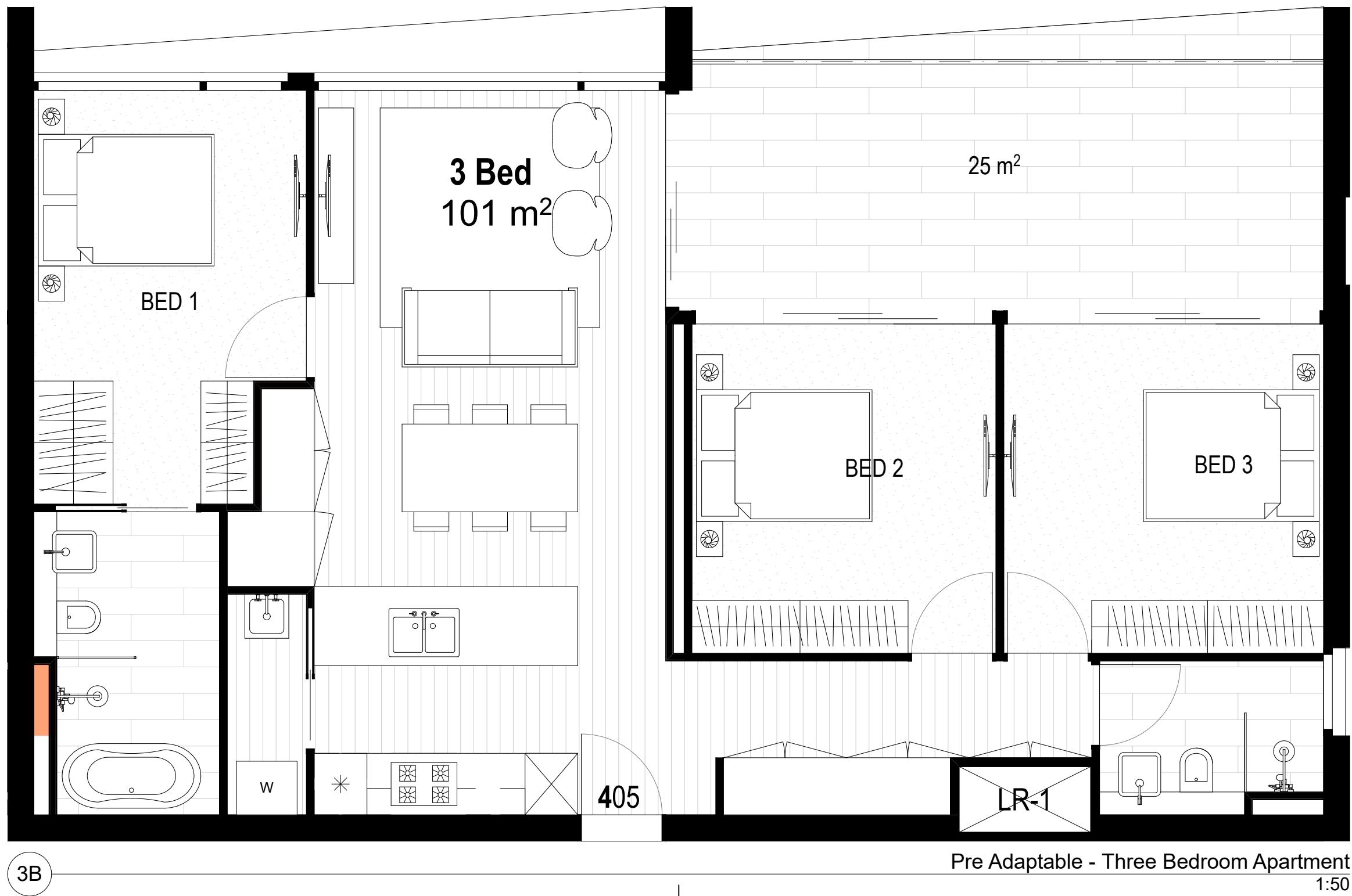
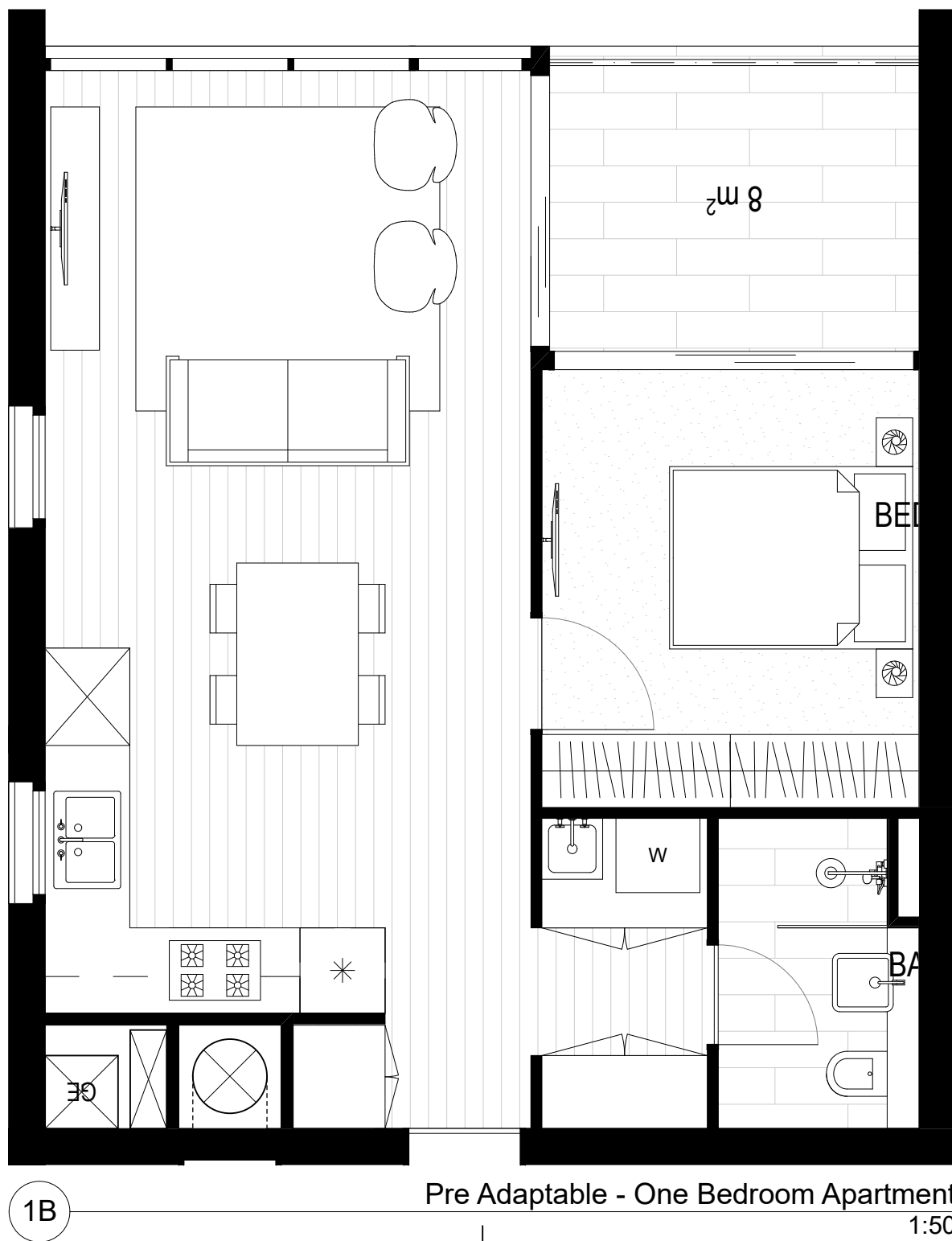
GFA Calculation

TOTAL SITE AREA = 2326 m²
TOTAL GFA = 8992 m²
FSR = 3.866 : 1



Adaptable units

	Adaptable units	21/104 = 20%
	1 Bedroom	8
	2 Bedroom	2
	3 Bedroom	11



Consultants
Lifts - KONE
James Denton
James.Denton@kone.com
0439 210 856

Fire - Guardian
Matthew Sayers
Msayers@guardians.com.au
0418 287 713

Hydraulic - KMC
Ken McDonald
Ken@kmacplumbing.com.au
0415 670 271

Traffic - ARUP
James Turner
James-T.Turner@arup.com.au
0449 703 401

Waste - Elephants Foot
James Wilton
James.wilton@elephantsfoot.com.au

Electrical - HNK
Harry Kushkarian
Harry@hnelectrical.com.au
0412 234 796

HVAC - Superior Air
Zlatko Ivanovic
Zlatko@superiorair.com.au
0425 226 366

Landscape - Site Image
Ross Sheppard
Rshep@siteimage.com.au
0412 438 882

Structural - Meriton
Tim Franzen
Tim@meriton.com.au
02 9287 2888

Access DDA - Wall to Wall
Queenie Tran
queenie@wall-wall.com.au
0402 550 570

Roof access - Skys
Richard Sheppard
Rshep@mac.com
0421 346 626

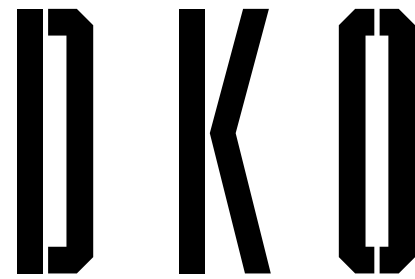
Legend / Notes



Rev.	Date	By	Ckd	Description
A	25/01/2018	WM	NB	DA SUBMISSION
B	5/02/2018	WM	NB	DA SUBMISSION
C	7/02/2018	WM	NB	DA SUBMISSION
D	16/02/2018	SV	NB	DA SUBMISSION
E	24/05/2018	WM	NB	DA SUBMISSION
F	13/07/2018	WM	NB	DA SUBMISSION

DKO Architecture (NSW) Pty Ltd
119 Redfern Street
Redfern, NSW 2016
T +61 2 8346 4500
info@dko.com.au
www.dko.com.au
ABN: 81956706590

© DKO Architecture (NSW) Pty Ltd
Except as allowed under copyright act, no part of this
drawing may be reproduced or otherwise dealt with
without written permission of DKO Architecture.
NSW: Nominated Architects
Knox de Ridgely 2707 David Randerson 8542



Project Name
Project Address
Client
Status

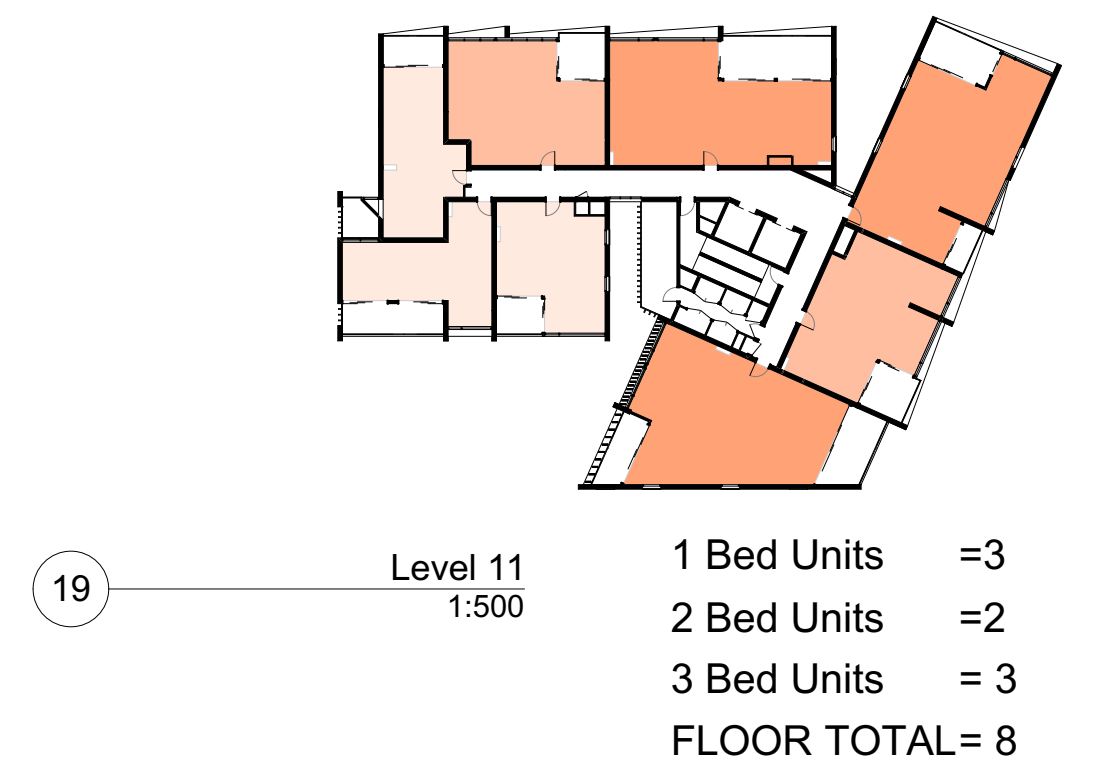
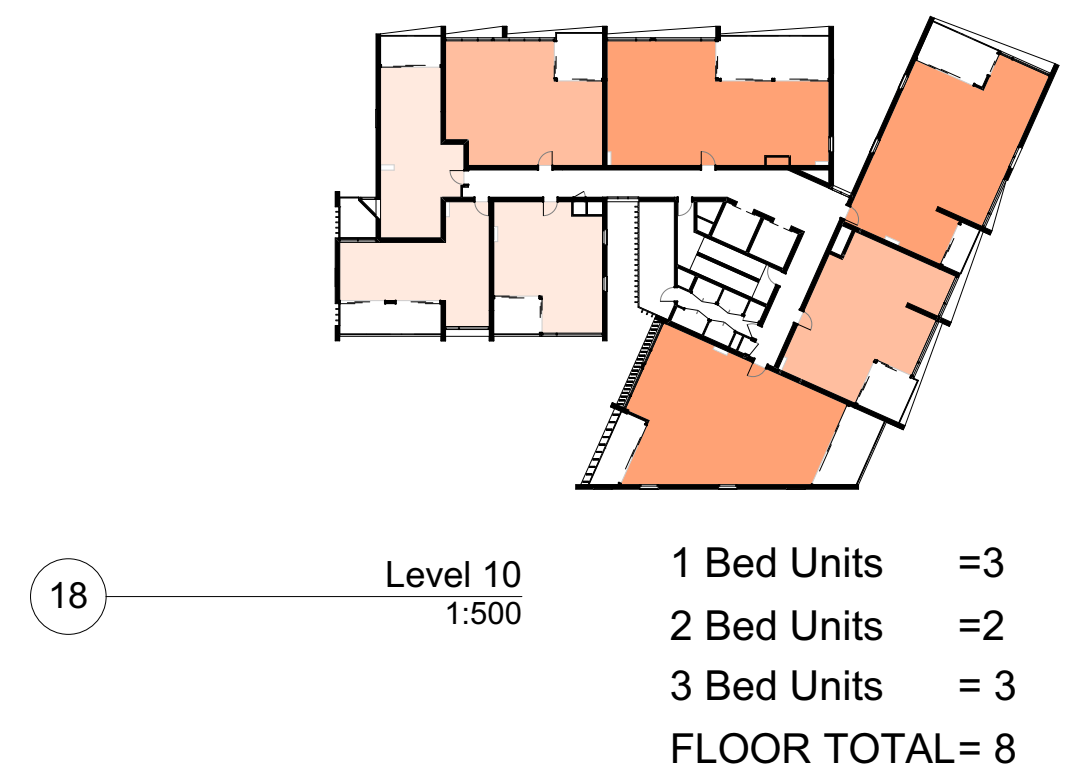
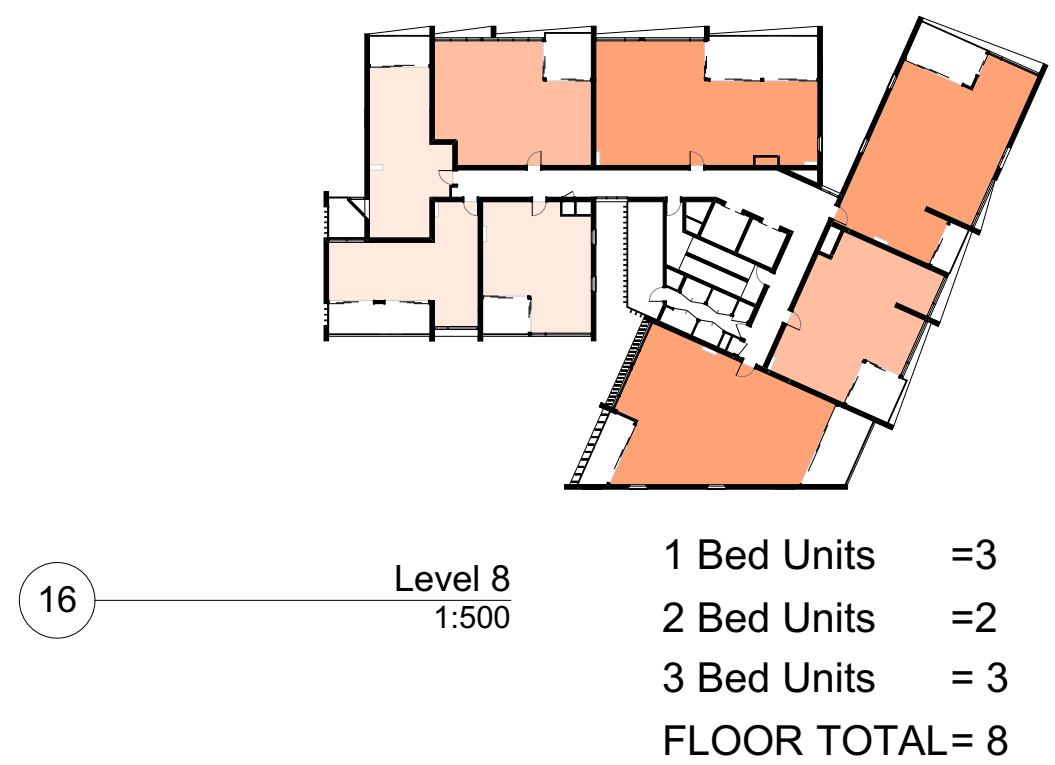
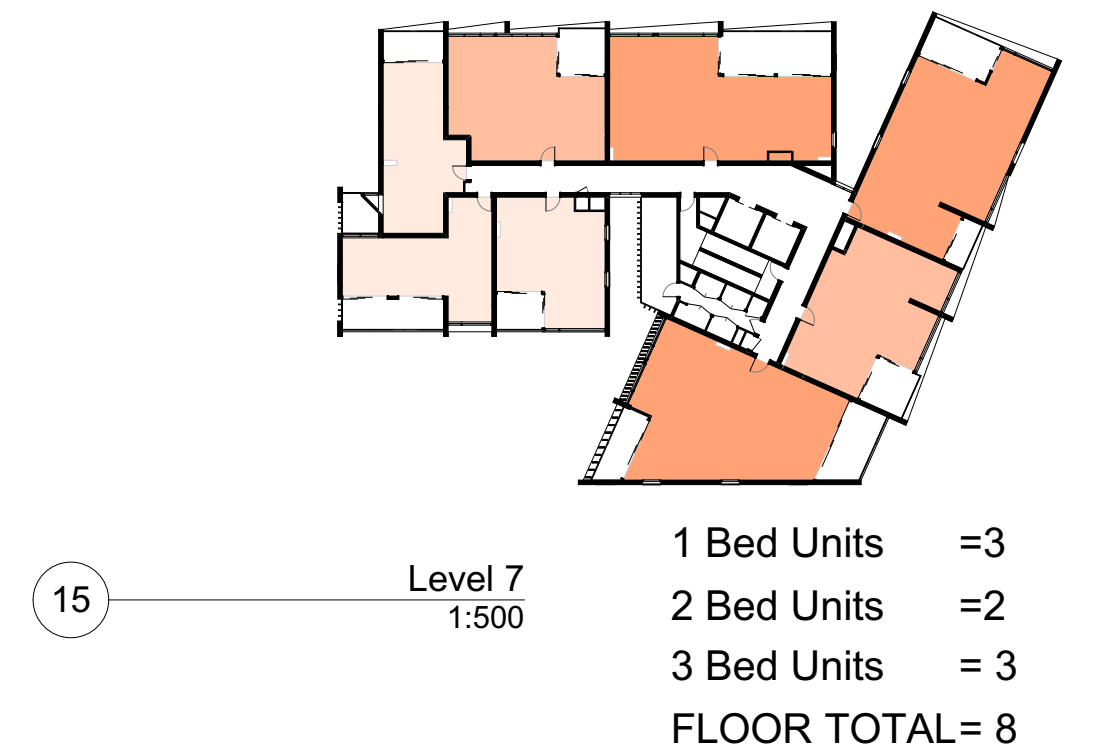
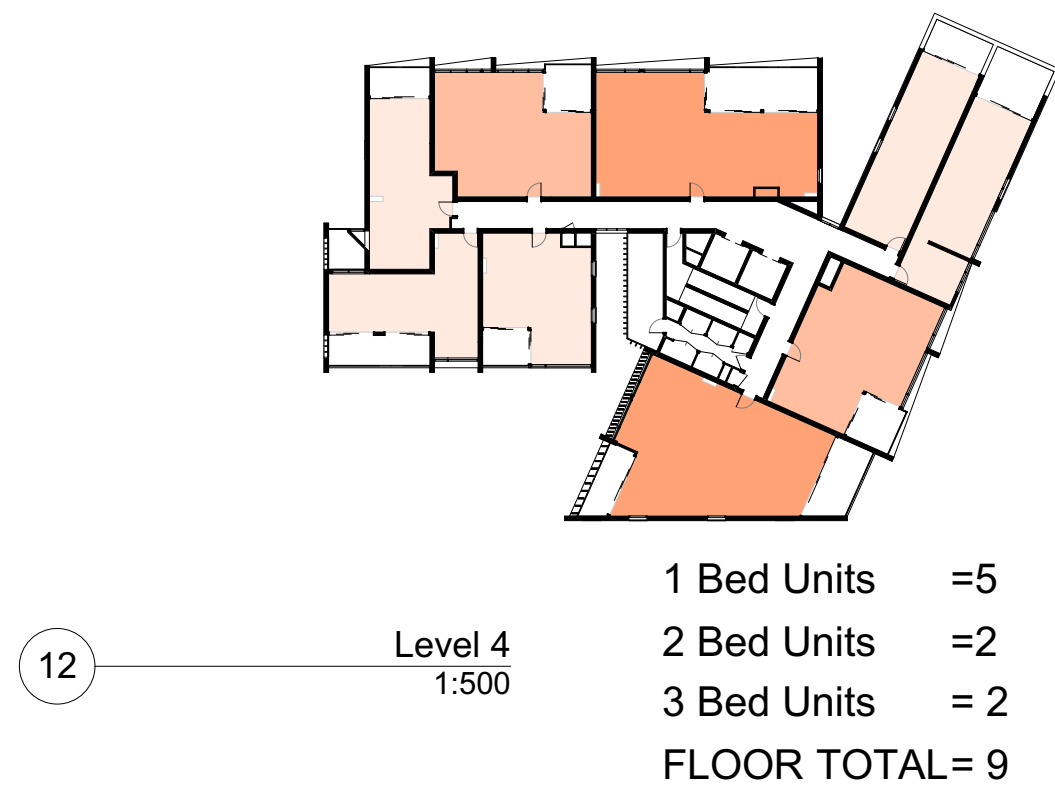
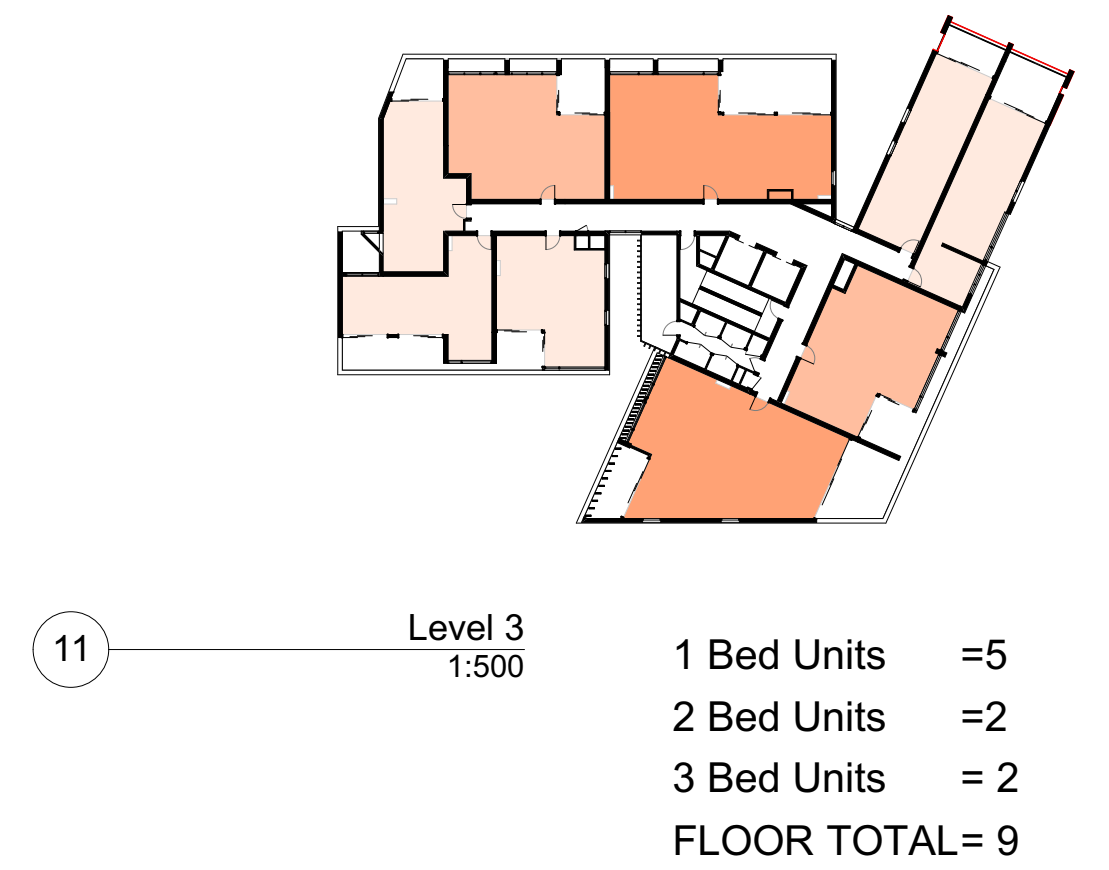
Meriton
141 O'Riordan Street,
Sydney, NSW 2020
for SUBMISSION

Project Number
Drawing Name
Scale
Date

11822
Adaptable Apartment Layouts
1:100@A1
1:200@A3

Drawing Number
Revision

DA505
F



Total Unit Mix

1 Bed Units	41	- 39%
2 Bed Units	31	- 30%
3 Bed Units	32	- 31%
TOTAL	104	- 100%

Consultants	Fire - Guardian	Hydraulic - KMC	Traffic - ARUP	Structural - Meriton	Access DDA - Wall to Wall
Lifts - KONE James Denton James.Denton@kone.com 0439 210 856	Matthew Sayers Msayers@guardians.com.au 0418 287 713	Ken McDonald Ken@kmacplumbing.com.au 0415 670 271	James Turner James-R.Turner@arup.com.au 0415 703 401	Tim Franzen Tim@meriton.com.au 02 9287 2888	Queenie Tran queenie@wall-wall.com.au 0402 550 570
Waste - Elephants Foot James Wilton James.wilton@elephantsfoot.com.au	Electrical - HNK Harry Kushkarian Harry@hnkelectrical.com.au 0412 234 796	HVAC - Superior Air Zlatko Ivankovic Zlatko@superiorair.com.au 0425 226 366	Landscape - Site Image Richard Sheppard Rsheppard@siteimage.com.au 0412 438 882	Roof access - Skys Ross Sheppard Rshep@mac.com 0421 346 626	

Legend / Notes



Rev.	Date	By	Ckd	Description
A	13/07/2018	WM	NB	DA SUBMISSION

DKO Architecture (NSW) Pty Ltd
119 Redfern Street
Redfern, NSW 2016
T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590

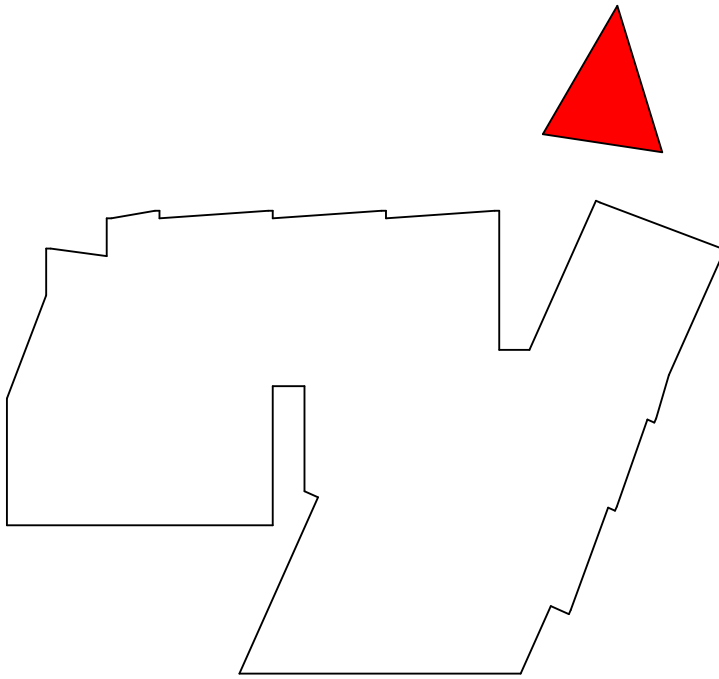
© DKO Architecture (NSW) Pty Ltd
Except as allowed under copyright act, no part of this
drawing may be reproduced or otherwise dealt with
without written permission of DKO Architecture.
NSW: Nominated Architects
Kees de Ruijter 2707 | David Randerson 8542



Project Name	Meriton	Project Address	141 O'Riordan Street, Sydney, NSW 2020	Project Number	11822
				Drawing Name	SEPP65 Unit Mix
				Scale	1:100@A1
				Date	1:200@A3
Client	Meriton	Drawing Number	DA506	Revision	A
Status	For SUBMISSION				



	EF-07 Finish: Painted profiled concrete Product: <i>ribbed</i> precast concrete Colour: Dark
	EF-06 Finish: Powdercoated framework Product: Aluminium Colour: Black
	EF-05 Finish: Painted Product: Precast concrete Colour: Grey/Brown
	EF-04 Finish: Painted concrete Product: Precast concrete Colour: White
	EF-03 Finish: Painted concrete Product: Precast concrete Colour: Black
	EF-02 Finish: Painted profiled concrete Product: <i>Reckli</i> precast concrete Colour: Medium brown
	EF-01 Finish: Painted concrete Product: Off form concrete Colour: Grey
ALL GLASS Colour: Meriton Grey ALL FRAMES: Colour: Powdercoated black	



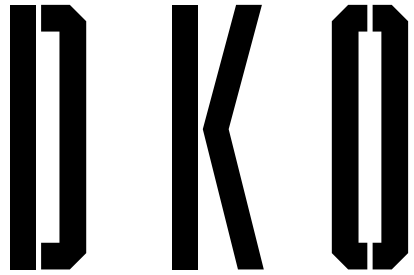
Consultants Lifts - KONE James Denton James.Denton@kone.com 0439 210 856 Waste - Elephants Foot James Wilton James.wilton@elephantsfoot.com.au		Fire - Guardian Matthew Sayers Msayers@guardianps.com.au 0418 287 713 Electrical - HNK Harry Kushkarian Harry@hnkelectrical.com.au 0412 234 796	Hydraulic - KMC Ken Mcdonald Ken@kmacplumbing.com.au 0415 670 271 HVAC - Superior Air Zlatko Ivankovic Zlatko@superiorair.com.au 0425 226 366	Traffic - ARUP James Turner James-R.Turner@arup.com.au 0449 703 401 Landscape - Site Image Ross Shepherd Rshepherd@siteimage.com.au 0412 438 882	Structural - Meriton Tim Franzen Tim@meriton.com.au 02 9287 2888 Roof access - Skys Richard Sheppard Ricshep@mac.com 0421 346 626	Access DDA - Wall to Wall Queenie Tran queenie@wall-wall.com.au 0402 550 570
--	--	--	--	---	--	--

Legend / Notes



Rev.	Date	By	Ckd	Description
A	25/01/2018	WM	NB	DA SUBMISSION
B	5/02/2018	WM	NB	DA SUBMISSION
C	7/02/2018	WM	NB	DA SUBMISSION
D	16/02/2018	SV	NB	DA SUBMISSION
E	24/05/2018	WM	NB	DA SUBMISSION
F	13/07/2018	WM	NB	DA SUBMISSION

DKO Architecture (NSW) Pty Ltd
119 Redfern Street
Redfern, NSW 2016
T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590
© DKO Architecture (NSW) Pty Ltd
Except as allowed under copyright act, no part of this
drawing may be reproduced or otherwise dealt with
without written permission of DKO Architecture.
NSW: Nominated Architects
Knox de Reijger 2707 | David Randerson 8542



Project Name Project Address	Meriton 141 O'Riordan Street, Sydney, NSW 2020	Project Number Drawing Name Scale Date	11822 North East corner Perspective I 1:100@A1 1:200@A3
Client Status	Meriton for SUBMISSION	Drawing Number Revision	DA601 F



	EF-07 Finish: Painted profiled concrete Product: <i>ribbed</i> precast concrete Colour: Dark
	EF-06 Finish: Powdercoated framework Product: Aluminium Colour: Black
	EF-05 Finish: Painted Product: Precast concrete Colour: Grey/Brown
	EF-04 Finish: Painted concrete Product: Precast concrete Colour: White
	EF-03 Finish: Painted concrete Product: Precast concrete Colour: Black
	EF-02 Finish: Painted profiled concrete Product: <i>Reckli</i> precast concrete Colour: Medium brown
	EF-01 Finish: Painted concrete Product: Off form concrete Colour: Grey
ALL GLASS Colour: Meriton Grey ALL FRAMES: Colour: Powdercoated black	

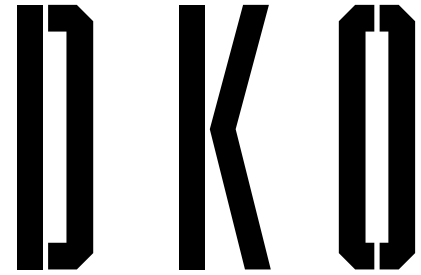
Consultants Lifts - KONE James Denton James.Denton@kone.com 0439 210 856 Waste - Elephants Foot James Wilton James.wilton@elephantsfoot.com.au	Fire - Guardian Matthew Sayers Msayers@guardians.com.au 0418 287 713 Electrical - HNK Harry Kushkarian Harry@hnkelectrical.com.au 0412 234 796	Hydraulic - KMC Ken McDonald Ken@kmacplumbing.com.au 0415 670 271 HVAC - Superior Air Zlatko Ivankovic Zlatko@superiorair.com.au 0425 226 366	Traffic - ARUP James Turner James-R.Turner@arup.com.au 0449 703 401 Landscape - Site Image Ross Shepherd Rshepherd@siteimage.com.au 0412 438 882	Structural - Meriton Tim Franzen Tim@meriton.com.au 02 9287 2888 Roof access - Skys Richard Sheppard Rshep@mac.com 0421 346 626	Access DDA - Wall to Wall Queenie Tran queenie@wall-wall.com.au 0402 550 570
---	---	--	---	--	--

Legend / Notes



Rev.	Date	By	Ckd	Description
A	24/05/2018	WM	NB	DA SUBMISSION
B	13/07/2018	WM	NB	DA SUBMISSION

DKO Architecture (NSW) Pty Ltd
119 Redfern Street
Redfern, NSW 2016
T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590
© DKO Architecture (NSW) Pty Ltd
Except as allowed under copyright act, no part of this
drawing may be reproduced or otherwise dealt with
without written permission of DKO Architecture.
NSW: Nominated Architects
Knox de Beljeet 2707 | David Randerson 8542



Project Name Project Address	Meriton 141 O'Riordan Street, Sydney, NSW 2020	Project Number Drawing Name Scale Date	11822 Eastern Perspective II 1:100@A1 1:200@A3
Client Status	Meriton For SUBMISSION	Drawing Number Revision	DA602 B



	EF-07 Finish: Painted profiled concrete Product: ribbed precast concrete Colour: Dark
	EF-06 Finish: Powdercoated framework Product: Aluminium Colour: Black
	EF-05 Finish: Painted Product: Precast concrete Colour: Grey/Brown
	EF-04 Finish: Painted concrete Product: Precast concrete Colour: White
	EF-03 Finish: Painted concrete Product: Precast concrete Colour: Black
	EF-02 Finish: Painted profiled concrete Product: Reckli precast concrete Colour: Medium brown
	EF-01 Finish: Painted concrete Product: Off form concrete Colour: Grey
ALL GLASS Colour: Meriton Grey ALL FRAMES: Colour: Powdercoated black	

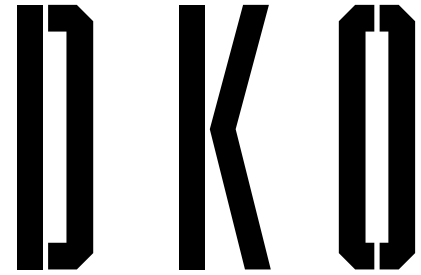
Consultants Lifts - KONE James Denton James.Denton@kone.com 0439 210 856 Waste - Elephants Foot James Wilton James.wilton@elephantsfoot.com.au	Fire - Guardian Matthew Sayers Msayers@guardians.com.au 0418 287 713 Electrical - HNK Harry Kushkarian Harry@hnkelectrical.com.au 0412 234 796	Hydraulic - KMC Ken McDonald Ken@kmacplumbing.com.au 0415 670 271 HVAC - Superior Air Zlatko Ivankovic Zlatko@superiorair.com.au 0425 226 366	Traffic - ARUP James Turner James-R.Turner@arup.com.au 0449 703 401 Landscape - Site Image Ross Shepherd Rshepherd@siteimage.com.au 0412 438 882	Structural - Meriton Tim Franzen Tim@meriton.com.au 02 9287 2888 Roof access - Skys Richard Sheppard Rshep@mac.com 0421 346 626	Access DDA - Wall to Wall Queenie Tran queenie@wall-wall.com.au 0402 550 570
---	---	--	---	--	--

Legend / Notes

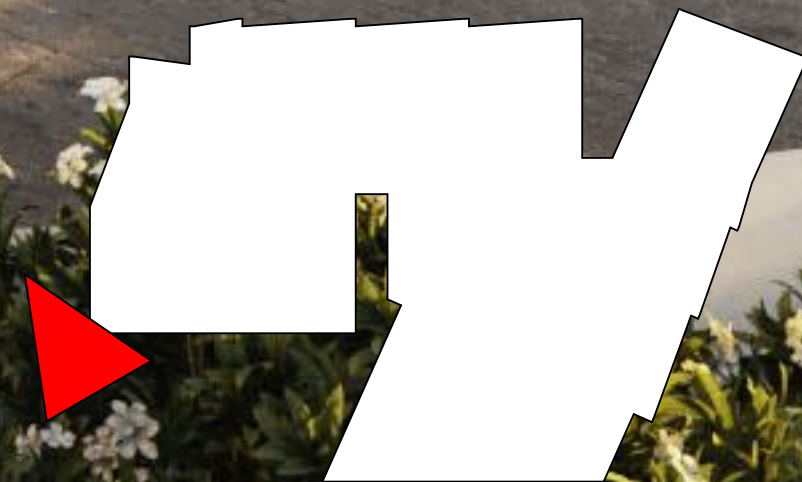


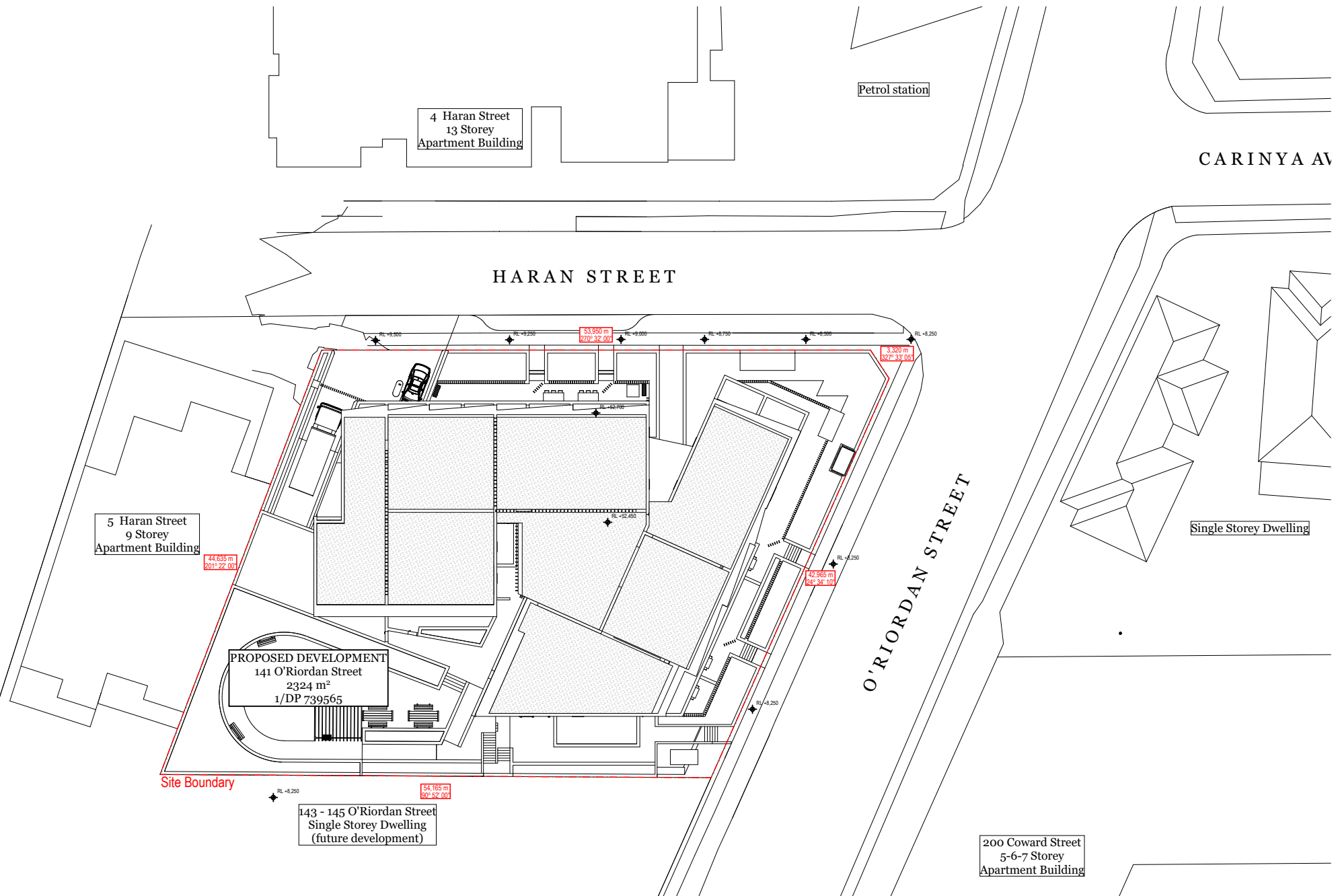
Rev.	Date	By	Ckd	Description
A	24/05/2018	WM	NB	DA SUBMISSION
B	13/07/2018	WM	NB	DA SUBMISSION

DKO Architecture (NSW) Pty Ltd
119 Redfern Street
Redfern, NSW 2016
T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590
© DKO Architecture (NSW) Pty Ltd
Except as allowed under copyright act, no part of this
drawing may be reproduced or otherwise dealt with
without written permission of DKO Architecture.
NSW: Nominated Architects
Knox de Beljeet 3707 | David Randerson 8542



Project Name Project Address	Meriton 141 O'Riordan Street, Sydney, NSW 2020	Project Number Drawing Name Scale Date	11822 Southern Perspective III 1:100@A1 1:200@A3
Client Status	Meriton For SUBMISSION	Drawing Number Revision	DA603 B





141 O'Riordan Street
Sydney NSW 2020

NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

Meriton
11822
Friday, 13 July 2018

Unit No: DA701
Notification Plans: Site Plan NP
Scale: 1:500
Revision D



141 O'Riordan Street
Sydney NSW 2020

NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

Meriton
11822
Friday, 13 July 2018

Unit No: DA702
Notification Plans: North Facade NP
Scale: 1:500
Revision D



141 O'Riordan Street
Sydney NSW 2020

NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

Meriton
11822
Friday, 13 July 2018

Unit No: DA703
Notification Plans: East Facade NP
Scale: 1:500
Revision D

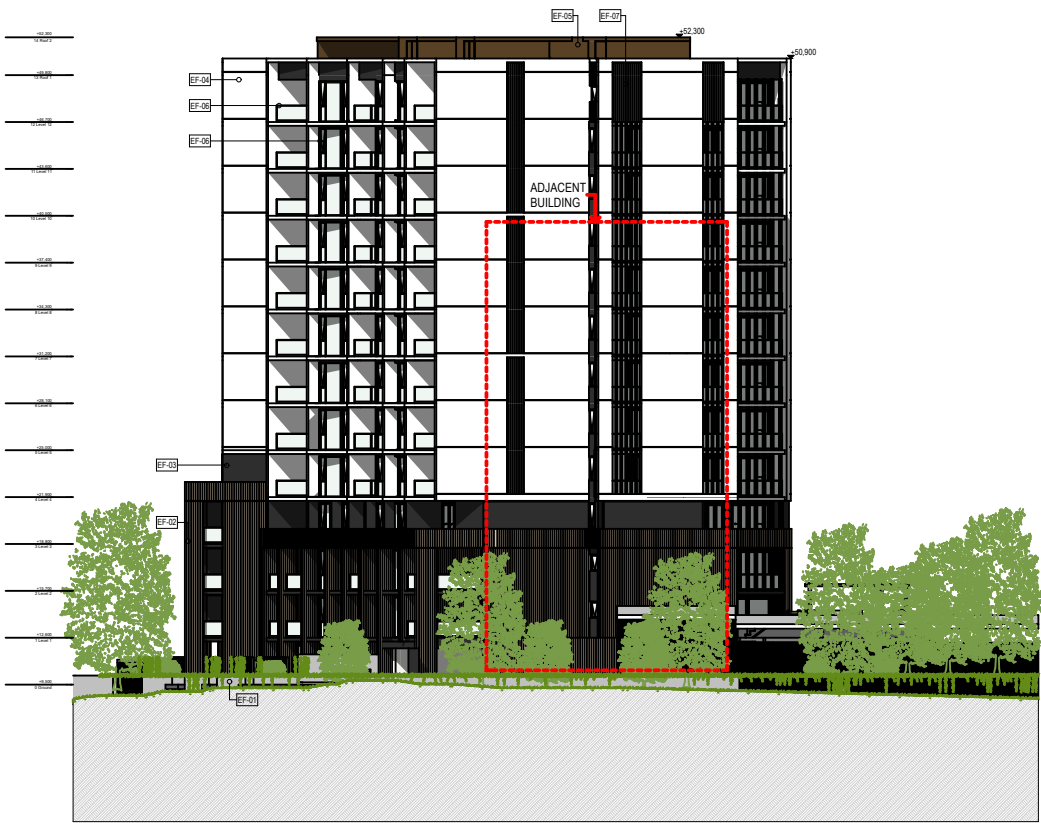


141 O'Riordan Street
Sydney NSW 2020

NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

Meriton
11822
Friday, 13 July 2018

Unit No: DA704
Notification Plans: South Facade NP
Scale: 1:500
Revision D



141 O'Riordan Street
Sydney NSW 2020

NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

Meriton
11822
Friday, 13 July 2018

Unit No: DA705
Notification Plans: West Facade NP
Scale: 1:500
Revision D