

LEGEND

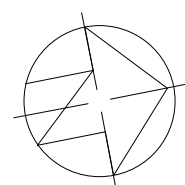
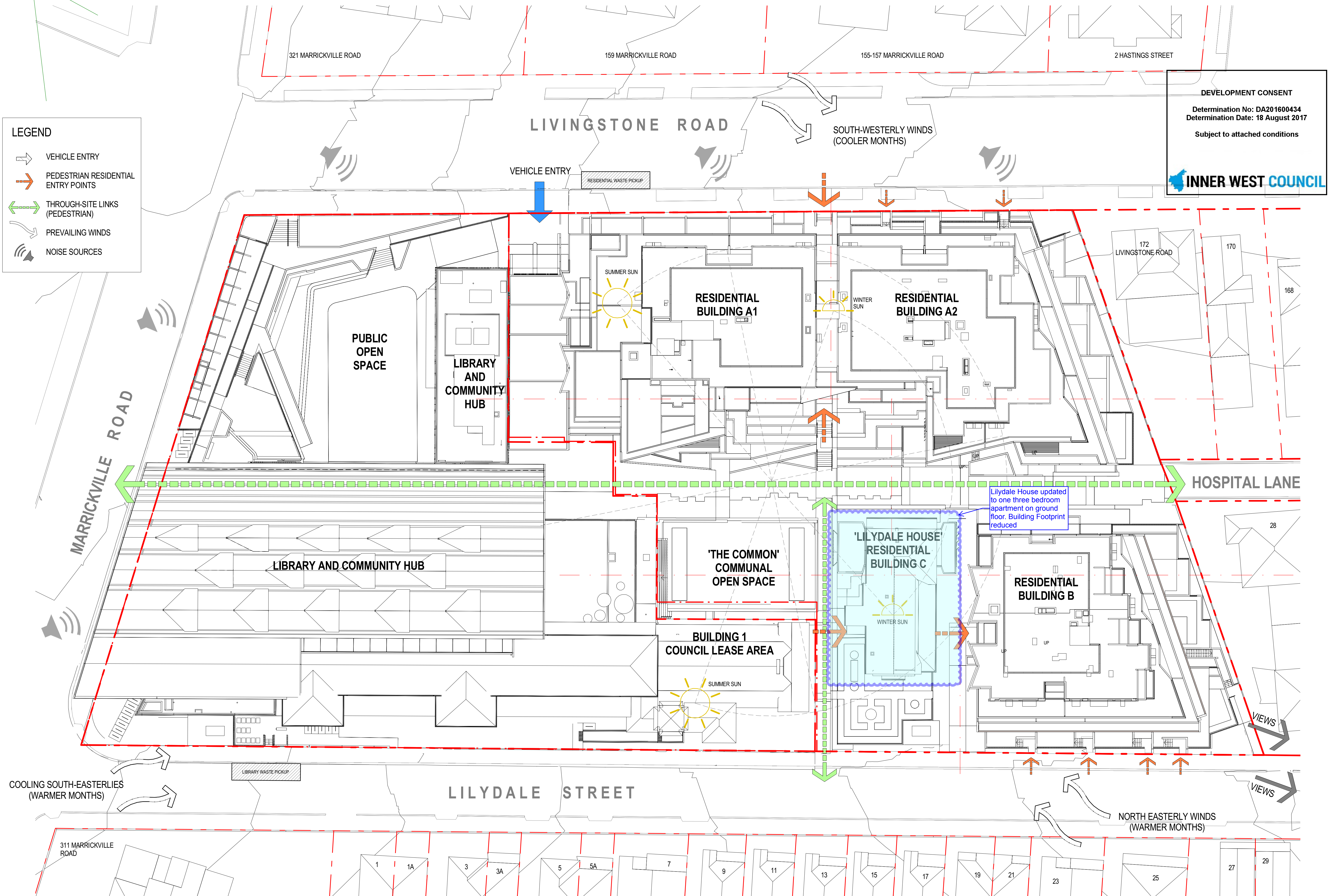
- VEHICLE ENTRY
- PEDESTRIAN RESIDENTIAL ENTRY POINTS
- THROUGH-SITE LINKS (PEDESTRIAN)
- PREVAILING WINDS
- NOISE SOURCES

DEVELOPMENT CONSENT

Determination No: DA201600434
Determination Date: 18 August 2017

Subject to attached conditions

INNER WEST COUNCIL



date	rev	amendment
29.06.2016	1	Issue for Land Owner's Consent
22.08.2016	2	Issue for Development Application
23.12.2016	3	AMENDED DA
07.04.2017	4	AMENDED DA

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project:
Marrickville Community Hub Development

313-319 Marrickville Rd, Marrickville, NSW, 2204

architects in association:

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title:

SITE PLAN & SITE ANALYSIS

drawn: Author
approved: Approver

job no: 1,815

date: 20.12.2016 scale @ A1: 1 : 250

lot no:

drawing no: DA01

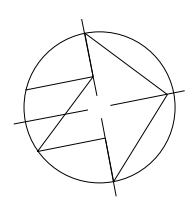
rev: 4

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Lilydale House updated to one three bedroom apartment on ground floor. Building Footprint reduced

5/09/2017 11:13:35 AM



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project:
Marrickville Community Hub Development
313-319 Marrickville Rd. Marrickville, NSW, 2204

architects in association:

title:
LANDSCAPE PLAN

drawn: Author
approved: Approver
job no: 1,815
lot no:
date: 20.12.2016
drawing no: DA02
scale @ A1:
rev: 4

TOTAL SITE AREA - LIBRARY : 5,347 sq.m

SITE AREA CALCULATIONS - LIBRARY	
SITE COVERAGE LIBRARY	2341 m²
LANDSCAPE OVER BASEMENT LIBRARY	307 m²
DEEP SOIL ZONE LIBRARY	950 m²
HARDSCAPE LIBRARY	1005 m²
HARDSCAPE OVER BASEMENT LIBRARY	715 m²
PERMEABLE PAVING LIBRARY	9 m m²

TOTAL SITE AREA - RESI : 6,135 sq.m

SITE AREA CALCULATIONS - RESI	
SITE COVERAGE RESI	3050 m²
SETBACK RESI	348 m²
LANDSCAPE OVER BASEMENT RESI	599 m²
DEEP SOIL ZONE RESI	994 m²
HARDSCAPE RESI	437 m²
HARDSCAPE OVER BASEMENT RESI	520 m²
COMMUNAL SPACE RESI	1641 m²
PERMEABLE PAVING RESI	205 m²

TOTAL SITE AREA : 11,482 sq.m

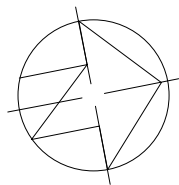
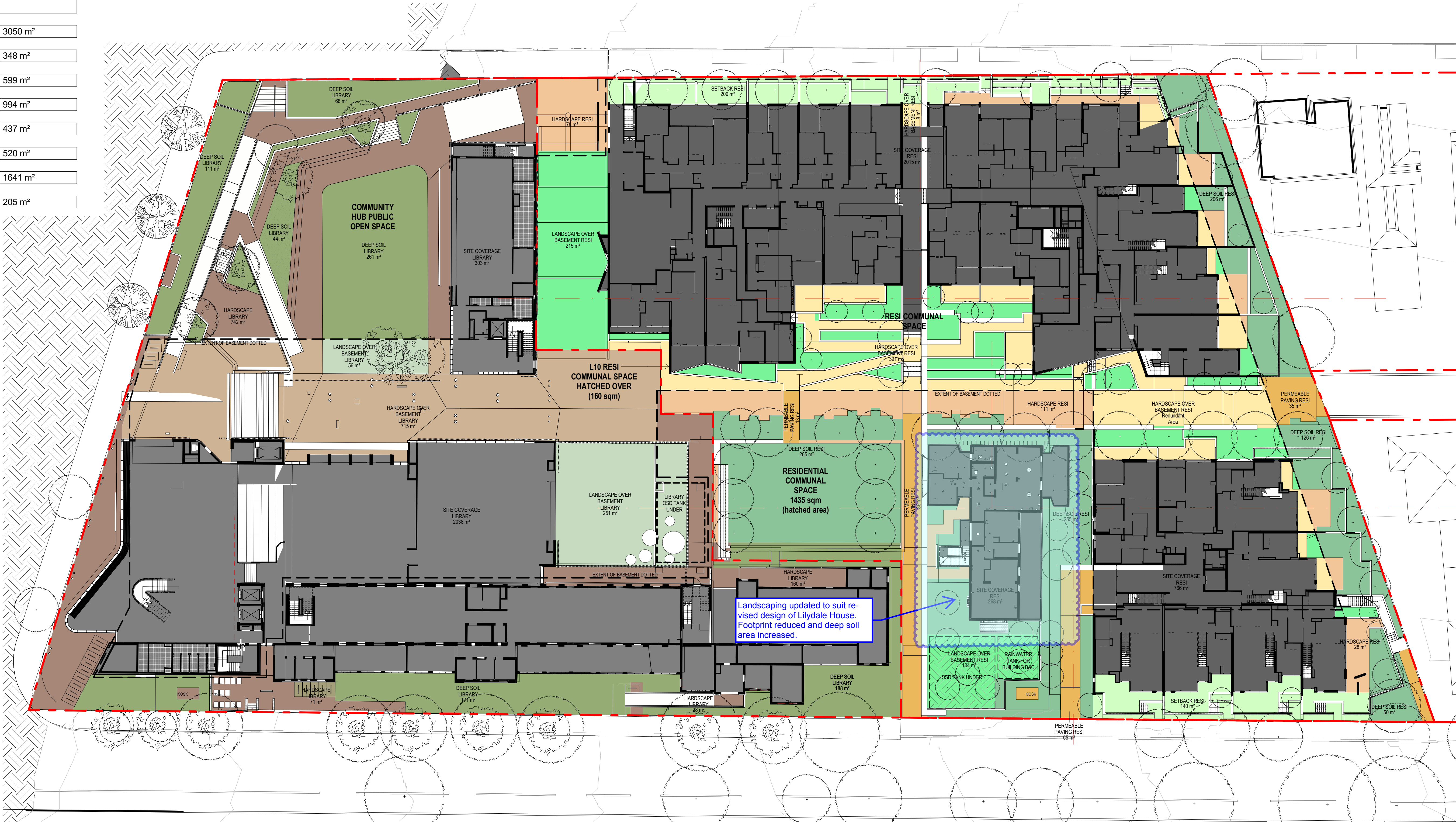
SITE AREA CALCULATIONS	
	103 m²
DEEP SOIL ZONE	1944 m²
HARDSCAPE	1401 m²
HARDSCAPE OVER BASEMENT	1196 m²
LANDSCAPE OVER BASEMENT	874 m²
PERMEABLE PAVING	223 m²
SETBACK	348 m²
SITE COVERAGE	5391 m²

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Site Areas - Legend

- DEEP SOIL ZONE LIBRARY
- DEEP SOIL ZONE RESI
- HARDSCAPE LIBRARY
- HARDSCAPE OVER BASEMENT LIBRARY
- HARDSCAPE OVER BASEMENT RESI
- HARDSCAPE RESI
- LANDSCAPE OVER BASEMENT LIBRARY
- LANDSCAPE OVER BASEMENT RESI
- PERMEABLE PAVING LIBRARY
- PERMEABLE PAVING RESI
- SETBACK RESI
- SITE COVERAGE LIBRARY
- SITE COVERAGE RESI



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title:

LANDSCAPED OPEN SPACE ANALYSIS

drawn: Author
approved: Approver

job no: 1.815

lot no:

Scale 1 : 250

date: 20.12.2016

drawing no: DA03

scale @ A1: 1 : 250

rev: 4

LIVINGSTONE ROAD

MAJORITY OF CHANGES TO THIS LEVEL COVERED IN SEPARATE S96(1A). SMALL ADDITIONAL CHANGES TO STORAGE CAGE ARRANGEMENTS & PLANT ROOMS TO SUIT REVISED OSD LOCATION.

DEVELOPMENT CONSENT
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Construction Details –Marrickville Buildings A & B

Glazing requirements:

Aluminium framed single clear glazing to all units.

U-Value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%)
A – awning windows + hinged glazed doors
U-Value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)
B – sliding doors/windows + fixed glazing + louvres windows

Aluminium frame performance clear glazing as per assessor certificate

U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)
A – awning windows + hinged glazed doors
U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)
B – sliding doors/windows + fixed glazing + louvres windows

Given values are AFRC, total window system values (glass and frame)

Construction Details –Marrickville Buildings A & B

Roof and ceiling construction and insulation:

Concrete roof – No insulation
Default colour
Plasterboard ceiling
R2.0 insulation where exposed roof or balcony/terrace above
R2.5 insulation where exposed roof or balcony/terrace above as per assessor certificate
Plasterboard ceiling, where neighbouring units are above (no insulation)

Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Notes, assume non-ventilated LED down lights IC abutted and covered

Construction Details –Marrickville Buildings A & B

Wall construction and insulation:

External Wall:
150mm pre-cast concrete, plasterboard lined internally with R2.0 insulation
Medium default colour

Inter-tenancy walls:
Plasterboard fixed to furring channels on Hebel wall, air gap, 64mm stud and plasterboard fixed to stud wall- R0.7 insulation required to walls adjacent to hallways and services only

Internal walls within units:
Plasterboard on studs - no insulation

Construction Details –Marrickville Buildings A & B

Floor construction and insulation:

Floor:
Concrete – No insulation required to units with enclosed carpark below
Concrete between levels no insulation

Floor coverings:
Tiles to wet areas and carpet elsewhere

Construction Details –Marrickville Buildings A & B

Central rainwater storage:

10,300L rainwater tank (Combined volume) – to be collected from 100% of roof area and to be used for common and private landscape, toilet flushing and laundries of all buildings

Construction Details –Marrickville Buildings A & B

Fire Sprinkler System:

Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.

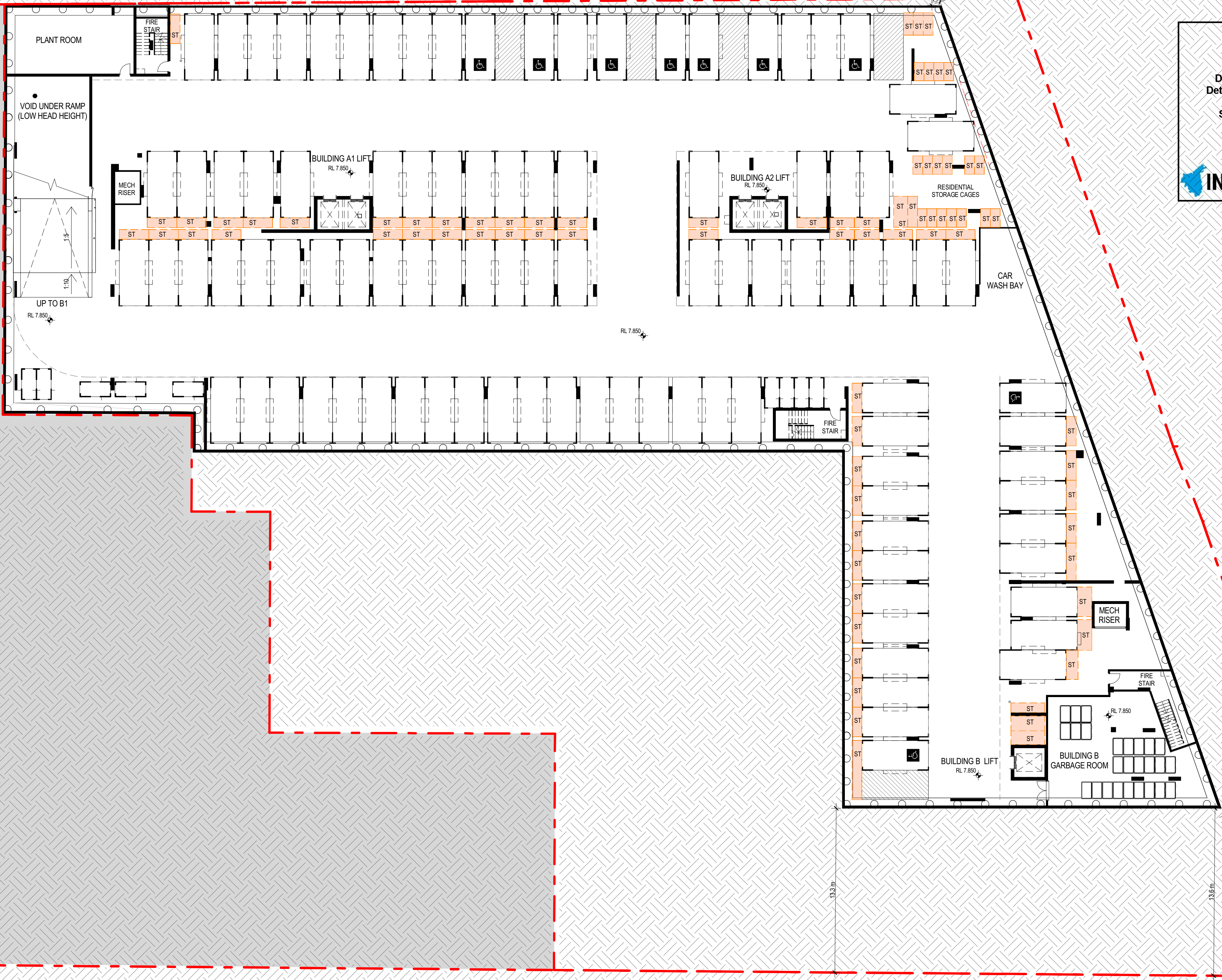
General Notes

All Doors to Lifts to have FRL –R60-
Risers in Apartments to be fire rated or services to fire stopped at every level.

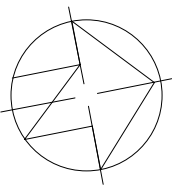
Construction Details –Marrickville Buildings A & B

Central hot water system:

Central gas-fired boiler with R0.45 (~20mm) insulation to the ring main and supply risers.



LILYDALE STREET



date	rev	amendment
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title:
BASEMENT 02

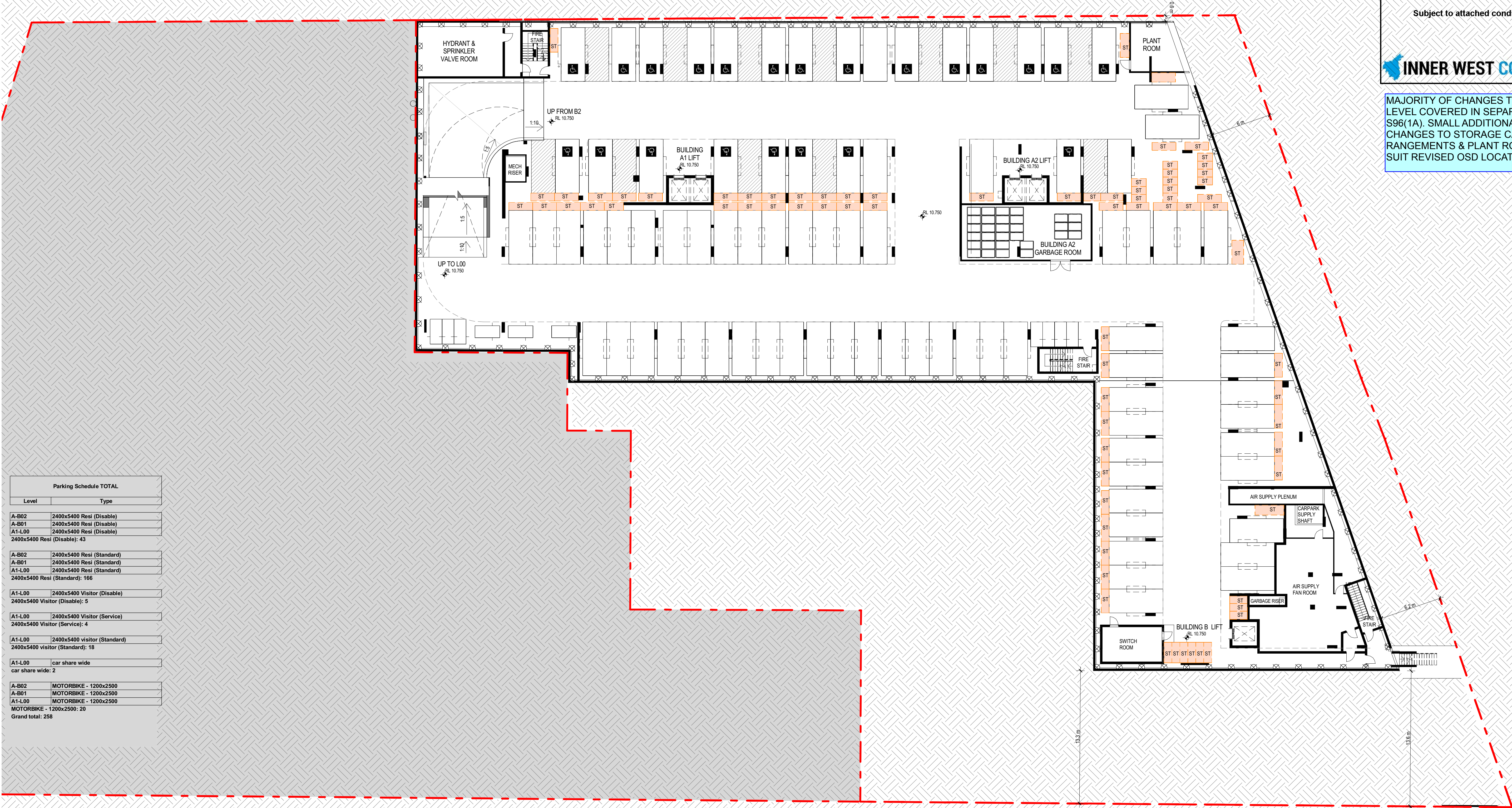
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drawing no: DA-R07 rev: 4

LIVINGSTONE ROAD

DEVELOPMENT CONSENT
Determination No: DA201600434
Determination Date: 18 August 2017
Subject to attached conditions



MAJORITY OF CHANGES TO THIS LEVEL COVERED IN SEPARATE S96(1A). SMALL ADDITIONAL CHANGES TO STORAGE CAGE ARRANGEMENTS & PLANT ROOMS TO SUIT REVISED OSD LOCATION.



LILYDALE STREET

Parking Schedule TOTAL	
Level	Type
A-B02	2400x5400 Resi (Disable)
A-B01	2400x5400 Resi (Disable)
A1-L00	2400x5400 Resi (Disable)
2400x5400 Resi (Disable): 43	
A-B02	2400x5400 Resi (Standard)
A-B01	2400x5400 Resi (Standard)
A1-L00	2400x5400 Resi (Standard)
2400x5400 Resi (Standard): 166	
A1-L00	2400x5400 Visitor (Disable)
2400x5400 Visitor (Disable): 5	
A1-L00	2400x5400 Visitor (Service)
2400x5400 Visitor (Service): 4	
A1-L00	2400x5400 visitor (Standard)
2400x5400 visitor (Standard): 18	
A1-L00	car share wide
car share wide: 2	
A-B02	MOTORBIKE - 1200x2500
A-B01	MOTORBIKE - 1200x2500
A1-L00	MOTORBIKE - 1200x2500
MOTORBIKE - 1200x2500: 20	
Grand total: 258	

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title:
BASEMENT 01

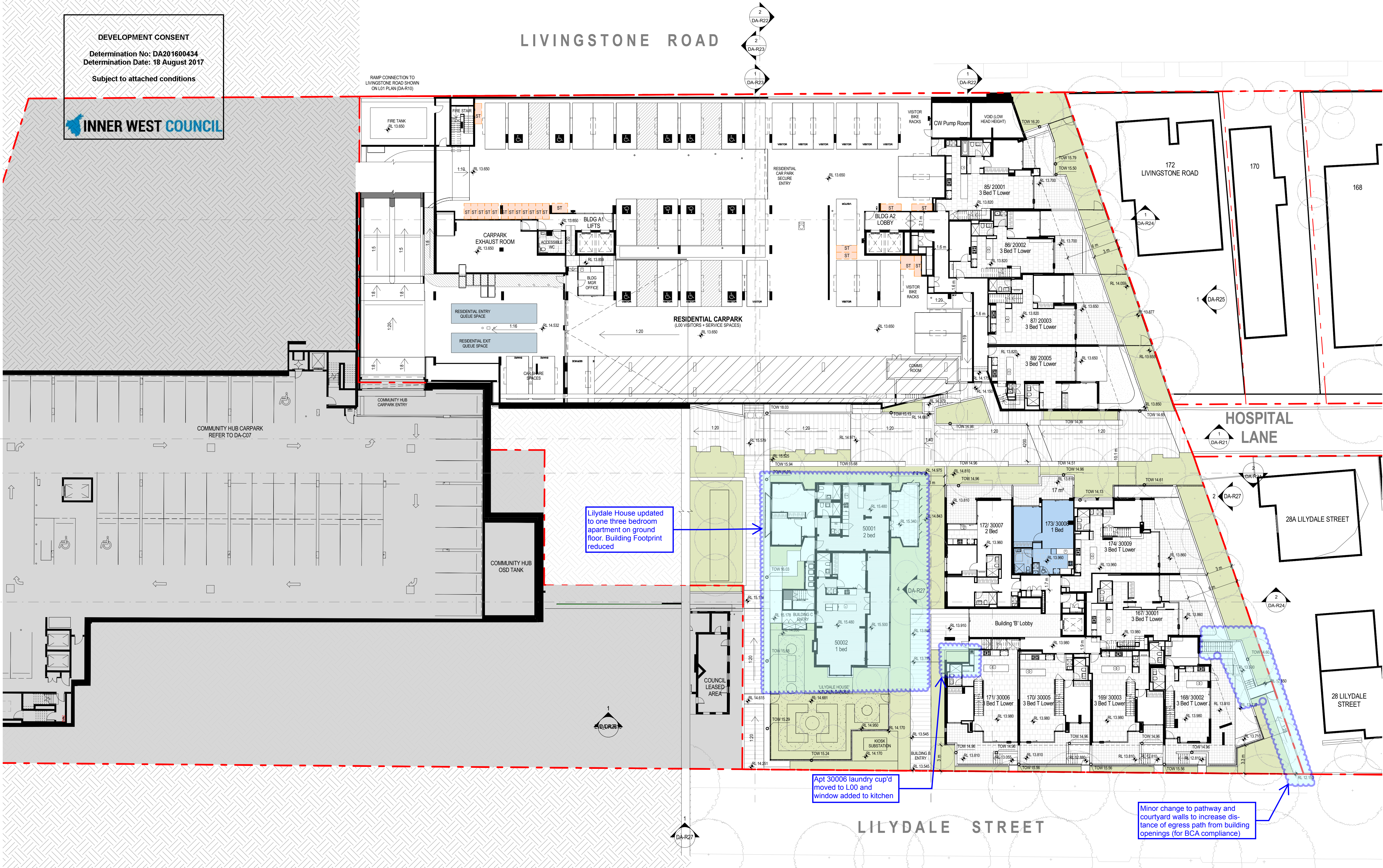
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drawing no: DA-R08 rev: 4

DEVELOPMENT CONSENT

Determination No: DA201600434
Determination Date: 18 August 2017

Subject to attached conditions

INNER WEST COUNCIL



LEGEND

APARTMENT STORAGE

AFFORDABLE HOUSING UNIT (AHU)

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Marrickville Community Hub Development

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tonkin

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title:

LEVEL 00 PLAN

Scale 1:200

job no:1,815 date:04.07.2017 scale @ A1 1:200

drawing no: DA-R09 rev: 5

DEVELOPMENT CONSENT
Determination No: DA201600434
Determination Date: 18 August 2017
Subject to attached conditions

INNER WEST COUNCIL

LIVINGSTONE ROAD

This floor level has been dropped by 50mm

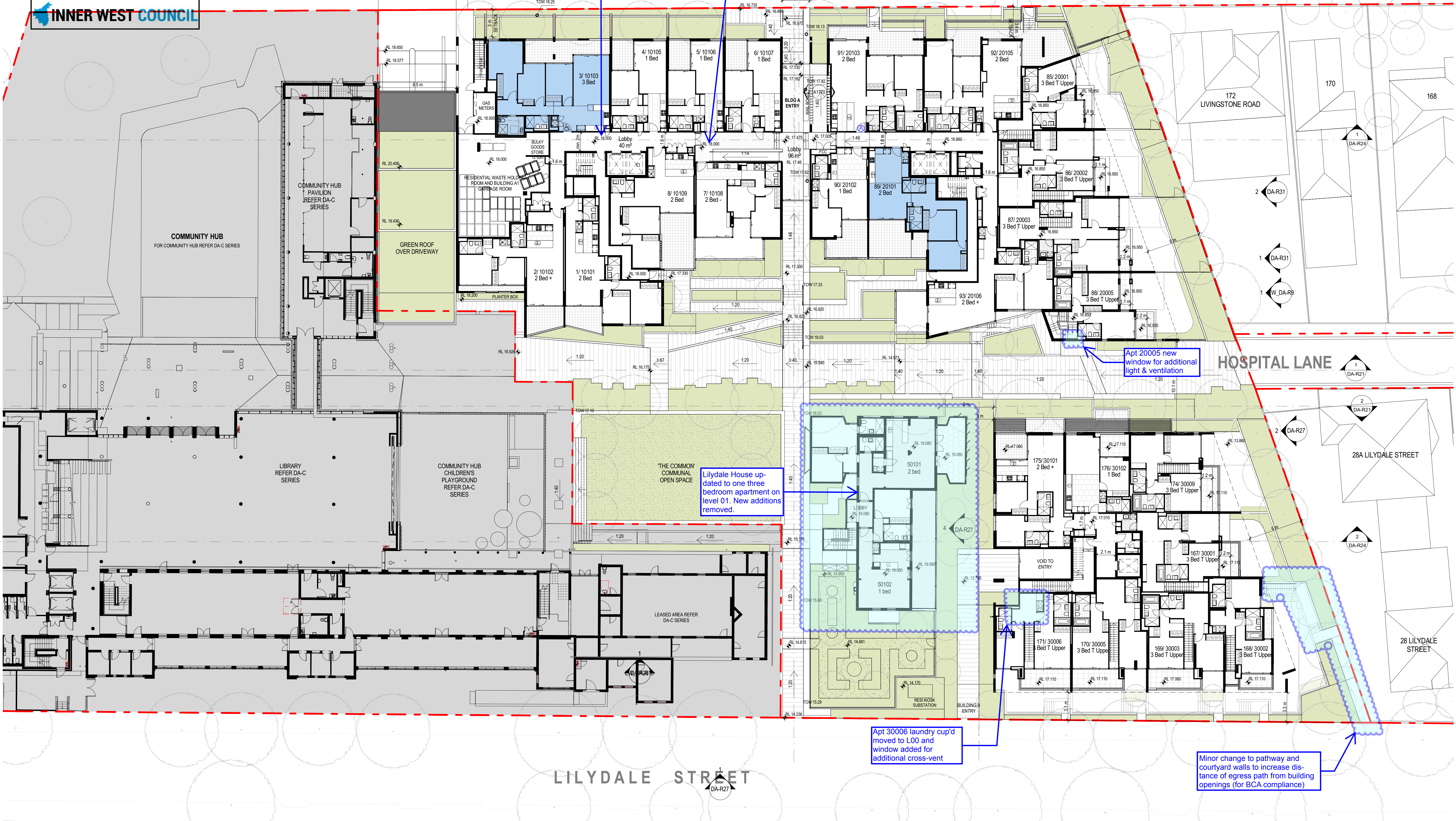
This floor level has been dropped by 50mm

Apt 20005 new window for additional light & ventilation

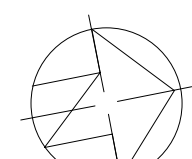
Lilydale House updated to one three bedroom apartment on level 01. New additions removed.

Apt 30006 laundry cup'd moved to L00 and window added for additional cross-vent

Minor change to pathway and courtyard walls to increase distance of egress path from building openings (for BCA compliance)



LEGEND
APARTMENT STORAGE
AFFORDABLE HOUSING UNIT (AHU)



date	rev
29.06.2016	1
22.08.2016	2
23.12.2016	3
07.04.2017	4
10.07.2017	5

amendment
Issue for Land Owner's Consent
Issues for Development Application
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AMENDED DA
AMENDED DA

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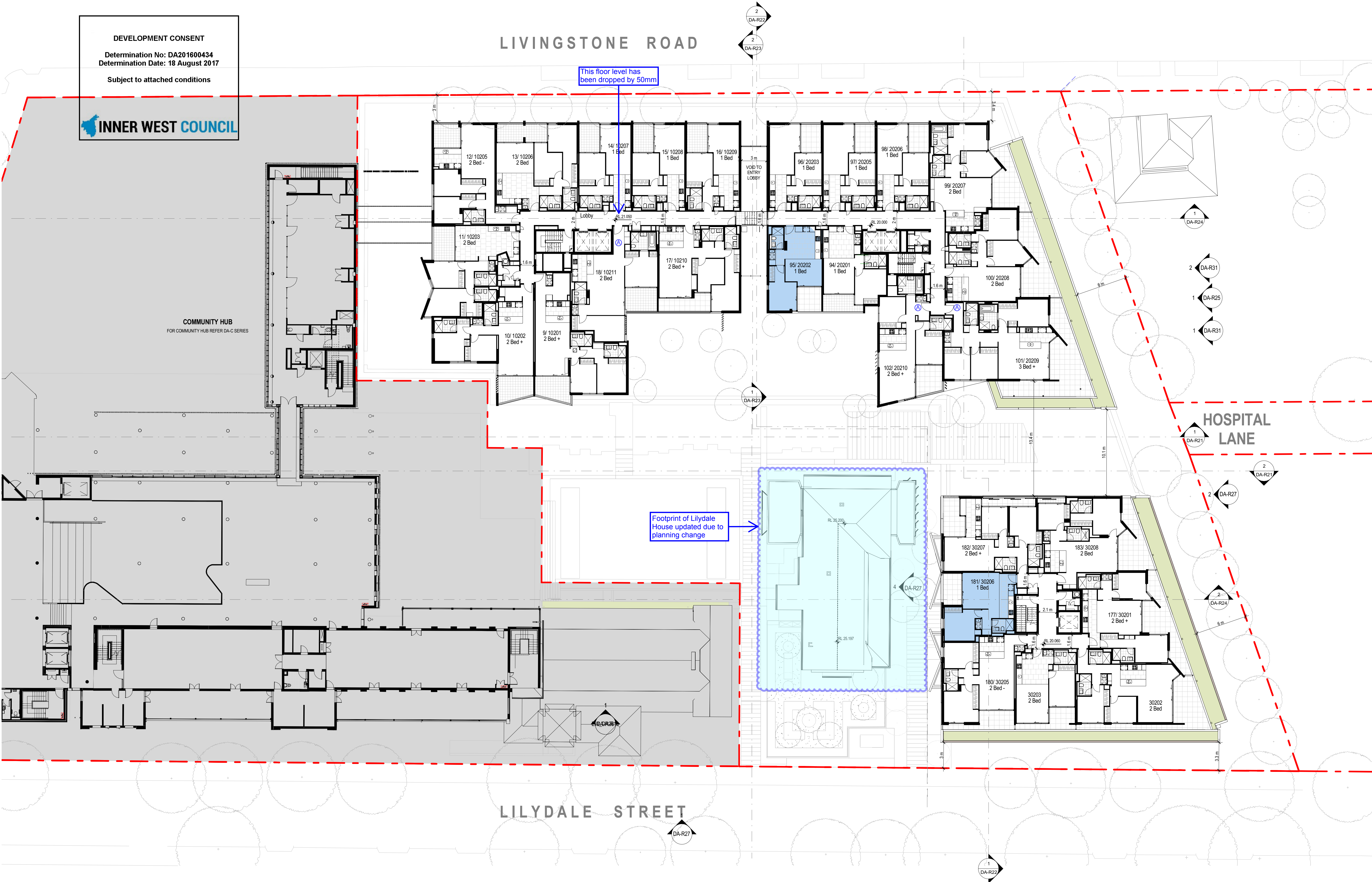
architects
tonkin
group
Tonkin Zulaikha Greer
Pty Ltd
117 Reserve St.
Surry Hills, NSW, 2010
tel. 02 9215 4900

title:
LEVEL 01 PLAN

Scale 1:200
job no:1,815 date:04.07.2017 scale @ A1 1:200
drawing no: DA-R10 rev: 5

DEVELOPMENT CONSENT
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- APARTMENT STORAGE
- AFFORDABLE HOUSING UNIT (AHU)

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title:
LEVEL 02 PLAN

Scale 1: 200

job no: 1.815 date: 04.07.2017 scale @ A1 1: 200

drawing no: **DA-R11** rev: **5**

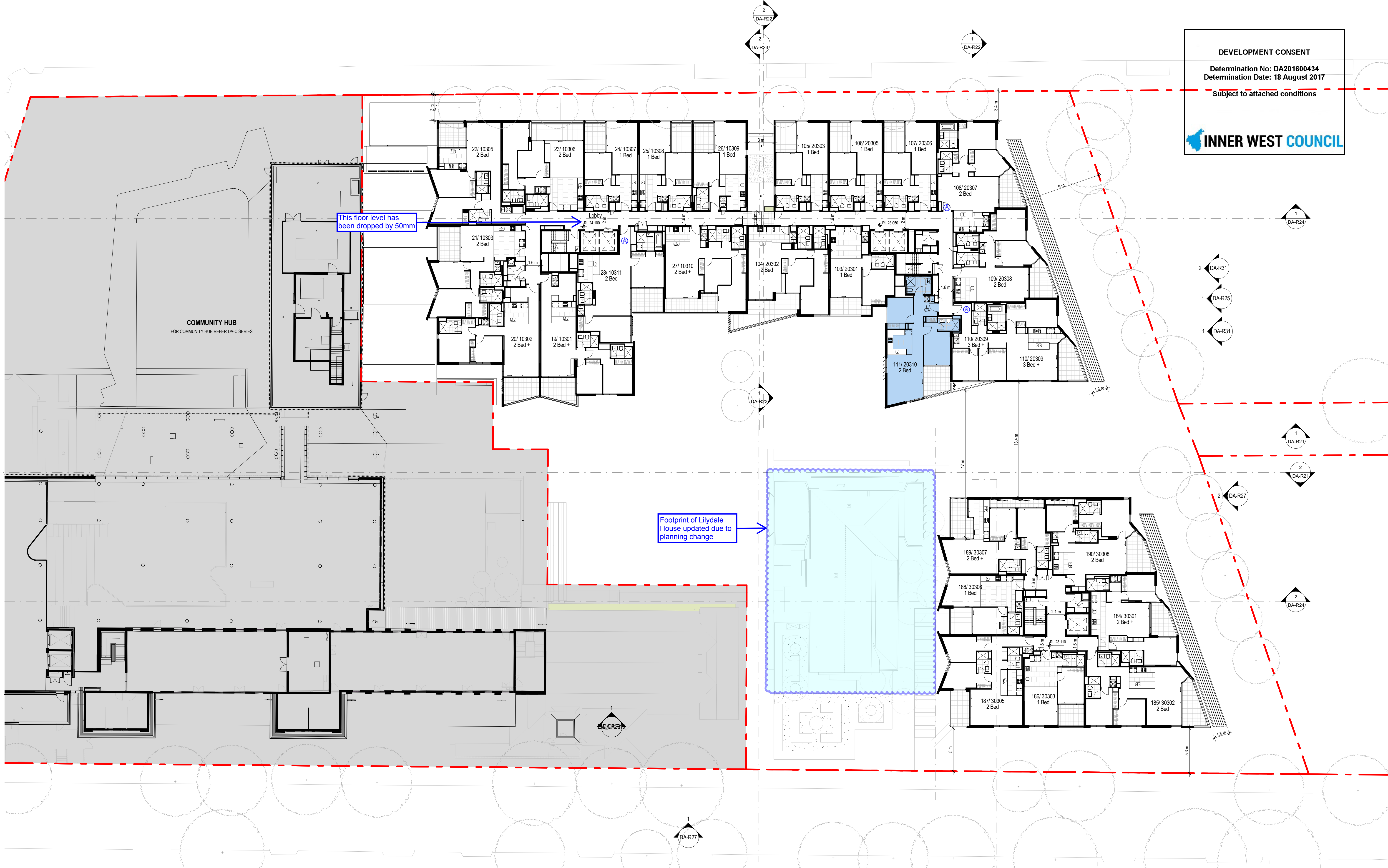
DEVELOPMENT CONSENT

Determination No: DA201600434

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 INNER WEST COUNCIL



10/07/2017 6:50:46 PM

LIVINGSTONE ROAD

DEVELOPMENT CONSENT

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INNER WEST COUNCIL

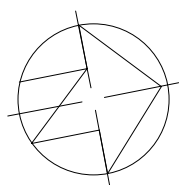
This floor level has been dropped by 50mm

COMMUNITY HUB
FOR COMMUNITY HUB REFER DA-C SERIES

HOSPITAL LANE

LILYDALE STREET

- LEGEND
- APARTMENT STORAGE
 - AFFORDABLE HOUSING UNIT (AHU)



date	rev
29.06.2016	1
22.08.2016	2
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amendment
Issue for Land Owner's Consent
Issues for Development Application
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AMENDED DA
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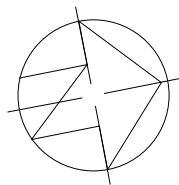
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LEVEL 04 PLAN

Scale 1 : 200
job no:1,815 date:04.07.2017 scale @ A1 1 : 200
drawing no: DA-R13 rev: 5

10/07/2017 6:51:14 PM

LEGEND

- APARTMENT STORAGE
- AFFORDABLE HOUSING UNIT (AHU)



date	rev
29.06.2016	1
22.08.2016	2
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07.04.2017	4
10.07.2017	5

amendment
Issue for Land Owner's Consent
Issues for Development Application
AMENDED DA
AMENDED DA
AMENDED DA

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title:

LEVEL 05 PLAN

Scale 1 : 200

0 4 8 12

job no:1,815

date:04.07.2017

scale @ A1 1 : 200

drawing no: DA-R14

rev: 5

DEVELOPMENT CONSENT
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INNER WEST COUNCIL

COMMUNITY HUB
FOR COMMUNITY HUB REFER DA-C SERIES

This floor level has
been dropped by 50mm

LIVINGSTONE ROAD

LILYDALE STREET

HOSPITAL LANE

LIVINGSTONE ROAD

DEVELOPMENT CONSENT

Determination No: DA201600434

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INNER WEST COUNCIL

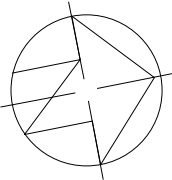
COMMUNITY HUB
FOR COMMUNITY HUB REFER DA-C SERIES

This floor level has
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LILYDALE STREET

HOSPITAL
LANE

- LEGEND
- APARTMENT STORAGE
 - AFFORDABLE HOUSING UNIT (AHU)



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title:

LEVEL 06 PLAN

Scale 1 : 200

0 4 8 12

job no:1,815 date:04.07.2017 scale @ A1 1 : 200

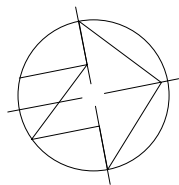
drawing no: **DA-R15**

rev: **5**

10/07/2017 6:51:33 PM

LEGEND

- APARTMENT STORAGE
- AFFORDABLE HOUSING UNIT (AHU)



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07.04.2017	4
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amendment
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AMENDED DA
AMENDED DA
AMENDED DA

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project:

Marrickville Community Hub Development

313-319 Marrickville Rd. Marrickville, NSW, 2204

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tel. 02 9215 4900

title:

LEVEL 07 PLAN

Scale 1 : 200

0 4 8 12

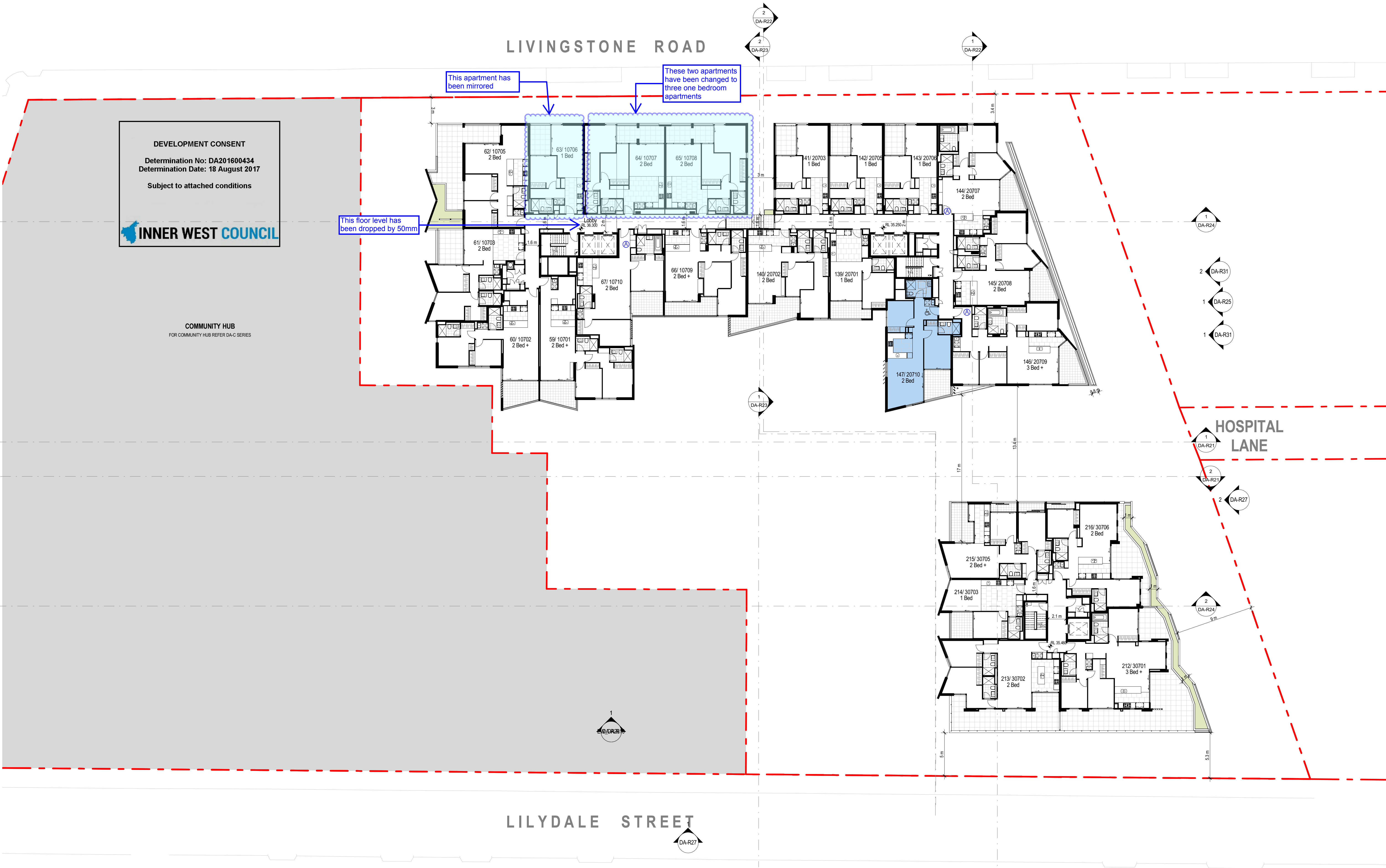
job no:1,815

date:04.07.2017

scale @ A1 1 : 200

drawing no: DA-R16

rev: 5



LIVINGSTONE ROAD

LILYDALE STREET

HOSPITAL LANE

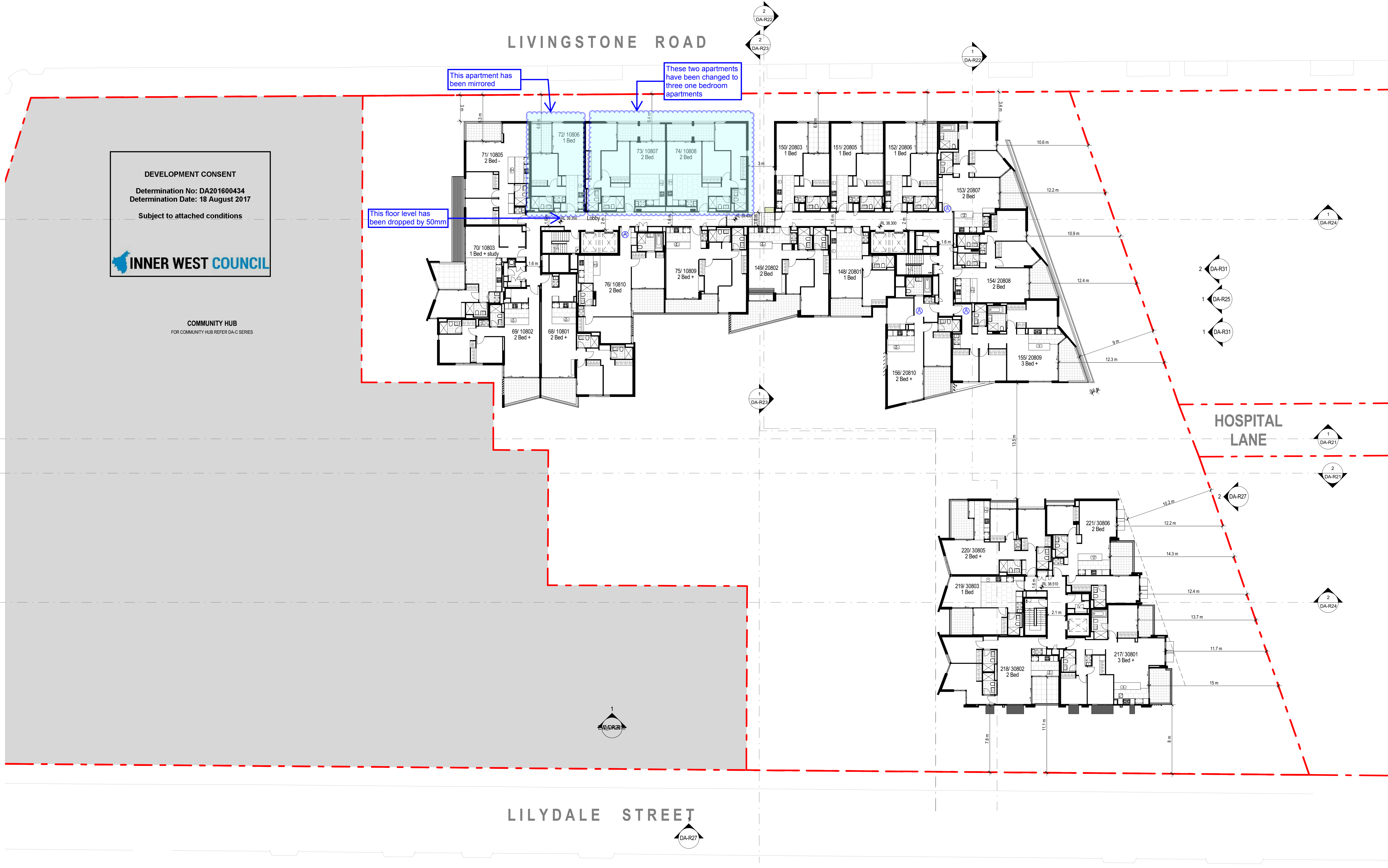
DEVELOPMENT CONSENT
Determination No: DA201600434
Determination Date: 18 August 2017
Subject to attached conditions
INNER WEST COUNCIL

COMMUNITY HUB
FOR COMMUNITY HUB REFER DA-C SERIES

This apartment has been mirrored

This floor level has been dropped by 50mm

These two apartments have been changed to three one bedroom apartments



LEGEND

- APARTMENT STORAGE
- AFFORDABLE HOUSING UNIT (AHU)

date	rev	amendment
29.06.2016	1	Issue for Land Owner's Consent
22.08.2016	2	Issues for Development Application
23.12.2016	3	AMENDED DA
07.04.2017	4	AMENDED DA
10.07.2017	5	AMENDED DA

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project:
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title:
LEVEL 08 PLAN

Scale 1 : 200
0 4 8 12
job no:1,815 date:04.07.2017 scale @ A1 1 : 200
drawing no: DA-R17 rev: 5

LIVINGSTONE ROAD

DEVELOPMENT CONSENT
Determination No: DA201600434
Determination Date: 18 August 2017
Subject to attached conditions



COMMUNITY HUB
FOR COMMUNITY HUB REFER DA-C SERIES

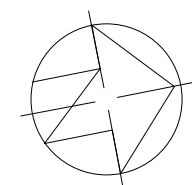
Access to communal
roof deck altered to
comply with AS1428.1

HOSPITAL
LANE

LILYDALE STREET

LEGEND

- APARTMENT STORAGE
- AFFORDABLE HOUSING UNIT (AHU)



date	rev
29.06.2016	1
22.08.2016	2
23.12.2016	3
07.04.2017	4
10.07.2017	5

amendment
Issue for Land Owner's Consent
Issues for Development Application
AMENDED DA
AMENDED DA
AMENDED DA

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project:

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title:

LEVEL 09 PLAN

Scale 1 : 200

0 4 8 12

job no:1,815

date:04.07.2017

scale @ A1 1 : 200

drawing no: DA-R18

rev: 5

LIVINGSTONE ROAD

LILYDALE STREET

HOSPITAL LANE

DEVELOPMENT CONSENT
Determination No: DA201600434
Determination Date: 18 August 2017
Subject to attached conditions



COMMUNITY HUB
FOR COMMUNITY HUB REFER DA-C SERIES

New window added
to bedrooms

New window added
to bedroom

1
DA-R26

1
DA-R25

2
DA-R25

1
DA-R25

1
DA-R25

1
W_DA-R9

1
DA-R21

2
DA-R21

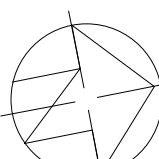
3
DA-R29

2
DA-R24

4
DA-R29

1
DA-R22

LEGEND
APARTMENT STORAGE
AFFORDABLE HOUSING UNIT (AHU)



date	rev	amendment
25.06.2016	1	Issue for Land Owner's Consent
22.08.2016	2	Issues for Development Application
23.12.2016	3	AMENDED DA
07.04.2017	4	AMENDED DA

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project:
**Marrickville Community Hub
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313-319 Marrickville Rd. Marrickville, NSW, 2204

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title:

LEVEL 10 PLAN

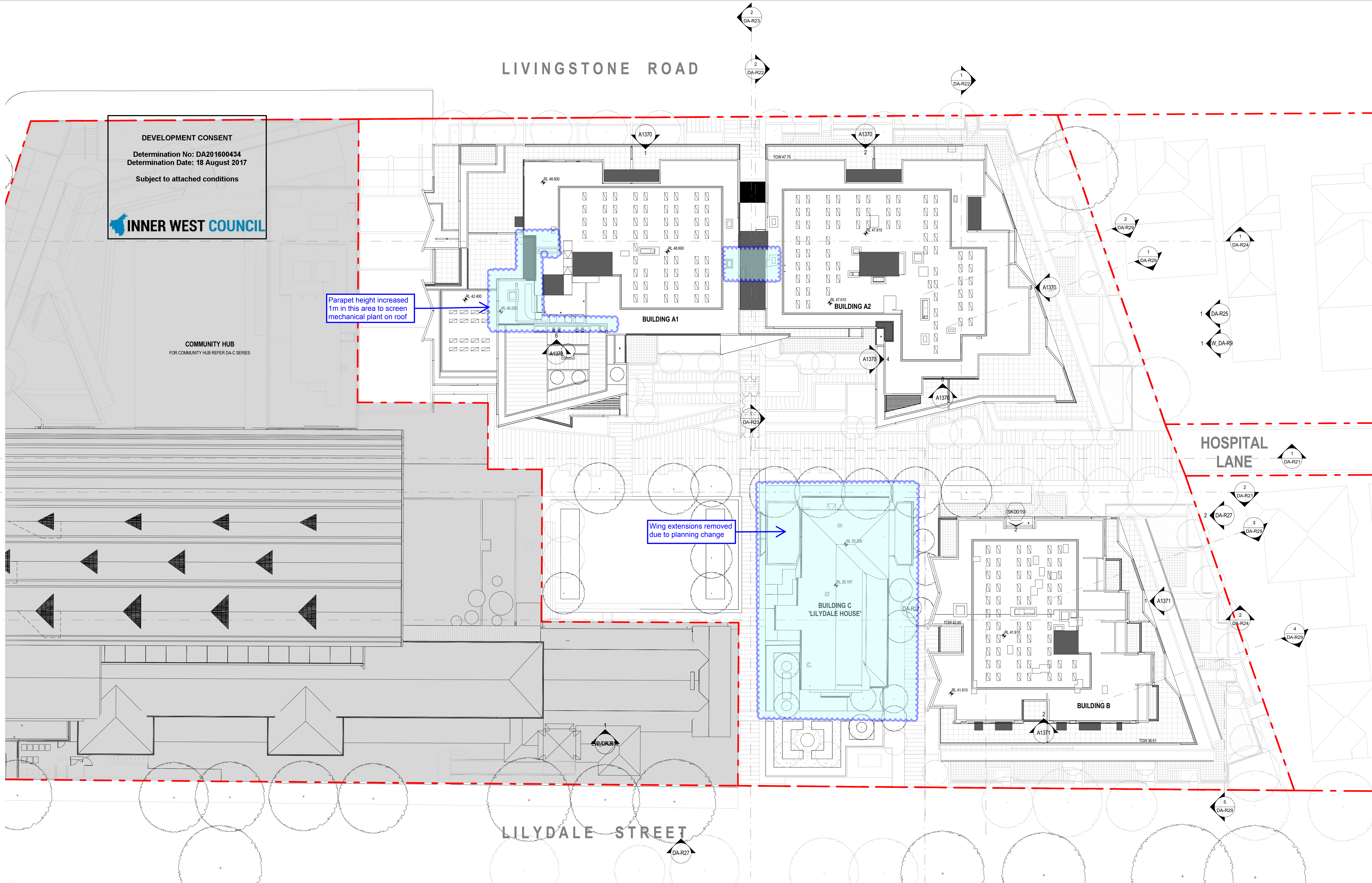
Scale 1 : 200

0 4 8 12

job no:1,815 date:20.12.2016 scale @ A1 1 : 200

drawing no: DA-R19

rev: 4



DEVELOPMENT CONSENT
Determination No: DA201600434
Determination Date: 18 August 2017
Subject to attached conditions

INNER WEST COUNCIL

COMMUNITY HUB
FOR COMMUNITY HUB REFER DA-C SERIES

Wing extensions removed
due to planning change

Parapet height increased
1m in this area to screen
mechanical plant on roof

project:
**Marrickville Community Hub
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313-319 Marrickville Rd. Marrickville, NSW, 2204

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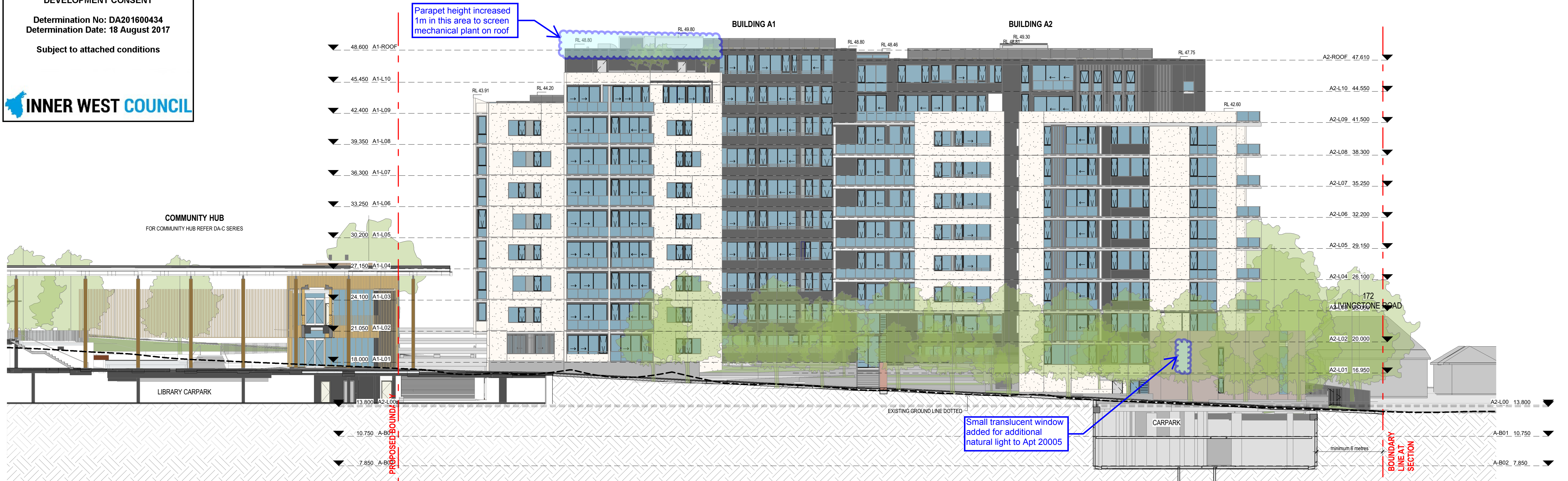
**tonkin
grosvenor**
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title:
ROOF PLAN

Scale 1 : 200
0 4 8 12
job no: 1,815 date: 20.12.2016 scale @ A1 1 : 200
drawing no: **DA-R20** rev: **4**

date	rev	amendment
29.06.2016	1	Issue for Land Owner's Consent
22.08.2016	2	Issue for Development Application
23.12.2016	3	AMENDED DA
07.04.2017	4	AMENDED DA

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1 Hospital Lane Section looking West
1:200



2 Section through Building B & C looking East
1:200

date	rev	amendment
29.06.2016	1	Issue for Land Owner's Consent
22.08.2016	2	Issues for Development Application
23.12.2016	3	AMENDED DA
11.04.2017	4	AMENDED DA

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project:
Marrickville Community Hub Development
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title:
SECTIONS 1

Scale 1:200
0 4 8 12
job no:1,815 date:20.12.2016 scale @ A1 1:200
drawing no: DA-R21 rev: 4

DEVELOPMENT CONSENT

Determination No: DA201600434

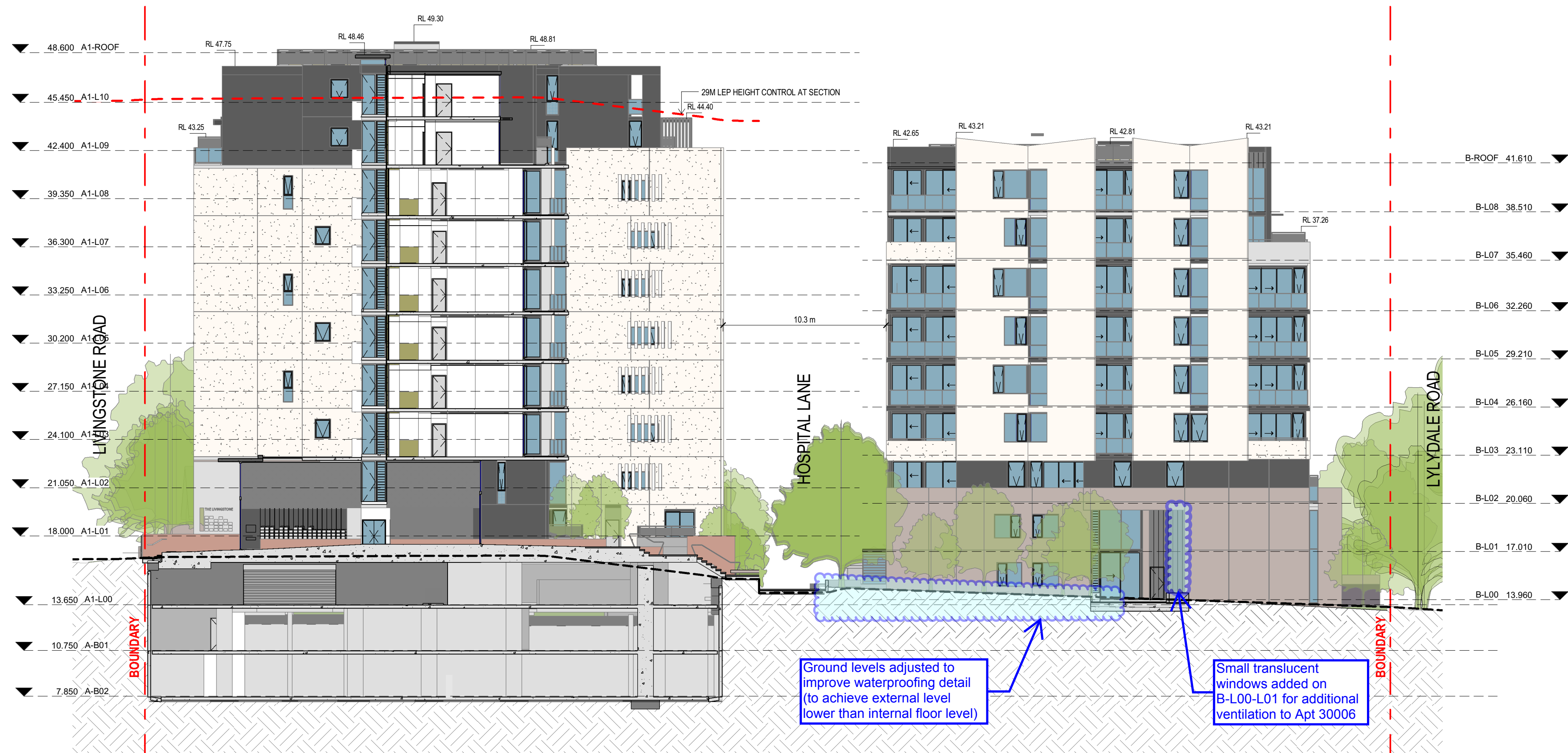
Determination Date: 18 August 2017

Subject to attached conditions





1 Section through Building A & B looking North
1:200



2 Section through Building A with Building B South Elevation
1:200

date	rev	amendment
29.06.2016	1	Issue for Land Owner's Consent
22.08.2016	2	Issue for Development Application
23.12.2016	3	AMENDED DA
11.04.2017	4	AMENDED DA

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title:
SECTIONS 2

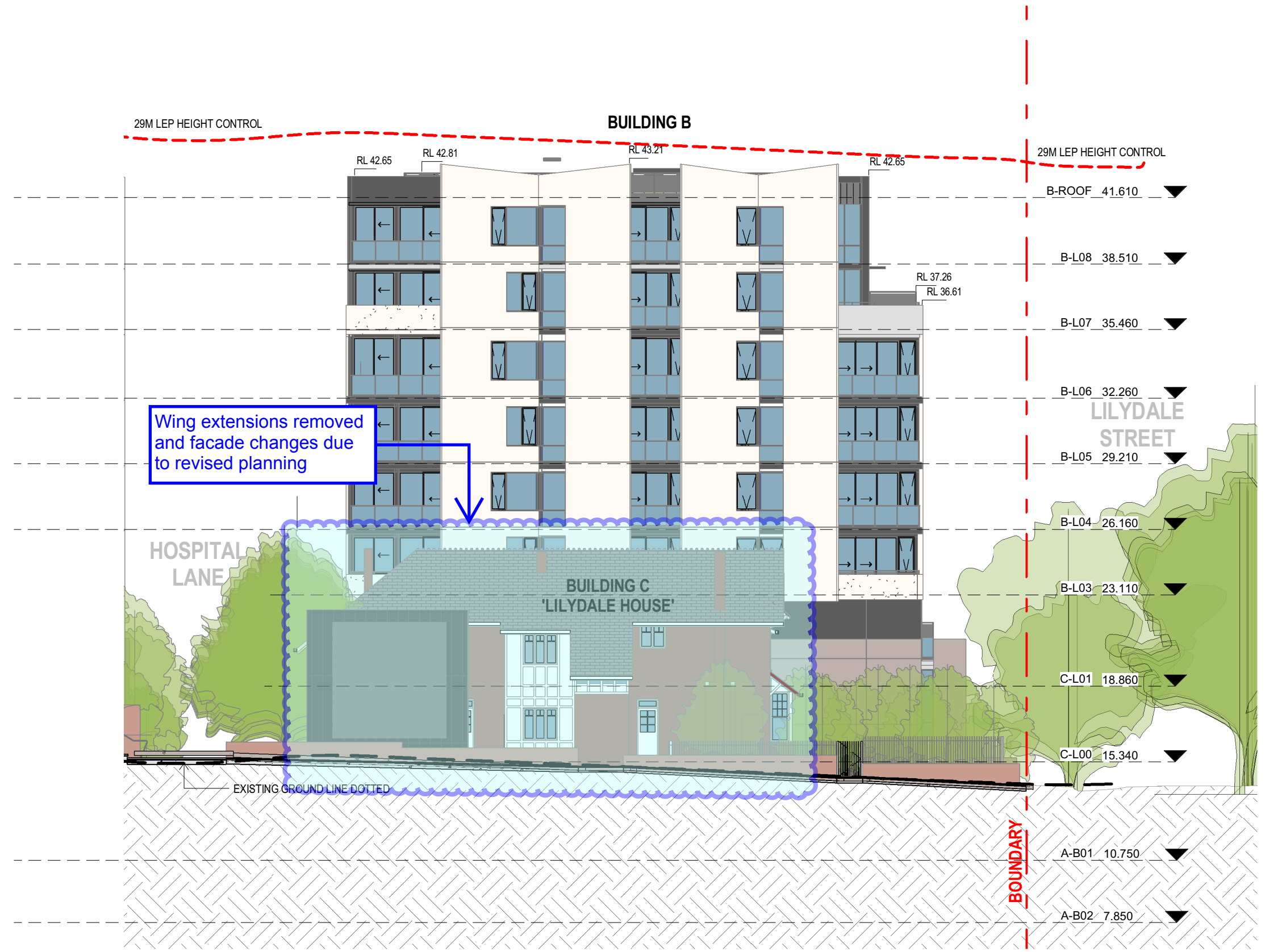
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job no:1,815 date:20.12.2016 scale @ A1 1:200
drawing no: DA-R22 rev: 4

DEVELOPMENT CONSENT

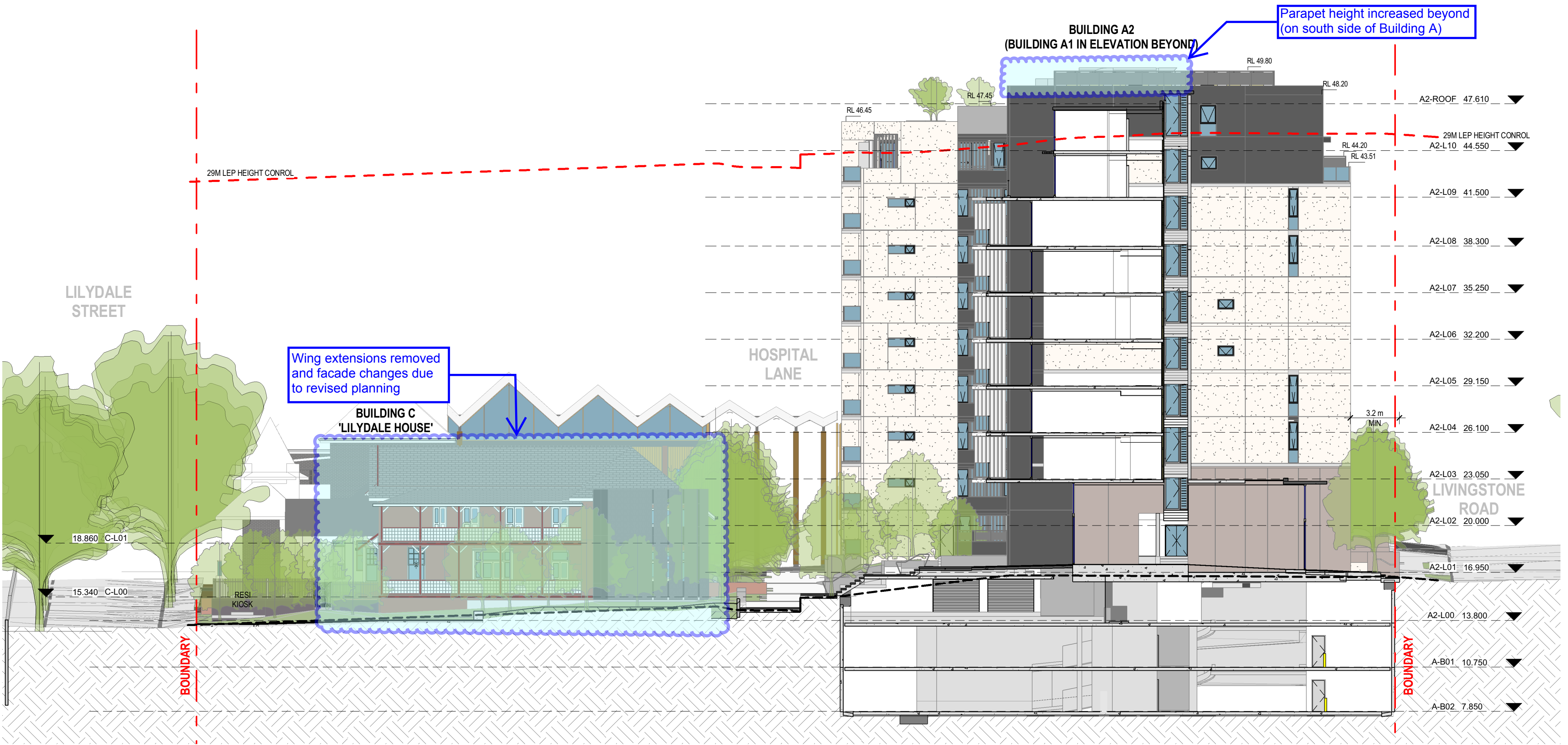
Determination No: DA201600434
Determination Date: 18 August 2017

Subject to attached conditions





1 Section through 'Lilydale Walk' (East West Link)
1:200



2 East-West Section through Buildings A2 & C
1:200

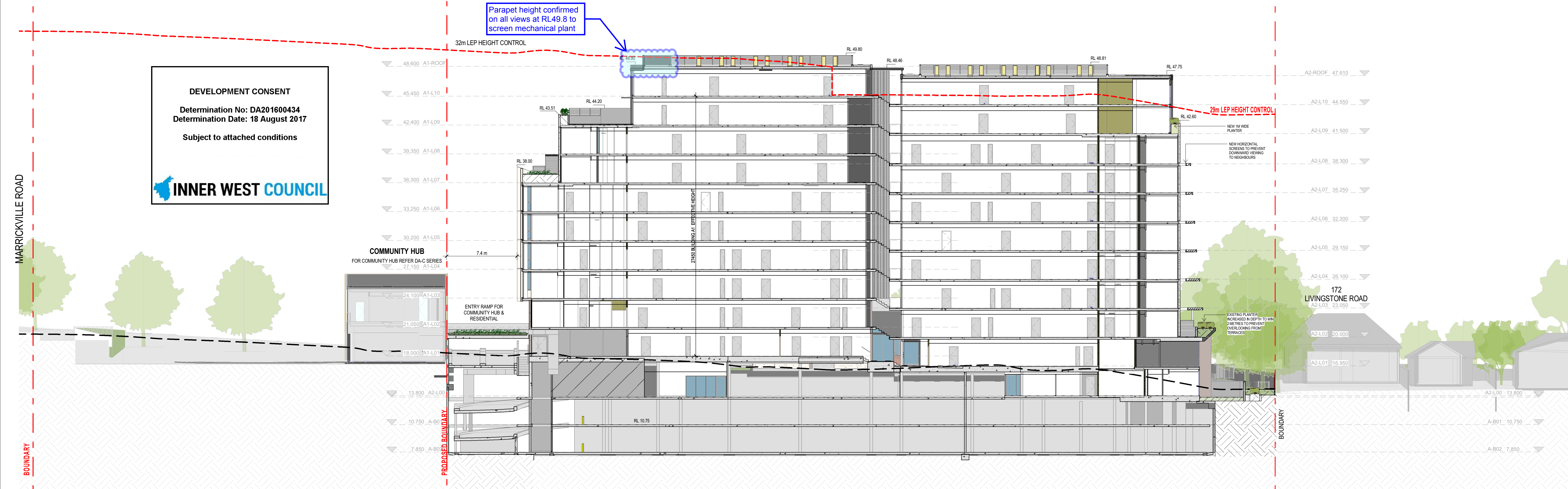
date	rev	amendment
25.06.2016	1	Issue for Land Owner's Consent
22.08.2016	2	Issue for Development Application
23.12.2016	3	AMENDED DA
11.04.2017	4	AMENDED DA

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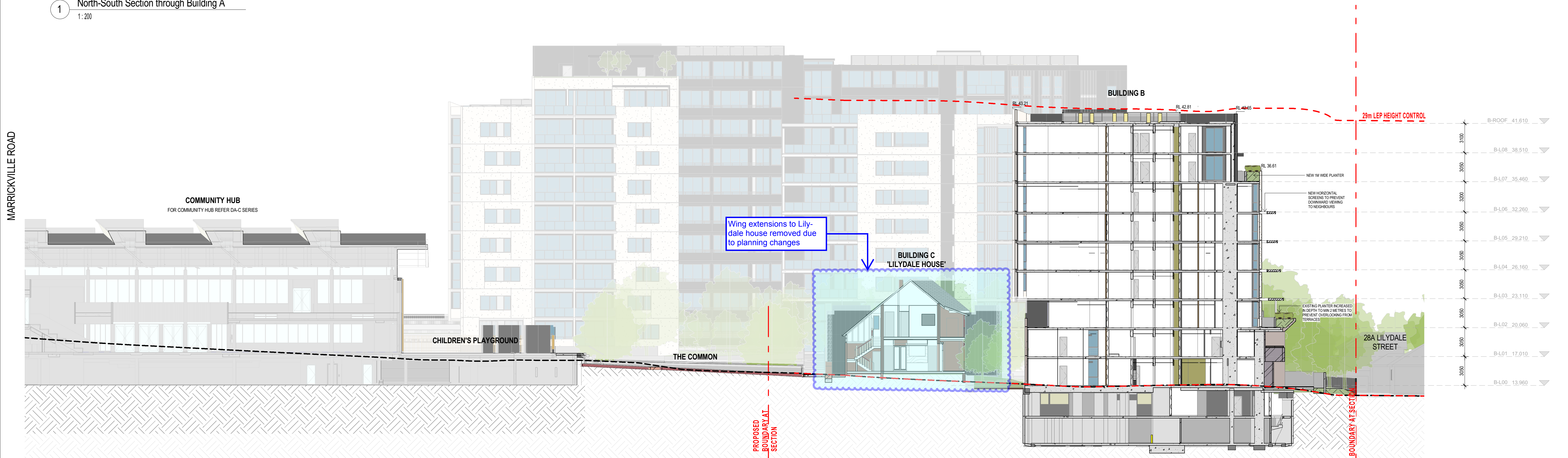
project:
Marrickville Community Hub Development
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title:
SECTIONS 3



1 North-South Section through Building A
1:200



2 North-South Section through Building B & C
1:200

date	rev	amendment
29.06.2016	1	Issues for Land Owner's Consent
22.08.2016	2	Issues for Development Application
23.12.2016	3	AMENDED DA
11.04.2017	4	AMENDED DA
10.07.2017	5	AMENDED DA

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project:
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title:
SECTIONS 4

Scale 1:200
0 4 8 12
job no:1,815 date:04.07.2017 scale @ A1 1:200
drawing no: DA-R24 rev: 5

DEVELOPMENT CONSENT

Determination No: DA201600434
Determination Date: 18 August 2017

Subject to attached conditions

 INNER WEST COUNCIL



date	rev	amendment
29.06.2016	1	Issues for Land Owner's Consent
22.08.2016	2	Issues for Development Application
23.12.2016	3	AMENDED DA
11.04.2017	4	AMENDED DA
10.07.2017	5	AMENDED DA

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project:
Marrickville Community Hub Development
313-319 Marrickville Rd. Marrickville, NSW, 2204

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tonkin zulaikha greer
ARCHITECTS
Tonkin Zulaikha Greer Pty Ltd
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title:
NORTH & SOUTH ELEVATIONS

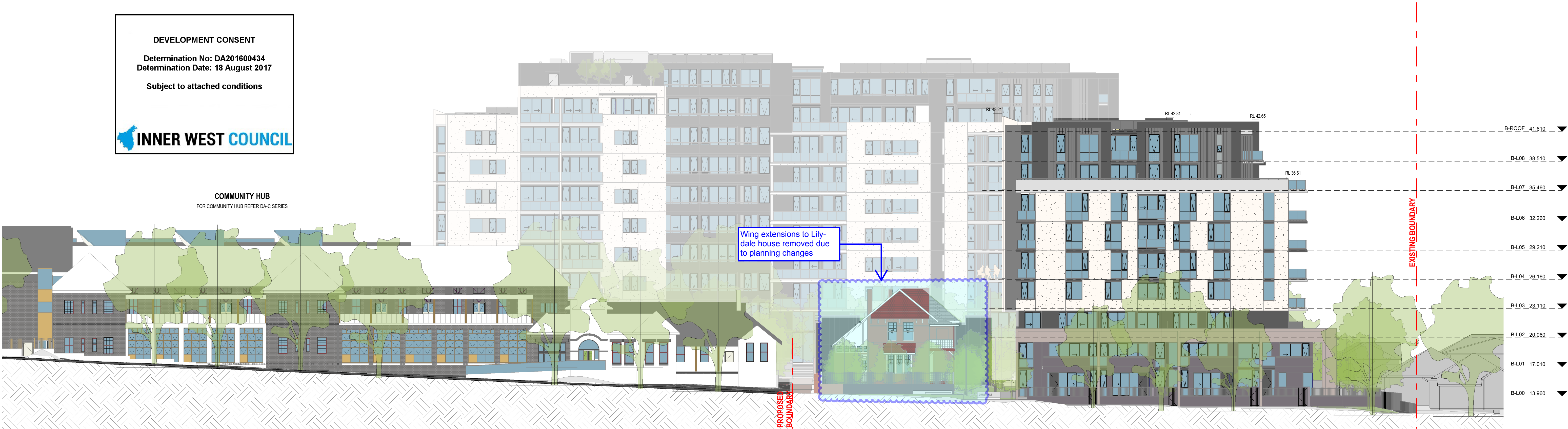
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job no:1,815 date:04.07.2017 scale @ A1 1:200
drawing no: DA-R25 rev: 5

DEVELOPMENT CONSENT

Determination No: DA201600434
Determination Date: 18 August 2017

Subject to attached conditions

**INNER WEST COUNCIL**



1 DA_East Elevation (Lilydale Street)
1:200



2 DA_West Elevation (Livingstone Rd)
1:200

date	rev	amendment
29.06.2016	1	Issue for Land Owner's Consent
22.08.2016	2	Issues for Development Application
23.12.2016	3	AMENDED DA
11.04.2017	4	AMENDED DA

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project:
Marrickville Community Hub Development
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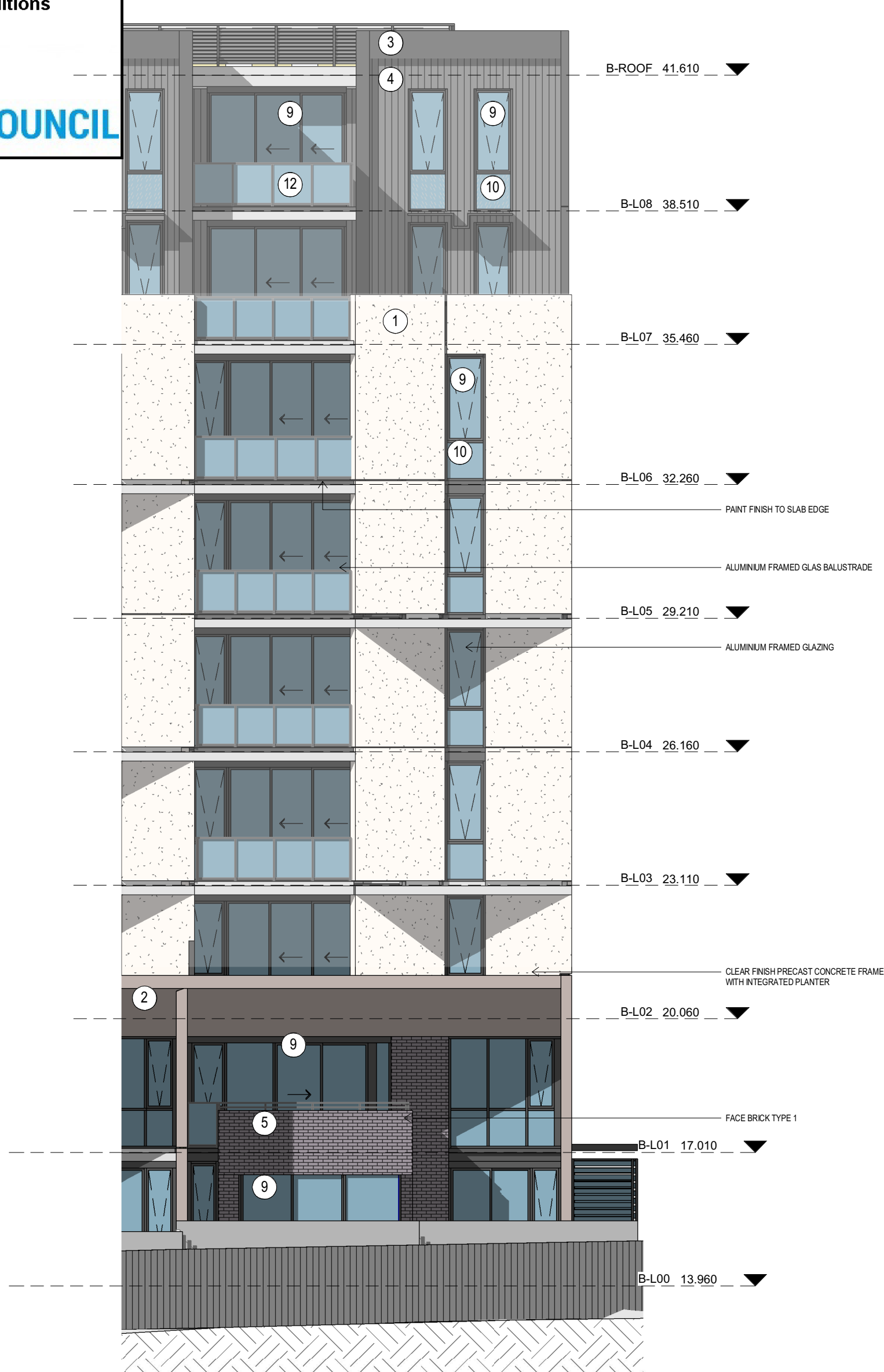
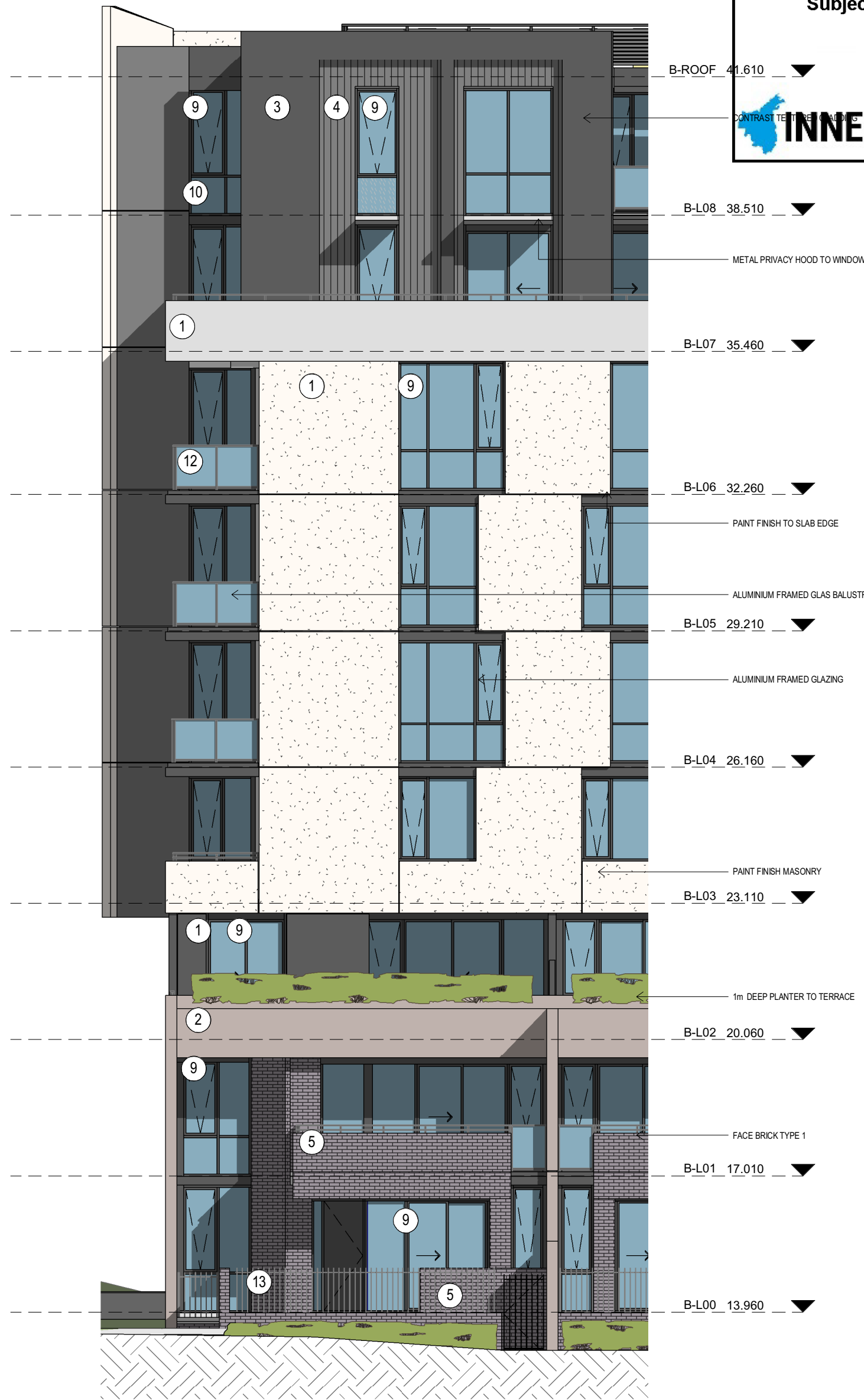
architects in association:
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title:
EAST & WEST ELEVATIONS

Scale 1:200
0 4 8 12
job no:1,815 date:20.12.2016 scale @ A1 1:200
drawing no: DA-R26 rev: 4

DEVELOPMENT CONSENT
Determination No: DA201600434
Determination Date: 18 August 2017
Subject to attached conditions

INNER WEST COUNCIL



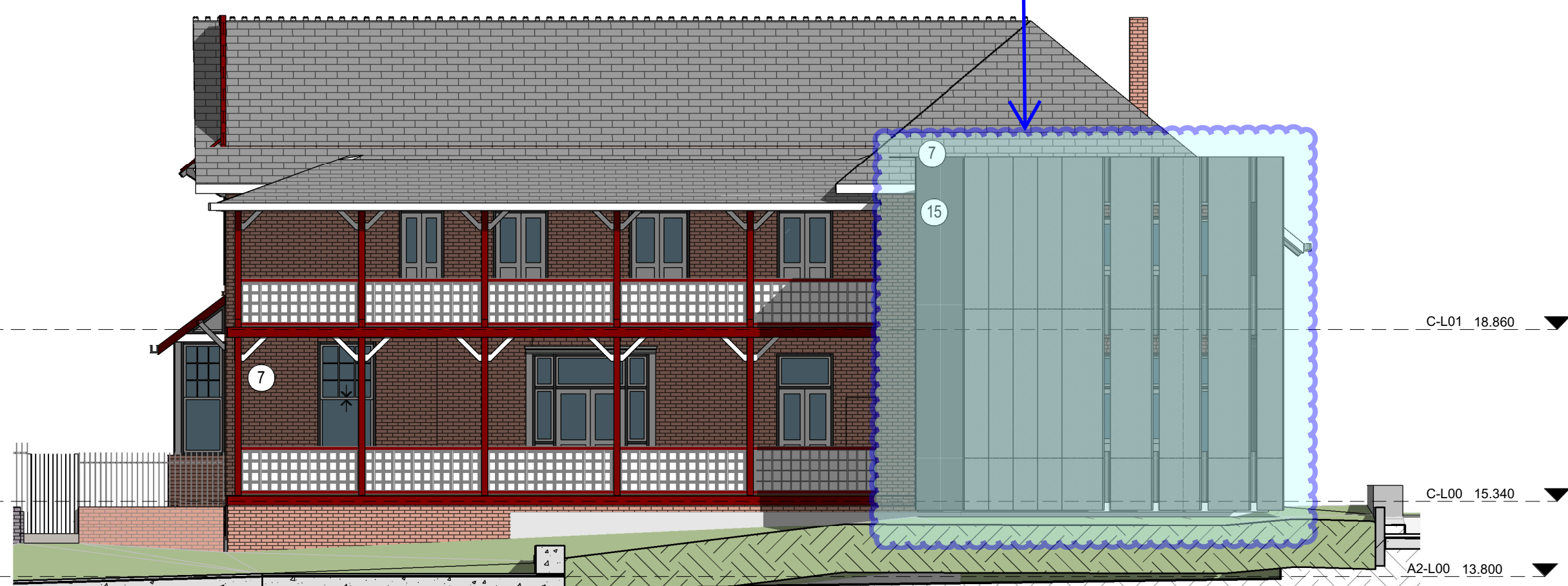
- LEGEND:
1. PAINT FINISH MASONRY
 2. CONCRETE FINISH
 3. TEXTURED CONTRAST CLADDING TYPE 1
 4. TEXTURED CONTRAST CLADDING TYPE 2
 5. BRICKWORK TYPE 1
 6. BRICKWORK TYPE 2
 7. BRICKWORK TYPE 3, EXISTING
 8. FEATURED MASONRY
 9. ALUMINIUM FRAMED GLAZING, POWDERCOAT FINISH
 10. ALUMINIUM FRAMED TRANSLUCENT GLAZING, POWDERCOAT FINISH
 11. ALUMINIUM FRAMED COLOURBACK GLAZING, POWDERCOAT FINISH
 12. ALUMINIUM FRAMED GLASS BALUSTRADE, POWDERCOAT FINISH
 13. METAL FENCING
 14. METAL CLADDING
 15. PERFORATED METAL CLADDING

1 Detail_East Elevation (Lilydale Street)
1:100

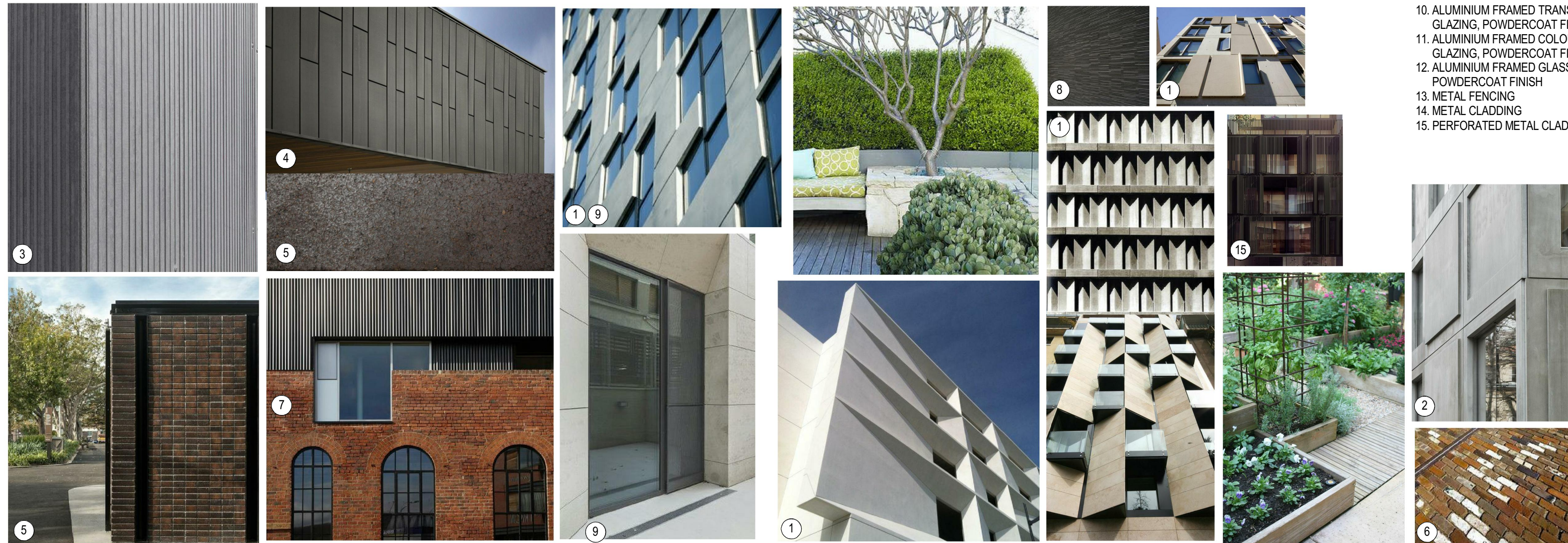
2 Detail_North Elevation
1:100

3 Detail_West Elevation (Livingstone Rd)
1:100

New wing extension removed from Lilydale house due to planning changes



4 Detail North Elevation ONQ
1:100



project:
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313-319 Marrickville Rd. Marrickville, NSW, 2204

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title:
DETAIL ELEVATIONS AND FINISHES SCHEDULE

Scale 1:200
job no:1,815 date:20.12.2016 scale @ A1 As indicated
drawing no:DA-R27 rev: 4