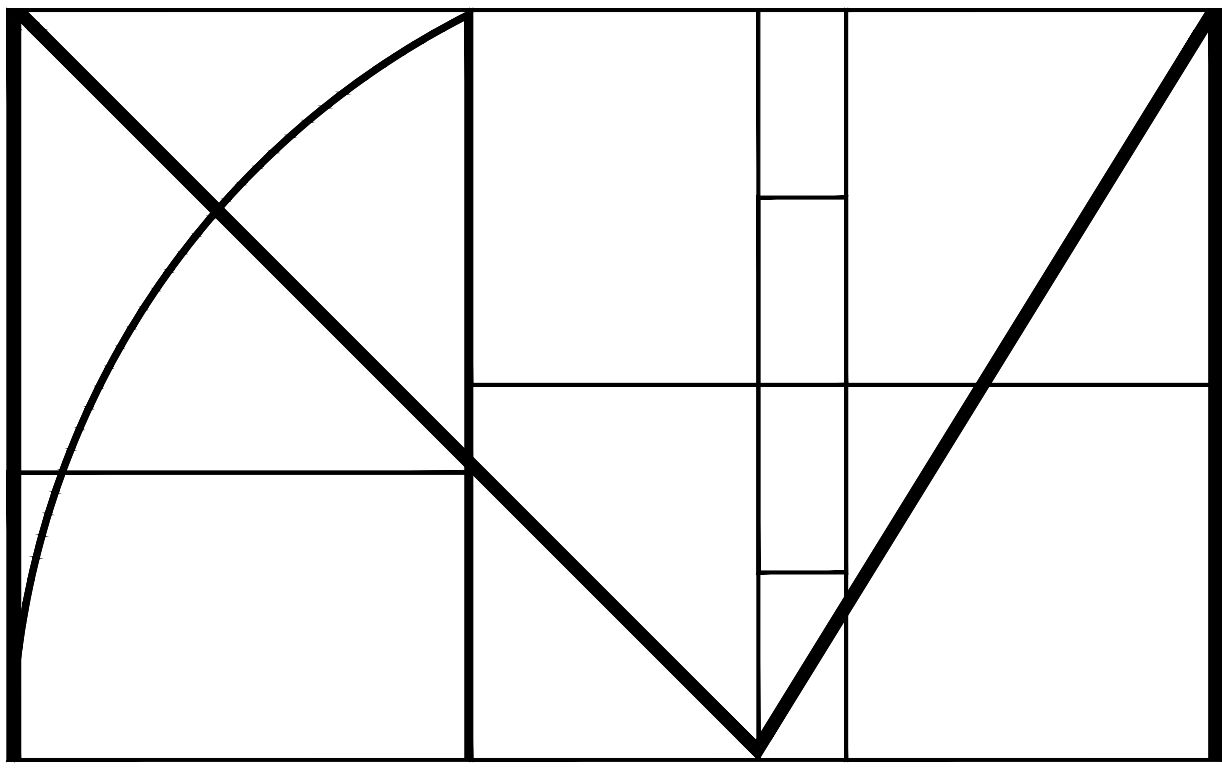


Development Application Drawing List

A 00.01	Site Plan
A 01.00	Level 00
A 01.01	Level 01
A 01.02	Level 02
A 01.03	Level 03
A 01.04	Level 04
A 01.05	Level 05
A 01.06	Roof Plan
A 02.01	Typical Unit Layout Plan
A 03.01	Elevation North + South
A 03.02	Elevation East + West
A 04.01	Section A - A + Secton B-B
A 04.02	Courtyard Sections
A 08.01	Demolition Plan
A 08.02	Excavation Plan
A 08.03	Gross Floor Area Plans
A 08.11	Shadow Dlagrams (Winter Solistice - June 21st) Views From the Sun - Proposed
A 08.12	Shadow Dlagrams (Winter Solistice - June 21st) Views From the Sun - Existing
A 08.13	Shadow Dlagrams (Winter Solistice - June 21st) Shadow Study - Proposed
A 08.14	Shadow Dlagrams (Winter Solistice - June 21st) Shadow Study - Existing
A 08.15	Shadow Dlagrams (Spring Equinox -Sep 22nd) Shadow Study - Proposed
A 08.16	Shadow Dlagrams (Summer Solistice - Dec 22nd) Shadow Study - Proposed

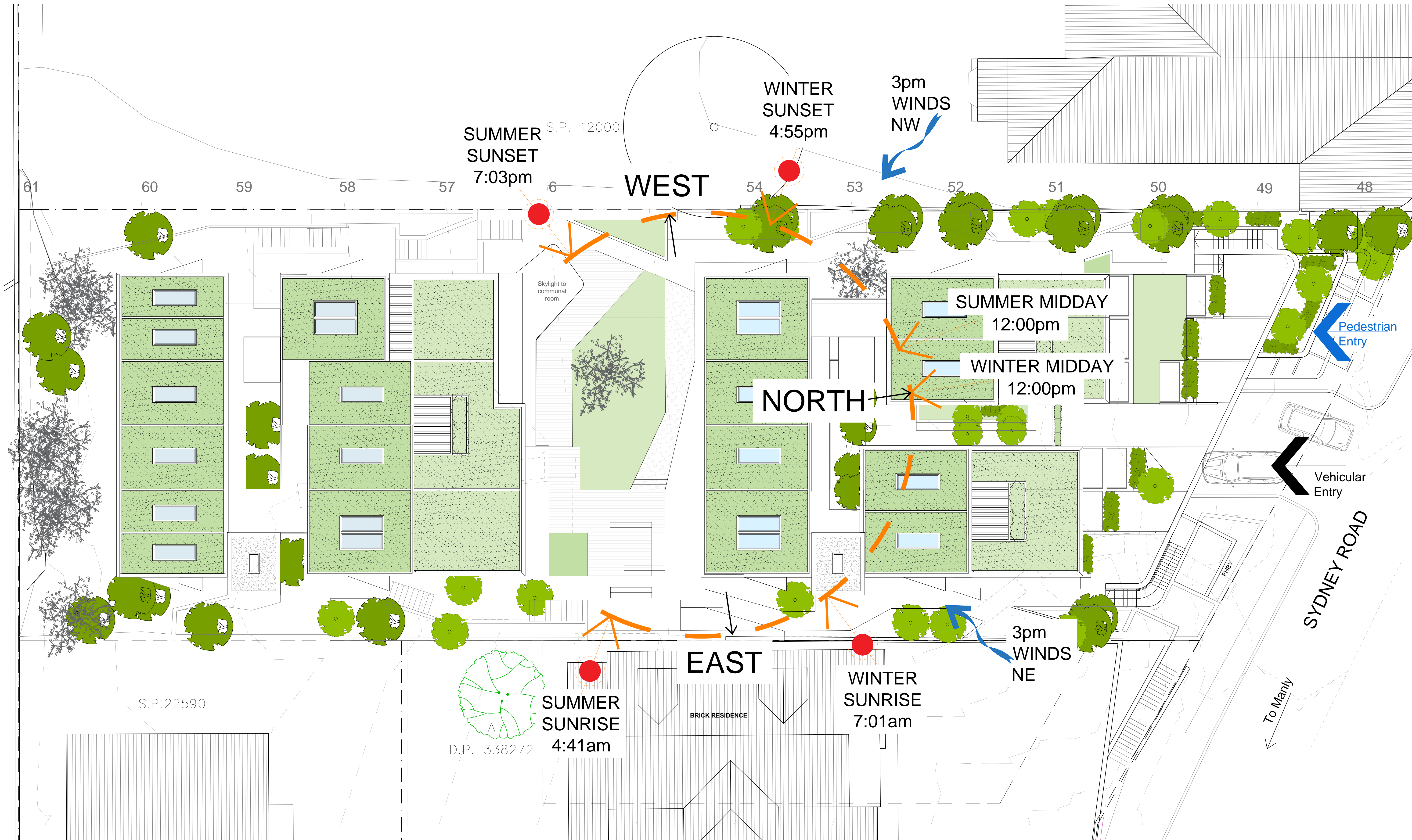


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M21701 195-197 Sydney Rd,Fairlight

'MODULE 195'



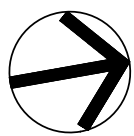


01 Site Plan
Floor Plan 1:200 @a3

NOT FOR CONSTRUCTION

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P2	10-07-2018	Preliminary Council Issue	MD	MD	
Revision	Date	Description	Initial	Checked	

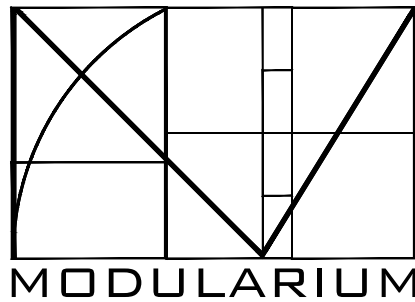
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SITE PLAN



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Plot File			
Drawing No.		[Revision]	
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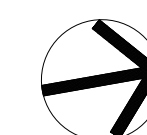
email modulariumdesign@gmail.com
Nominated Architect: Marko Damic Reg 8730



01 Level 02 Plan
Floor Plan 1:200 @a3

NOT FOR CONSTRUCTION

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LEVEL 02 PLAN

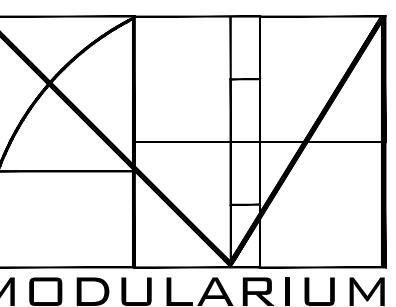


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P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

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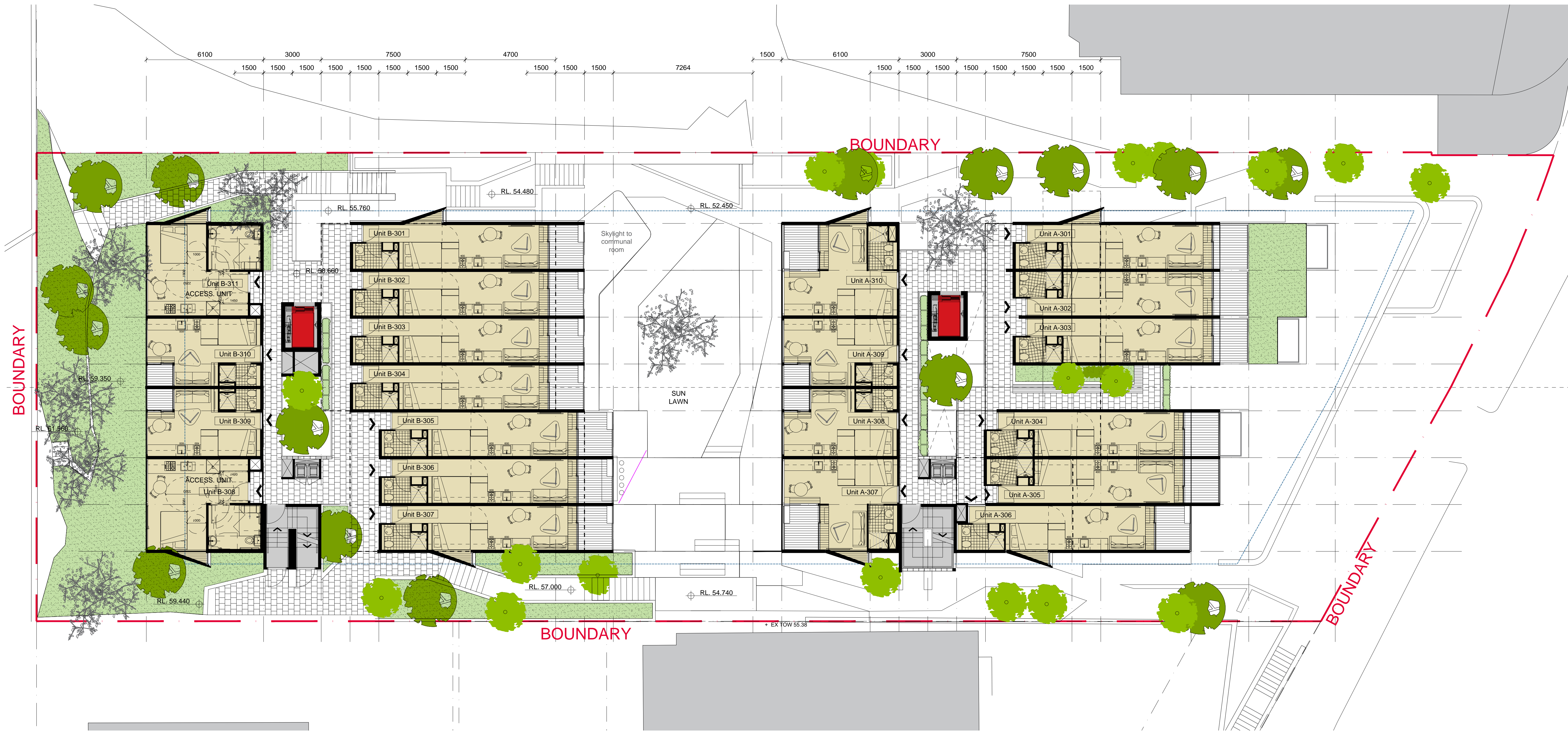
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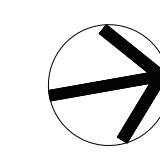
Nominated Architect: Marko Damic Reg 8730



01 Level 03 Plan
Floor Plan 1:200 @a3

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P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

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LEVEL 03 PLAN



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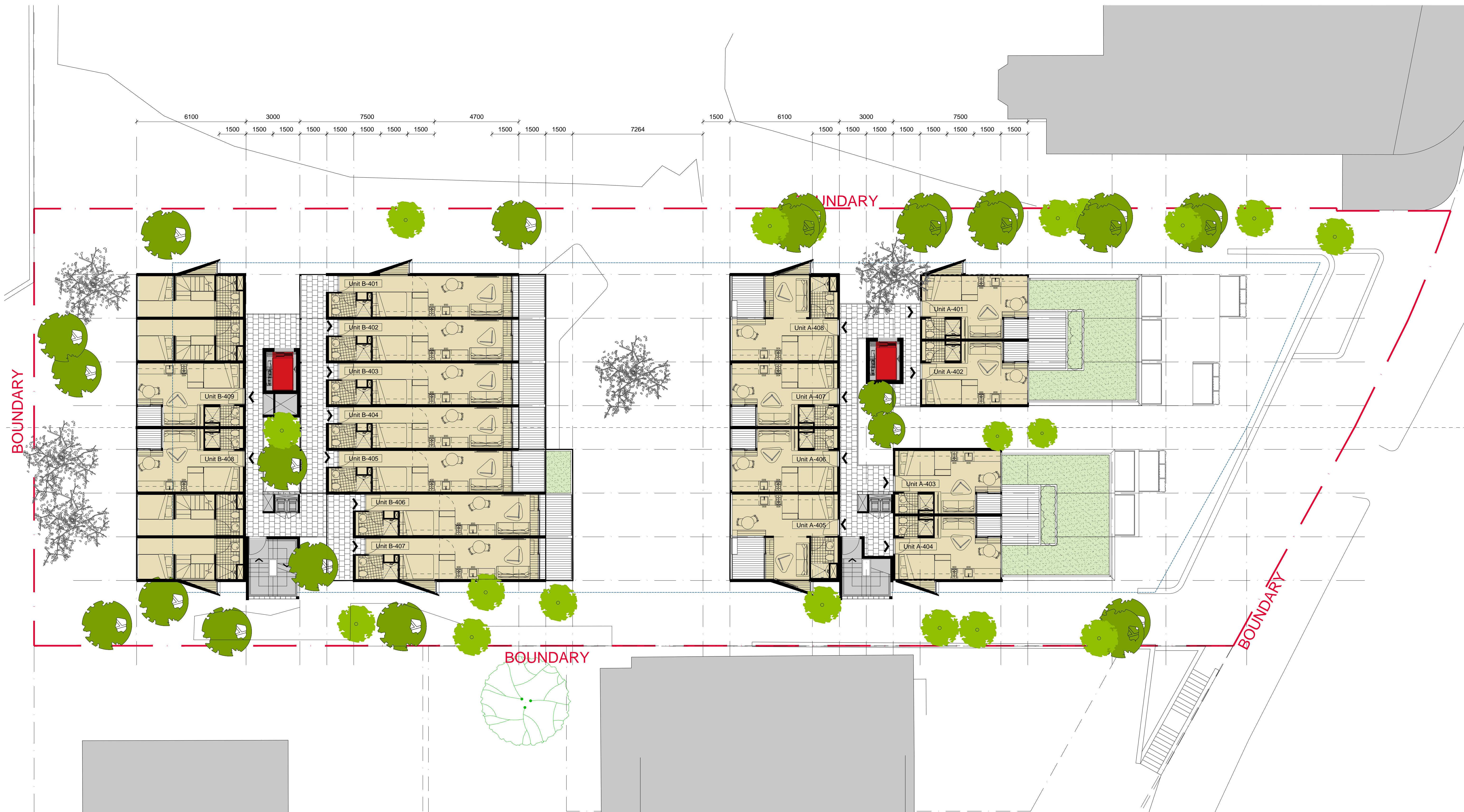
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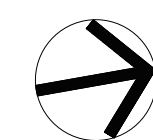
MODULARIUM



01 Level 04 Plan
Floor Plan 1:200 @a3

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P2	10-07-2018	Preliminary Council Issue	MD MD
Revision	Date	Description	Initial Checked

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LEVEL 04 PLAN

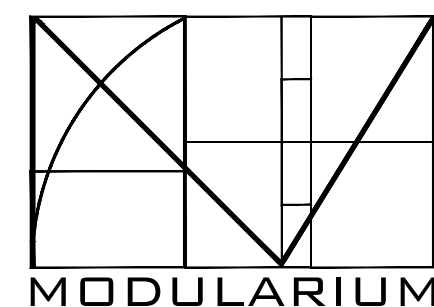


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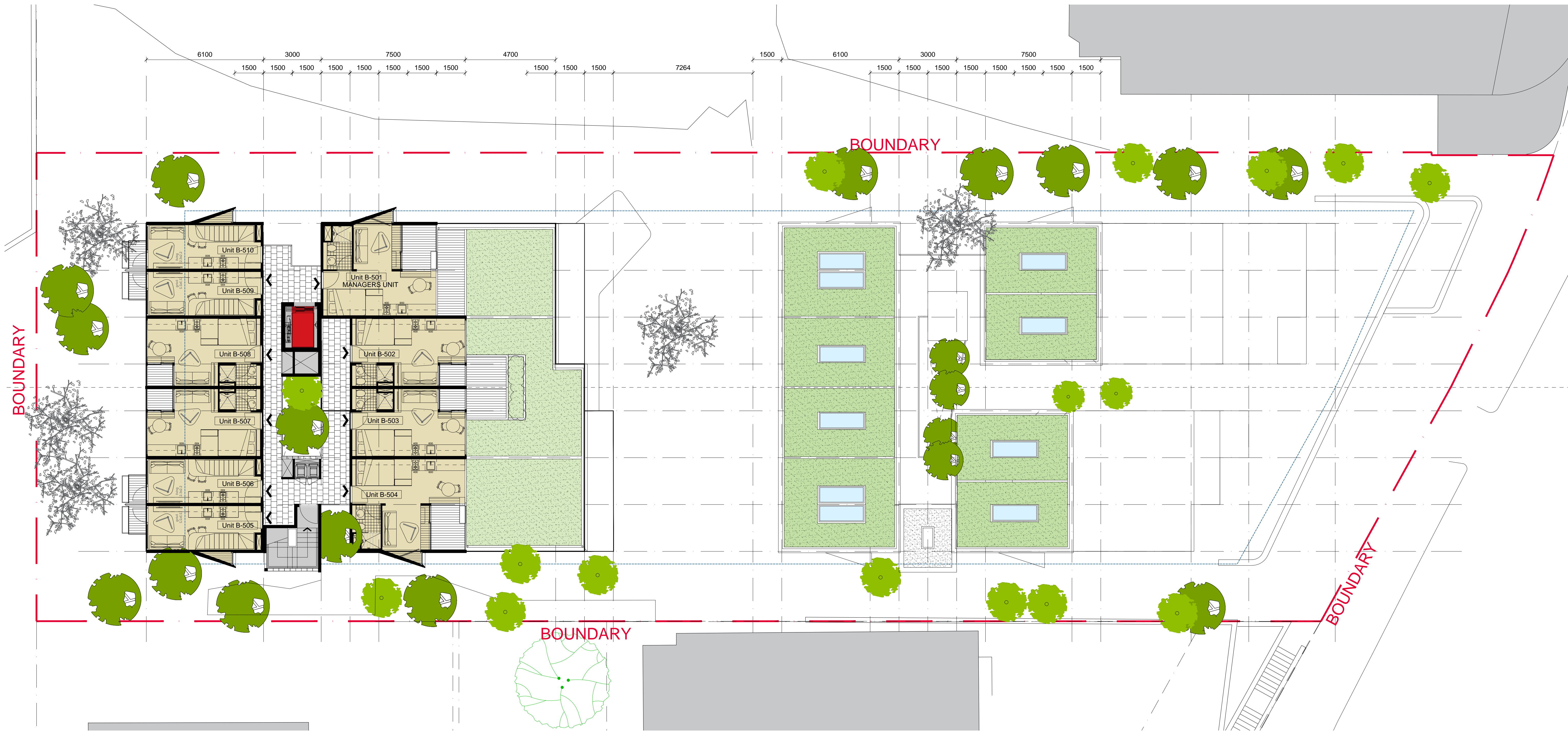
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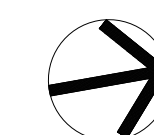
Nominated Architect: Marko Damic Rep 8/30



01 Level 05 Plan
Floor Plan 1:200 @a3

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P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

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LEVEL 05 PLAN

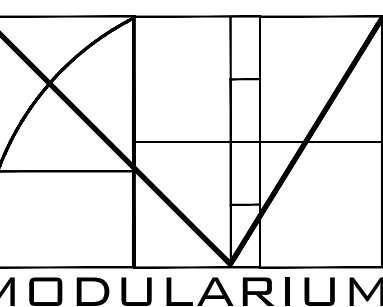


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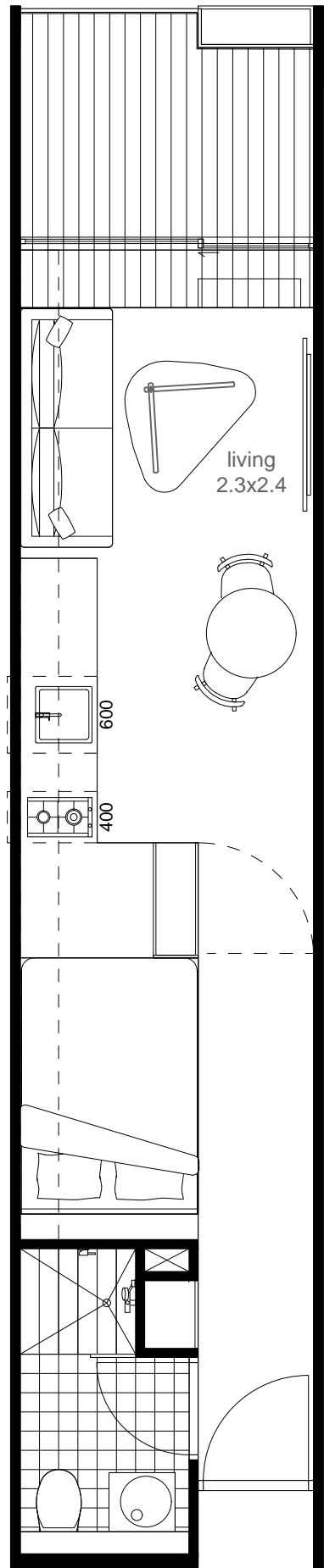
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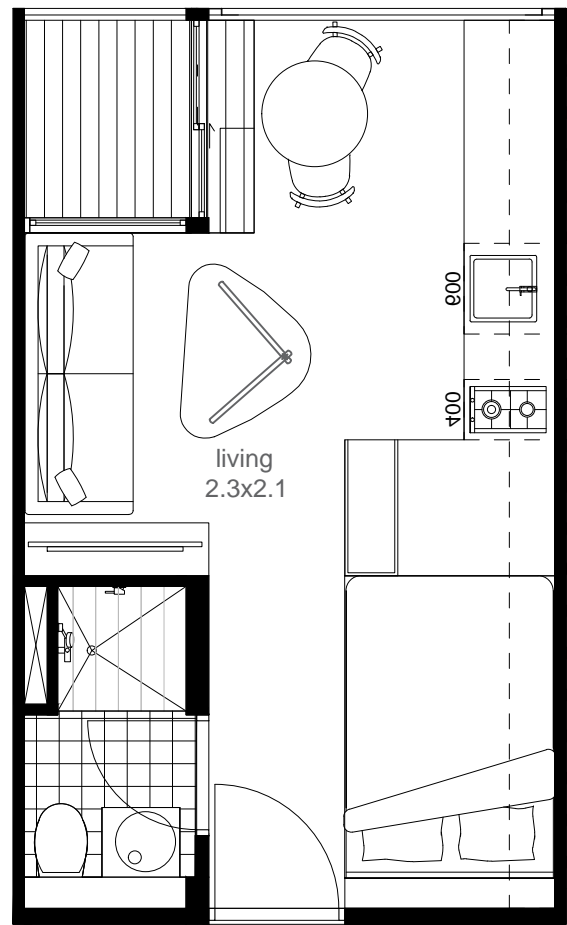
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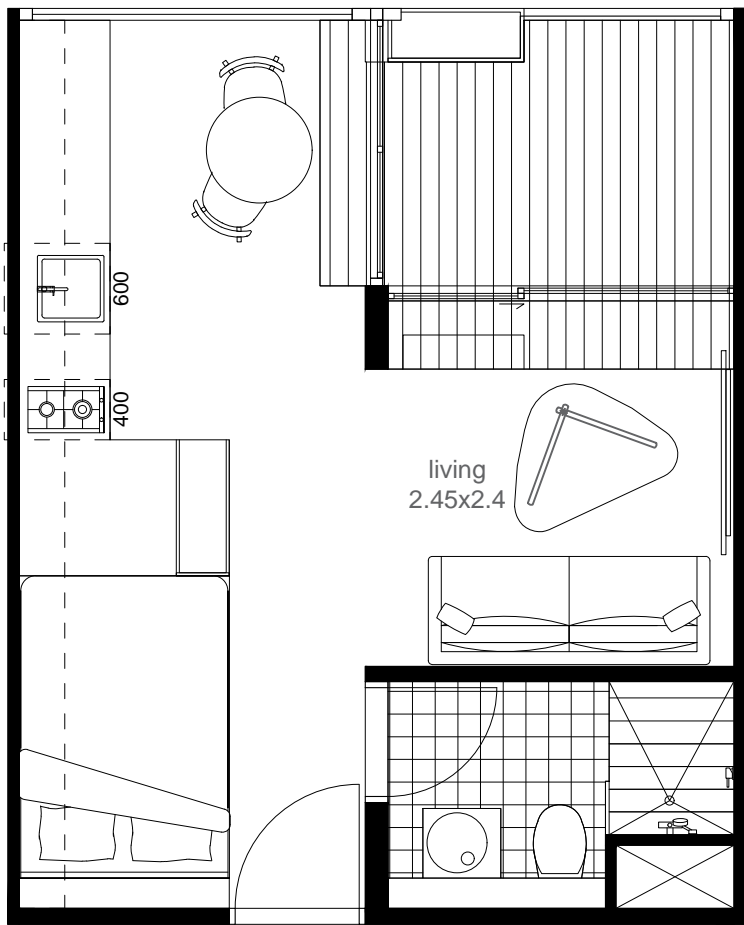
email modulariumdesign@gmail.com
Nominated Architect: Marko Damic Reg 8730



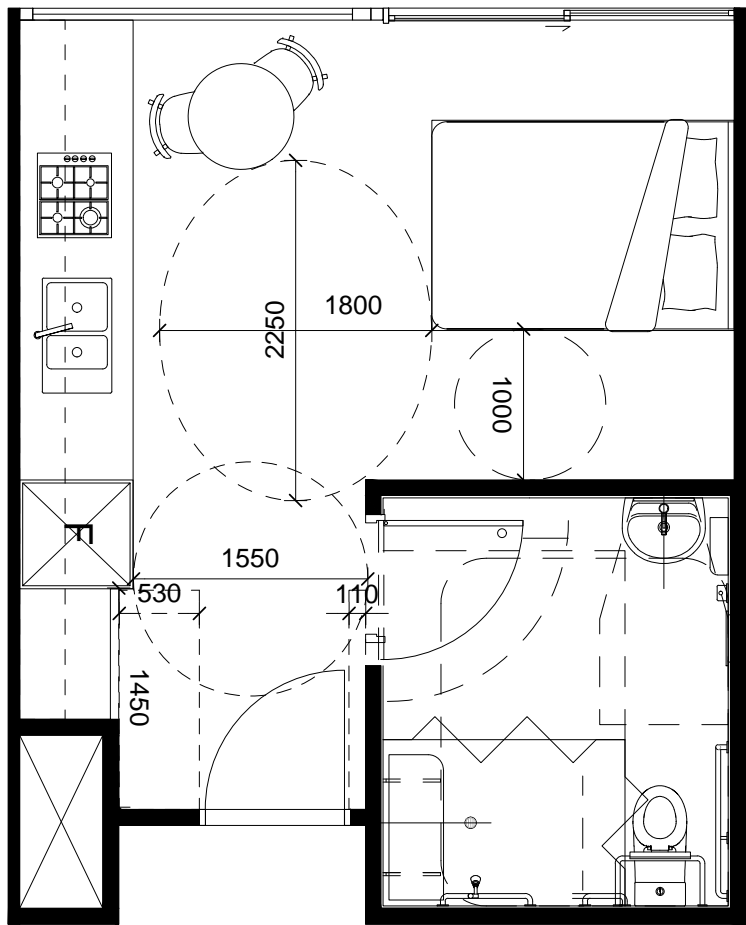
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total area: 23 sqm
nett area: 20 sqm



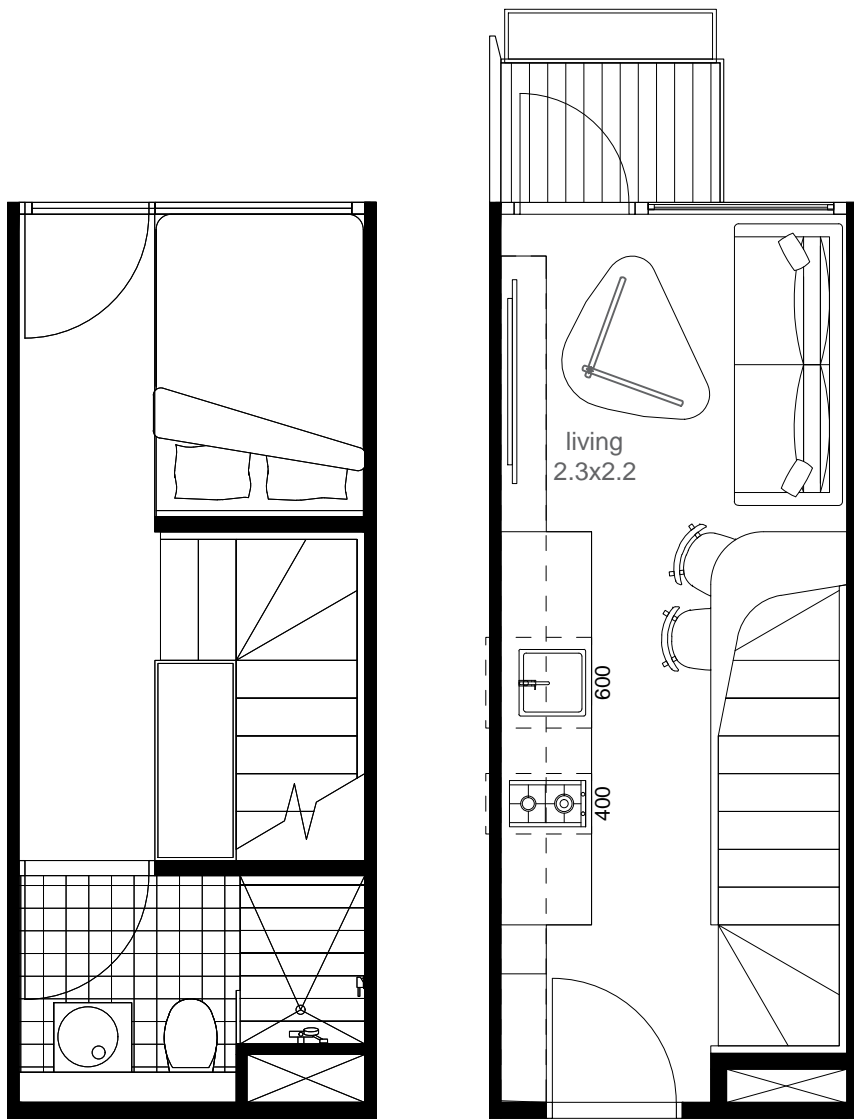
TYPE 1.5
total area: 19 sqm
nett area: 16 sqm



TYPE 2.0
total area: 23 sqm
nett area: 19 sqm



TYPE 2.0 acc.
total area: 25 sqm
nett area: 19 sqm

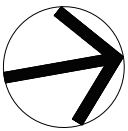


TYPE 2.5
total area: 24 sqm
nett area: 21 sqm

A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
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TYPICAL UNIT PLANS



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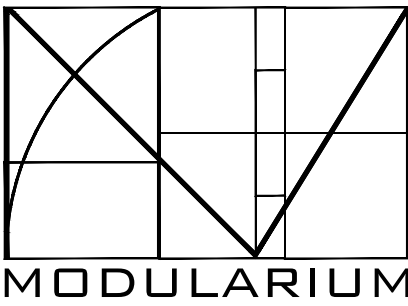
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A02.01[A]

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A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

195-197 Sydney Road Fairlight

Sydney Road and Rear Elevations

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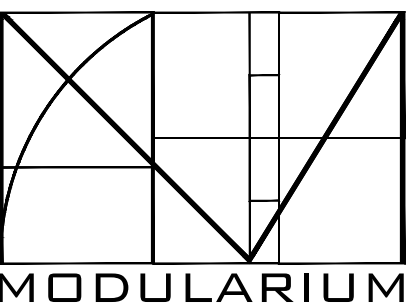
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Drawing No.	[Revision]	

A03.01[A]

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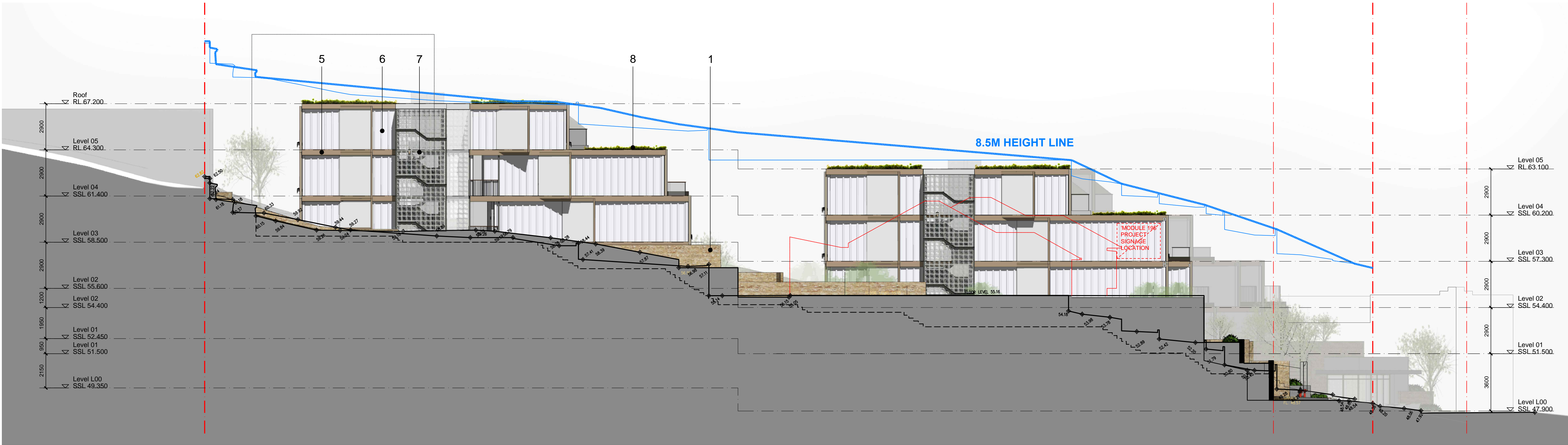


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Nominated Architect: **Marko Damic** Reg 8730



01 East Elevation
Side Elevation 1:250 @a3



02 West Elevation
Side Elevation 1:250 @a3



A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

195-197 Sydney Road
Fairlight
Side Elevations

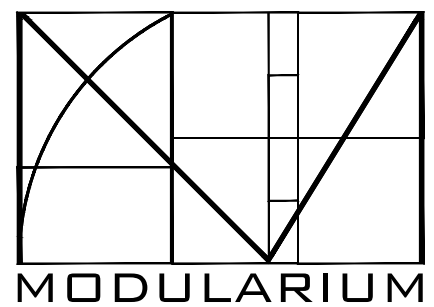
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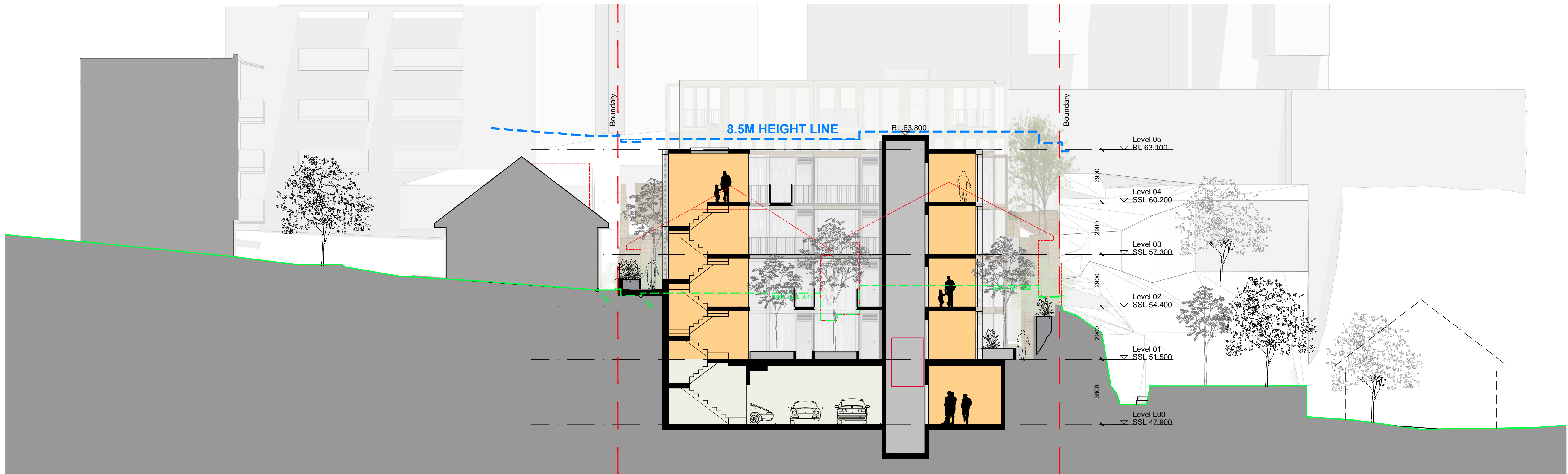
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PRELIMINARY

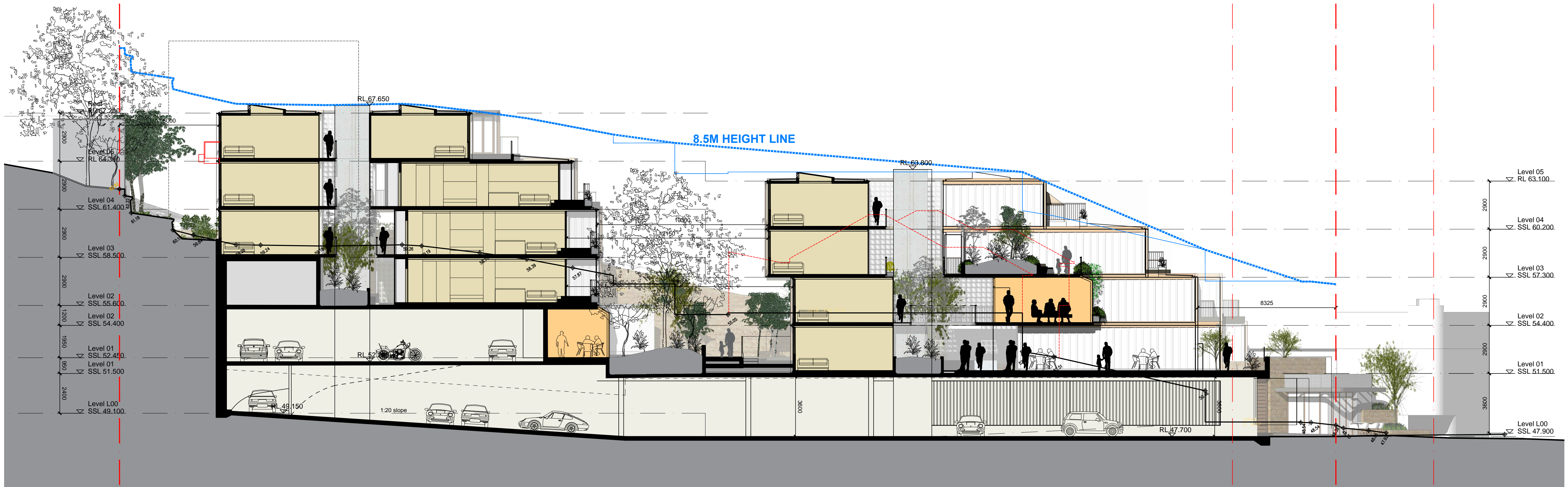
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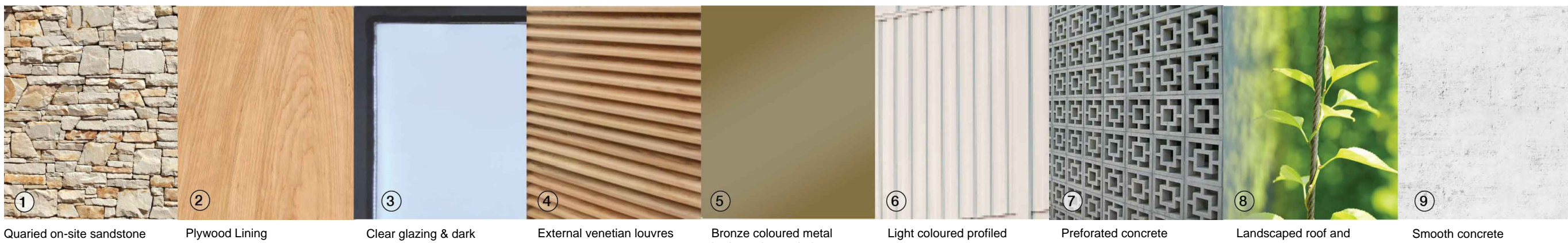
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02 SECTION B - B
Cross Section Through Lobby 1:250 @a3



01 SECTION A - A
Long Section 1:250 @a3



A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

195-197 Sydney Road
Fairlight
SECTION A-A

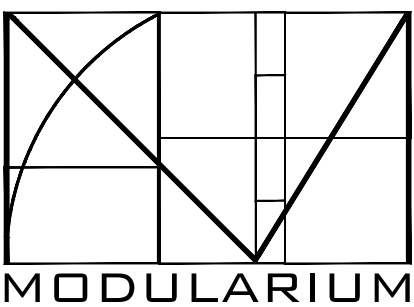
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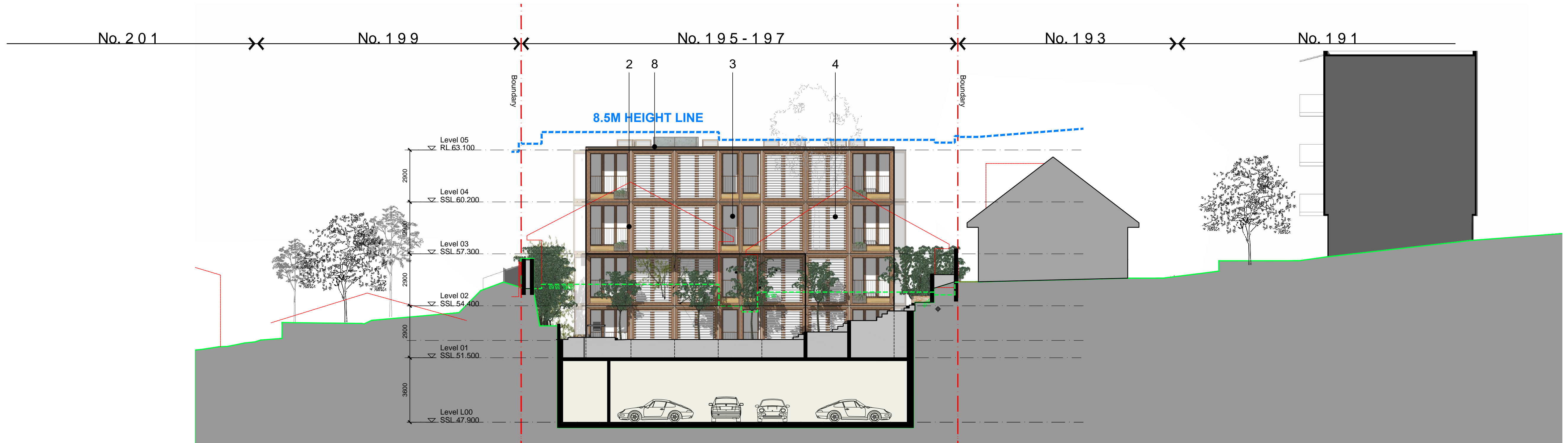


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01 Section C-C
Courtyard Elevation - North 1:250 @a3



02 Section D-D
Courtyard Elevation - South 1:250 @a3



A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

195-197 Sydney Road Fairlight Courtyard Elevations

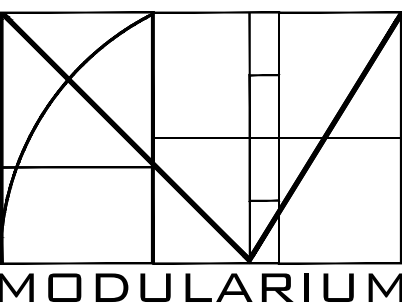
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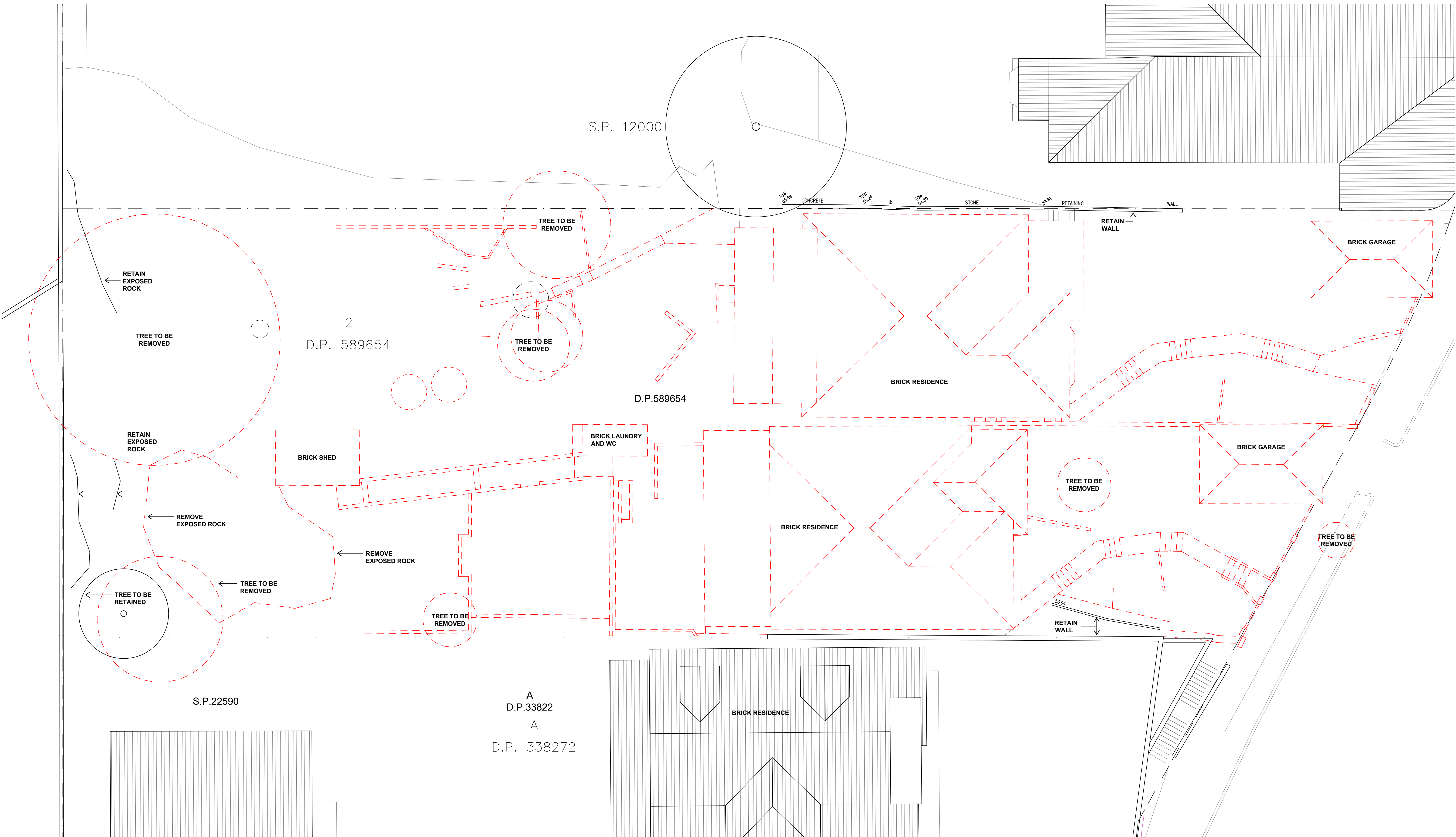
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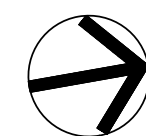


01 Demolition Plan
Floor Plan 1:200 @a3

- — — SITE BOUNDARIES
- - - - - BUILDINGS AND STEPS TO BE DEMOLISHED
- TREES TO BE REMOVED
- — — RETAINING WALLS TO BE RETAINED
- TREES TO BE RETAINED

A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

195-197 Sydney Road
Fairlight
DEMOLITION PLAN



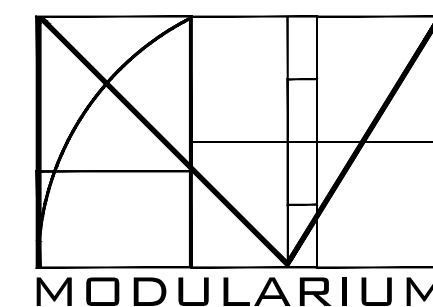
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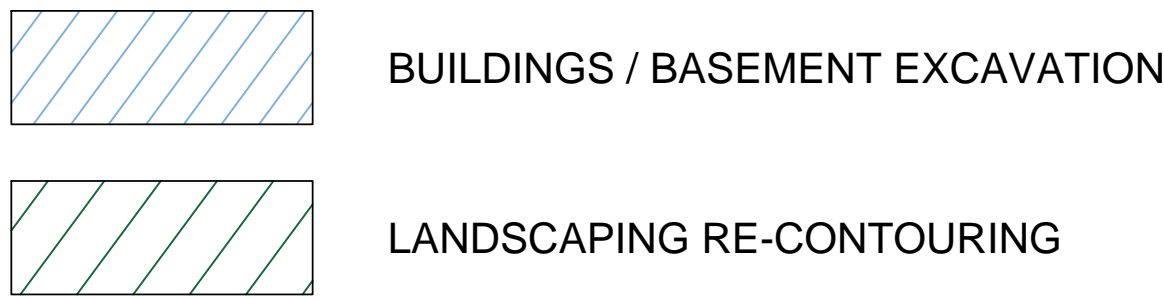
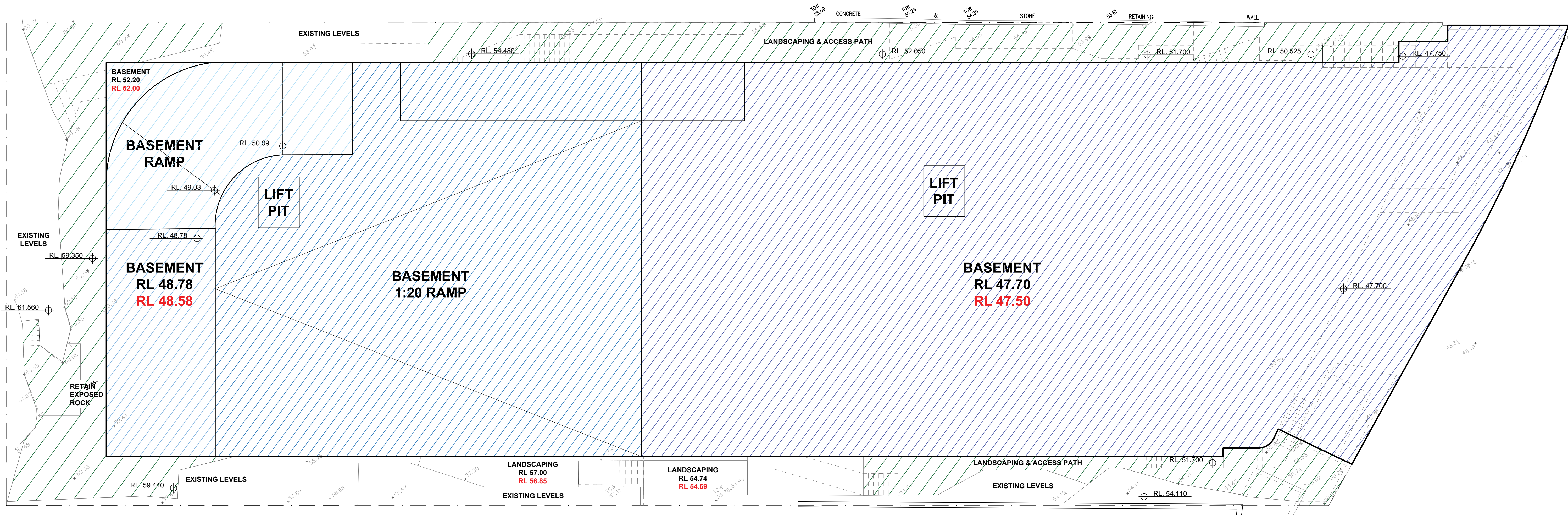
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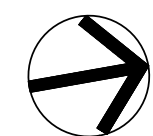


⊕ RL. XX.XX PROPOSED FFL
RL. XX.XX SLAB EXCAVATION LEVELS
RL. XX.XX EXISTING LEVELS

NOT FOR CONSTRUCTION

A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

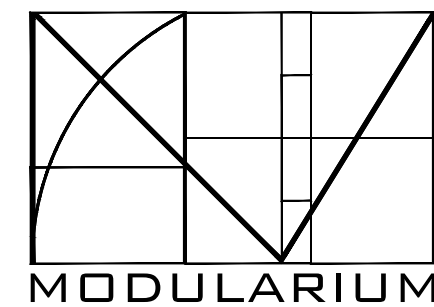
195-197 Sydney Road
Fairlight
EXCAVATION PLAN



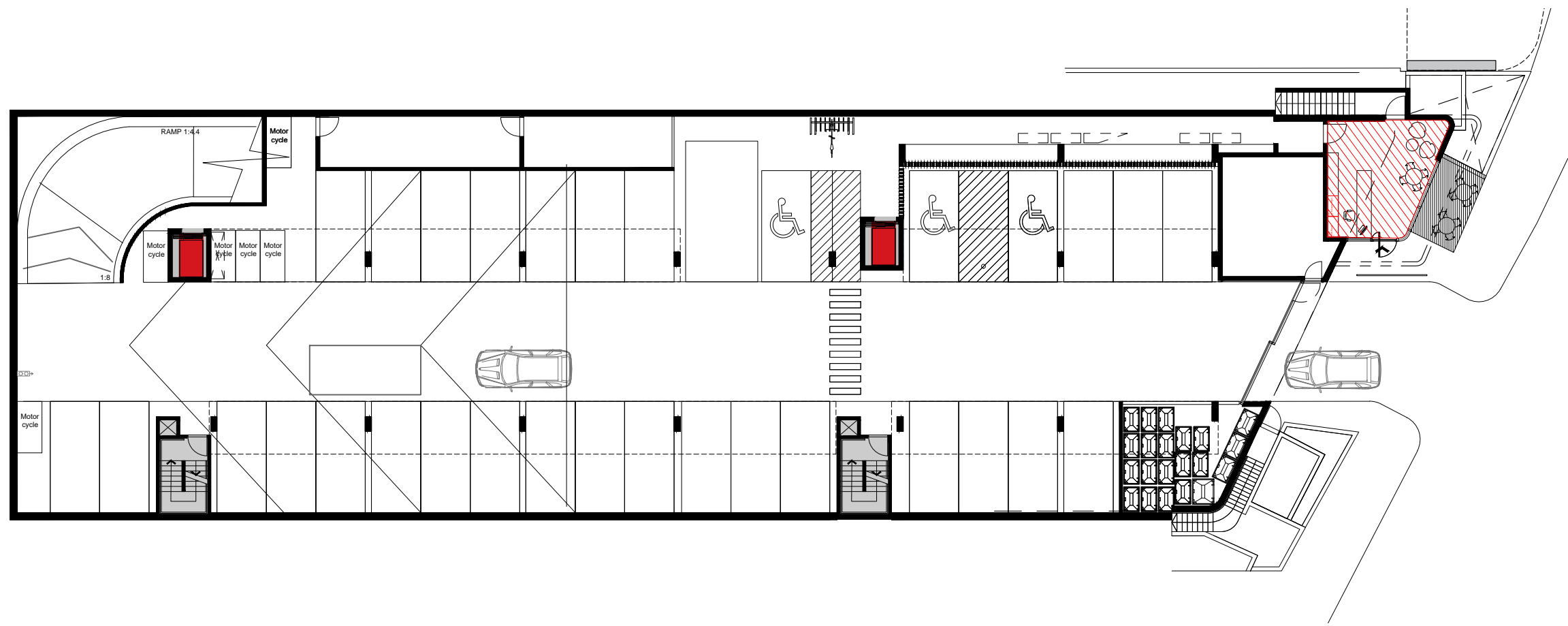
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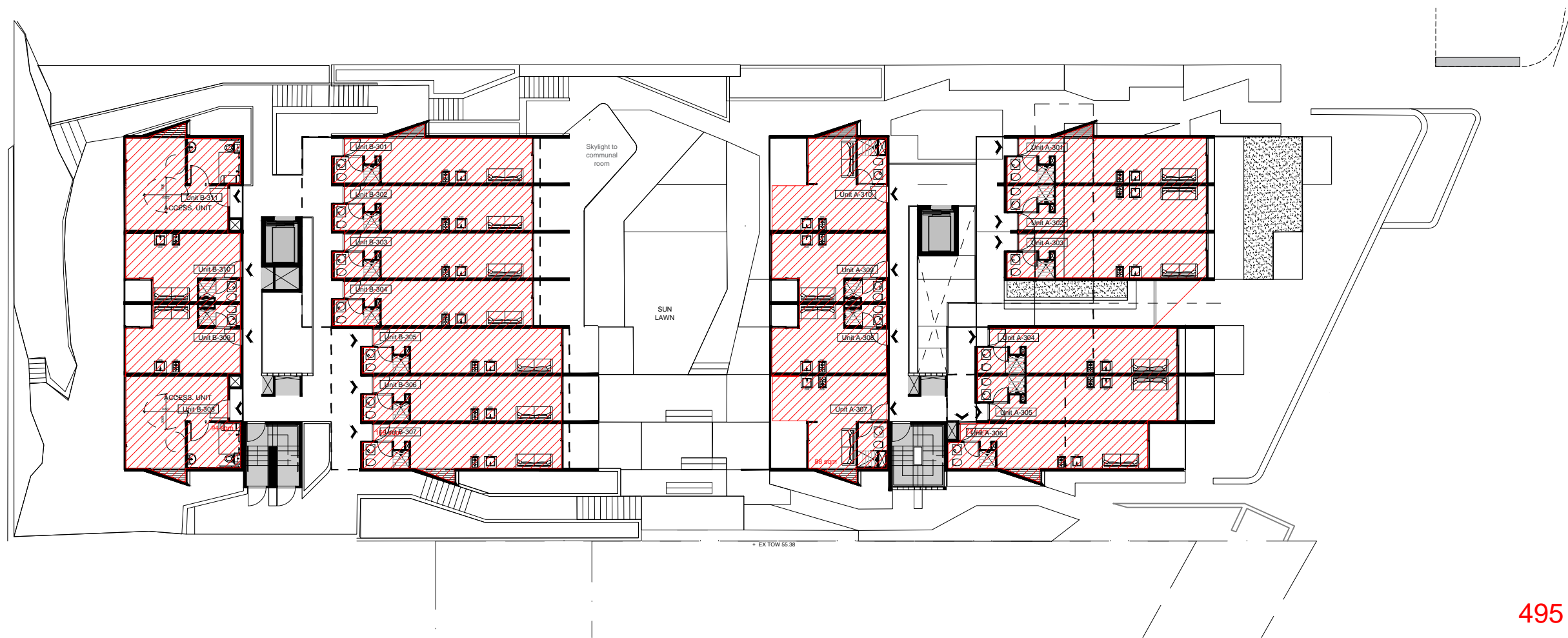


Nominated Architect: Marko Damic Rep 8/30



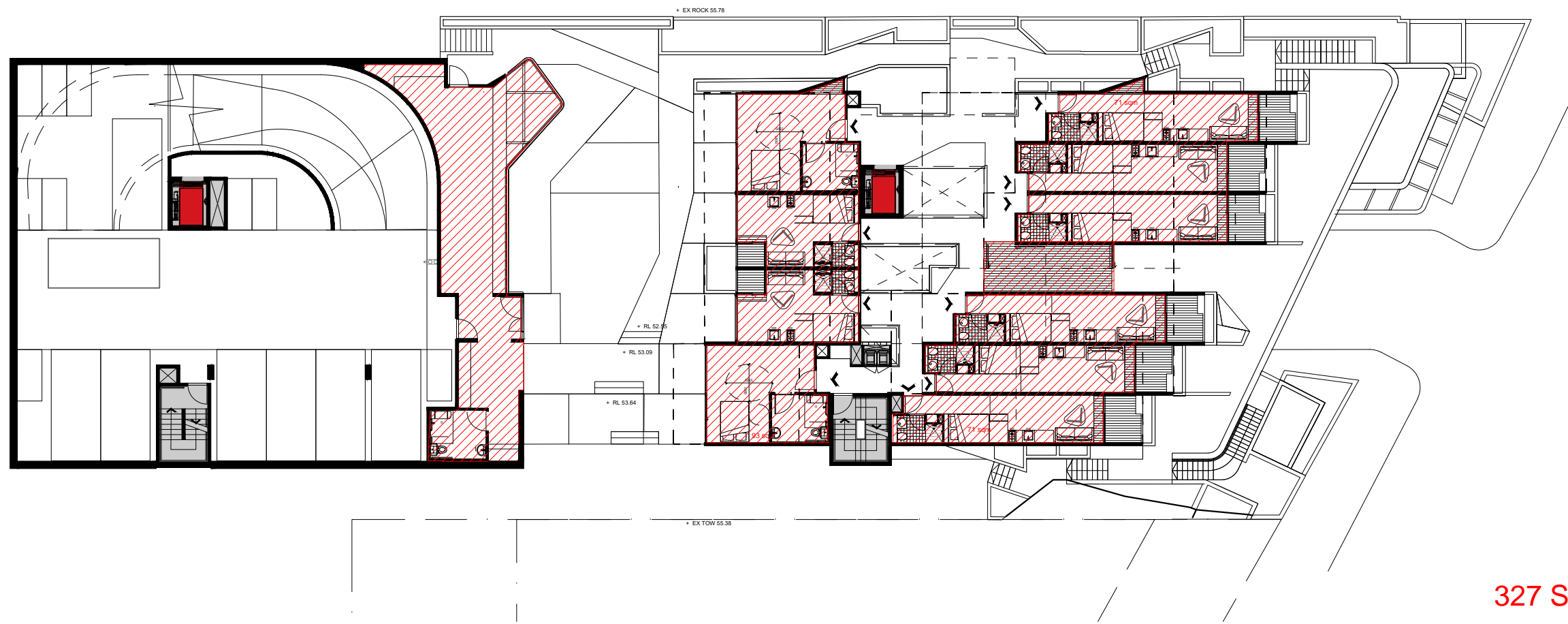
28 SQM

01 Level 00 Plan
Floor Plan 1:500 @a3



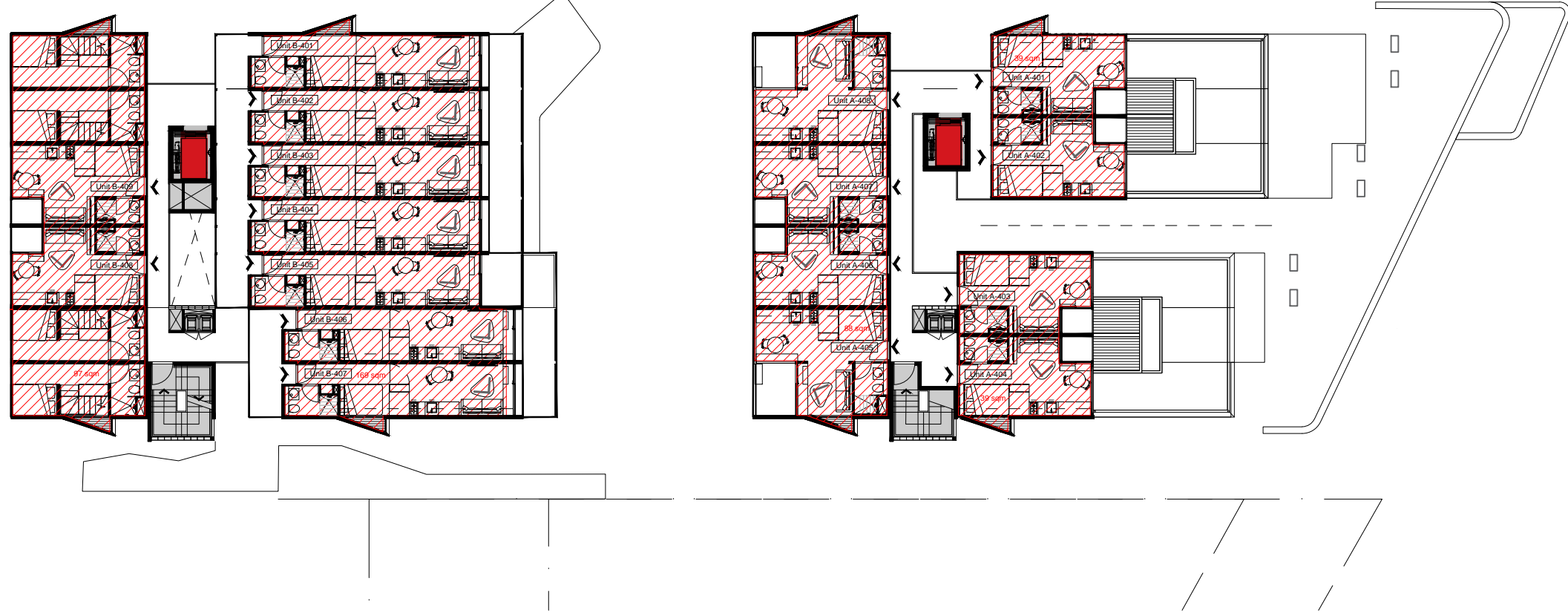
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04 Level 03 Plan
Floor Plan 1:500 @a3



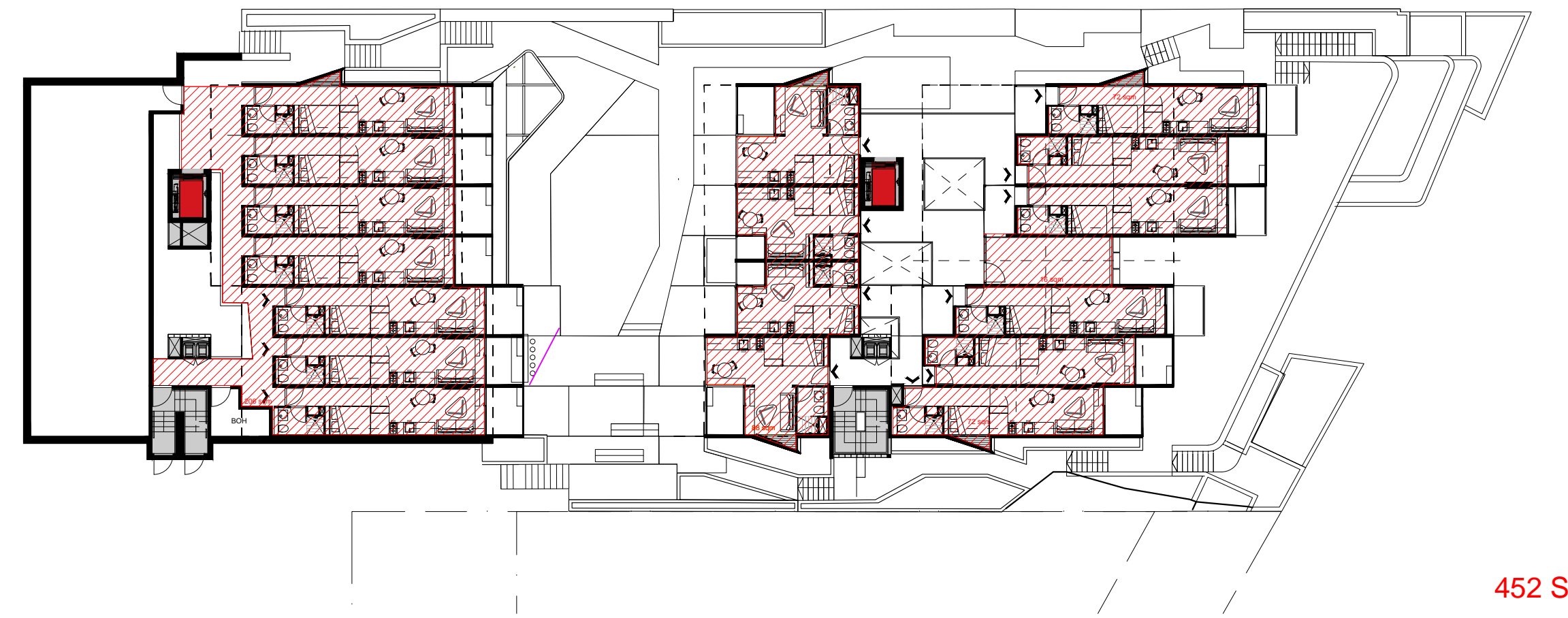
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02 Level 01 Plan
Floor Plan 1:500 @a3



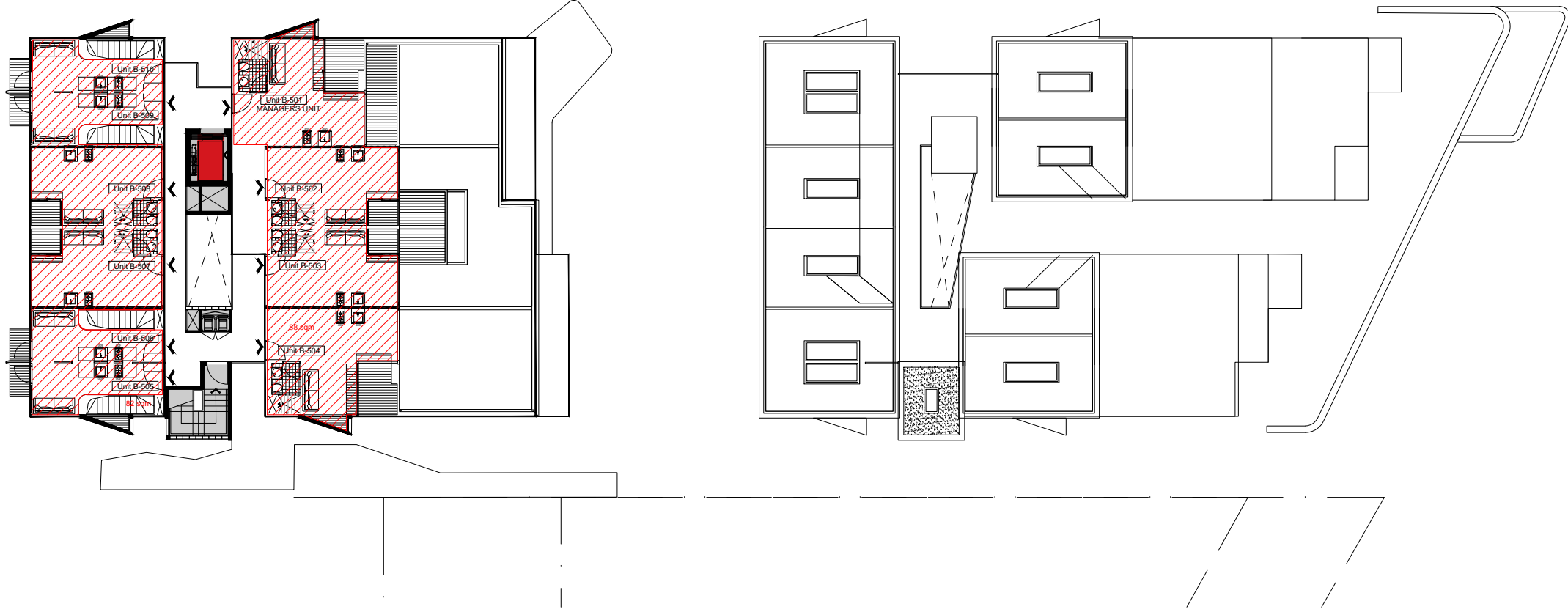
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05 Level 04 Plan
Floor Plan 1:500 @a3



452 SQM

03 Level 02 Plan
Floor Plan 1:500 @a3



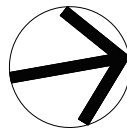
170 SQM

06 Level 05 Plan
Floor Plan 1:500 @a3

 GFA Area Shown Hatched

A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

195-197 Sydney Road
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GROSS FLOOR AREA PLANS

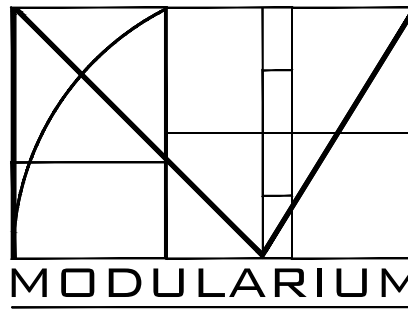


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NOT FOR CONSTRUCTION

Scale 1:250@A3 / 1:125@A1
Drawn MD Checked
Project No. M21701
Status
Plot Date 14/10/2018 5:17 PM
Plot File
Drawing No. [Revision]
A08.03[A]

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email modulariumdesign@gmail.com
Nominated Architect: Marko Damic Reg 8730



01

WINTER SOLSTICE

VIEW FROM THE SUN: PROPOSED	NTS
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[illegible]

A	25-09-2018	Development Application Issue	DS	MD
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Revision	Date	Description	Initial	Check

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WINTER SOLSTICE
VIEWS FROM THE SUN: PROPOSED

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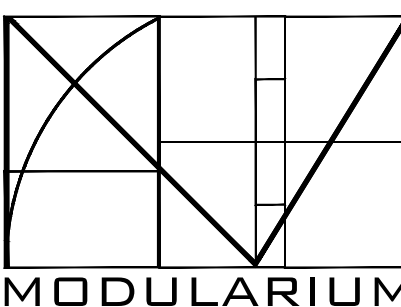
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Drawing No.		[Revision]

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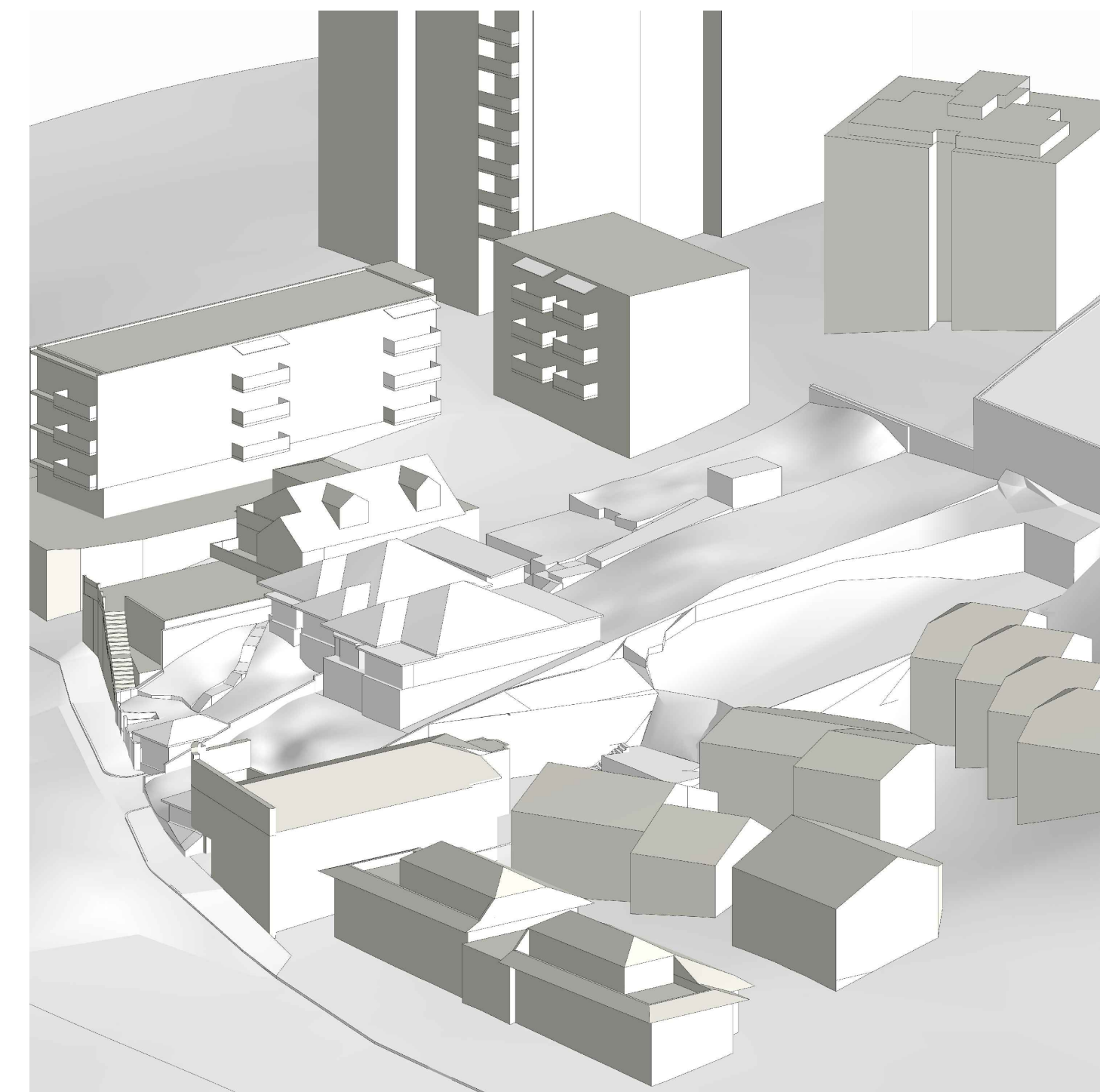
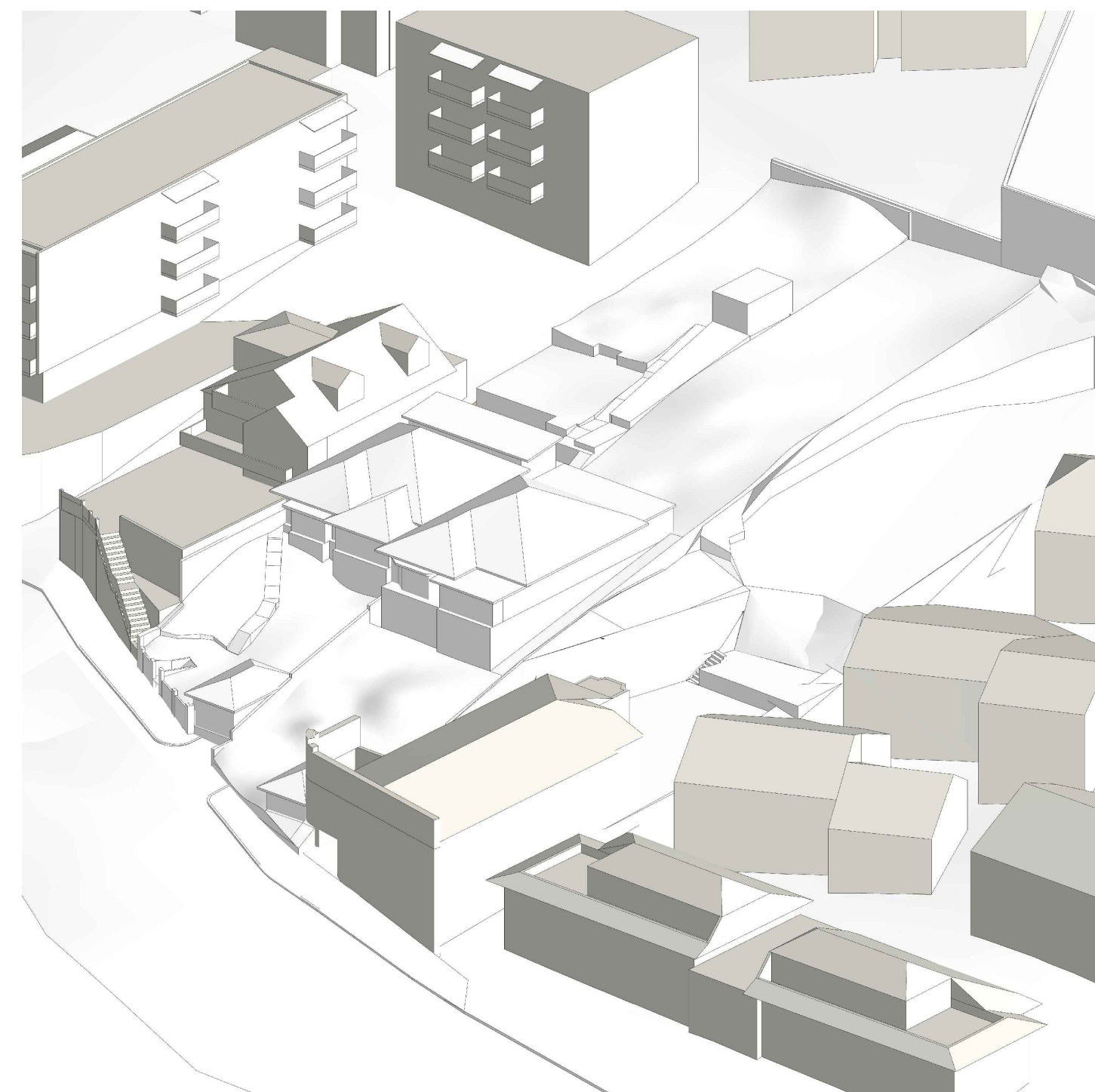
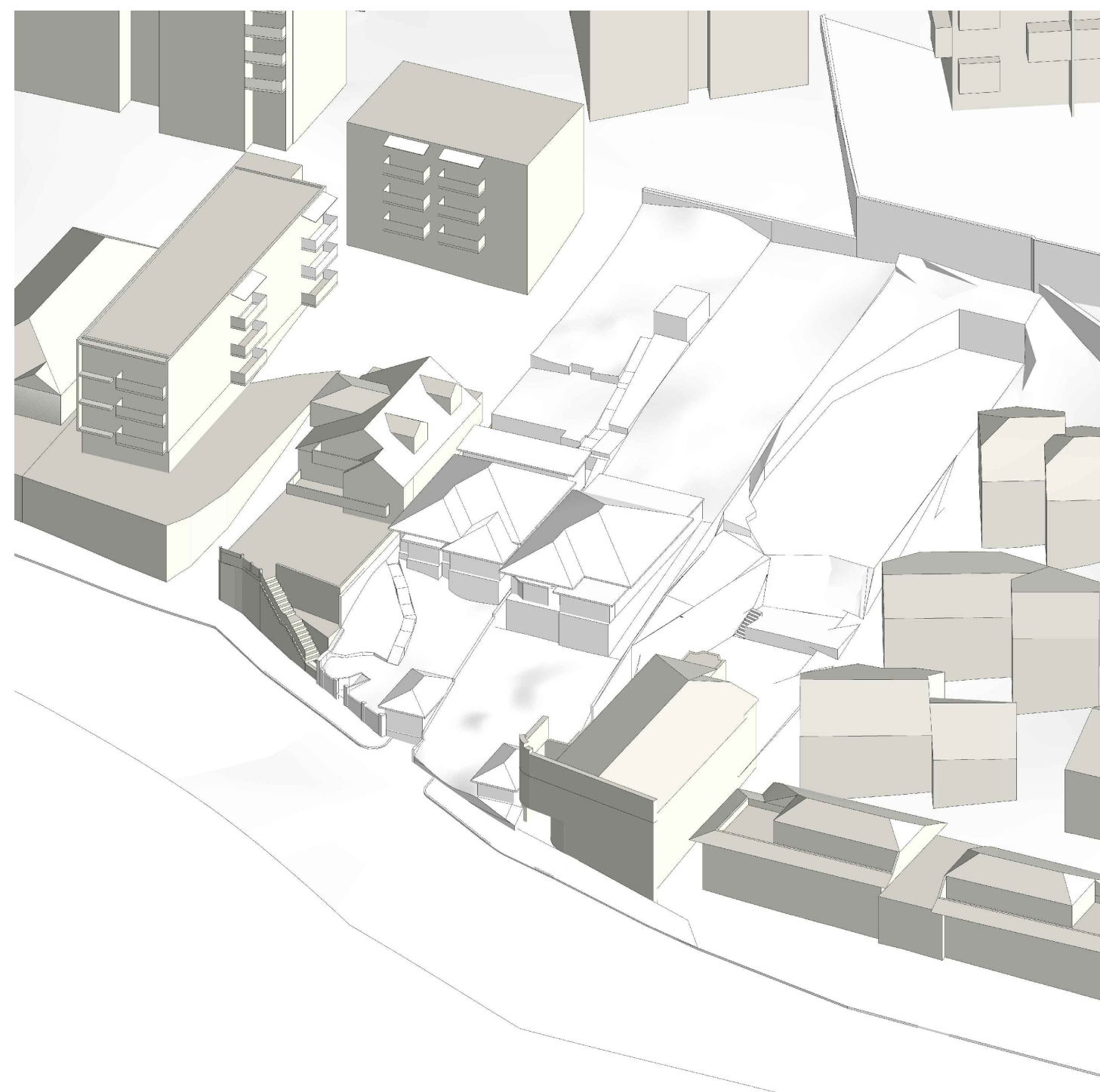
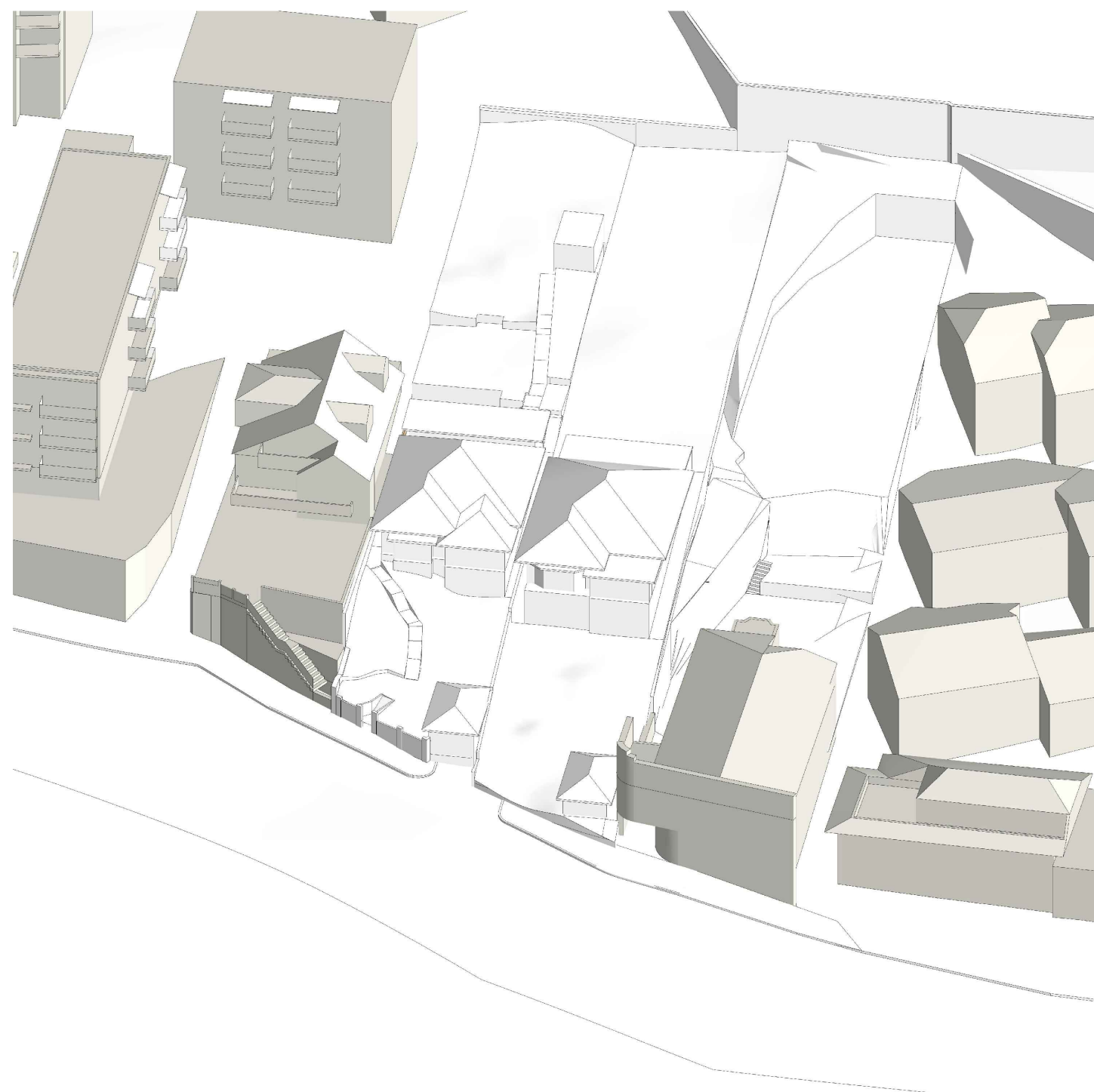
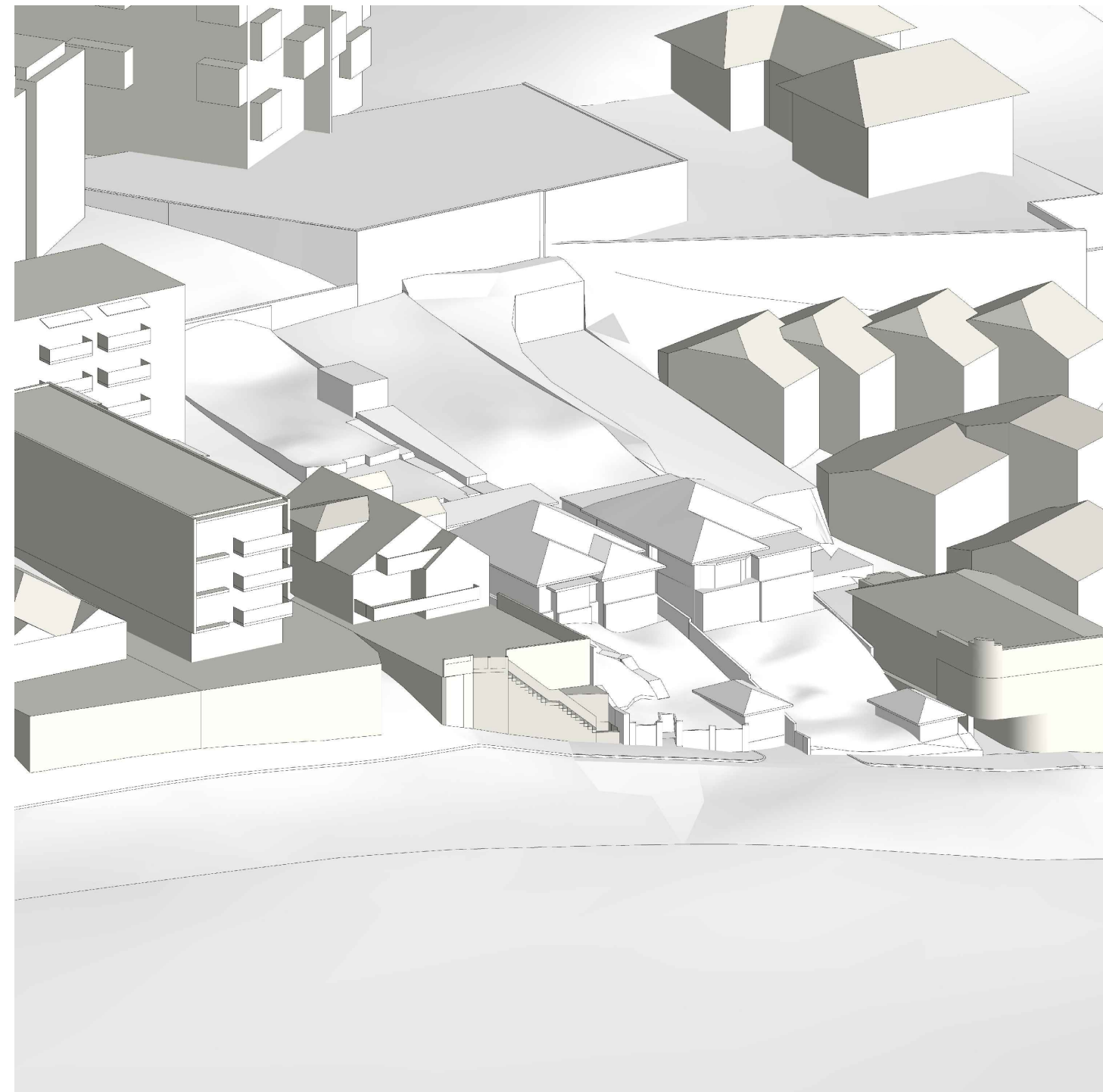
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PRELIMINARY



01

WINTER SOLSTICE

VIEWS FROM THE SUN: EXISTING NTS

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195-197 Sydney Road
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WINTER SOLSTICE
VIEWS FROM THE SUN: EXISTING

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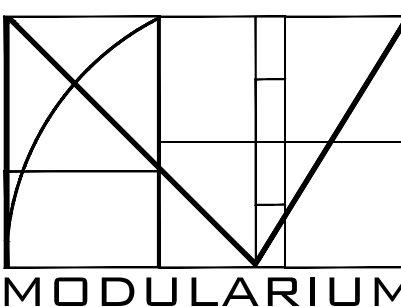
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Project No.	M21701	
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WINTER SOLSTICE

SHADOW STUDY: PROPOSED

NTS

PRELIMINARY

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Revision	Date	Description	Initial	Checked
A	25-09-2018	Developement Application Issue	DS	MD
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WINTER SOLSTICE
SHADOW STUDY: PROPOSED

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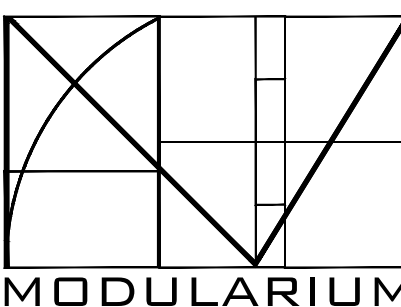
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A08.13[A]

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WINTER SOLSTICE

SHADOW STUDY: EXISTING

NTS

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P2	10-07-2018	Preliminary Council Issue	MD	MD
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195-197 Sydney Road
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WINTER SOLSTICE
SHADOW STUDY: EXISTING

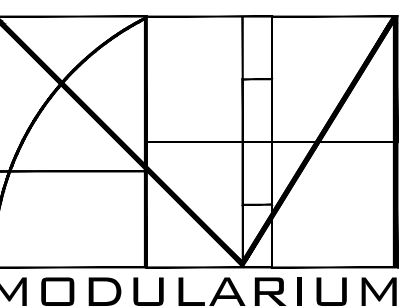
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PRELIMINARY



9AM SEPTEMBER 22ND



10AM SEPTEMBER 22ND



11AM SEPTEMBER 22ND



12PM SEPTEMBER 22ND



1PM SEPTEMBER 22ND



2PM SEPTEMBER 22ND



3PM SEPTEMBER 22ND

Revision Date	Description	Initial	Checked

A	25-09-2018	Development Application Issue	DS MD
P2	10-07-2018	Preliminary Council Issue	MD MD
Revision Date	Description	Initial	Checked

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SPRING EQUINOX
SHADOW STUDY: PROPOSED

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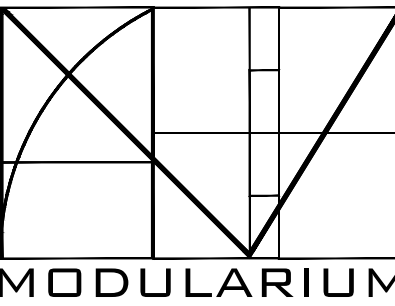
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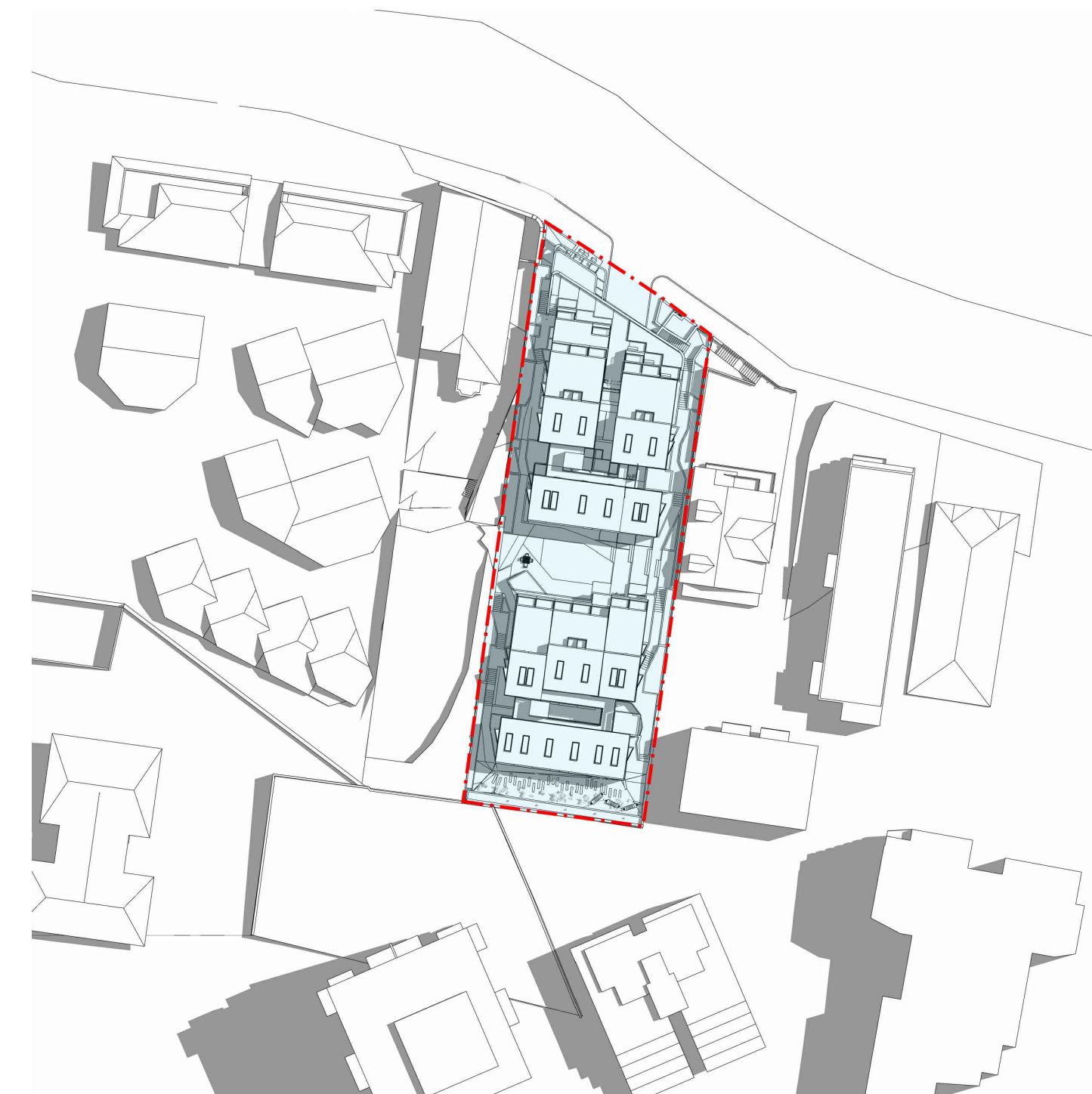
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01

SUMMER SOLSTICE

SHADOW STUDY: PROPOSED

NTS

[illegible]

A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Check

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SUMMER SOLSTICE
SHADOW STUDY: PROPOSED

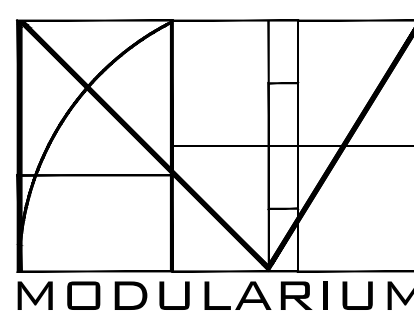
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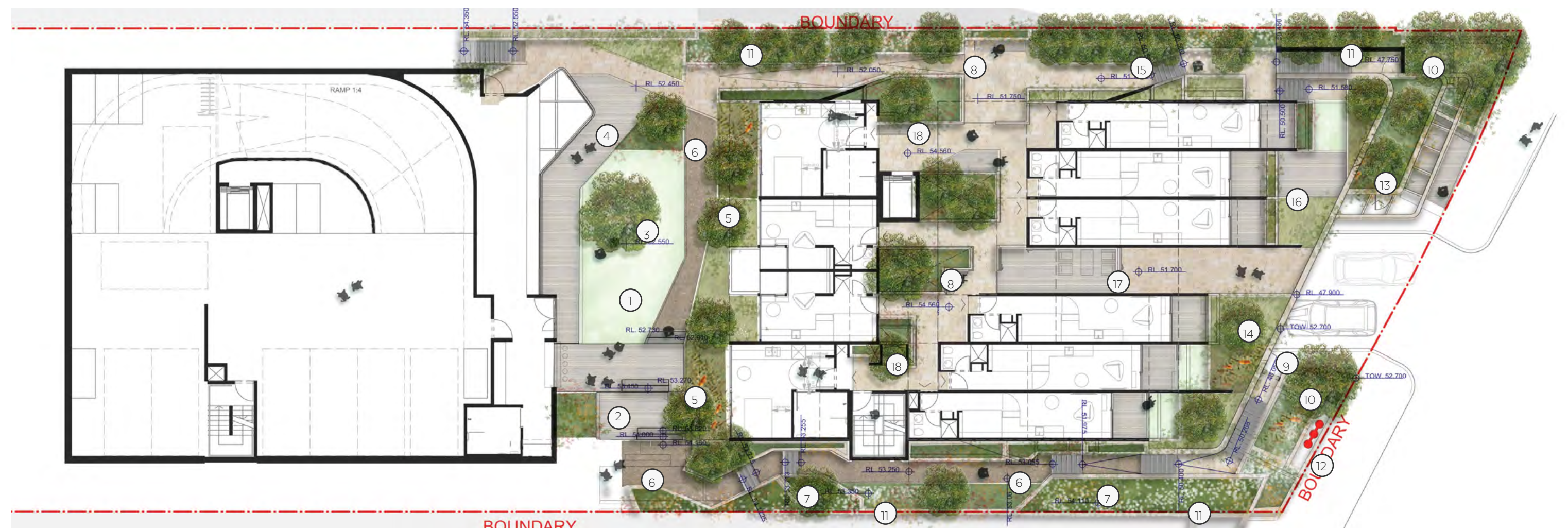
SYDNEY DESIGN COLLECTIVE

Collaborative Landscape Architecture

195-197 Sydney Road Fairlight | Landscape Development Application

Modularium Living Architecture _REV E Final Draft

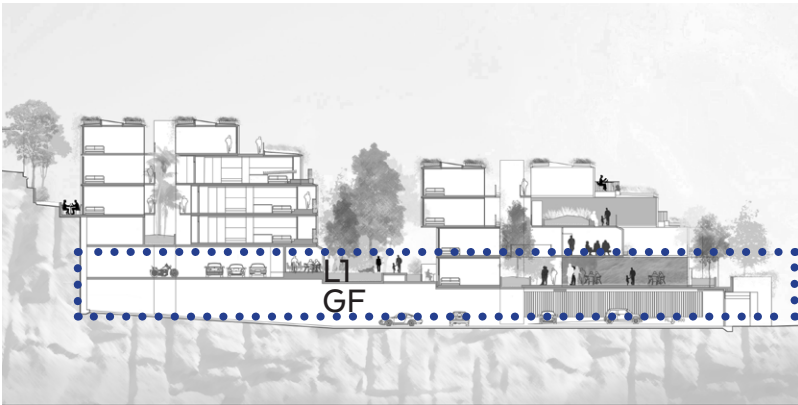


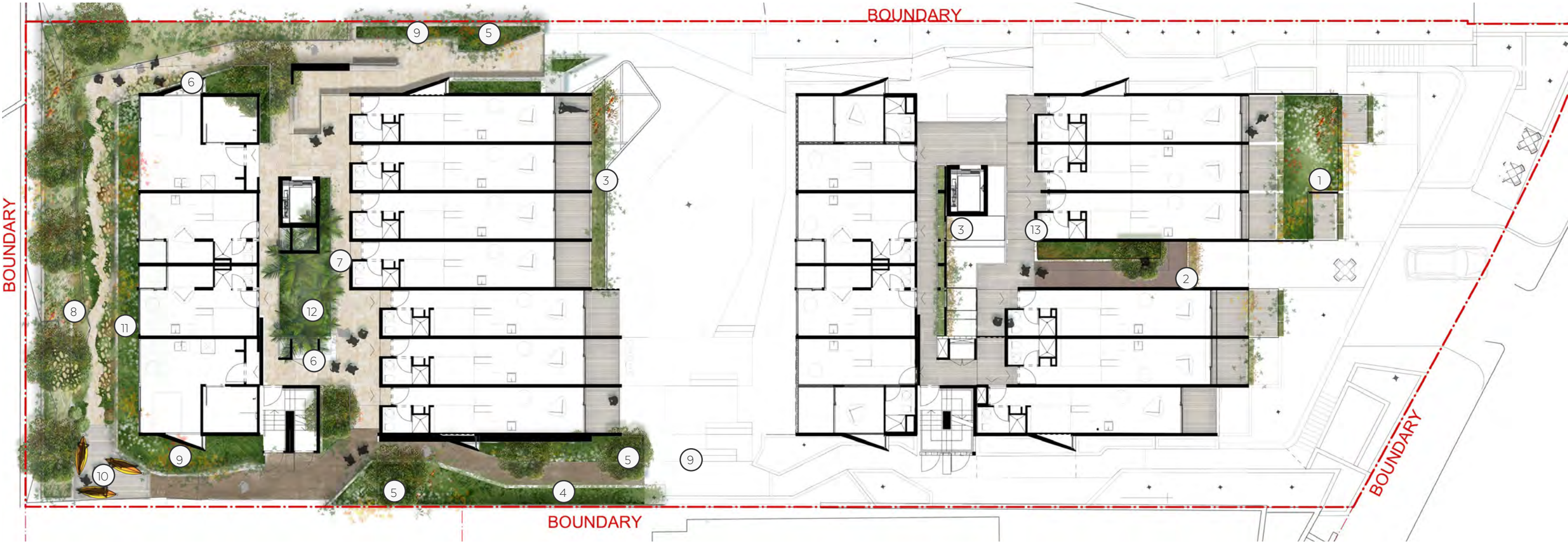


The characteristics of these spaces include:

- 1. A large communal space that with turf and terracing to allow a range of uses.
- 2. Broad timber terraces step up the slope and provide for informal seating or lounging.
- 3. Medium sized feature tree in over-excavated volume of soil, in the centre of the space and to create separation between blocks. Species selection will reference the plant schedule attached.
- 4. BBQ and communal room cooking facilities (by Architect). The external terrace extends the communal room space to outdoors.
- 5. Mass planted zone for seperation and privacy for outdoor terraces.
- 6. Stabilised gravel pathway.
- 7. Side access pathway with steps and alignment that enables deep pockets of planting for tall screening shrubs and small trees.
- 8. Furniture and fixtures that is simple and robust and easy to apply to the site design and conditions.
- 9. Secondary entry security gate.

- 10. Large tree in tree vault in deep soil zones.
- 11. Indigenous sandstone planting in cascading terraces.
- 12. Fire booster valves in well integrated cabinet.
- 13. Concierge entrance and cafe on street frontage. Living roof on top of entry building.
- 14. Large planters in communal zone in front of private terraces (non accessible by tenants).
- 15. Main entry passage way with large landscape planters on deep soil however due to shallow rock, planter walls greater than 1m will be required, where used as a perimeter balustrade barrier.
- 16. Communally accessible terraces with timber decks and turf. Large planters create seperation from terraces.
- 17. Clear passageway with green walls beneath winter-garden on L2 above.
- 18. Large planters with soil volume for planting columnar trees and to integrate seating amongst planting to create a private and relaxed space used by tenants adjacent.



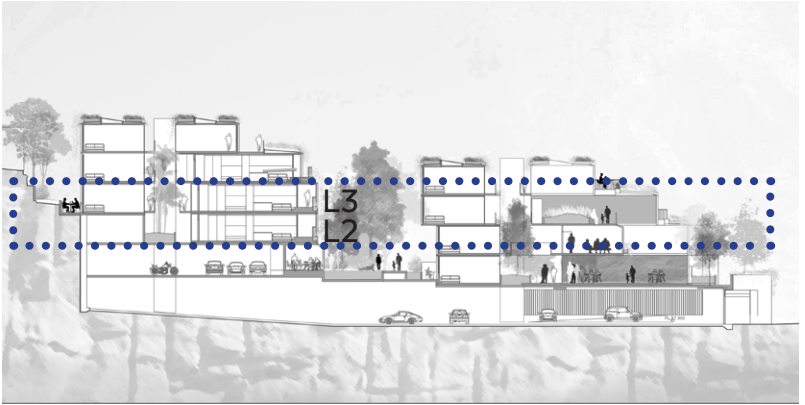


The characteristics of these spaces include:

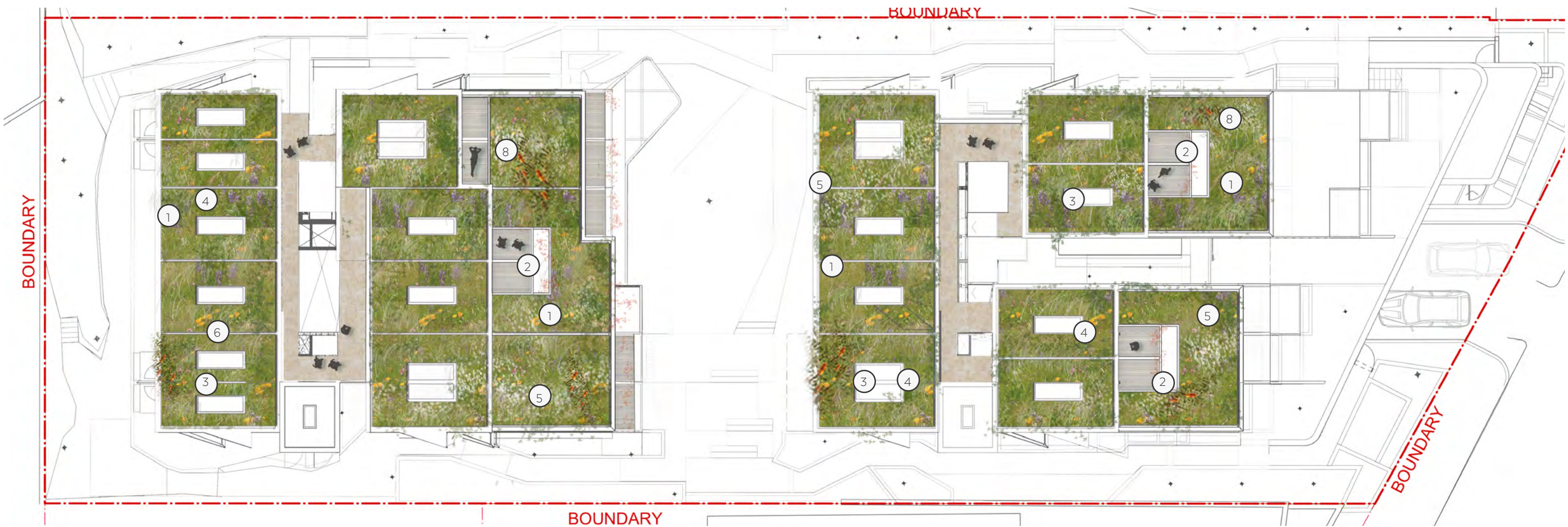
- 1. Extensive rooftop garden (shallow profile) on top of units to provide all of the benefits that this green roof will have to the development. Living roof is not accessible to the tenants adjacent.
- 2. Large planter and integral seat in north facing breakout space for tenant use on level 3.
- 3. Narrow full height balustrade planters for cascading plants.
- 4. Stabilised gravel pathway.
- 5. Side access pathway with steps and alignment that enables deep pockets of planting for tall screening shrubs and small trees.
- 6. Furniture and fixtures that is simple and robust and easy to apply to the site design and conditions.
- 7. Smaller secondary communal space that is likely to be used by the tenants in the adjacent block. This enables opportunities for interaction and engagement, however in a smaller scale and quiet environment.
- 8. Retaining walls to tie into existing sandstone rock face to create pockets for larger

tree planting on the perimeter. Indigenous tree species will be selected for suitability to the site. Please refer to plant schedules.

- 9. Indigenous sandstone planting in cascading terraces.
- 10. Small communal ‘hammock garden’ in the south eastern corner that receives sun in the morning and is shaded in the afternoon. This is the only space at the rear of the development providing amenity to ensure privacy for rear terraces.
- 11. Large planters to separate terraces from rear landscape.
- 12. Hardy and slender native palms used in the rear courtyard space that can grow upwards through the atrium openings.
- 13. Potential for walkways to be grating type to simplify stormwater management and allow additional light to communal spaces beneath, in addition to the atrium openings.



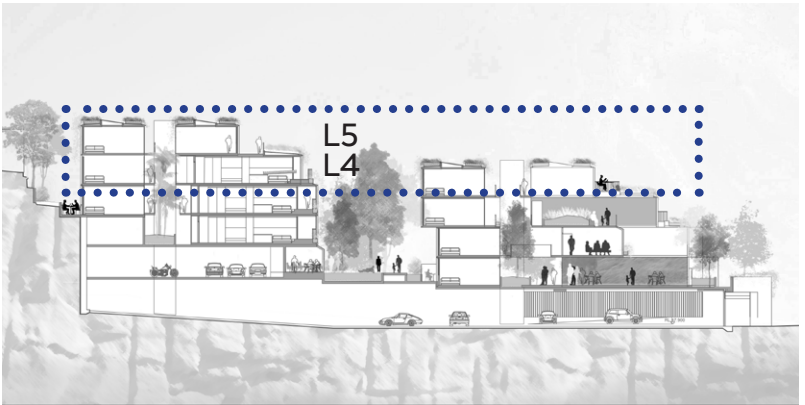
Landscape Plans | Level 4 + Level 5 (Rooftops)



The characteristics of these spaces include:

1. Extensive rooftop garden (shallow profile) on top of units to provide all of the benefits that this green roof will have to the development. Living roof is not accessible to the tenants adjacent.
2. Narrow full height balustrade planters at edge of terrace to provide greenery in varying heights and modulation. Planters maintained by body corporate and not accessible to tenants.
3. Skylights.
4. Plants adjacent to skylights, climbing species to prevent any overhanging vegetation and simplify maintenance.
5. Stainless steel fall arrest systems built into living roof design with cable tethering connection points to OHS and Australian safety standards.
6. Plant species are all indigenous or native to the Sydney region. Plants are selected to not block views but provide enough habitat and forage for beneficial insects and possibly birds such as honeyeaters. The roofs are intended to be biohabitat as well as the other benefits discussed previously.

7. Irrigation will be required despite low water use indigenous plants. Irrigation is all subsurface soaking type programmed by smart sensors and wifi connection to weather data.
8. Planting design will be a patina effect to create a native 'meadow' made up with benign native grasses, lilies, and flowering perennials. Self regenerating species will be used.





- 1. Large communal space that with turf and terracing to allow a range of uses.
- 2. Medium sized feature tree in over-excavated volume of soil, in the centre of the space and to create separation between blocks. Species selection will reference the plant schedule attached.
- 3. BBQ and communal room cooking facilities (by Architect). The external terrace extends the communal room space to outdoors.
- 4. Mass planted zone for seperation and privacy for outdoor terraces.
- 5. Large planters in communal zone in front of private terraces (non accessible by tenants).
- 6. Clear passageway with green walls beneath winter-garden on L2 above.
- 7. Large planters with soil volume for planting columnar trees and to integrate seating amongst planting to create a private and relaxed space used by tenants adjacent.
- 8. Extensive rooftop garden (shallow profile) on top of units to provide all of the benefits that this green roof will have to the development. Living roof is not accessible to the tenants adjacent.

- 9. Large planter and integral seat in north facing breakout space for tenant use on level 3.
- 10. Smaller secondary communal space that is likely to be used by the tenants in the adjacent block. This enables opportunities for interaction and engagement, however in a smaller scale and quiet environment.
- 11. Hardy and slender native palms used in the rear courtyard space that can grow upwards through the atrium openings.
- 12. Retaining walls to tie into existing sandstone rock face to create pockets for larger tree planting on the perimeter. Indigenous tree species will be selected for suitability to the site.





1. Small tree and large shrub indigenous planting in deep soil setback zones on eastern and western boundaries.
2. Side access pathway with steps and alignment that enables deep pockets of planting for tall screening shrubs and small trees. Indigenous sandstone planting in cascading terraces.
3. Large planters with soil volume for planting columnar trees and to integrate seating amongst planting to create a private and relaxed space used by tenants adjacent.
4. Extensive rooftop garden (shallow profile) on top of units to provide all of the benefits that this green roof will have to the development. Living roof is not accessible to the tenants adjacent.
5. Living roofs on buildings beyond.
6. Smaller secondary communal space that is likely to be used by the tenants in the adjacent block. This enables opportunities for interaction and engagement, however in a smaller scale and quiet environment.



