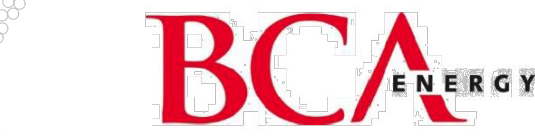


DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL DECORATIVE SHADE STRUCTURE ADDED ABOVE COS TERRACE PLANTERS CONFIGURATION ADJUSTMENTS & PLANTER ADDED ADJUSTMENT LOBBY MINOR LAYOUT REVISIONS NOTATIONS & DIMENSIONS ADDED
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL TERRACES ON LEVEL 2 ADDED MINOR REPOSITIONING OF LOW RISE AND HIGH RISE BUILDING TO SUIT ADJUSTMENTS IN UNIT AREAS



THERMAL COMFORT		
Pass – 5.9 Star Average		
GLAZING		
Units	Sliding / Fixed	Awning
206, 306, 405, 505, 801, 802, 803	U-value 4.8 SHGC 0.59 (± 5%) Low-e Glazing	U-value 4.8 SHGC 0.51 (± 5%) Low-e Glazing
All Others	U-value 6.7 SHGC 0.70 (± 5%) Single Clear Glazing	U-value 6.7 SHGC 0.57 (± 5%) Single Clear Glazing
WALLS		
External Walls	Concrete w/ Metal Cladding – Additional R2.0 Bulk Insulation	
Inter-tenancy Walls	Concrete – No Additional Insulation required	
Walls to Corridors	Concrete – Additional R2.0 Bulk Insulation	
Internal walls	Lightweight Plasterboard - No Additional Insulation	
FLOORS		
All Suspended Floors (Open/Back of House Below)	Concrete slab - Additional R1.0 Bulk Insulation	
ROOF		
Units exposed roof (Balcony/Air Above)	Concrete - Additional R1.8 Bulk reflective insulation	



Average star rating  
**5.9**  
www.nathers.gov.au

Certificate no.: 0003172340  
Assessor Name: David Howard  
Accreditation no.: 20039  
Certificate date: 13 September 2018  
Dwelling Address: 1-7 Boyle Street Sutherland, NSW 2232  
www.nathers.gov.au





Accreditation Period: 2018-2019  
Assessor Name: David Howard  
Assessor Number: 20039  
Assessor Signature: [Signature]

HERI Assessments completed within the accreditation period are part of the ABSA quality audit system.

This Accredited Assessor is qualified to use NHERI Accredited Software and has agreed to follow an Assessor Code of Practice.

I, [NAME], being the owner of the land shown on the plan, do hereby certify that the plan is a true and correct copy of the original plan as submitted to the Council for approval. I warrant that the plan is a true and correct copy of the original plan as submitted to the Council for approval. I warrant that the plan is a true and correct copy of the original plan as submitted to the Council for approval.







DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUED TO COUNCIL. GENERAL LAYOUTS, RE-CONFIGURED PARKING, STORAGE & STRUCTURE REVISED, DIMENSIONS, FHR + H. & CPE PLENUMS ADDED.
C	21/10/19	DRAWINGS UPDATED & RE-ISSUED TO COUNCIL. MINOR REPOSITIONING OF LIFTS TO SUIT ADJUSTMENTS IN UNIT AREAS. GARBAGE ROOM ADJUSTED TO HOUSE BULKY WASTE



Average star rating  
**5.9**  
NATIONAL HOUSE  
ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate no.: 0003172340  
Assessor Name: David Howard  
Accreditation no.: 20039  
Certificate date: 13 September 2018  
Dwelling Address: 1-7 Boyle Street Sutherland, NSW 2232

ABSA  
Australian Building Sustainability Association

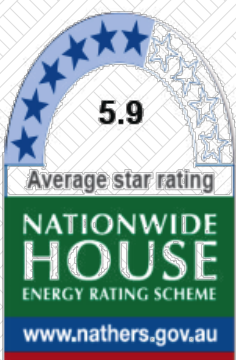
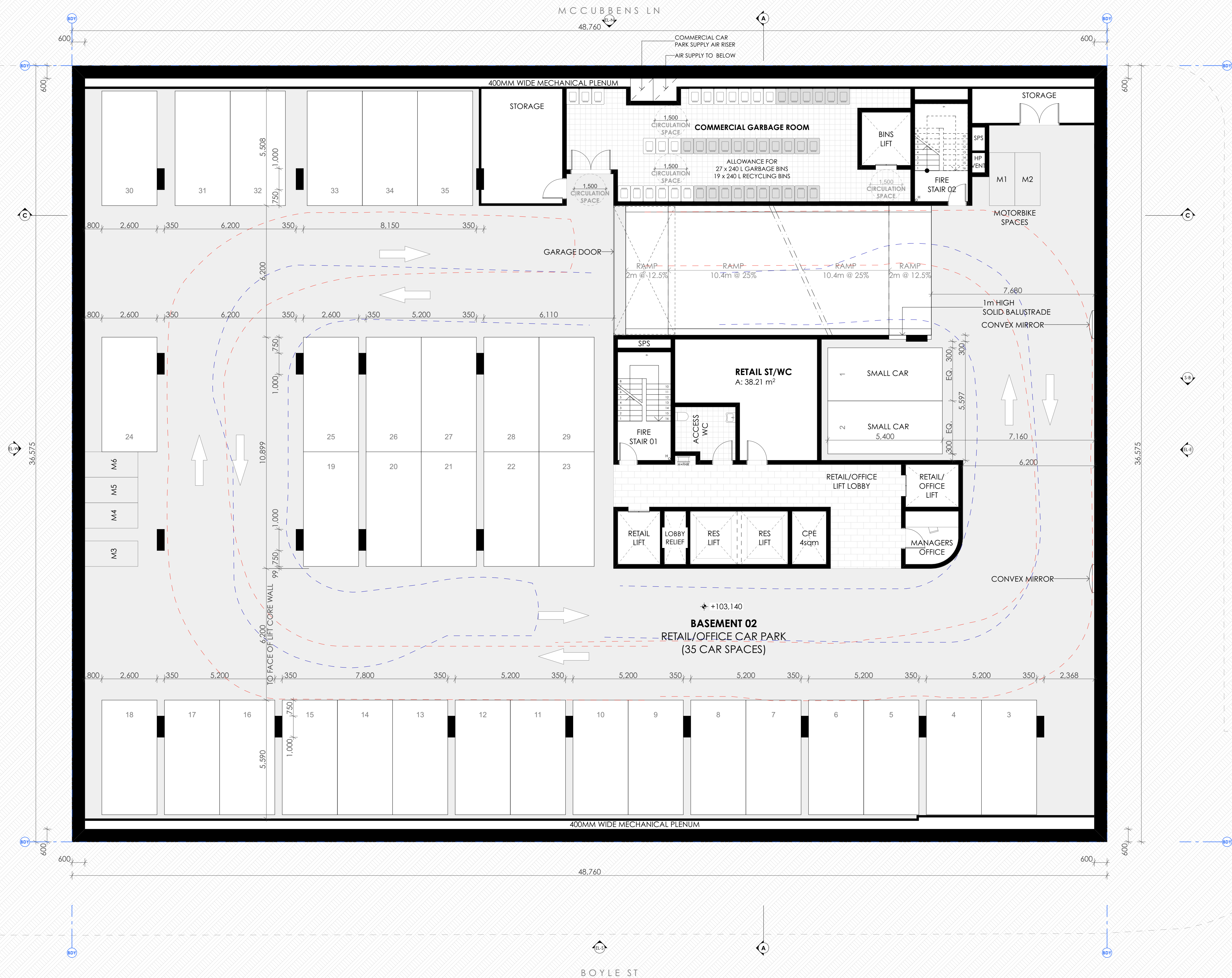
Accreditation Period: 2018-2019  
Assessor Name: David Howard  
Assessor Number: 20039  
Assessor Signature: [Signature]

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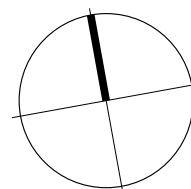
DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL GENERAL LAYOUTS RE-CONFIGURED PARKING, STORAGE & STRUCTURE REVISED, DIMENSIONS, FHR + H, & CPE PLENUMS ADDED.
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL MINOR REPOSITIONING OF LIFTS TO SUIT ADJUSTMENTS IN UNIT AREAS MANAGERS OFFICE ADDED [PREVIOUSLY LOCATED ON 81] BIKE RACKS RELOCATED (ON 81)



Certificate no.: 0003172340  
Assessor Name: David Howard  
Accreditation no.: 20039  
Certificate date: 13 September 2018



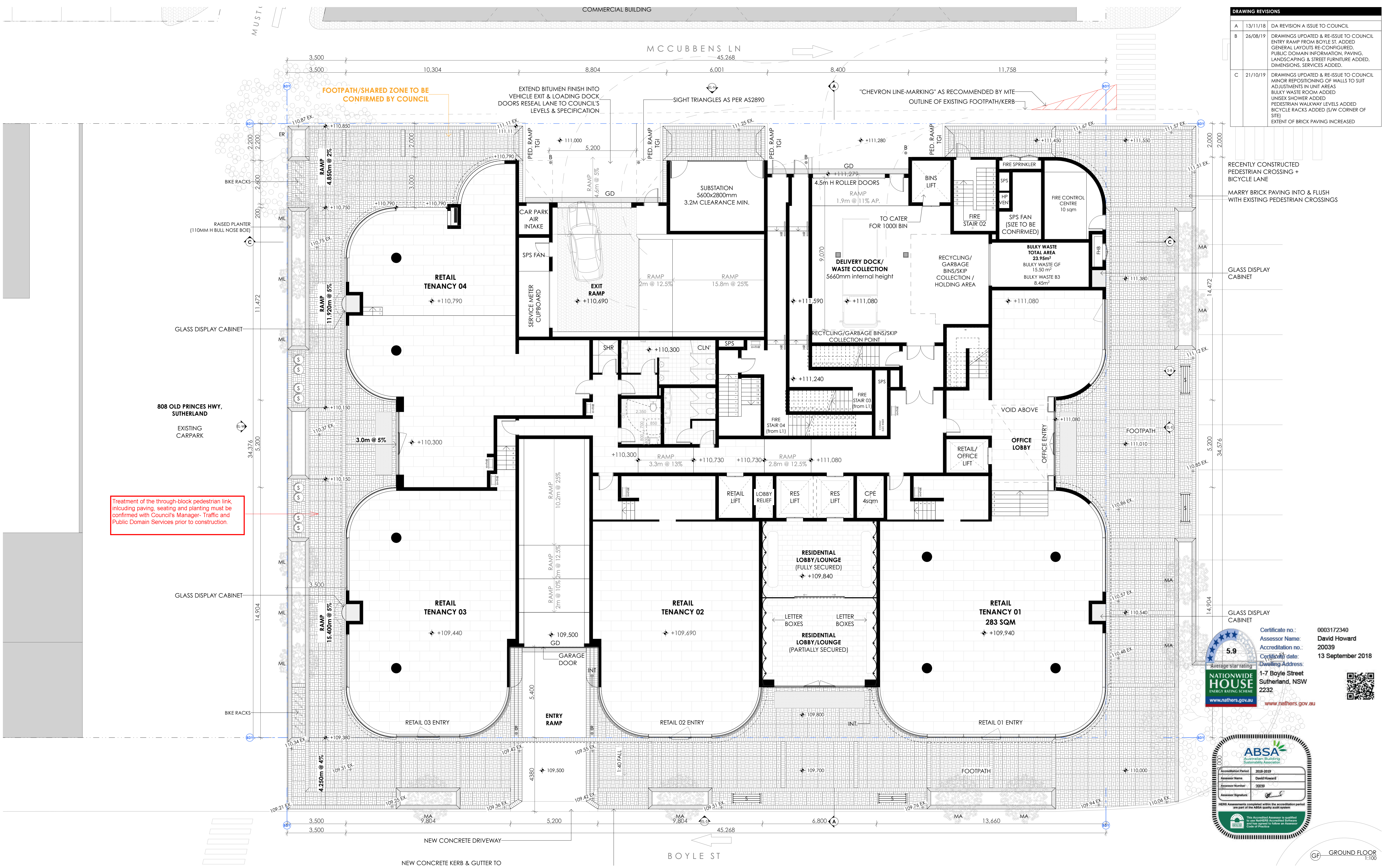
B2 BASEMENT 02  
1:100











DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUED TO COUNCIL ENTRY RAMP FROM BOYLE ST. ADDED GENERAL LAYOUTS RE-CONFIGURED, PUBLIC DOMAIN INFORMATION, PAVING, LANDSCAPING & STREET FURNITURE ADDED, DIMENSIONS, SERVICES ADDED.
C	21/10/19	DRAWINGS UPDATED & RE-ISSUED TO COUNCIL MINOR REPOSITIONING OF WALLS TO SUIT ADJUSTMENTS IN UNIT AREAS BULKY WASTE ROOM ADDED UNISEX SHOWER ADDED PEDESTRIAN WALKWAY LEVELS ADDED BICYCLE RACKS ADDED (S/W CORNER OF SITE) EXTENT OF BRICK PAVING INCREASED

RECENTLY CONSTRUCTED  
PEDESTRIAN CROSSING +  
BICYCLE LANE

MARRY BRICK PAVING INTO & FLUSH  
WITH EXISTING PEDESTRIAN CROSSINGS

GLASS DISPLAY  
CABINET

GLASS DISPLAY  
CABINET

Average star rating: 5.9

www.natations.gov.au

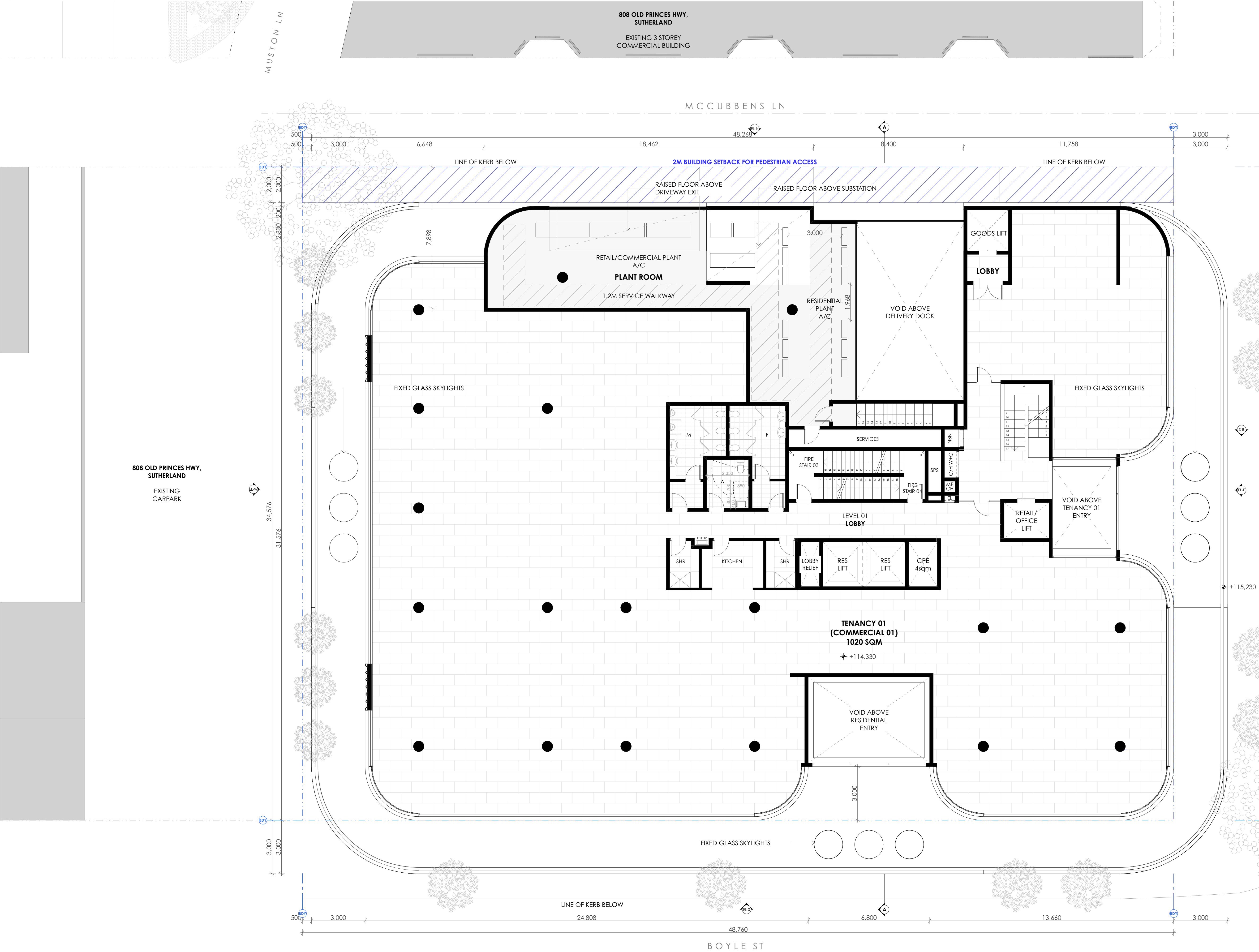
Certificate no.: 0003172340  
Assessor Name: David Howard  
Accreditation no.: 20039  
Certificate date: 13 September 2018  
Dwelling Address: 1-7 Boyle Street Sutherland, NSW 2232

www.natations.gov.au

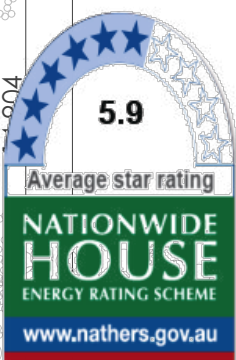
Accreditation Period: 2018-2019  
Assessor Name: David Howard  
Assessor Number: 20039  
Assessor Signature: [Signature]

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.

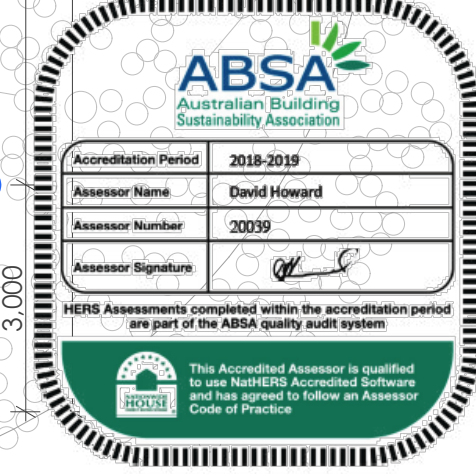




DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL GENERAL LAYOUTS RE-CONFIGURED, DIMENSIONS, SERVICES ADDED.
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL MINOR REPOSITIONING OF WALLS TO SUIT ADJUSTMENTS IN UNIT AREAS 2 UNISEX SHOWERS ADDED



Certificate no.: 0003172340  
Assessor Name: David Howard  
Accreditation no.: 20039  
Certificate date: 13 September 2018  
Dwelling Address: 1-7 Boyle Street Sutherland, NSW 2232  
[www.nathers.gov.au](http://www.nathers.gov.au)











DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL MINOR LAYOUT REVISION NOTATIONS & DIMENSIONS ADDED. BOUNDARY SETBACKS ADJUSTED TO COMPLY WITH DCP & ADG
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL BUILDING FOOTPRINT ADJUSTED AS A RESULT OF ACHIEVING UNIT AREA COMPLIANCY UNIT 303 BALCONY INCREASED IN SIZE

Average star rating  
**5.9**  
NATATIONWIDE HOUSE  
ENERGY RATING SCHEME  
[www.nathers.gov.au](http://www.nathers.gov.au)

Certificate no.: 0003172340  
Assessor Name: David Howard  
Accreditation no.: 20039  
Certificate date: 13 September 2018  
Dwelling Address: 1-7 Boyle Street Sutherland, NSW 2232

ABSA  
Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	David Howard
Assessor Number	20039
Assessor Signature	

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This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow an Assessor Code of Practice.

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DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL MINOR LAYOUT REVISION NOTATIONS & DIMENSIONS ADDED. BOUNDARY SETBACKS ADJUSTED TO COMPLY WITH DCP & ADG
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL BUILDING FOOTPRINT ADJUSTED AS A RESULT OF ACHIEVING UNIT AREA COMPLIANCY

**5.9**  
Average star rating  
**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
[www.nathers.gov.au](http://www.nathers.gov.au)

Certificate no.: 0003172340  
Assessor Name: David Howard  
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[www.nathers.gov.au](http://www.nathers.gov.au)



**ABSA**  
Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	David Howard
Assessor Number	20039
Assessor Signature	

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This Accredited Assessor is qualified to use NHERS Accredited Software and has agreed to follow an Assessor Code of Practice.





DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL MINOR LAYOUT REVISION NOTATIONS & DIMENSIONS ADDED. BOUNDARY SETBACKS ADJUSTED TO COMPLY WITH DCP & ADG
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL BUILDING FOOTPRINT ADJUSTED AS A RESULT OF ACHIEVING UNIT AREA COMPLIANCY

Average star rating  
**5.9**  
NATHERS HOUSE  
ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate no.: 0003172340  
Assessor Name: David Howard  
Accreditation no.: 20039  
Certificate date: 13 September 2018  
Dwelling Address:  
1-7 Boyle Street  
Sutherland, NSW  
2232  
www.nathers.gov.au

ABSA  
Australian Building  
Sustainability Association

Accreditation Period	2018-2019
Assessor Name	David Howard
Assessor Number	20039
Assessor Signature	

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This Accredited Assessor is qualified  
to use NATHERS Accredited Software  
and has agreed to follow an Assessor  
Code of Practice





DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL. MINOR LAYOUT REVISION. NOTATIONS & DIMENSIONS ADDED. BOUNDARY SETBACKS ADJUSTED TO COMPLY WITH DCP & ADD LEVEL ADDED TO LOW RISE TOWER (UNITS 605, 606, & 607 ADDED)
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL. BUILDING FOOTPRINT ADJUSTED AS A RESULT OF ACHIEVING UNIT AREA COMPLIANCY

Average star rating  
5.9  
NATHERS HOUSE  
ENERGY RATING SCHEME  
www.nathers.gov.au

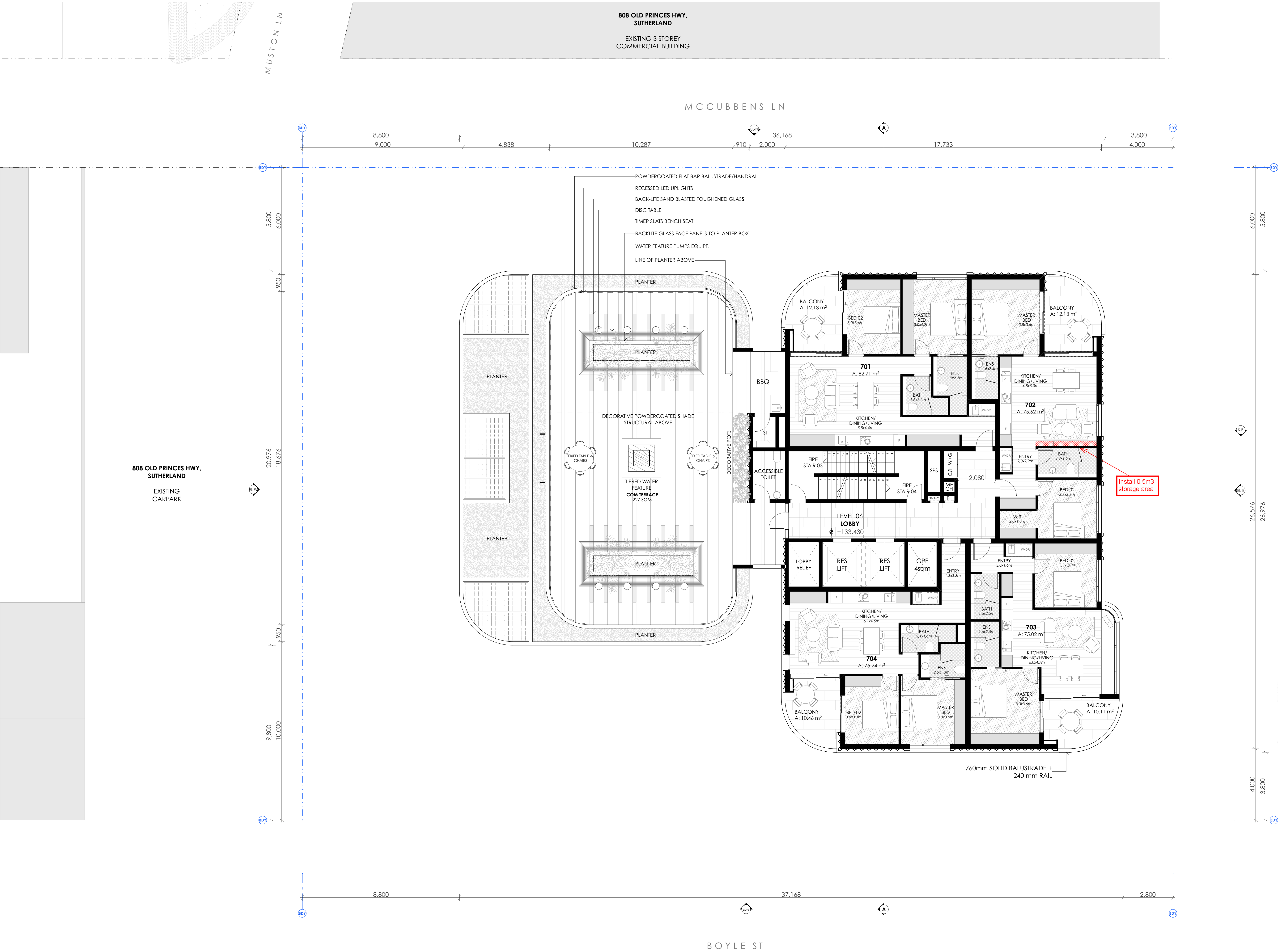
Certificate no.: 0003172340  
Assessor Name: David Howard  
Accreditation no.: 20039  
Certificate date: 13 September 2018  
Dwelling Address: 1-7 Boyle Street Sutherland, NSW 2232

ABSA  
Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	David Howard
Assessor Number	20039
Assessor Signature	

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DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL. MINOR LAYOUT REVISION. NOTATIONS & DIMENSIONS ADDED. BOUNDARY SETBACKS ADJUSTED TO COMPLY WITH DCP & ADG. COS RAISED TO LEVEL 7 & RE-DESIGNED
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL. BUILDING FOOTPRINT ADJUSTED AS A RESULT OF ACHIEVING UNIT AREA COMPLIANCY. PLANTING STRIPS IN PAVING REVISED TO BACKLITE GLASS



Average star rating  
**5.9**

[www.nathers.gov.au](http://www.nathers.gov.au)

Certificate no.: 0003172340  
Assessor Name: David Howard  
Accreditation no.: 20039  
Certificate date: 13 September 2018  
Dwelling Address: 1-7 Boyle Street Sutherland, NSW 2232





ABSA  
Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	David Howard
Assessor Number	20039
Assessor Signature	

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This Accredited Assessor is qualified to use NABERS Accredited Software and has agreed to follow an Assessor Code of Practice

1:7 BOYLE ST SUTHERLAND 2232

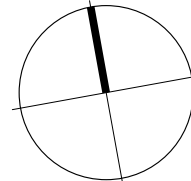
**vic lake architects**  
0400 284 587  
viclakearchitects.com.au  
nominated architect: Vic Lake NSW reg. 4475

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	DATE	DESCRIPTION
C	21/10/19	DWG RE-ISSUED TO COUNCIL
B	26/8/19	DWG RE-ISSUED TO COUNCIL
A	13/11/18	DA REVISION A ISSUE TO COUNCIL

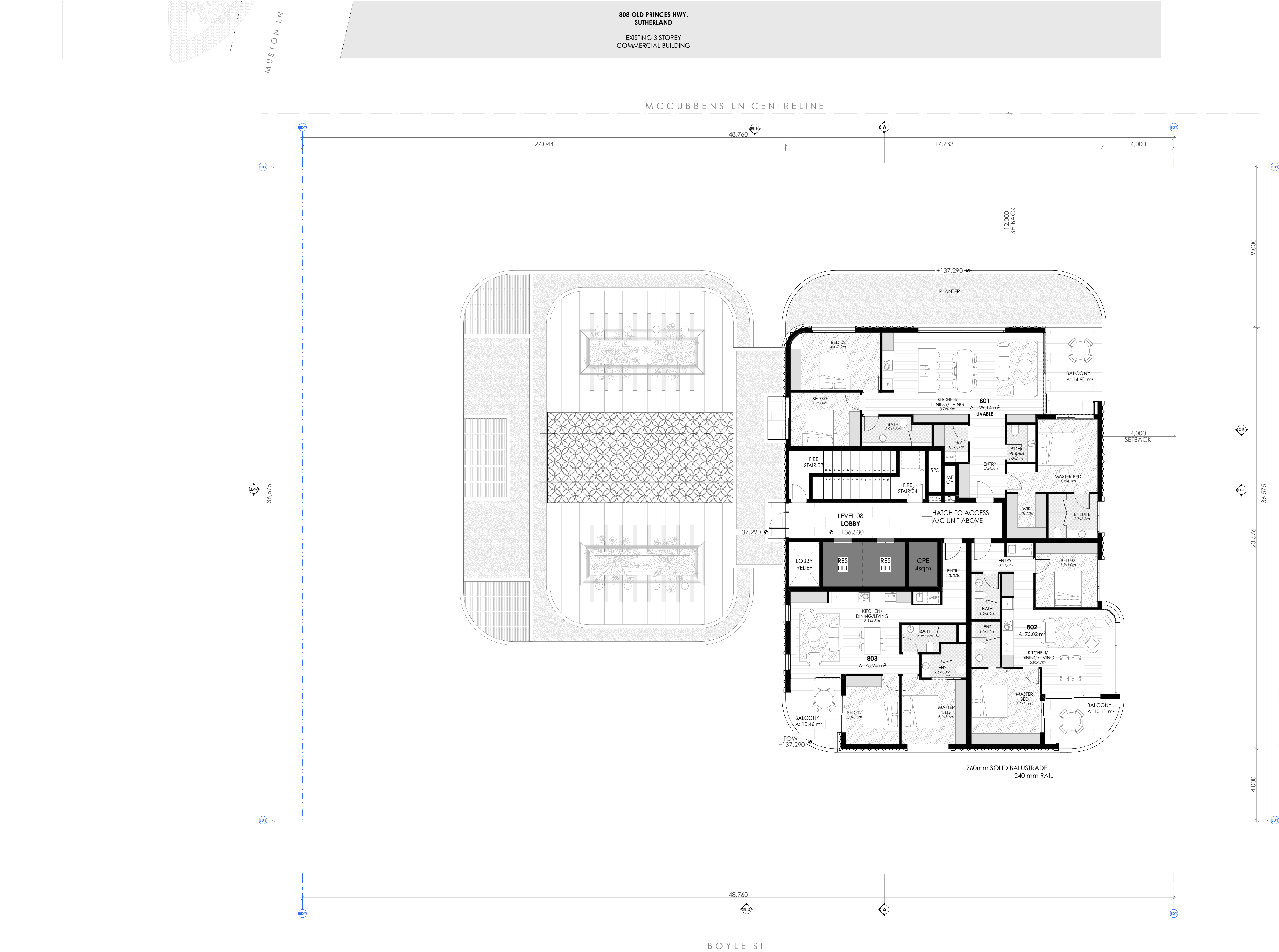
PROJECT:  
MIXED USE DEVELOPMENT  
PROJECT ADDRESS:  
1-7 BOYLE STREET SUTHERLAND 2232  
DRAWING NAME:  
LEVEL 07

PROJECT NUMBER:  
171115  
CLIENT:  
TAYLORMADE PTY LTD



SCALE:  
1:100 @ A1  
DATE:  
21/10/19  
DRAWING NUMBER / REV:  
**DA03.13 C**





DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUED TO COUNCIL. DECORATIVE SHADE STRUCTURE ADDED ABOVE COS TERRACE. PLANTERS CONFIGURATION ADJUSTMENTS & PLANTER ADDED. ADJUSTMENT LOBBY. MINOR LAYOUT REVISIONS. NOTATIONS & DIMENSIONS ADDED.
C	21/10/19	DRAWINGS UPDATED & RE-ISSUED TO COUNCIL. BUILDING FOOTPRINT ADJUSTED AS A RESULT OF ACHIEVING UNIT AREA COMPLIANCY. BALCONY REMOVED FROM NORTHERN SIDE OF UNIT 801 - CONVERTED TO PLANTER.



Average star rating  
**5.9**

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
[www.nathers.gov.au](http://www.nathers.gov.au)

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Assessor Name: David Howard  
Accreditation no.: 20039  
Certificate date: 13 September 2018  
Dwelling Address: 1-7 Boyle Street Sutherland, NSW 2232  
[www.nathers.gov.au](http://www.nathers.gov.au)





**ABSA**  
Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	David Howard
Assessor Number	20039
Assessor Signature	

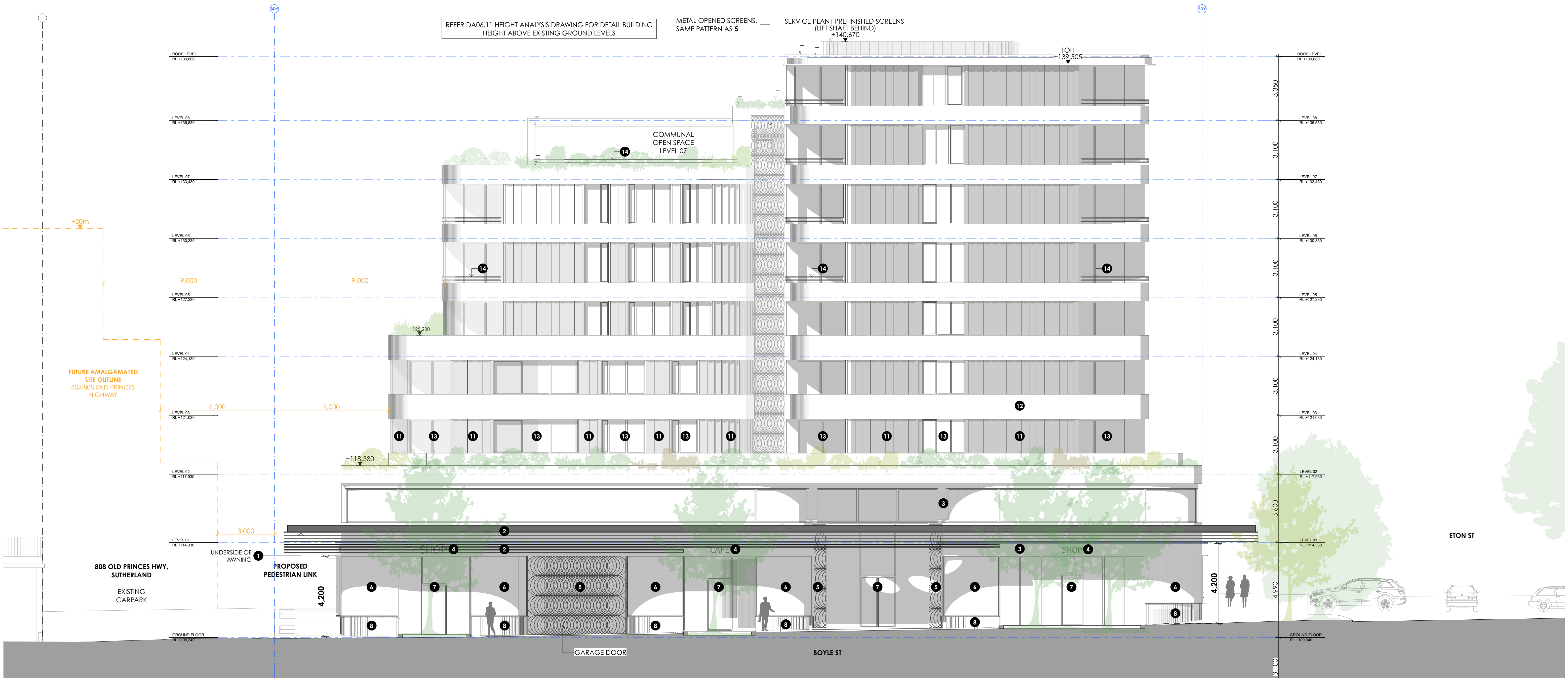
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.



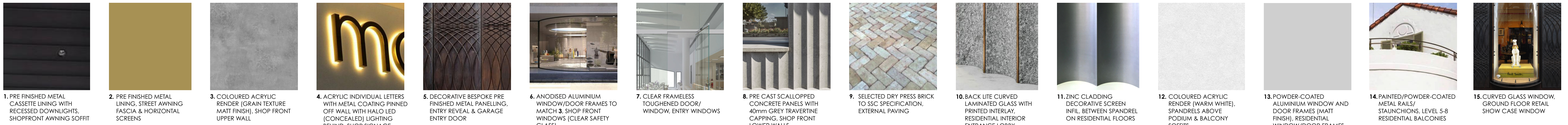
This Accredited Assessor is qualified to use NABERS Accredited Buildings and has agreed to follow an Assessor Code of Practice.



DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL. LEVEL ADDED TO LOW RISE TOWER (UNIT 605, 606, 607) COS ROOF TERRACE MOVED TO LEVEL 7 DECORATIVE SHADE STRUCTURE SHOWN ABOVE COS LANDSCAPING ADDED TO BUILDING & PUBLIC DOMAIN
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL BUILDING FOOTPRINT ADJUSTED AS A RESULT OF ACHIEVING UNIT AREA COMPLIANCY FINISHING BAND & NUMBERING UPDATED

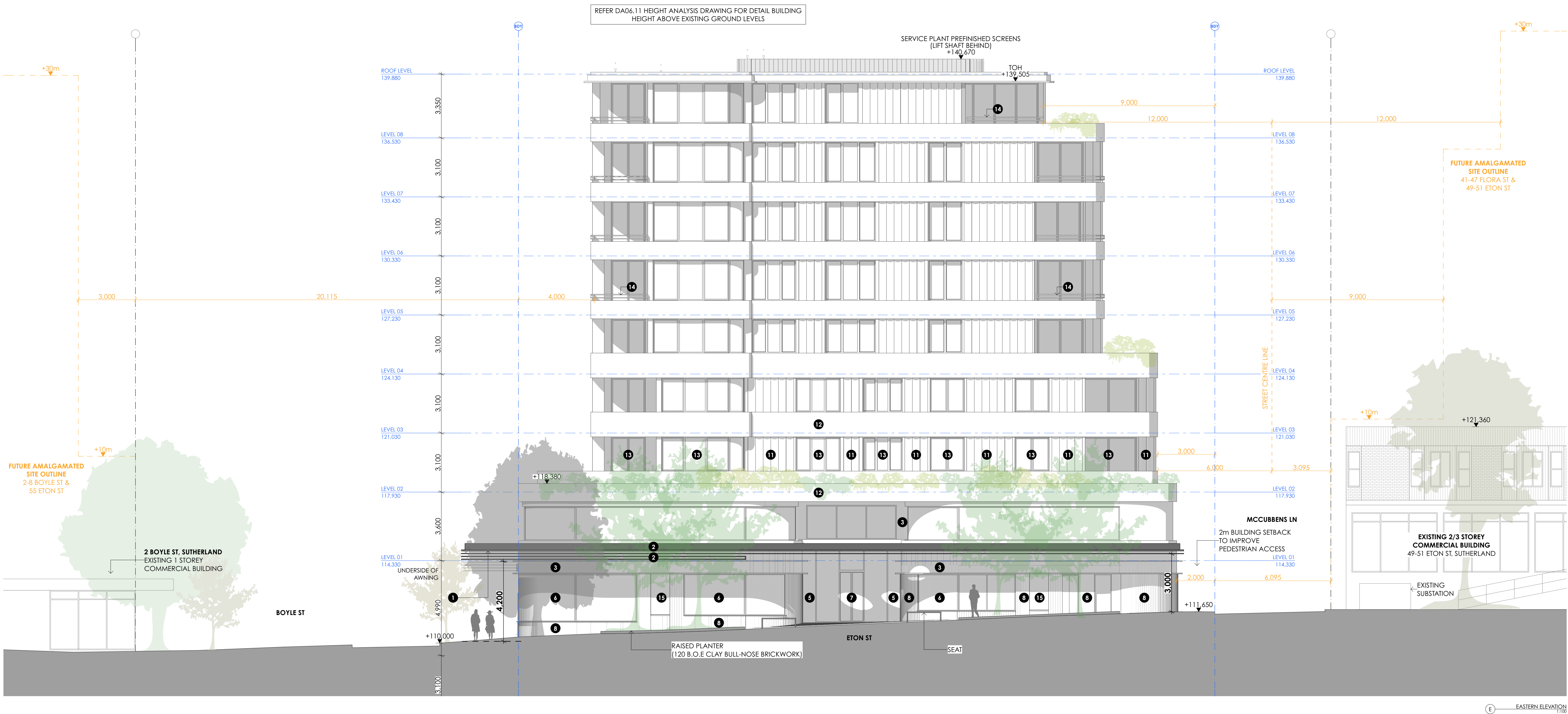


S SOUTHERN ELEVATION 1/100

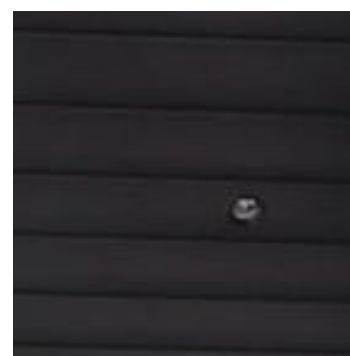




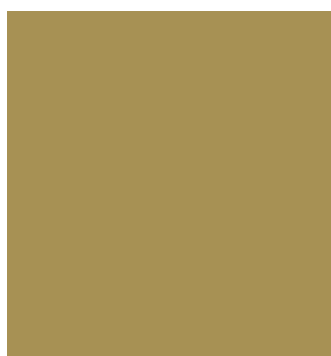
DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL BUILDING SETBACK REVISED TO COMPLY WITH DCP & ADG LANDSCAPING ADDED TO BUILDING & PUBLIC DOMAIN
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL BUILDING FOOTPRINT ADJUSTED AS A RESULT OF ACHIEVING UNIT AREA COMPLIANCY FINISHING BAND & NUMBERING UPDATED



(E) EASTERN ELEVATION  
1:100



1. PRE FINISHED METAL CASSETTE LINING WITH RECESSED DOWNLIGHTS, SHOPFRONT AWNING SOFFIT



**2. PRE FINISHED METAL LINING, STREET AWNING FASCIA & HORIZONTAL SCREENS**



**3. COLOURED ACRYLIC RENDER (GRAIN TEXTURE MATT FINISH), SHOP FRONT UPPER WALL**



4. ACRYLIC INDIVIDUAL LETTERS WITH METAL COATING PINNE OFF WALL WITH HALO LED (CONCEALED) LIGHTING



**5. DECORATIVE BESPOKE PRE FINISHED METAL PANNELLING, ENTRY REVEAL & GARAGE ENTRY DOOR**



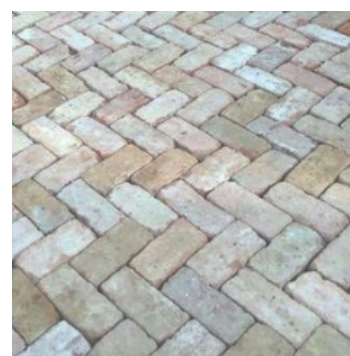
6. ANODISED ALUMINIUM WINDOW/DOOR FRAMES TO MATCH 3, SHOP FRONT WINDOWS (CLEAR SAFETY



7. CLEAR FRAMELESS  
TOUGHENED DOOR/  
WINDOW, ENTRY WINDOWS



8. PRE CAST SCALLOPPED CONCRETE PANELS WITH 40mm GREY TRAVERTINE CAPPING, SHOP FRONT



9. SELECTED DRY PRESS BRICK TO SSC SPECIFICATION, EXTERNAL PAVING



**10. BACK LITE CURVED LAMINATED GLASS WITH PRINTED INTERLAY, RESIDENTIAL INTERIOR**



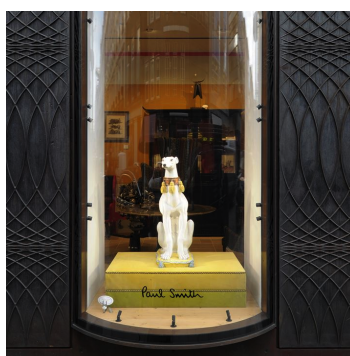
11. ZINC CLADDING  
DECORATIVE SCREEN  
INFIL, BETWEEN SPANDREL  
ON RESIDENTIAL FLOORS

**12. COLOURED ACRYLIC RENDER (WARM WHITE), SPANDRELS ABOVE PODIUM & BALCONY**

**13. POWDER-COATED ALUMINIUM WINDOW AND DOOR FRAMES (MATT FINISH), RESIDENTIAL**



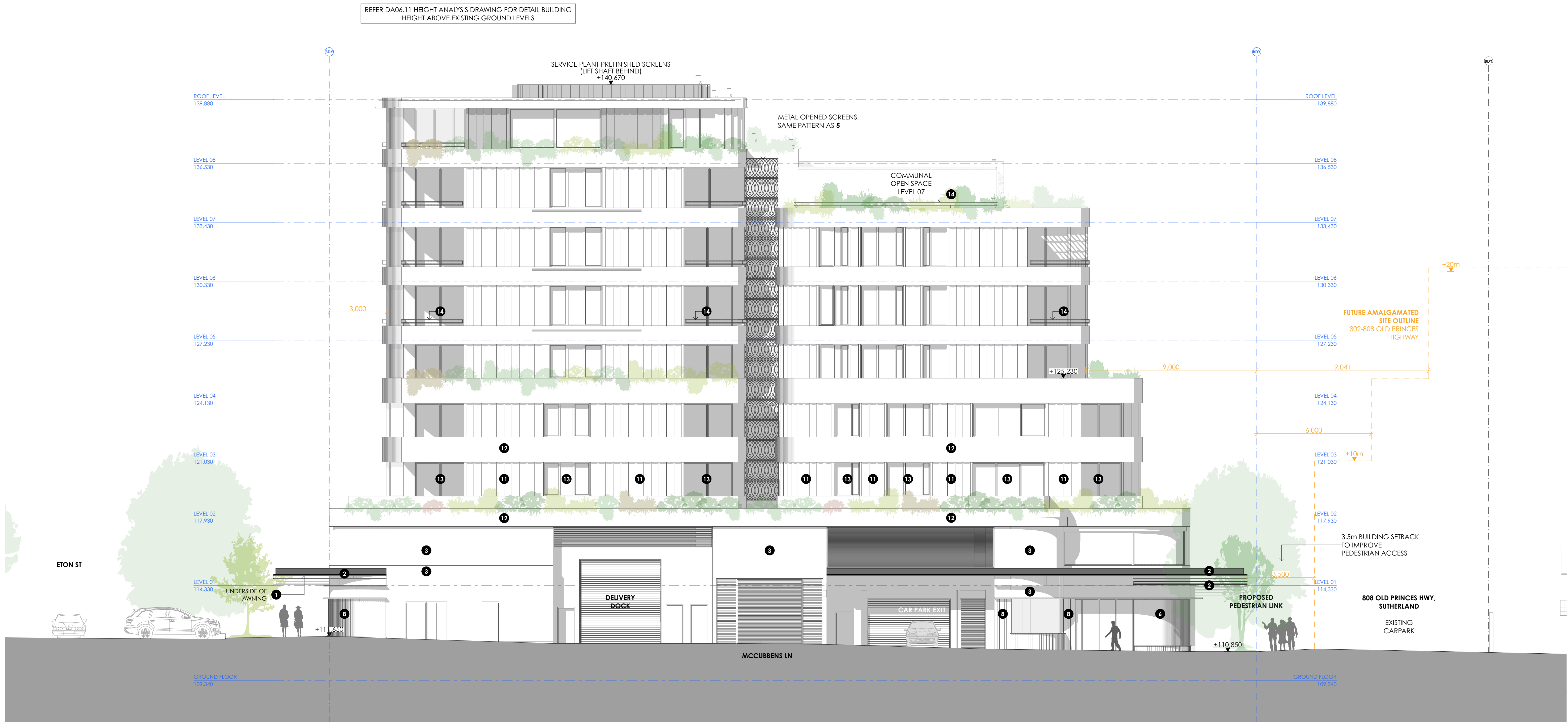
14. PAINTED/POWDER-COATED  
METAL RAILS/  
STAUNCHIONS, LEVEL 5-8  
RESIDENTIAL BALCONIES



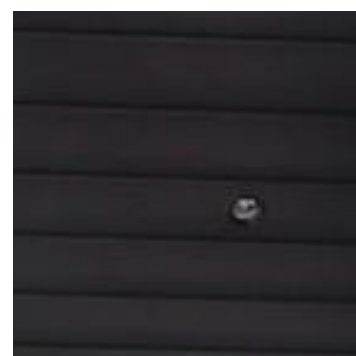
**15. CURVED GLASS WINDOW,  
GROUND FLOOR RETAIL  
SHOW CASE WINDOW**



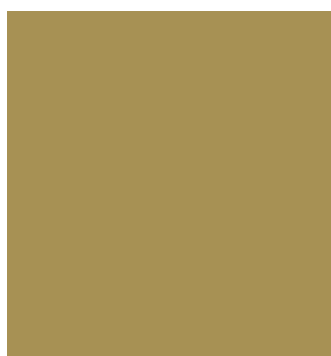
DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL BUILDING SETBACK REVISED TO COMPLY WITH DCP & ADG LANDSCAPING ADDED TO BUILDING & PUBLIC DOMAIN
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL BUILDING FOOTPRINT ADJUSTED AS A RESULT OF ACHIEVING UNIT AREA COMPLIANCE FINISHING BAND & NUMBERING UPDATED SHOP FRONT AWNING REVISED - REMOVED FROM LOADING DOCK - REMOVED FROM SUBSTATION - REMOVED FROM FIRE SERVICES C BIDS



N NORTHERN ELEVATION 1:100



1. PRE FINISHED METAL CASSETTE LINING WITH RECESSED DOWNLIGHTS, SHOPFRONT AWNING SOFFIT



2. PRE FINISHED METAL LINING, STREET AWNING FASCIA & HORIZONTAL SCREENS



**3. COLOURED ACRYLIC RENDER (GRAIN TEXTURE MATT FINISH), SHOP FRONT UPPER WALL**



4. ACRYLIC INDIVIDUAL LETTERS WITH METAL COATING PINNED OFF WALL WITH HALO LED (CONCEALED) LIGHTING BEHIND, SHOP SIGNAGE



**5. DECORATIVE BESPOKE PRE FINISHED METAL PANNELLING, ENTRY REVEAL & GARAGE ENTRY DOOR**



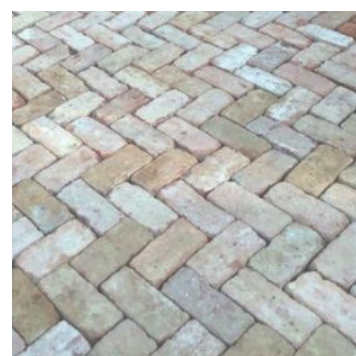
6. ANODISED ALUMINIUM WINDOW/DOOR FRAMES TO MATCH 3, SHOP FRONT WINDOWS (CLEAR SAFETY GLASS)



7. CLEAR FRAMELESS  
TOUGHENED DOOR/  
WINDOW, ENTRY WINDOWS



**8. PRE CAST SCALLOPPED CONCRETE PANELS WITH 40mm GREY TRAVERTINE CAPPING, SHOP FRONT LOWER WALLS**



9. SELECTED DRY PRESS BRICK TO SSC SPECIFICATION, EXTERNAL PAVING



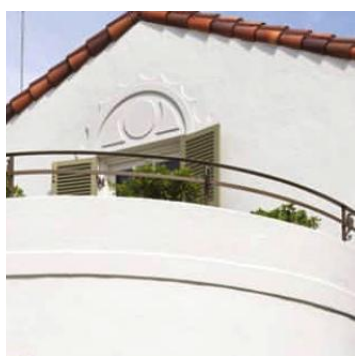
**10. BACK LITE CURVED LAMINATED GLASS WITH PRINTED INTERLAY, RESIDENTIAL INTERIOR ENTRANCE LOBBY**



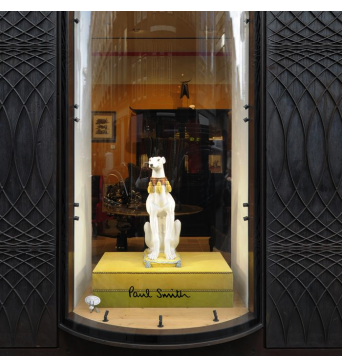
11.ZINC CLADDING  
DECORATIVE SCREEN  
INFIL, BETWEEN SPANDREL  
ON RESIDENTIAL FLOORS

**12. COLOURED ACRYLIC RENDER (WARM WHITE), SPANDRELS ABOVE PODIUM & BALCONY SOFFITS**

**13. POWDER-COATED ALUMINIUM WINDOW AND DOOR FRAMES (MATT FINISH), RESIDENTIAL WINDOW/DOOR FRAMES**



**14. PAINTED/POWDER-COATED METAL RAILS/STANCHIONS, LEVEL 5-8 RESIDENTIAL BALCONIES**



15. CURVED GLASS WINDOW,  
GROUND FLOOR RETAIL  
SHOW CASE WINDOW

C	21/10/19	DWG RE-ISSUED TO COUNCIL
B	26/8/19	DWG RE-ISSUED TO COUNCIL
A	13/11/18	DA RE-VA ISSUED TO COUNCIL
ID	DATE	DISCUSSION

PROJECT:  
MIXED USE DEVELOPMENT  
PROJECT ADDRESS:  
1-7 BOYLE STREET SUTHERLAND 2232  
DRAWING NAME:  
NORTHERN ELEVATION

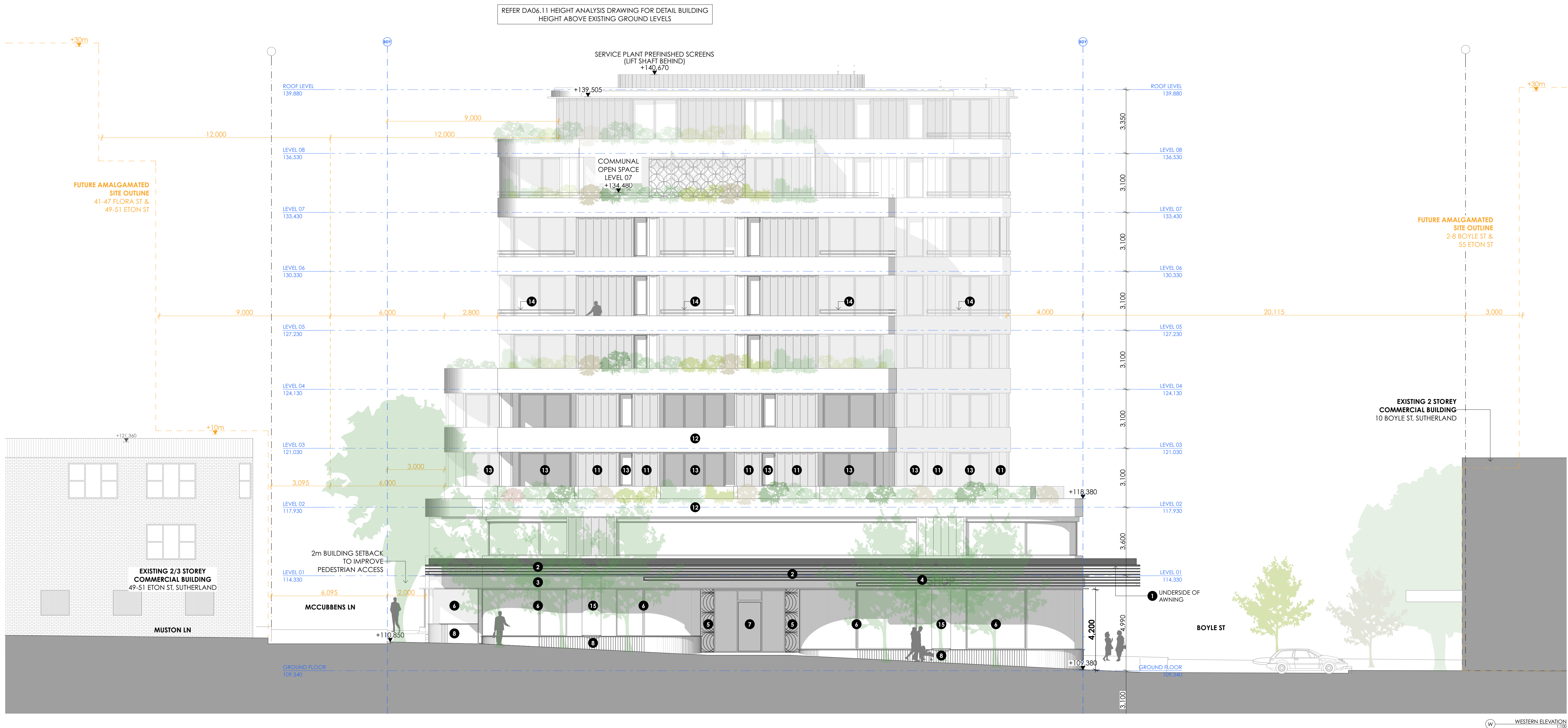
PROJECT NUMBER:  
171115  
CLIENT:  
TAYLORMADE PTY LTD

SCALE:  
1:100 @ A1  
DATE:  
21/10/19

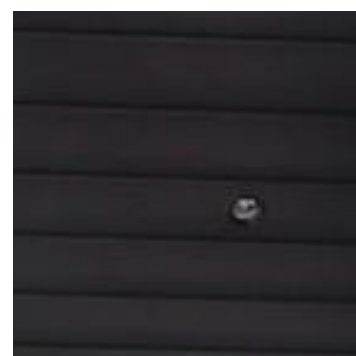
DRAWING NUMBER / REV:  
**DA04.03 C**



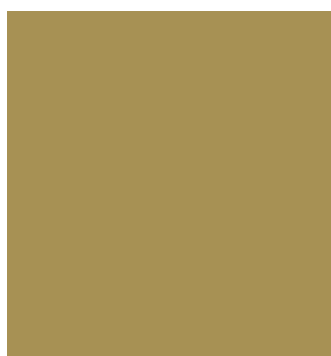
DRAWING REVISIONS		
A	13/11/18	DA REVISION A ISSUE TO COUNCIL
B	26/08/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL BUILDING SETBACK REVISED TO COMPLY WITH DCP & ADG LANDSCAPING ADDED TO BUILDING & PUBLIC DOMAIN
C	21/10/19	DRAWINGS UPDATED & RE-ISSUE TO COUNCIL BUILDING FOOTPRINT ADJUSTED AS A RESULT OF ACHIEVING UNIT AREA COMPLIANCY FINISHING BAND & NUMBERING UPDATED PEDESTRIAN PATH LEVELS SHOWN



WESTERN ELEVATION 1:100



1. PRE FINISHED METAL CASSETTE LINING WITH RECESSED DOWNLIGHTS, SHOPFRONT AWNING SOFFIT



**2. PRE FINISHED METAL LINING, STREET AWNING FASCIA & HORIZONTAL SCREENS**



**3. COLOURED ACRYLIC RENDER (GRAIN TEXTURE MATT FINISH), SHOP FRONT UPPER WALL**



4. ACRYLIC INDIVIDUAL LETTERS WITH METAL COATING PINNEED OFF WALL WITH HALO LED (CONCEALED) LIGHTING



**5. DECORATIVE BESPOKE PRE FINISHED METAL PANNELLING, ENTRY REVEAL & GARAGE ENTRY DOOR**



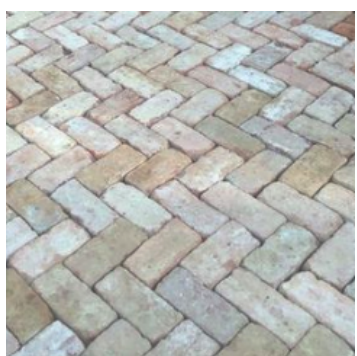
6. ANODISED ALUMINIUM WINDOW/DOOR FRAMES TO MATCH 3. SHOP FRONT WINDOWS (CLEAR SAFETY



7. CLEAR FRAMELESS  
TOUGHENED DOOR/  
WINDOW, ENTRY WINDOWS



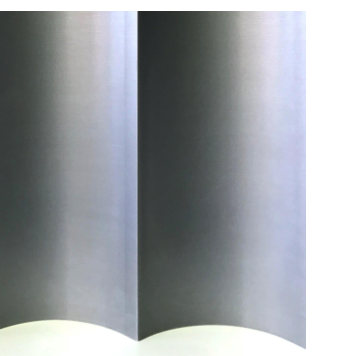
**8. PRE CAST SCALLOPPED CONCRETE PANELS WITH 40mm GREY TRAVERTINE CAPPING, SHOP FRONT**



9. SELECTED DRY PRESS BRICK TO SSC SPECIFICATION, EXTERNAL PAVING



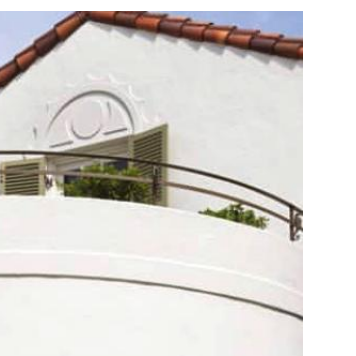
**10. BACK LITE CURVED LAMINATED GLASS WITH PRINTED INTERLAY, RESIDENTIAL INTERIOR**



1. ZINC CLADDING  
DECORATIVE SCREEN  
INFIL. BETWEEN SPANDREL  
ON RESIDENTIAL FLOORS

COLOURED ACRYLIC  
RENDER (WARM WHITE),  
SPANDRELS ABOVE  
PODIUM & BALCONY

POWDER-COATED  
ALUMINIUM WINDOW AND  
DOOR FRAMES (MATT  
FINISH), RESIDENTIAL



PAINTED/POWDER-COATED  
METAL RAILS/  
BALUSTRADES, LEVEL 5-8  
RESIDENTIAL BALCONIES



CURVED GLASS WINDOW,  
GROUND FLOOR RETAIL  
SHOW CASE WINDOW

ID	DATE	DESCRIPTION
C	21/10/19	DWVG RE-ISSUED TO COUNCIL
B	26/8/19	DWVG RE-ISSUED TO COUNCIL
A	13/11/18	DA REV-A ISSUED TO COUNCIL



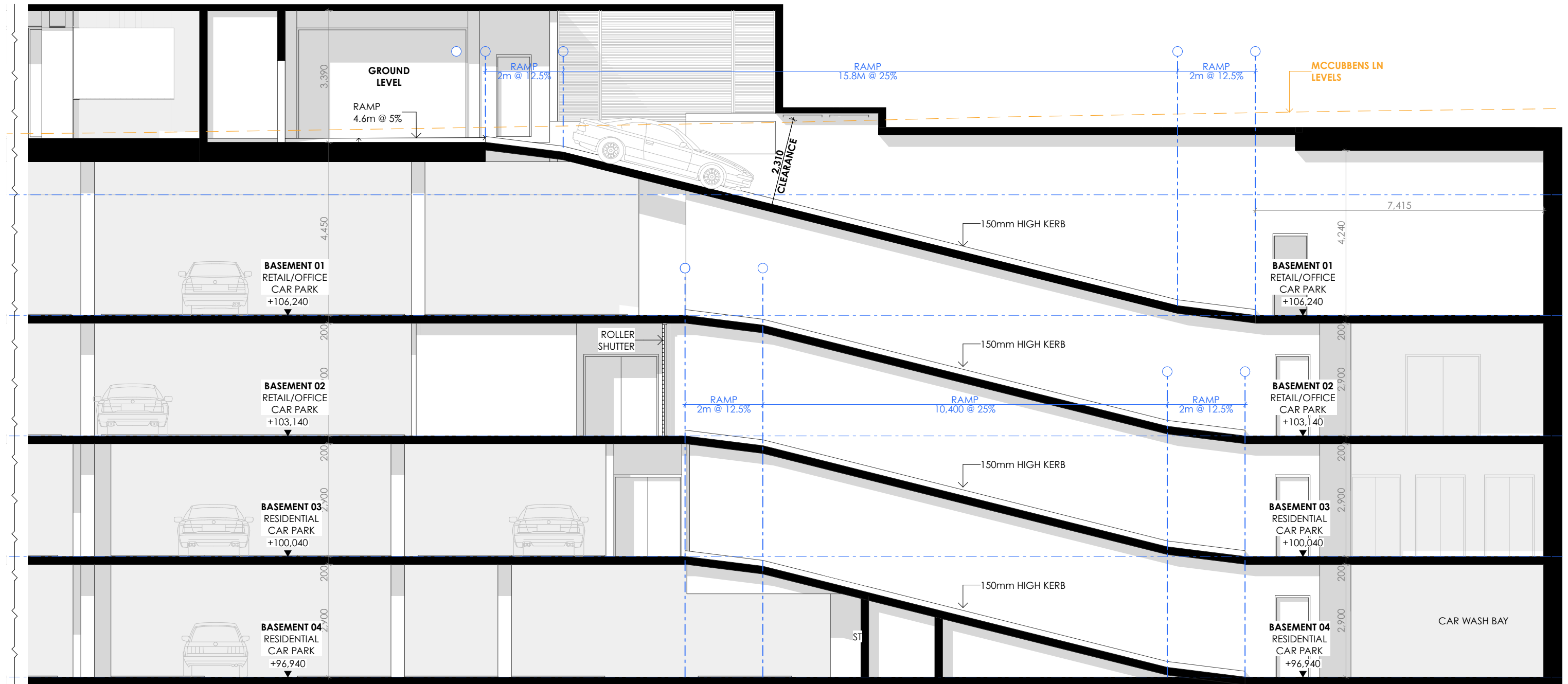


1:1000 @ A1  
DATE: 21/10/19  
DRAWING NUMBER / REV: DA05.01 C









SECTION CC - RAMP SECTION  
1:100

**vic lake architect**

0400 284 587

viclakearchitects.com.au  
nominated architect: Vic Lake NSW reg. 4475

ID	DATE	DESCRIPTION
C	21/10/19	DWG RE-ISSUED TO COUNCIL
B	26/8/19	DWG RE-ISSUED TO COUNCIL
A	13/11/18	DA REV-A ISSUED TO COUNCIL

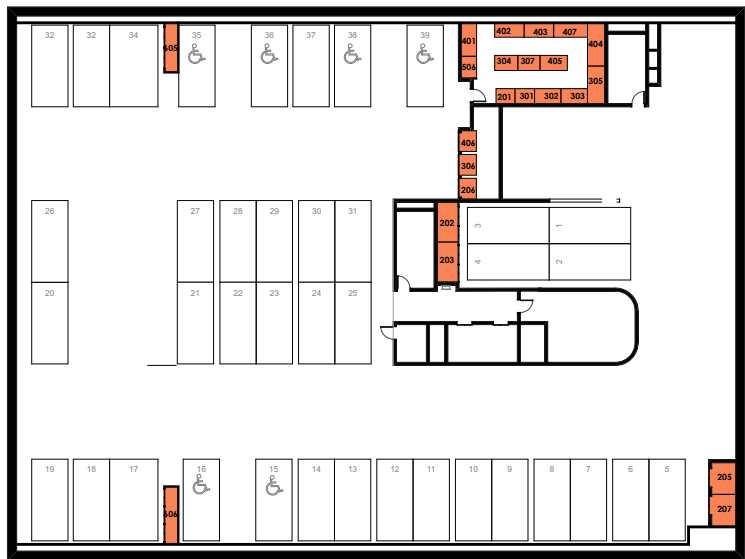
PROJECT:  
MIXED USE DEVELOPMENT  
PROJECT ADDRESS:  
1-7 BOYLE STREET SUTHERLAND 2232

DRAWING NAME:  
**SECTION CC - DRIVEWAY RAMP SECTION**

PROJECT NUMBER:  
171115  
CLIENT:  
TAYLORMADE PTY LTD

SCALE:  
1:100 @ A3  
DATE:  
21/10/19  
DRAWING NUMBER / REV:  
**DA05.03 C**

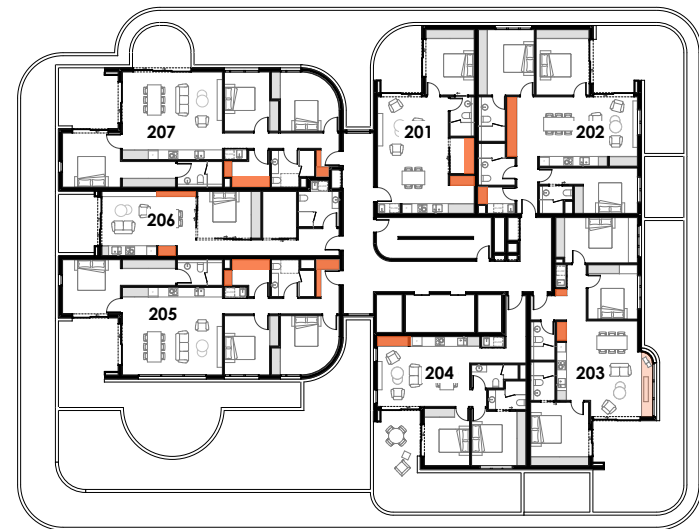




(B4) BASEMENT 04



(B3) BASEMENT 03



(L2) LEVEL 02



(L3) LEVEL 03



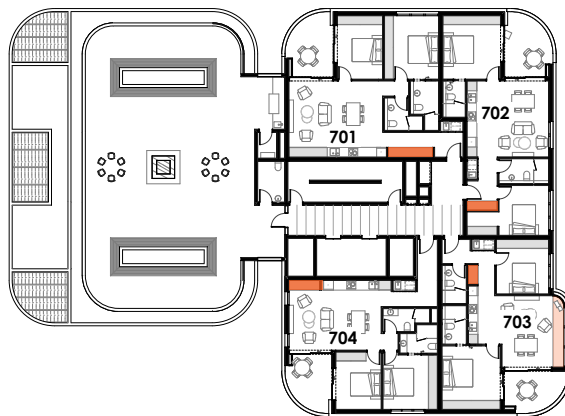
(L4) LEVEL 04



(L5) LEVEL 05



(L6) LEVEL 06



(L7) LEVEL 07



(L8) LEVEL 08

## Legend

Full height storage

Non-full height storage (1m)

**vic lake architect**

0400 284 587

viclakearchitects.com.au

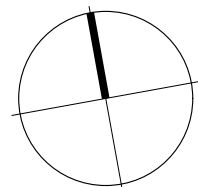
nominated architect: Vic Lake NSW reg. 4475

ID	DATE	DESCRIPTION
C	21/10/19	DWG RE-ISSUED TO COUNCIL
B	26/8/19	DWG RE-ISSUED TO COUNCIL
A	13/11/18	DA REV-A ISSUED TO COUNCIL

PROJECT:  
MIXED USE DEVELOPMENT  
PROJECT ADDRESS:  
1-7 BOYLE STREET SUTHERLAND 2232

DRAWING NAME:  
**APARTMENT STORAGE 1/2**

PROJECT NUMBER:  
171115  
CLIENT:  
TAYLORMADE PTY LTD



SCALE:  
NOT TO SCALE @ A3  
DATE:  
21/10/19  
DRAWING NUMBER / REV:  
**DA06.06 C**

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STORAGE AREA CALCULATION				
LOCATION	TYPE	POSITION	VOLUME	REQUIRED
201	BASEMENT 04	EXTERNAL	3.63	≥ 3m³
201	LEVEL 02	INTERNAL	7.23	≥ 3m³
	1 BED		10.86 m³	≥ 6m³
202	BASEMENT 04	EXTERNAL	10.73	≥ 5m³
202	LEVEL 02	INTERNAL	9.02	≥ 5m³
	3 BED		19.75 m³	≥ 10m³
203	BASEMENT 04	EXTERNAL	10.73	≥ 5m³
203	LEVEL 02	INTERNAL	6.16	≥ 5m³
	3 BED		16.89 m³	≥ 10m³
204	BASEMENT 03	EXTERNAL	15.08	≥ 4m³
204	LEVEL 02	INTERNAL	4.00	≥ 4m³
	2 BED		19.08 m³	≥ 8m³
205	BASEMENT 04	EXTERNAL	10.92	≥ 5m³
205	LEVEL 02	INTERNAL	10.55	≥ 5m³
	3 BED		21.47 m³	≥ 10m³
206	BASEMENT 04	EXTERNAL	4.79	≥ 2m³
206	LEVEL 02	INTERNAL	4.62	≥ 2m³
	ST		9.41 m³	≥ 4m³
207	BASEMENT 04	EXTERNAL	10.92	≥ 5m³
207	LEVEL 02	INTERNAL	8.67	≥ 5m³
	3 BED		19.59 m³	≥ 10m³
301	BASEMENT 04	EXTERNAL	3.77	≥ 3m³
301	LEVEL 03	INTERNAL	7.23	≥ 3m³
	1 BED		11.00 m³	≥ 6m³
302	BASEMENT 04	EXTERNAL	5.08	≥ 5m³
302	LEVEL 03	INTERNAL	12.42	≥ 5m³
	3 BED		17.50 m³	≥ 10m³
303	BASEMENT 04	EXTERNAL	5.08	≥ 5m³
303	LEVEL 03	INTERNAL	6.16	≥ 5m³
	3 BED		11.24 m³	≥ 10m³
304	BASEMENT 04	EXTERNAL	4.45	≥ 4m³
304	LEVEL 03	INTERNAL	4.00	≥ 4m³
	2 BED		8.45 m³	≥ 8m³
305	BASEMENT 04	EXTERNAL	8.34	≥ 5m³
305	LEVEL 03	INTERNAL	10.55	≥ 5m³
	3 BED		18.89 m³	≥ 10m³
306	BASEMENT 04	EXTERNAL	4.79	≥ 2m³
	LEVEL 03	INTERNAL	4.62	≥ 2m³
	ST		9.41 m³	≥ 4m³
307	BASEMENT 04	EXTERNAL	4.25	≥ 5m³
307	LEVEL 03	INTERNAL	8.67	≥ 5m³
	3 BED		12.92 m³	≥ 10m³
401	BASEMENT 04	EXTERNAL	6.28	≥ 4m³
401	LEVEL 04	INTERNAL	5.17	≥ 4m³
	2 BED		11.45 m³	≥ 8m³

STORAGE AREA CALCULATION				
LOCATION	TYPE	POSITION	VOLUME	REQUIRED
402	BASEMENT 04	EXTERNAL	5.66	≥ 4m³
402	LEVEL 04	INTERNAL	5.57	≥ 4m³
	2 BED		11.23 m³	≥ 8m³
403	BASEMENT 04	EXTERNAL	5.66	≥ 4m³
403	LEVEL 04	INTERNAL	8.17	≥ 4m³
	2 BED		13.83 m³	≥ 8m³
404	BASEMENT 04	EXTERNAL	11.01	≥ 4m³
404	LEVEL 04	INTERNAL	4.97	≥ 4m³
	2 BED		15.98 m³	≥ 8m³
405	BASEMENT 04	EXTERNAL	7.31	≥ 4m³
405	LEVEL 04	INTERNAL	6.50	≥ 4m³
	2 BED		13.81 m³	≥ 8m³
406	BASEMENT 04	EXTERNAL	4.79	≥ 2m³
406	LEVEL 04	INTERNAL	5.73	≥ 2m³
	ST		10.52 m³	≥ 4m³
407	BASEMENT 04	EXTERNAL	6.48	≥ 4m³
407	LEVEL 04	INTERNAL	5.85	≥ 4m³
	2 BED		12.33 m³	≥ 8m³
501	BASEMENT 03	EXTERNAL	5.45	≥ 4m³
501	LEVEL 05	INTERNAL	5.17	≥ 4m³
	2 BED		10.62 m³	≥ 8m³
502	BASEMENT 03	EXTERNAL	5.45	≥ 4m³
502	LEVEL 05	INTERNAL	5.46	≥ 4m³
	2 BED		10.91 m³	≥ 8m³
503	BASEMENT 03	EXTERNAL	5.45	≥ 4m³
503	LEVEL 05	INTERNAL	11.16	≥ 4m³
	2 BED		16.61 m³	≥ 8m³
504	BASEMENT 03	EXTERNAL	6.12	≥ 4m³
504	LEVEL 05	INTERNAL	4.97	≥ 4m³
	2 BED		11.09 m³	≥ 8m³
505	BASEMENT 03	EXTERNAL	11.13	≥ 4m³
505	LEVEL 05	INTERNAL	6.50	≥ 4m³
	2 BED		17.63 m³	≥ 8m³
506	BASEMENT 04	EXTERNAL	3.96	≥ 2m³
506	LEVEL 05	INTERNAL	5.73	≥ 2m³
	ST		9.69 m³	≥ 4m³
507	BASEMENT 03	EXTERNAL	11.13	≥ 4m³
507	LEVEL 05	INTERNAL	5.85	≥ 4m³
	2 BED		16.98 m³	≥ 8m³
601	BASEMENT 03	EXTERNAL	6.19	≥ 4m³
601	LEVEL 06	INTERNAL	5.17	≥ 4m³
	2 BED		11.36 m³	≥ 8m³
602	BASEMENT 03	EXTERNAL	5.58	≥ 4m³
602	LEVEL 06	INTERNAL	5.46	≥ 4m³
	2 BED		11.04 m³	≥ 8m³

LOCATION	TYPE	POSITION	VOLUME	REQUIRED
603	BASEMENT 03	EXTERNAL	6.19	≥ 4m <sup>3</sup>
603	LEVEL 06	INTERNAL	8.17	≥ 4m <sup>3</sup>
	2 BED		14.36 m <sup>3</sup>	≥ 8m <sup>3</sup>
604	BASEMENT 03	EXTERNAL	5.57	≥ 4m <sup>3</sup>
604	LEVEL 06	INTERNAL	4.97	≥ 4m <sup>3</sup>
	2 BED		10.54 m <sup>3</sup>	≥ 8m <sup>3</sup>
605	BASEMENT 04	EXTERNAL	11.80	≥ 4m <sup>3</sup>
605	LEVEL 06	INTERNAL	6.50	≥ 4m <sup>3</sup>
	2 BED		18.30 m <sup>3</sup>	≥ 8m <sup>3</sup>
606	BASEMENT 04	EXTERNAL	9.54	≥ 2m <sup>3</sup>
606	LEVEL 06	INTERNAL	5.73	≥ 2m <sup>3</sup>
	ST		15.27 m <sup>3</sup>	≥ 4m <sup>3</sup>
607	BASEMENT 03	EXTERNAL	12.39	≥ 4m <sup>3</sup>
607	LEVEL 06	INTERNAL	5.85	≥ 4m <sup>3</sup>
	2 BED		18.24 m <sup>3</sup>	≥ 8m <sup>3</sup>
701	BASEMENT 03	EXTERNAL	16.16	≥ 4m <sup>3</sup>
701	LEVEL 07	INTERNAL	5.17	≥ 4m <sup>3</sup>
	2 BED		21.33 m <sup>3</sup>	≥ 8m <sup>3</sup>
702	BASEMENT 03	EXTERNAL	4.96	≥ 4m <sup>3</sup>
702	LEVEL 07	INTERNAL	5.46	≥ 4m <sup>3</sup>
	2 BED		10.42 m <sup>3</sup>	≥ 8m <sup>3</sup>
703	BASEMENT 03	EXTERNAL	4.96	≥ 4m <sup>3</sup>
703	LEVEL 07	INTERNAL	8.17	≥ 4m <sup>3</sup>
	2 BED		13.13 m <sup>3</sup>	≥ 8m <sup>3</sup>
704	BASEMENT 03	EXTERNAL	6.12	≥ 4m <sup>3</sup>
704	LEVEL 07	INTERNAL	4.97	≥ 4m <sup>3</sup>
	2 BED		11.09 m <sup>3</sup>	≥ 8m <sup>3</sup>
801	BASEMENT 03	EXTERNAL	6.12	≥ 5m <sup>3</sup>
801	LEVEL 08	INTERNAL	11.21	≥ 5m <sup>3</sup>
	3 BED		17.33 m <sup>3</sup>	≥ 10m <sup>3</sup>
802	BASEMENT 03	EXTERNAL	11.56	≥ 4m <sup>3</sup>
802	LEVEL 08	INTERNAL	8.35	≥ 4m <sup>3</sup>
	2 BED		19.91 m <sup>3</sup>	≥ 8m <sup>3</sup>
803	BASEMENT 03	EXTERNAL	11.56	≥ 4m <sup>3</sup>
803	LEVEL 08	INTERNAL	5.15	≥ 4m <sup>3</sup>
	2 BED		16.71 m <sup>3</sup>	≥ 8m <sup>3</sup>

## APARTMENT DESIGN GUIDE

### Objective 4G-1

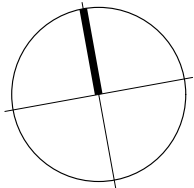
1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

DWELLING TYPE	STORAGE SIZE VOLUME
Studio	4m <sup>3</sup>
1 Bedroom	6m <sup>3</sup>
2 Bedrooms	8m <sup>3</sup>
3+ Bedrooms	10m <sup>3</sup>

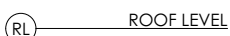
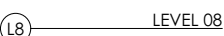
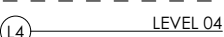
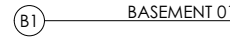
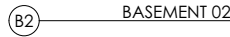
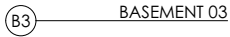
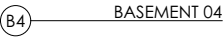
At least 50% of the required storage is to be located within the apartment.


**COMPLIES** All units are provided with more than the required volume of storage, with more than 50% of this being located within the apartment.

C	21/10/19	DWG RE-ISSUED TO COUNCIL
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ID	DATE	DESCRIPTION







 LOT 01  
 LOT 02



EXTERNAL FINISHES

- 1. CEILING (AWNING) - PRE FINISHED METAL SOFFIT LINING
- 2. STREET AWNING FASCIA & HORIZONTAL SCREENS - PRE FINISHED METAL LINING
- 3. SHOP WALL (UPPER) - COLOURED ACRYLIC RENDER (GRAIN TEXTURE MATT FINISH)
- 4. SHOP SIGNAGE - ACRYLIC INDIVIDUAL LETTERS WITH METAL COATING PINNED OFF WALL WITH HALO LED (CONCEALED) LIGHTING BEHIND
- 5. ENTRY REVEALS - DECORATIVE PRE FINISHED METAL PANELS (REFER IMAGES BELOW)
- 6. SHOP WINDOWS - CLEAR SAFETY GLASS, ANODISED ALUMINIUM FRAME
- 7. ENTRY WINDOWS - CLEAR FRAMELESS TOUGHENED DOOR/WINDOW (REFER IMAGES BELOW)
- 8. SHOP WALL (LOWER) - PRE FINISHED CONCRETE WITH 40mm POLISHED GREY TRAVERTINE CAPPING
- 9. PAVING - DRY PRESS BRICK PAVING (+ EXTERNAL RUBBER RECESSED FLOOR MATT AT ALL ENTRY POINTS)

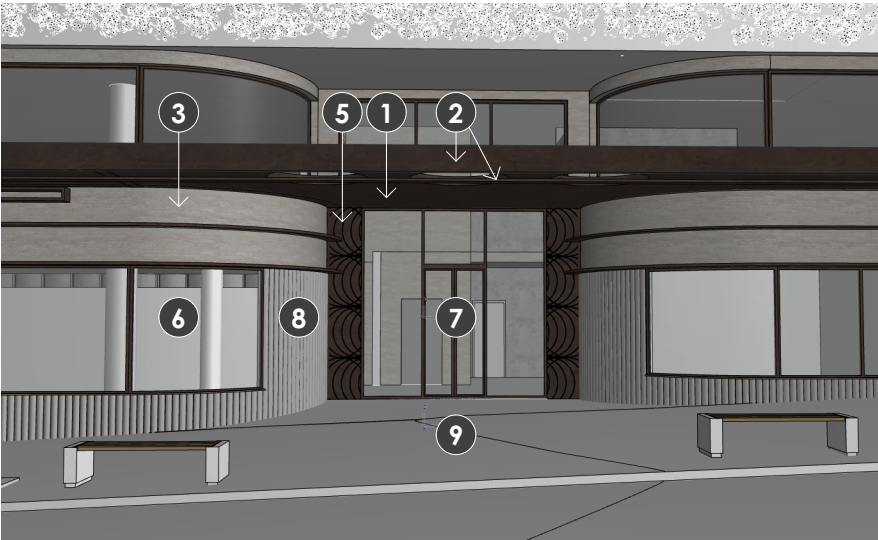
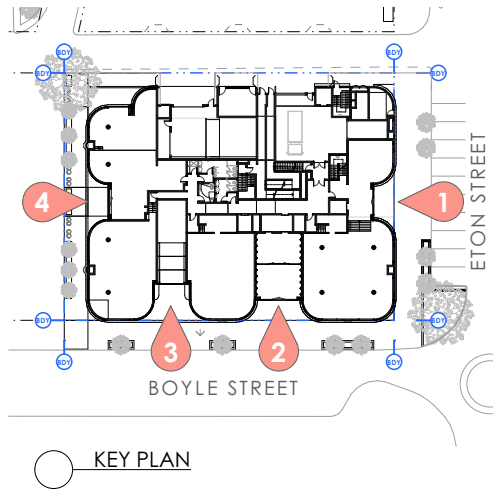
REFER ELEVATION SERIES FOR FINISHES REPRESENTATION



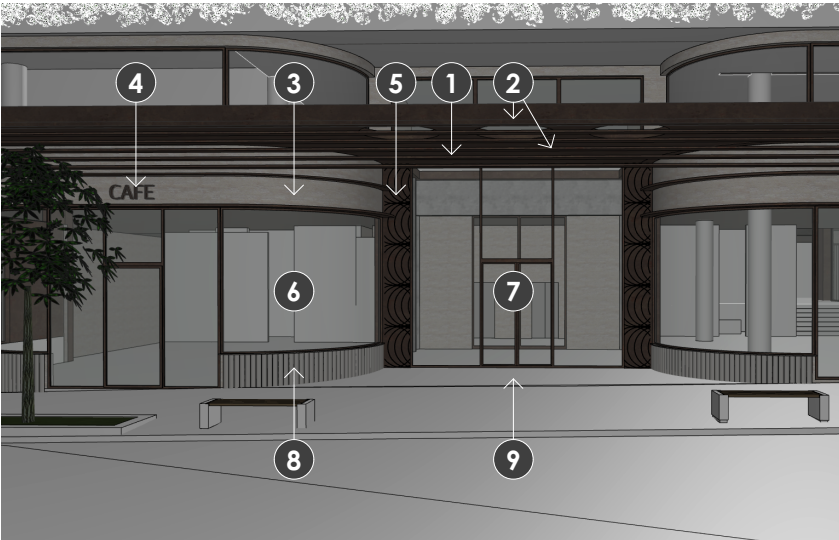
THE ABOVE CGI IS USED AS A REFERENCE FOR THE RETAIL FINISHES.  
PLEASE NOTE THAT THE STREET AWNING IS PROPOSED TO BE LOWERED TO THE TOP OF THE SPANDREL ABOVE THE RETAIL SHOP FRONTAGES

VIEW AT THE CORNER BETWEEN BOYLE ST AND ETON ST

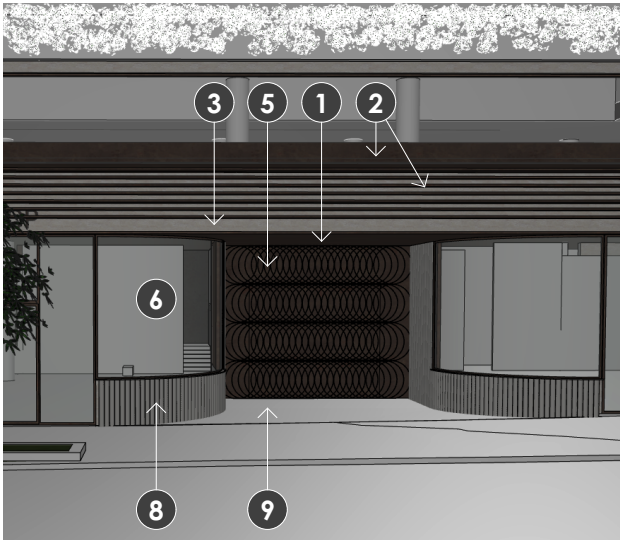
DRAWING REVISIONS		
C	21/10/19	NEW DRAWING TO SHOW PROPOSED FINISHED AT BUILDING ENTRANCE



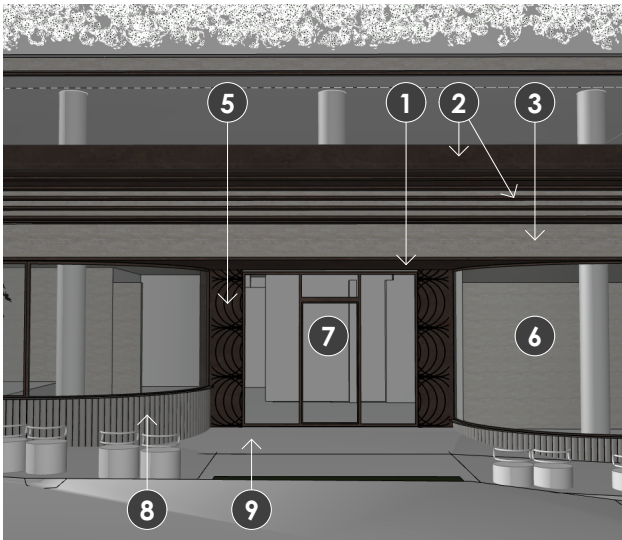
1 ETON STREET ENTRY - TO OFFICE LOBBY



2 BOYLE STREET - RESIDENTIAL LOBBY ENTRY



3 BOYLE STREET - BASEMENT ENTRY



4 PEDESTRIAN LANE ENTRY - TO RETAIL TENANCY

"1-7 BOYLE ST\_MASTER" BIM Server: BIM-Server.local - BIMcloud Basic for ARCHICAD 20/171115\_1-7 BOYLE ST SUTHERLAND/1-7 BOYLE ST\_MASTER

vic lake architect

0400 284 587  
viclakearchitects.com.au  
nominated architect: Vic Lake NSW reg. 4475

C	21/10/19	DWG RE-ISSUED TO COUNCIL
B	26/8/19	DWG RE-ISSUED TO COUNCIL
A	13/11/18	DA REV-A ISSUED TO COUNCIL
ID	DATE	DESCRIPTION

PROJECT:  
MIXED USE DEVELOPMENT  
PROJECT ADDRESS:  
1-7 BOYLE STREET SUTHERLAND 2232

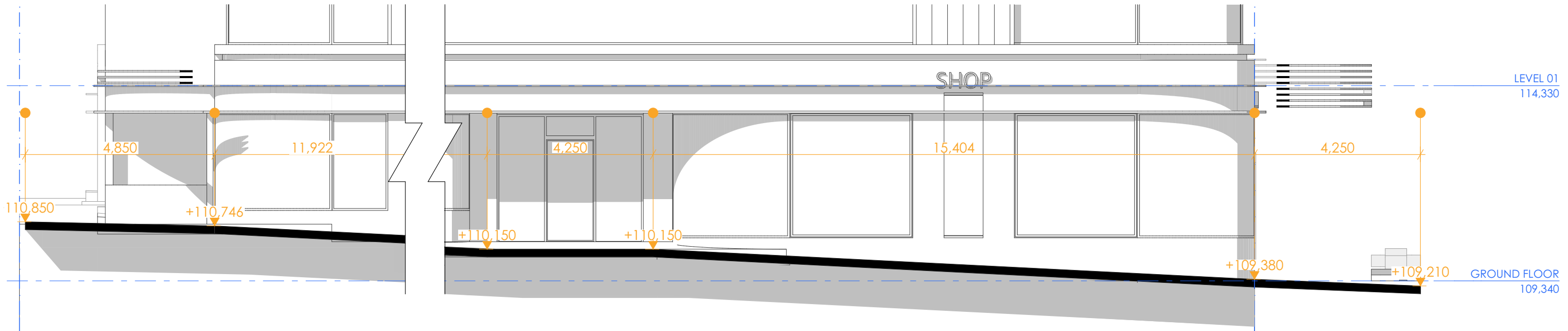
PROJECT NUMBER:  
171115  
CLIENT:  
TAYLORMADE PTY LTD

DRAWING NAME:  
ARTIST IMPRESSION 2 STREET VIEW CNK BOYLE & ETON

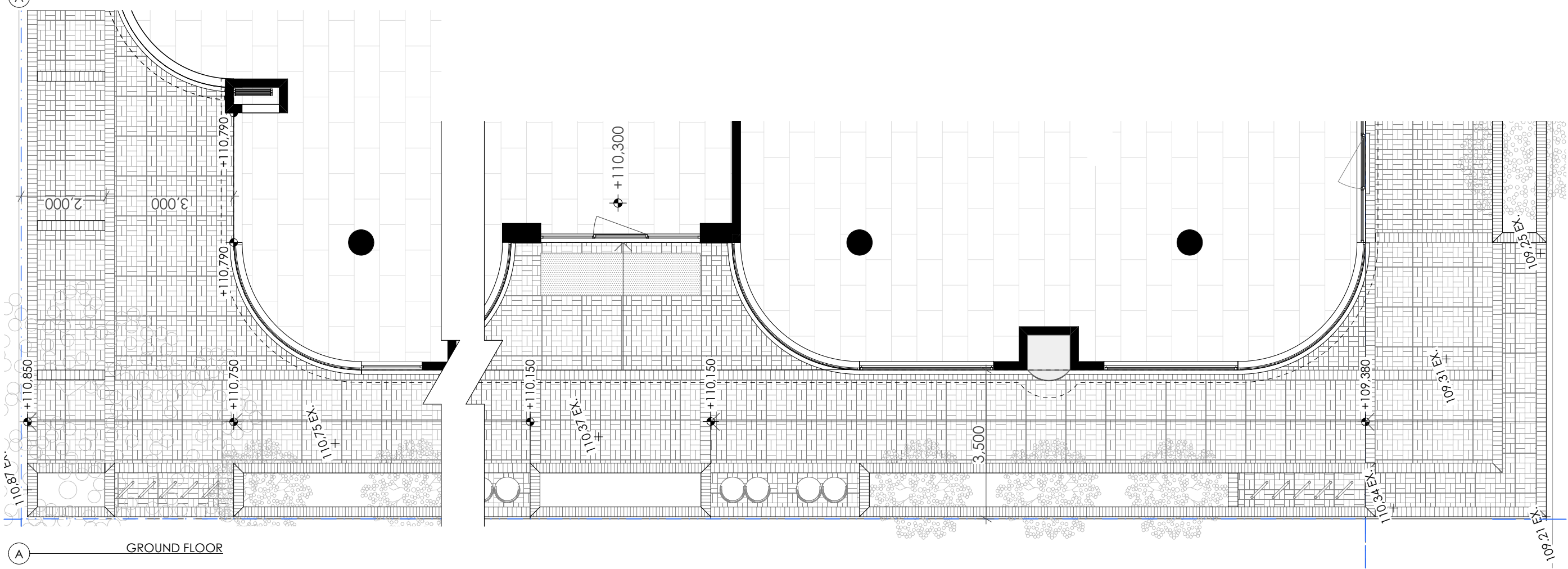
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NOT TO SCALE @ A3  
DATE:  
21/10/19  
DRAWING NUMBER / REV:  
DA06.23 C

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A SECTION THROUGH LANEWAY



A GROUND FLOOR

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**vic lake architect**

0400 284 587

viclakearchitects.com.au

nominated architect: Vic Lake NSW reg. 4475

ID	DATE	DESCRIPTION
A	21/10/19	DWG RE-ISSUED TO COUNCIL

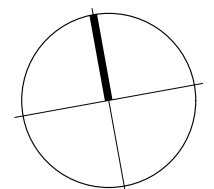
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MIXED USE DEVELOPMENT  
PROJECT ADDRESS:  
1-7 BOYLE STREET SUTHERLAND 2232

DRAWING NAME:  
**LANEWAY DETAIL SECTION**

**DRAWING REVISIONS**

ID	DATE	DESCRIPTION
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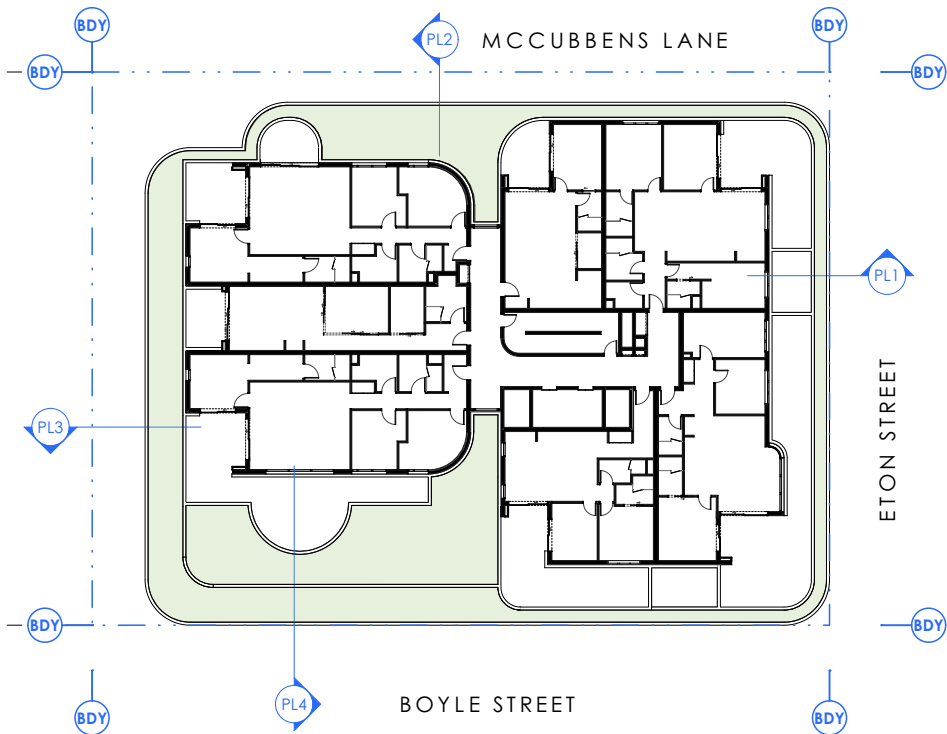
PROJECT NUMBER:  
171115  
CLIENT:  
TAYLORMADE PTY LTD



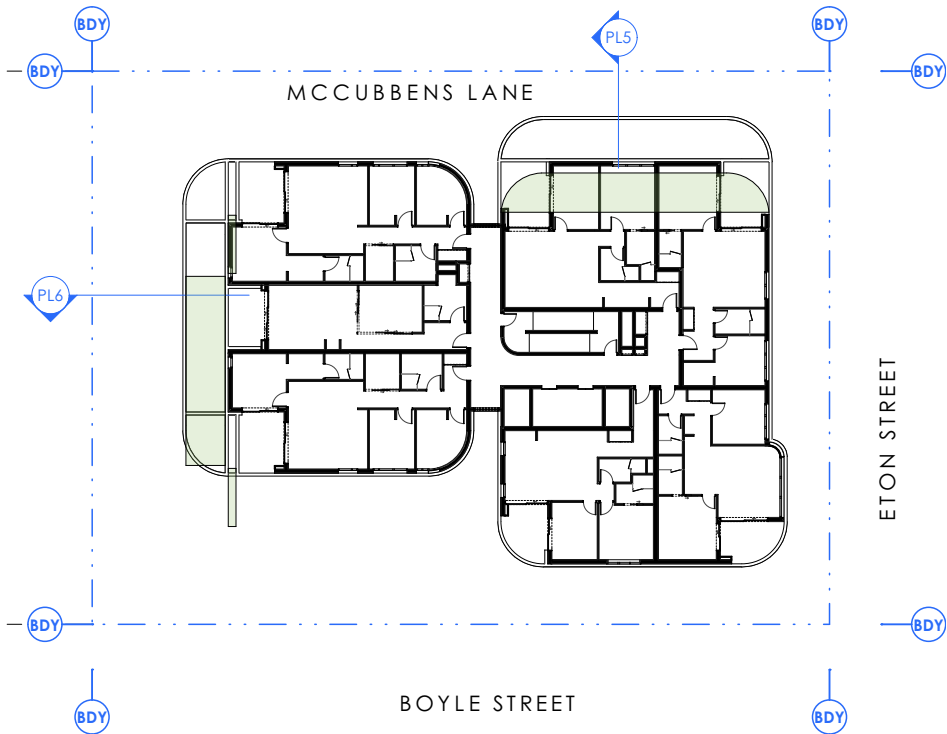
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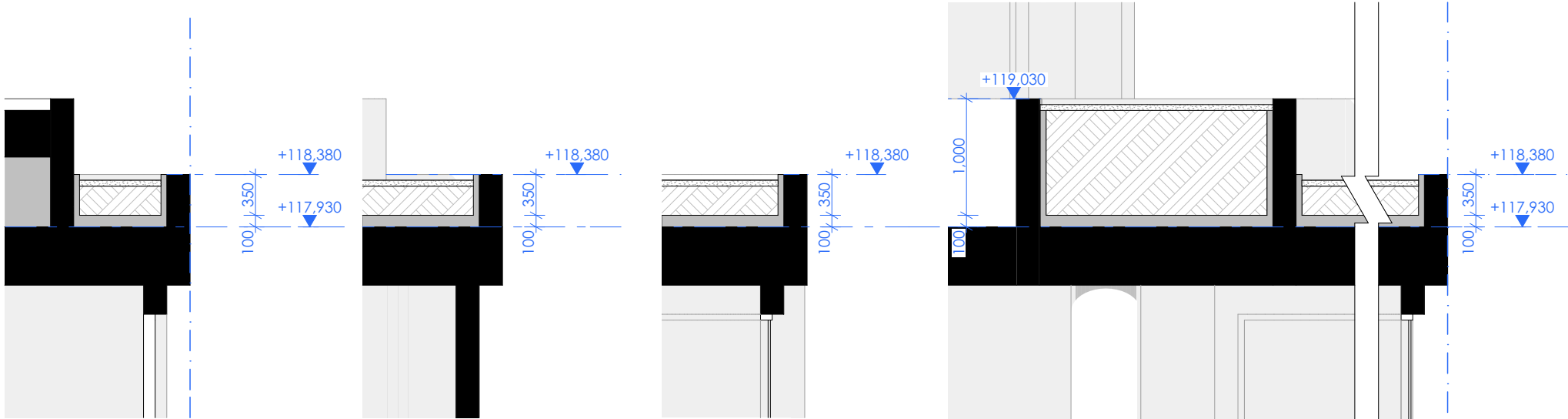




LEVEL 02



LEVEL 04

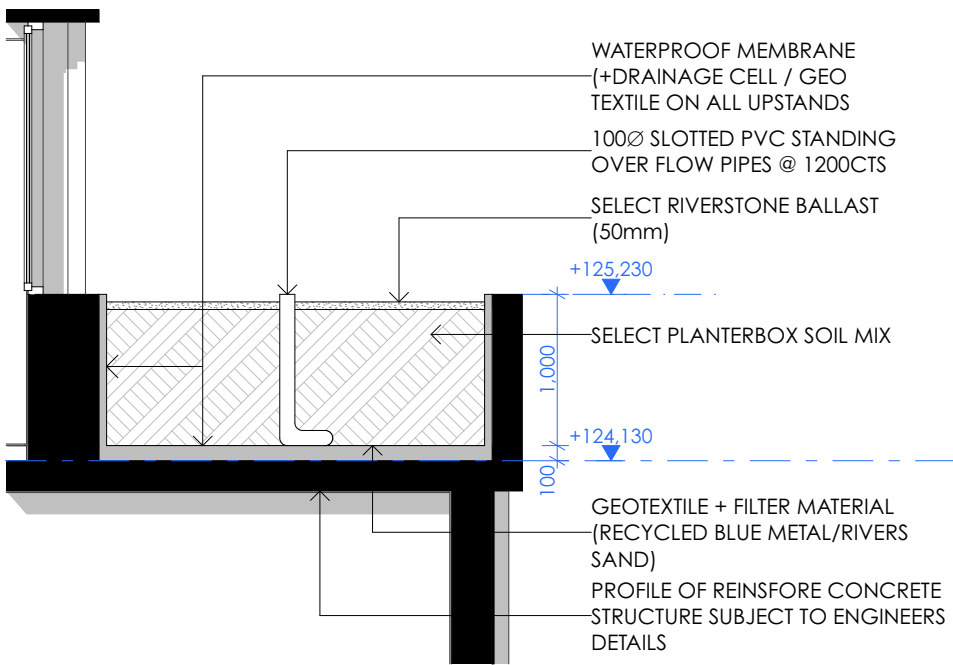


1 PLANTER SECTION 01

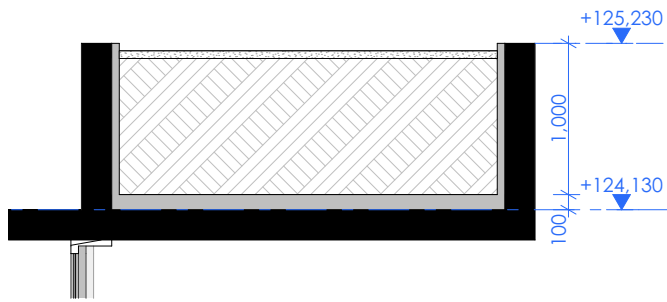
2 PLANTER SECTION 02

3 PLANTER SECTION 03

4 PLANTER SECTION 04



5 PLANTER SECTION 05



6 PLANTER SECTION 06

DRAWING REVISIONS		
A	21/10/19	NEW DRAWING TO SHOW PLANTER DEPTHS FOR ALL BUILDING PLANTERS

REFER SECTION 5 FOR NOTATION  
REFER DRAWING DA06.31 FOR ADG SOIL DEPTH GUIDE EXTRACT

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PROJECT NUMBER:  
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TAYLORMADE PTY LTD

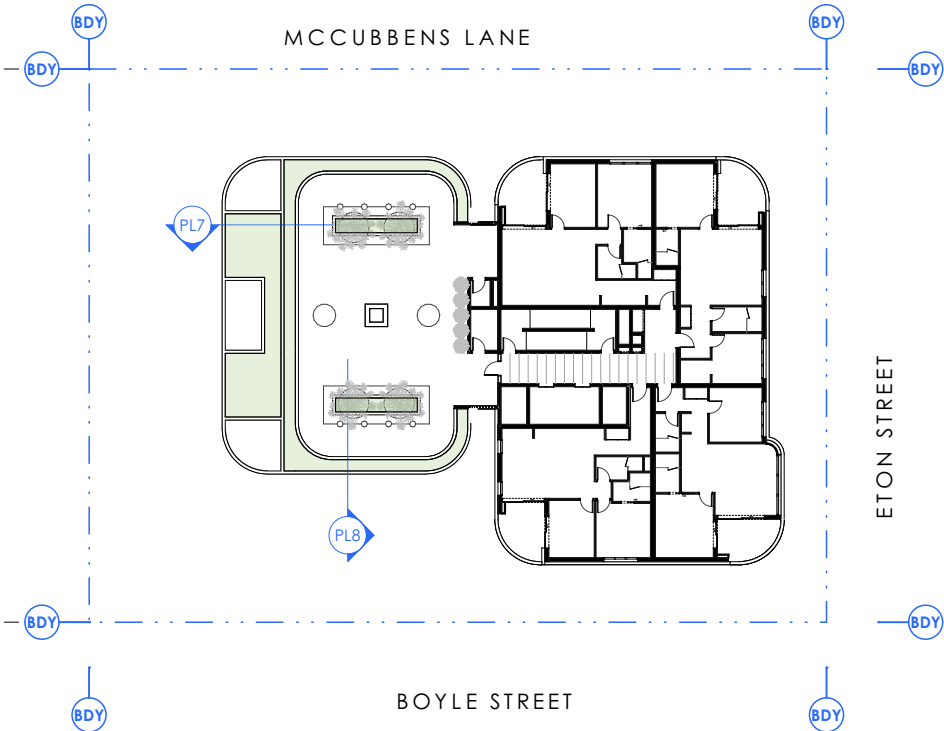
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DATE:  
21/10/19

DRAWING NAME:  
PLANTER SECTIONS 1/2

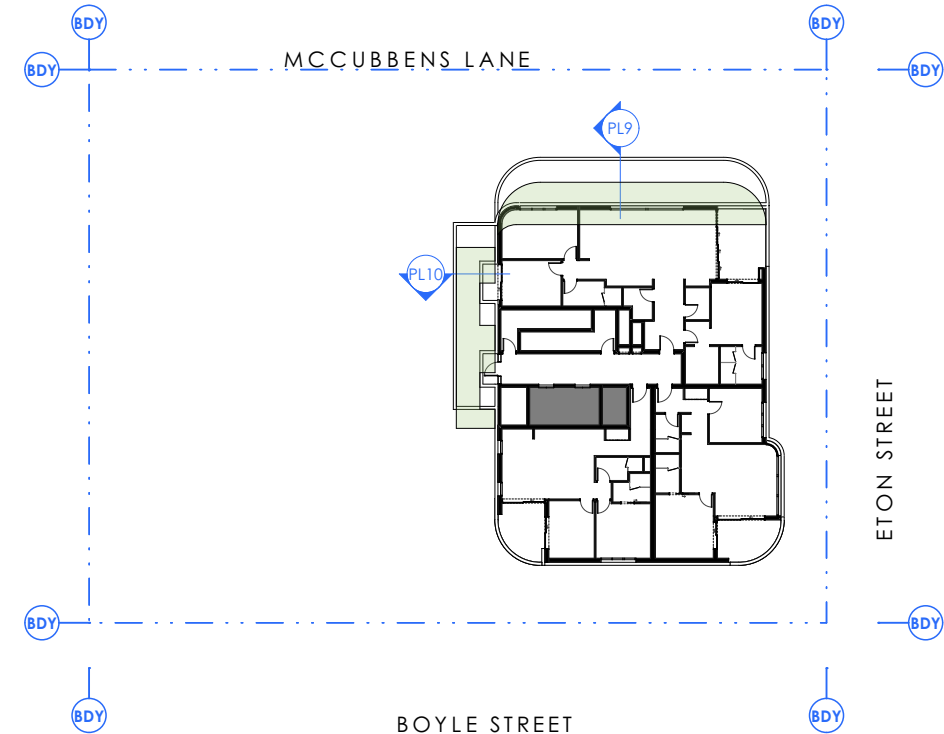
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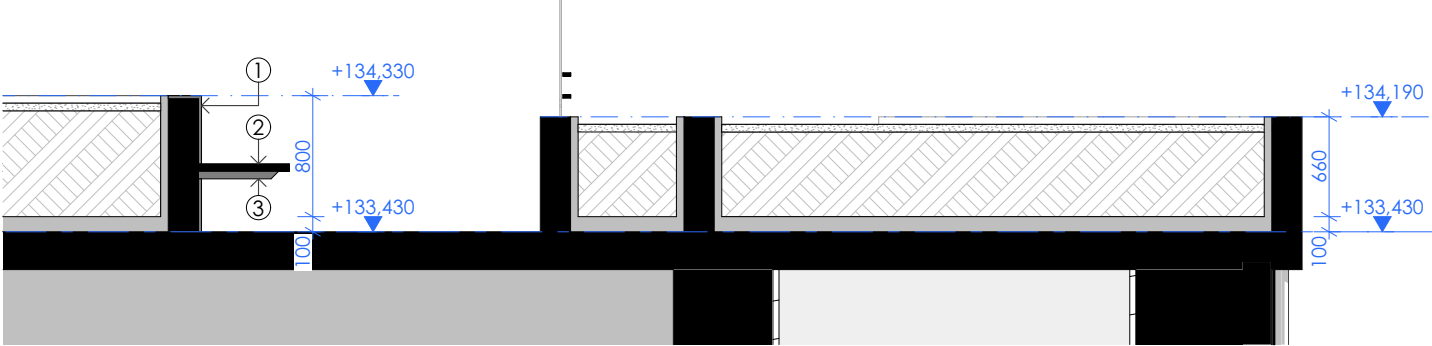




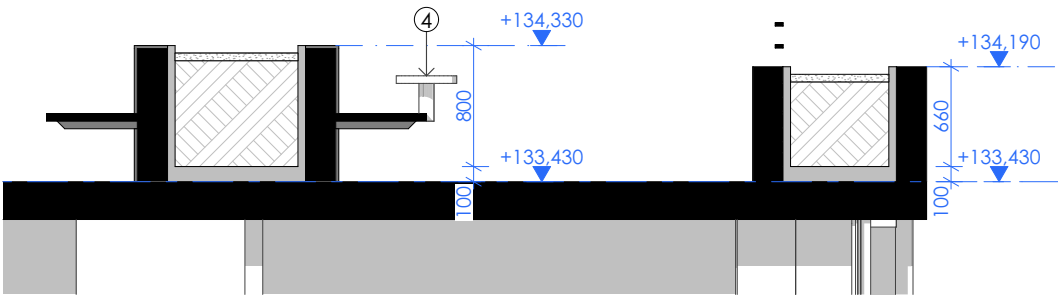
LEVEL 07



LEVEL 08

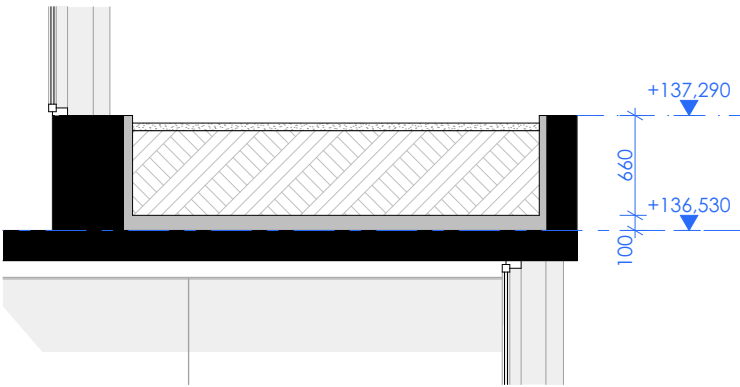


1 PLANTER SECTION 07

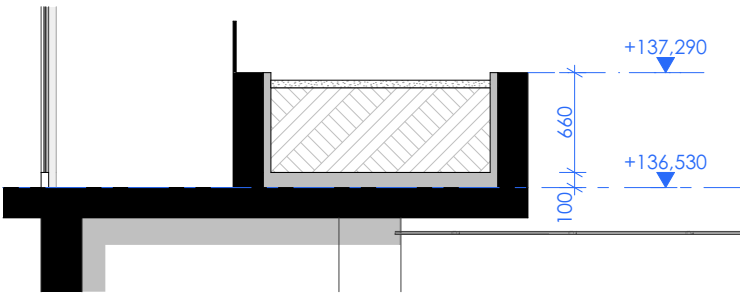


2 PLANTER SECTION 08

- ① BACK-LITE SAND BLASTER SAFETY GLASS  
② DRESSED ALL ROUND HARDWOOD BENCH SEAT  
③ POWDERCOATED METAL SUPPORT FRAME TO FUTURE DETAIL  
④ FINISHED 316 SS TABLE FIXED TO ITEM 3



3 PLANTER SECTION 09



4 PLANTER SECTION 10

Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 16m crown spread at maturity	150m³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m³	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	9m³	800mm	3.5m x 3.5m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			200mm	

ADG SOIL DEPTH GUIDE EXTRACT - from p.116 of ADG

DRAWING REVISIONS		
A	21/10/19	NEW DRAWING TO SHOW PLANTER DEPTHS FOR ALL BUILDING PLANTERS

REFER SECTION 5/DA06.30 FOR GENERAL NOTATION

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171115  
CLIENT:  
TAYLORMADE PTY LTD

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DATE:  
21/10/19

DRAWING NAME:  
PLANTER SECTIONS 2/2

DRAWING NUMBER / REV:  
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