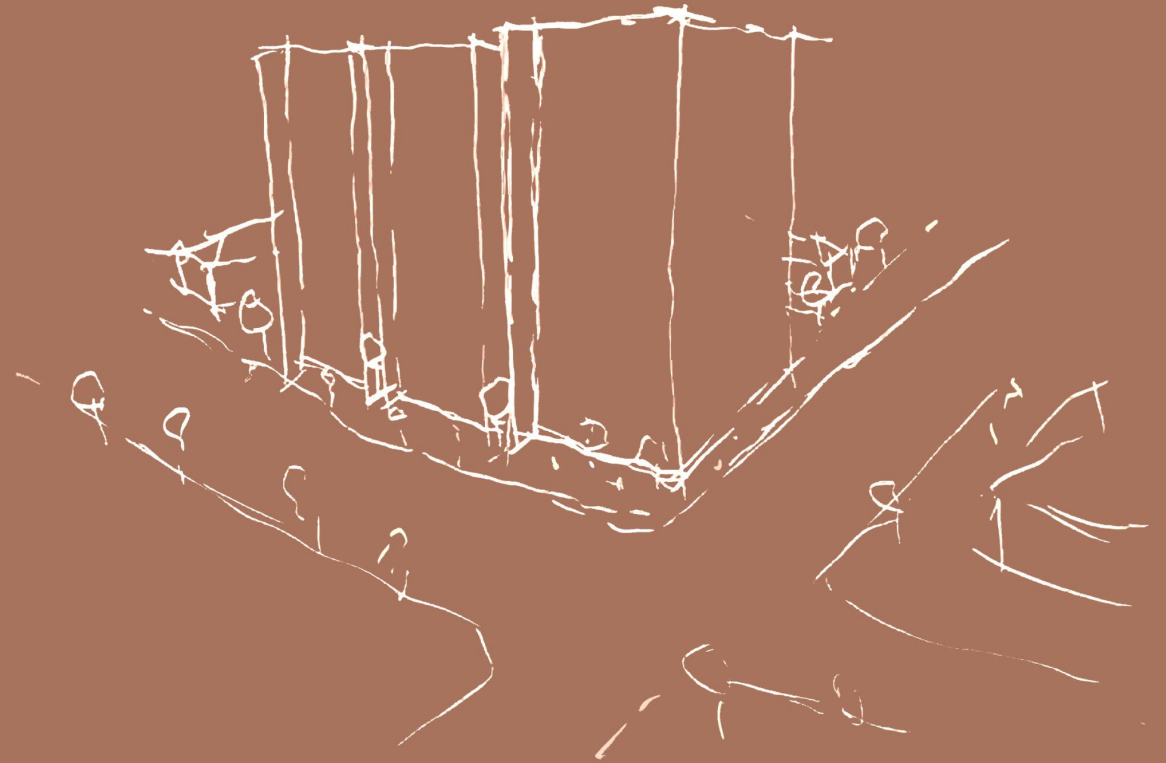
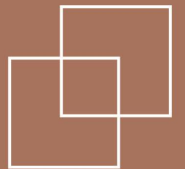




14-22 MARY STREET,
AUBURN

DEP UPDATES
MARCH 2021 REV B



URBAN LINK
ARCHITECTS

14-22 MARY STREET, AUBURN
DA APPLICATION, AUGUST 2020



SITE

DA-000	A	24.07.2020	COVER
DA-001	A	24.07.2020	DRAWING SCHEDULE
DA-002	A	24.07.2020	CONTEXT PLAN
DA-003	A	24.07.2020	SITE LOCATION
DA-004	A	24.07.2020	SITE ANALYSIS
DA-005	A	24.07.2020	DEMOLITION PLAN
DA-006	A	24.07.2020	GROUND FLOOR SURVEY INFORMATION

FLOOR PLANS

DA-101	A	24.07.2020	GROUND FLOOR
DA-102	A	24.07.2020	LEVEL 01
DA-103		24.07.2020	LEVEL 02 - 03
DA-104	A	24.07.2020	LEVEL 04
DA-105	A	24.07.2020	LEVEL 05 - 09
DA-106	A	24.07.2020	LEVEL 10
DA-107	A	24.07.2020	LEVEL 11
DA-108	A	24.07.2020	ROOF
DA-109	A	24.07.2020	BASEMENT 01
DA-110	A	24.07.2020	BASEMENT 02
DA-111	A	24.07.2020	BASEMENT 03
DA-112	A	24.07.2020	BASEMENT 04

ELEVATIONS

DA-201	A	24.07.2020	NORTH ELEVATION
DA-202	A	24.07.2020	SOUTH ELEVATION
DA-203	A	24.07.2020	EAST ELEVATION
DA-204	A	24.07.2020	WEST ELEVATION
DA-205	A	24.07.2020	STREETSCAPE ELEVATIONS

SECTIONS

DA-301	A	24.07.2020	SECTION A
DA-302	A	24.07.2020	SECTION B
DA-303	A	24.07.2020	SECTION C
DA-304	A	24.07.2020	SECTION E

EXTERNAL FINISHES

DA-901	A	24.07.2020	FINISHES SCHEDULE
DA-902	A	24.07.2020	PHOTOMONTAGE

COMPLIANCE

DA-1401	A	24.07.2020	GFA DIAGRAMS
DA-1402	A	24.07.2020	SHADOW DIAGRAMS
DA-1403	A	24.07.2020	VIEW FROM SUN
DA-1404			SOLAR COMPLIANCE OF EXISTING CONTEXT
DA-1405	A	24.07.2020	SOLAR COMPLIANCE OF BOARDING HOUSE
DA-1406	A	24.07.2020	FUTURE CONTEXT
DA-1407	A	24.07.2020	ADG COMPLIANCE
DA-1408	A	24.07.2020	MAX. BUILDING HEIGHT
DA-1409	A	24.07.2020	ADAPTABLE UNITS
DA-1410	A	24.07.2020	CALCULATIONS

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Notes:
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REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

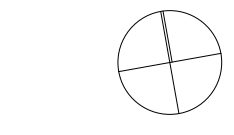
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SITE
DRAWING SCHEDULE

Scale
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Project Number
20-040
Status

Drawing Number
DA-001

Revision
B





 REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
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14-22 Mary Street
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Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

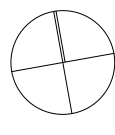
Drawing Title
SITE
CONTEXT PLAN

Scale
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Project Number
20-040
Status

Drawing Number
DA-002

Revision
B





14-22 MARY STREET , AUBURN

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REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

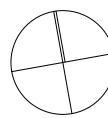
Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

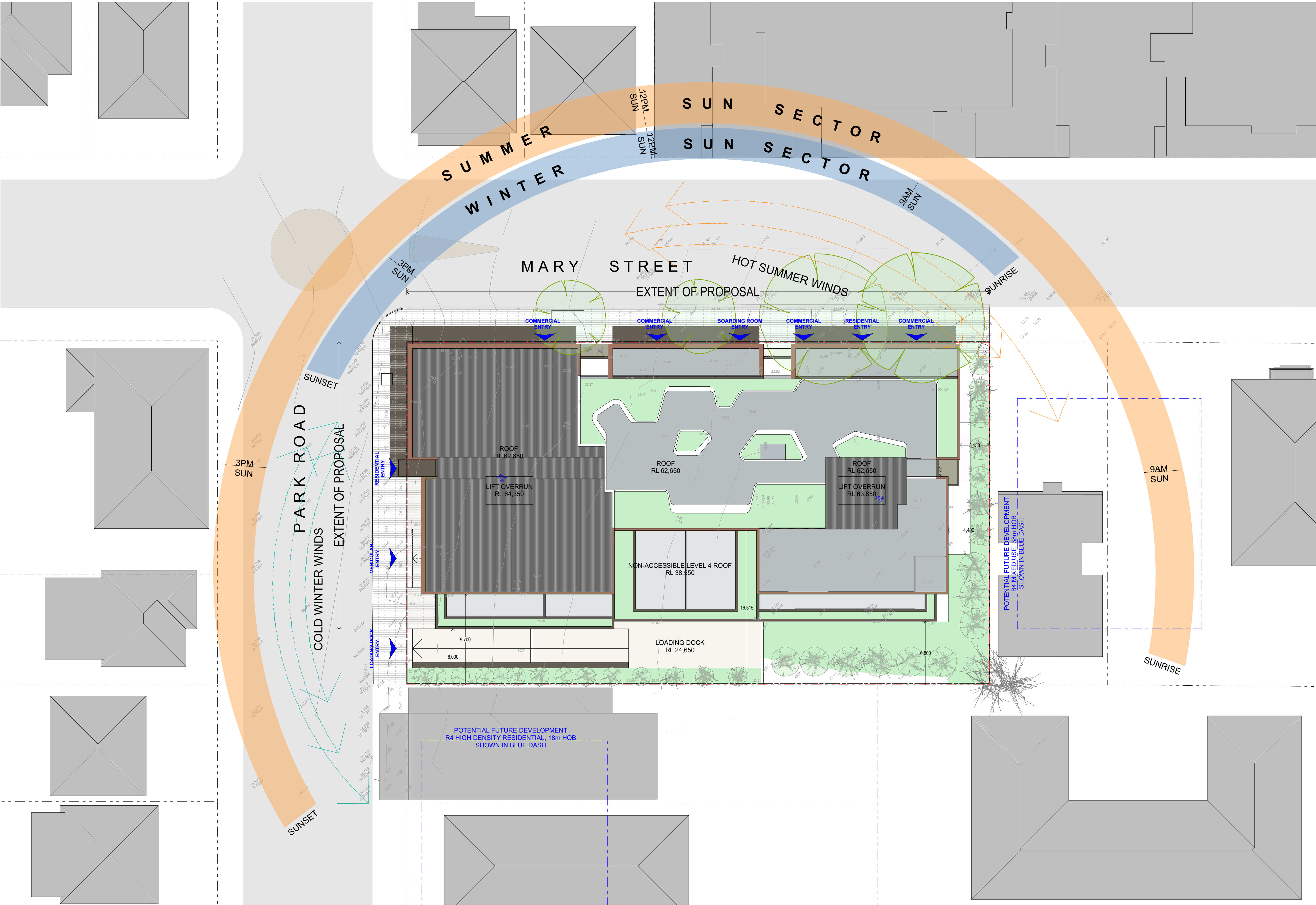
URBANLINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

Drawing Title
SITE
SITE LOCATION

Scale
@A1 Sheet Size



Project Number 20-040 Status	Drawing Number DA-003	Revision B
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DIAL BEFORE YOU DIG
REGISTERED
1300 659 477

REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
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Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

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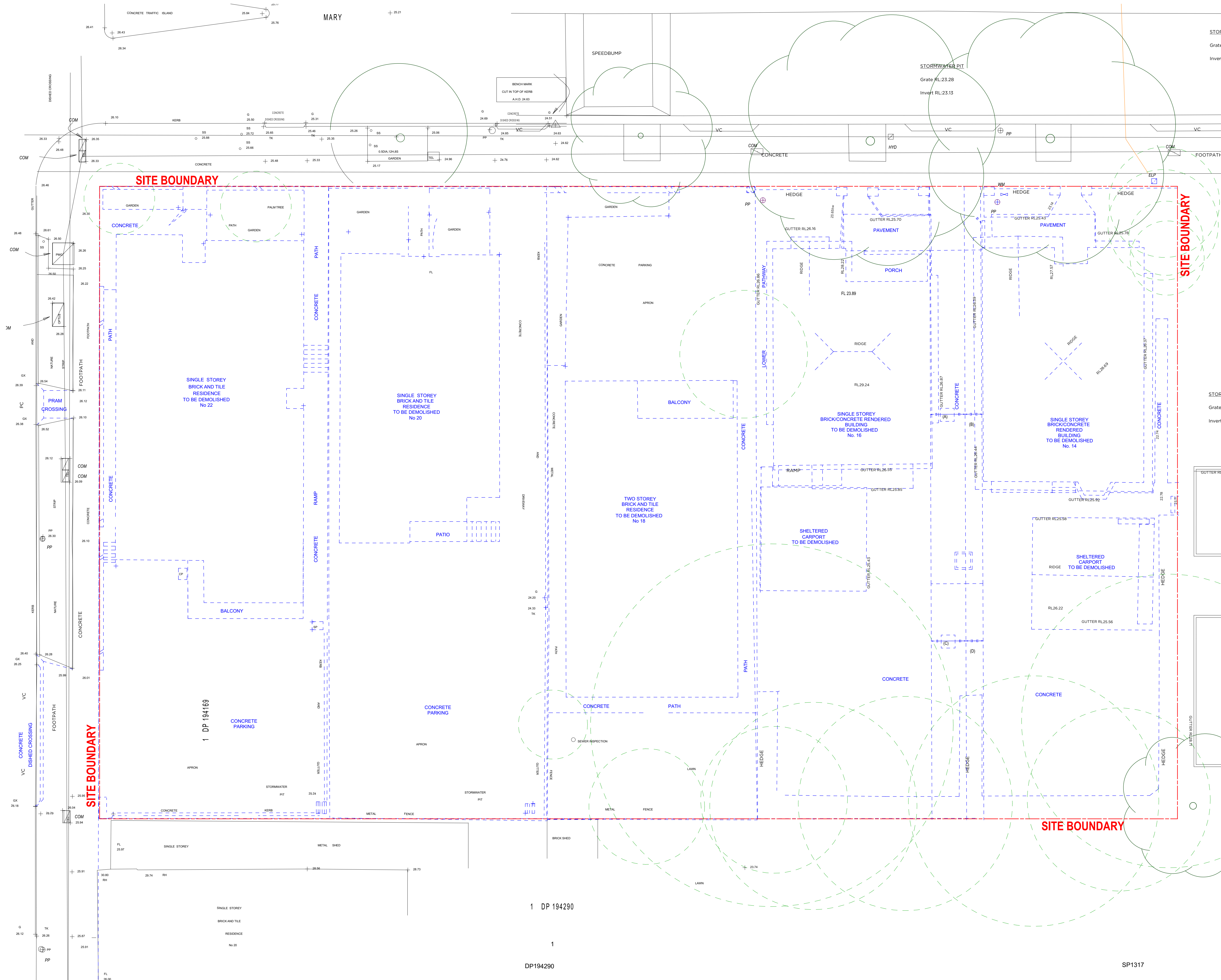
Drawing Title
SITE ANALYSIS

Scale
@A1 Sheet Size

Project Number
20-040
Status

Drawing Number
DA-004

Revision
B



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LEGEND:
- - - STRUCTURE TO BE DEMOLISHED
○ TREE TO BE REMOVED
● TREE TO BE RETAINED

REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
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Project
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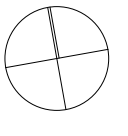
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SITE DEMOLITION PLAN

Scale
1:100 @A1 Sheet Size

Project Number
20-040
Status

Drawing Number
DA-005

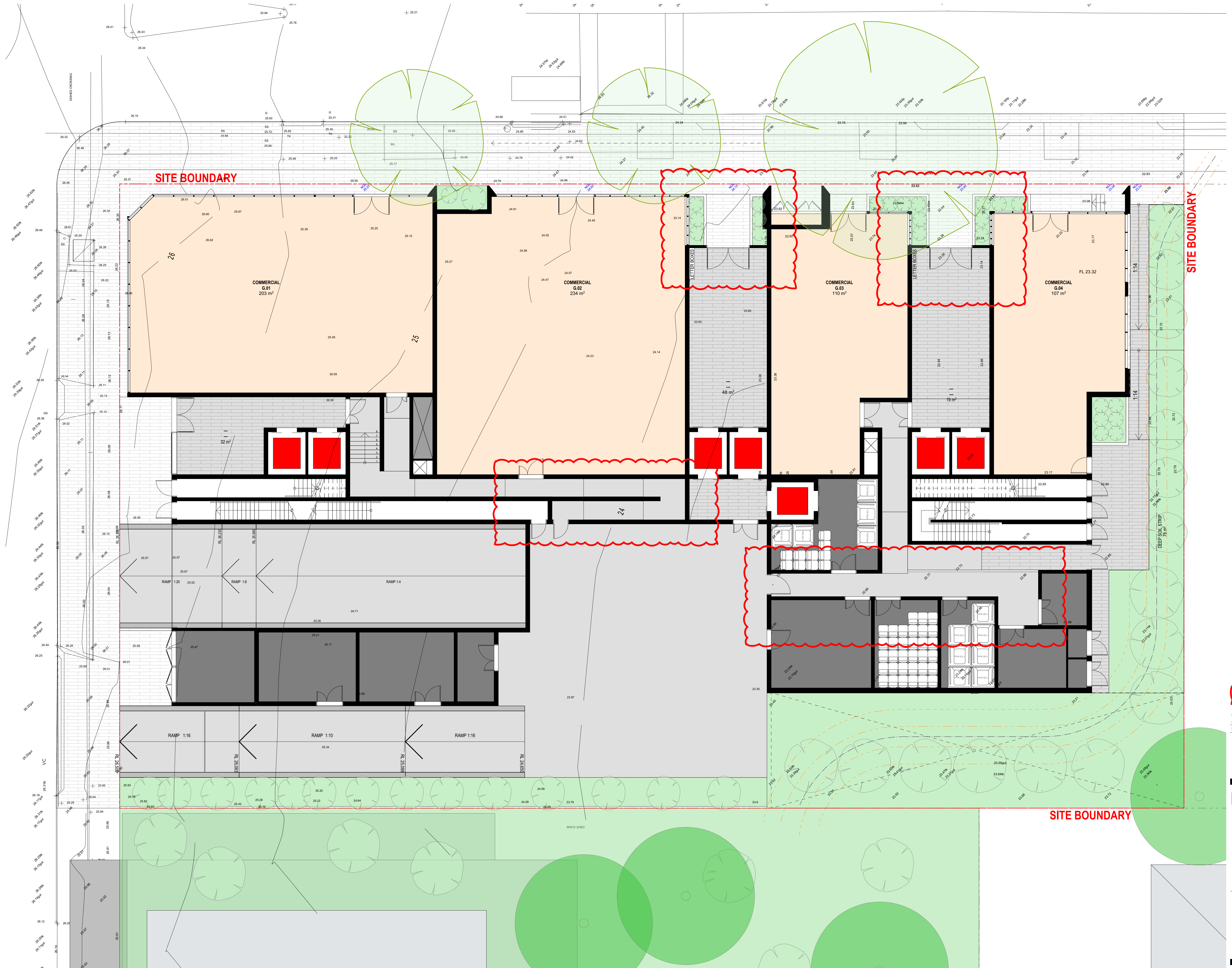
Revision
B



Notes

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The logo for 'Dial Before You Dig' is a vertical rectangular sign. It has a black background with the words 'DIAL BEFORE YOU DIG' in white, bold, sans-serif capital letters. The text is arranged vertically, with 'DIAL' at the top, 'BEFORE' in the middle, and 'YOU DIG' at the bottom. To the right of the text is a white circle containing a black 'X' over a crossed-out shovel icon.



EV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN  LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title

SITE

GROUND FLOOR SURVEY

INFORMATION

Scale
1:100 @A1 Sheet Size

Project Number
20-040
Status

Drawing Number
A-006

3

PARK ROAD

MARY STREET

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

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Notes:
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Energy Rating Certificate Number 15213806

☐ single-dwelling rating
☒ multi-unit development (attach listing of ratings)
heating 39.7 stars
cooling 21.8 stars
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ved Beheti VIC/DAW131521
Assessor Signature: [Signature]
Date: 12/08/2020

REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK
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Phone Number: +61 2 9745 2014
Nominated Architects:
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Nicolas Toubia Reg no 9336

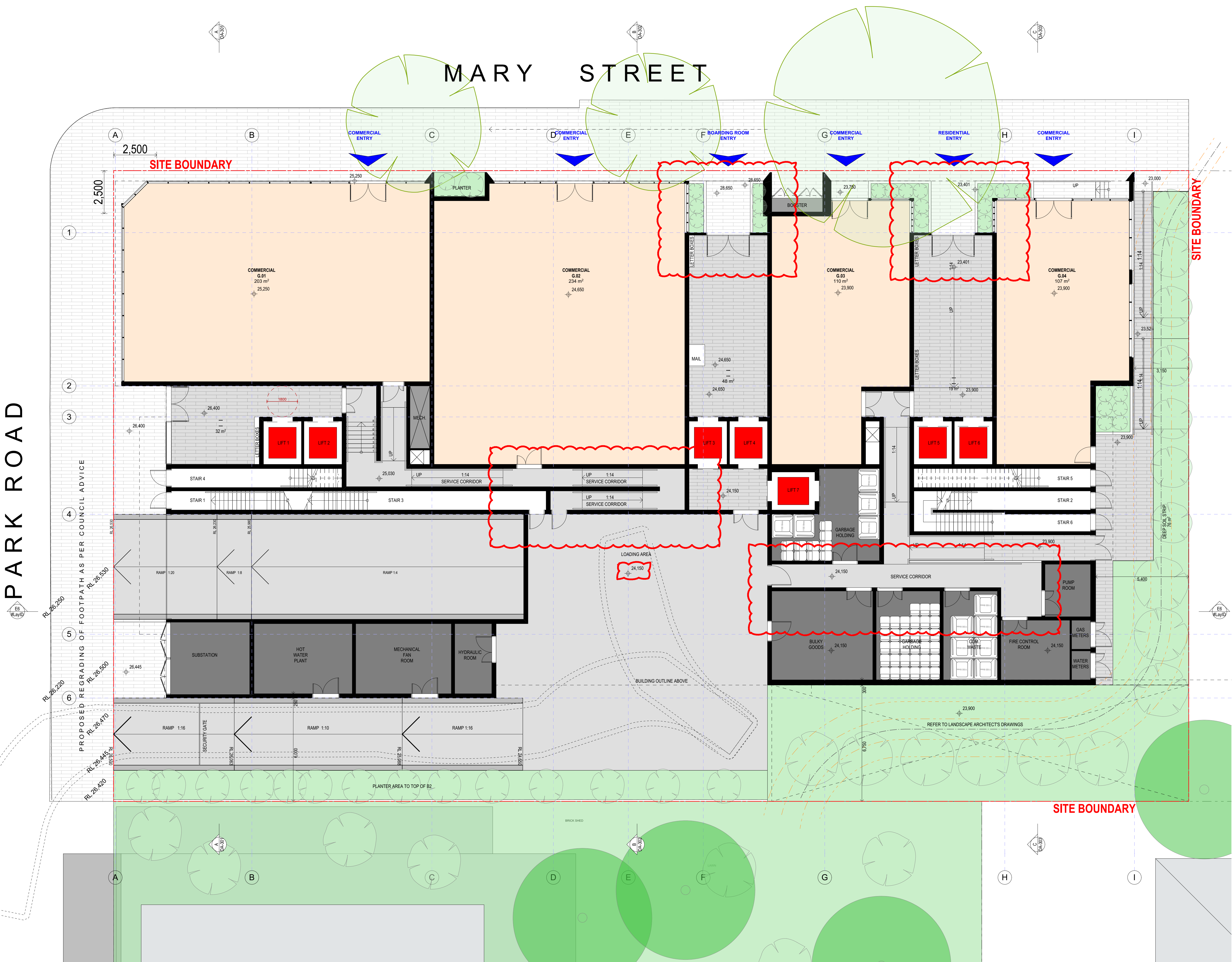
Drawing Title
**FLOOR PLANS
GROUND FLOOR**

Scale
1:100 @A1 Sheet Size

Project Number
20-040
Status

Drawing Number
DA-101

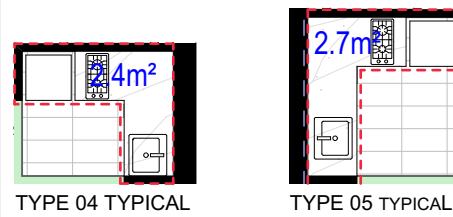
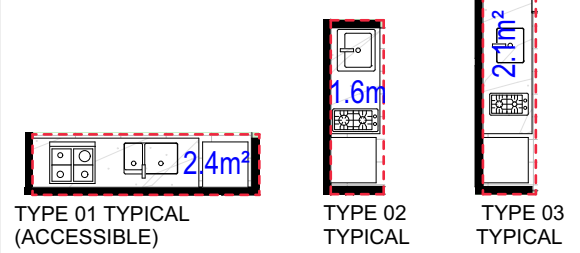
Revision
B



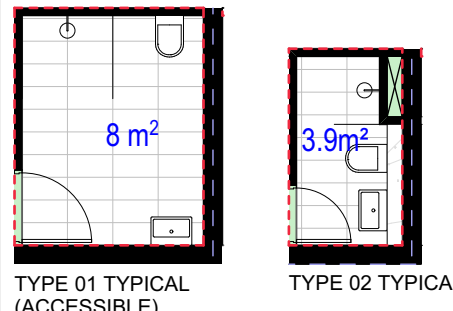
Notes:
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KITCHEN TYPES:

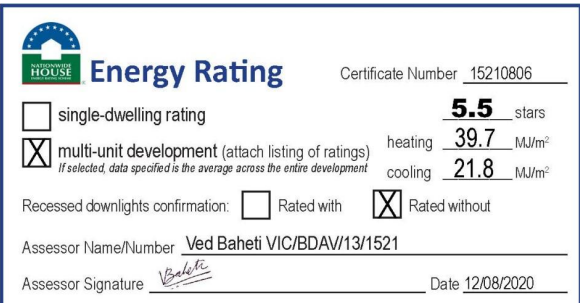


BATH ROOM TYPES:



NOTE:

- ALL SINGLE LODGER UNITS ACHIEVE A MINIMUM OF 12m² AND DO NOT EXCEED A MAXIMUM OF 25m² WHICH IS EXCLUSIVE OF THE BATHROOM AND KITCHEN AREA
 - ALL DOUBLE LODGER UNITS ACHIEVE A MINIMUM OF 16m² AND DO NOT EXCEED A MAXIMUM OF 25m² WHICH IS EXCLUSIVE OF THE BATHROOM AND KITCHEN AREA



REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
 MIXED USE DEVELOPMENT

14-22 Mary Street
 Auburn NSW Australia

URBAN LINK
 Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
 Postal Address: PO BOX 2223 Burwood North NSW 2134
 Phone Number: +61 2 9745 2014

Nominated Architects:
 Ziad Boumehem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

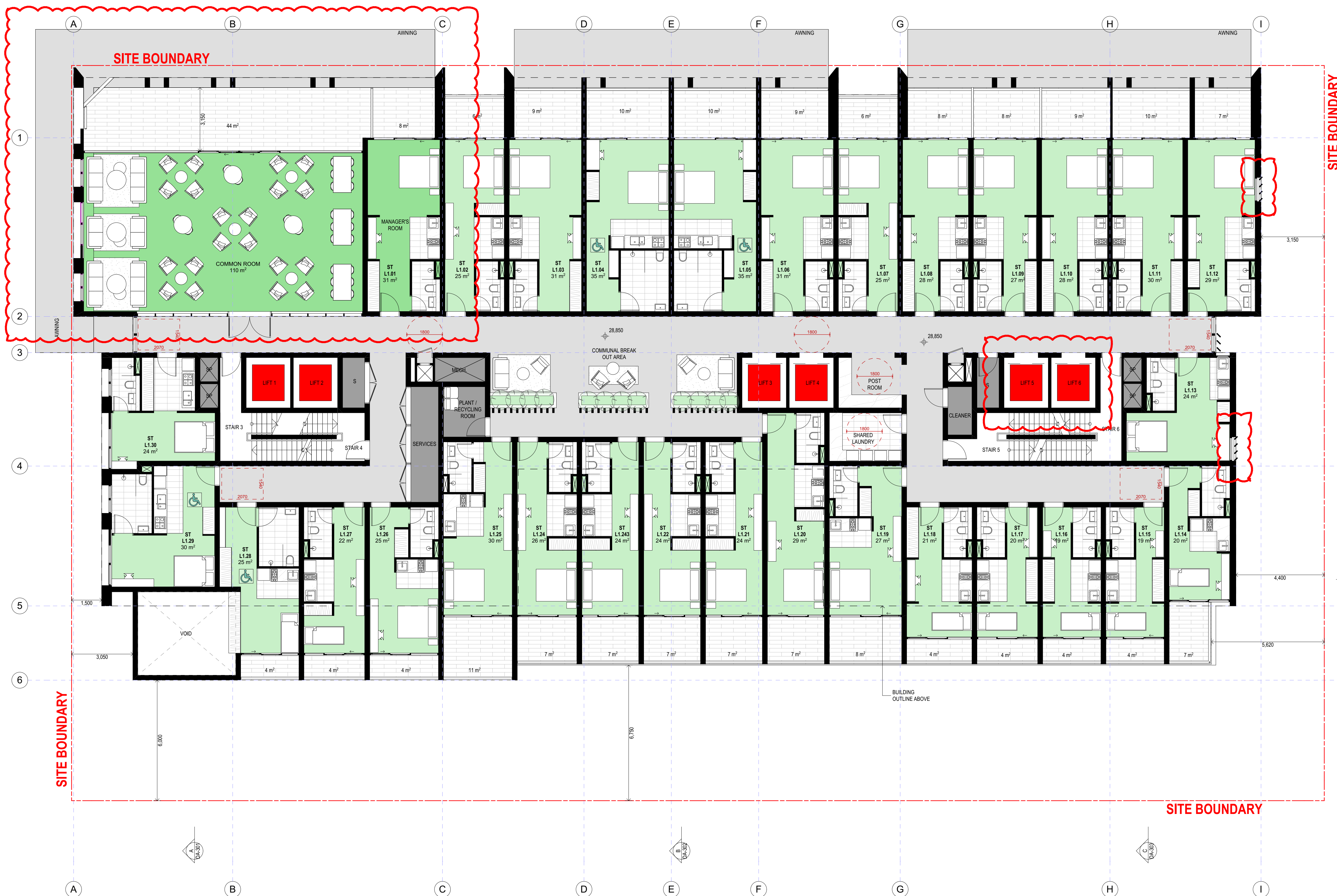
Drawing Title
FLOOR PLANS
LEVEL 01

Scale
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Project Number
20-040
 Status

Drawing Number
DA-102

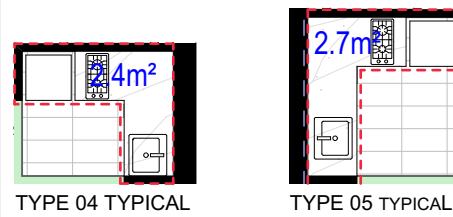
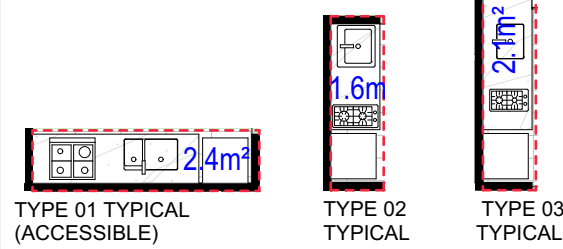
Revision
B



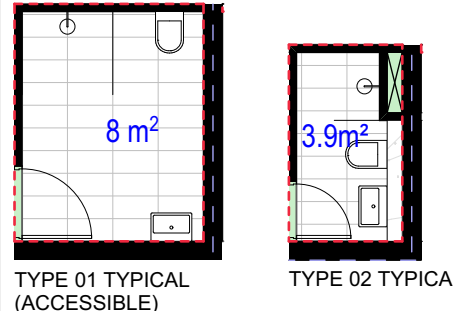
Notes:
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KITCHEN TYPES:

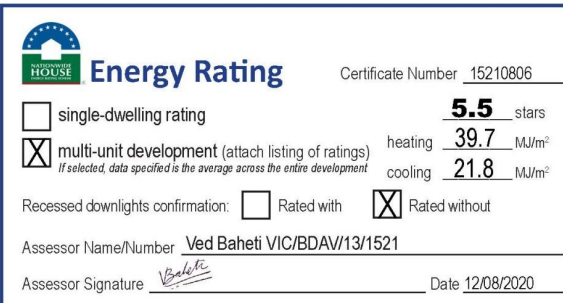


BATH ROOM TYPES:



NOTE:

- ALL SINGLE LODGER UNITS ACHIEVE A MINIMUM OF 12m² AND DO NOT EXCEED A MAXIMUM OF 25m² WHICH IS EXCLUSIVE OF THE BATHROOM AND KITCHEN AREA
 - ALL DOUBLE LODGER UNITS ACHIEVE A MINIMUM OF 16m² AND DO NOT EXCEED A MAXIMUM OF 25m² WHICH IS EXCLUSIVE OF THE BATHROOM AND KITCHEN AREA



REV B UPDATES

Rev	Description	Date	App'd
B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ

Project:
 MIXED USE DEVELOPMENT

14-22 Mary Street
 Auburn NSW Australia

URBAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
 Postal Address: PO BOX 2223 Burwood North NSW 2134
 Phone Number: +61 2 9745 2014

Nominated Architects:
 Ziad Bouamhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

Drawing Title:
FLOOR PLANS
 LEVEL 02 - 03

Scale:
 1:100 @A1 Sheet Size

Project Number:
 20-040
 Status

Drawing Number:
 DA-103

Revision:
 B

 **Energy Rating** Certificate Number 152/0806

☐ single-dwelling rating **5.5** stars

☒ multi-unit development (attach listing of ratings) heating **39.7** MJ/m²/hr

If relevant, data specified is the average across the entire development cooling **21.8** MJ/m²/hr

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BAD/131/1521

Assessor Signature *Ved Baheti* Date 12/08/2020



Project MIXED USE DEVELOPMENT

URBAN LINK
 Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
 Postal Address: PO BOX 2223 Burwood North NSW 2134
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 Nominated Architects:
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 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

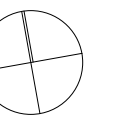
Scale
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Project Number
20-040

Status

Drawing Number
DA-104

Revision
B



Notes:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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Energy Rating		Certificate Number
☐ single-dwelling rating		15213866
☒ multi-unit development (attach listing of ratings)	heating 5.5 stars cooling 5.5 stars	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number: Ved Behel VIC/6041131521		
Assessor Signature:		Date: 12/08/2020



REV B UPDATES

Rev	Description	Date	App'd
B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ

Project:
MIXED USE DEVELOPMENT

14-22 Mary Street
 Auburn NSW Australia

URBAN LINK
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 Postal Address: PO BOX 2223 Burwood North NSW 2134
 Phone Number: +61 2 9745 2014
 Nominated Architects:
 Ziad Boumalhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

Drawing Title:
**FLOOR PLANS
 LEVEL 05 - 09**

Scale:
1:100 @A1 Sheet Size

Project Number:
20-040
 Status

Drawing Number: **DA-105**
 Revision: **B**

Notes:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
 2. DO NOT SCALE DRAWINGS.
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Energy Rating		Certificate Number	15213806
☐ single-dwelling rating		5.5	stars
☒ multi-unit development (attach listing of ratings)		heating	39.7 MJ/m ²
		cooling	21.8 MJ/m ²
Recessed downlights confirmation:	☐ Rated with	☒ Rated without	
Assessor Name/Number:	Ved Behel VIC/DAW131521		
Assessor Signature			
	Date: 12/08/2020		



REV B UPDATES

Rev	Description	Date	App'd
B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
 Postal Address: PO BOX 2223 Burwood North NSW 2134
 Phone Number: +61 2 9745 2014

Nominated Architects:
 Ziad Boumalhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

Drawing Title
FLOOR PLANS
LEVEL 10

Scale
 1:100 @A1 Sheet Size

Project Number
20-040
 Status

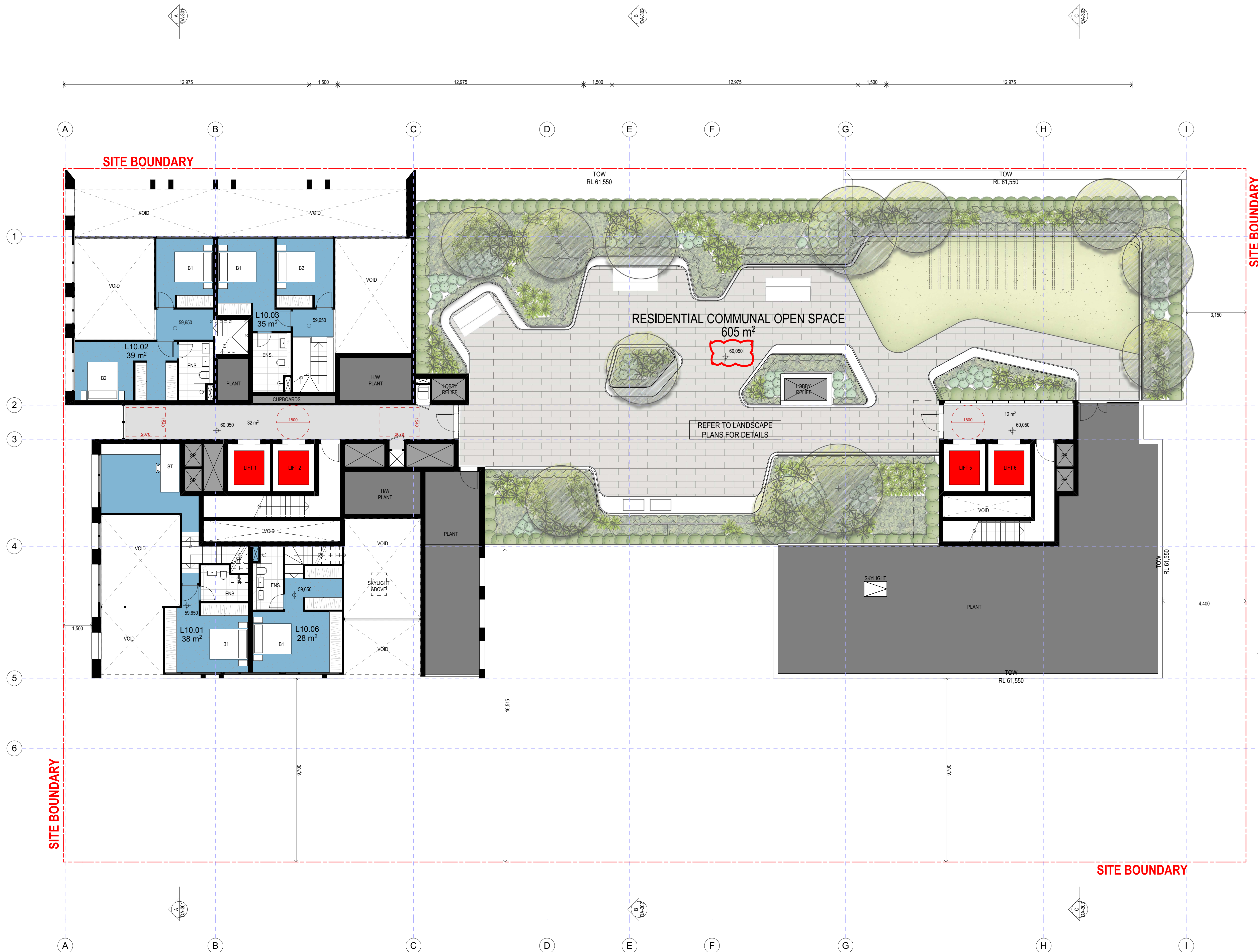
Drawing Number
DA-106

Revision
B

Notes:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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Energy Rating		Certificate Number	15213806
☐ single-dwelling rating		5.5	stars
☒ multi-unit development (attach listing of ratings)	heating	39.7	MJ/m²
	cooling	21.8	MJ/m²
Recessed downlights confirmation:	☐ Rated with	☒ Rated without	
Assessor Name/Number:	Ved Beheti VIC/BD4W131521		
Assessor Signature		Date	12/08/2020



REV B UPDATES

Rev	Description	Date	App'd
B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
 Auburn NSW Australia

URBAN LINK
 Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
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 Nominated Architects:
 Ziad Boumalhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

Drawing Title
**FLOOR PLANS
 LEVEL 11**

Scale
1:100 @A1 Sheet Size

Project Number
20-040
 Status

Drawing Number
DA-107

Revision
B

Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



Energy Rating

Certificate Number 15213806

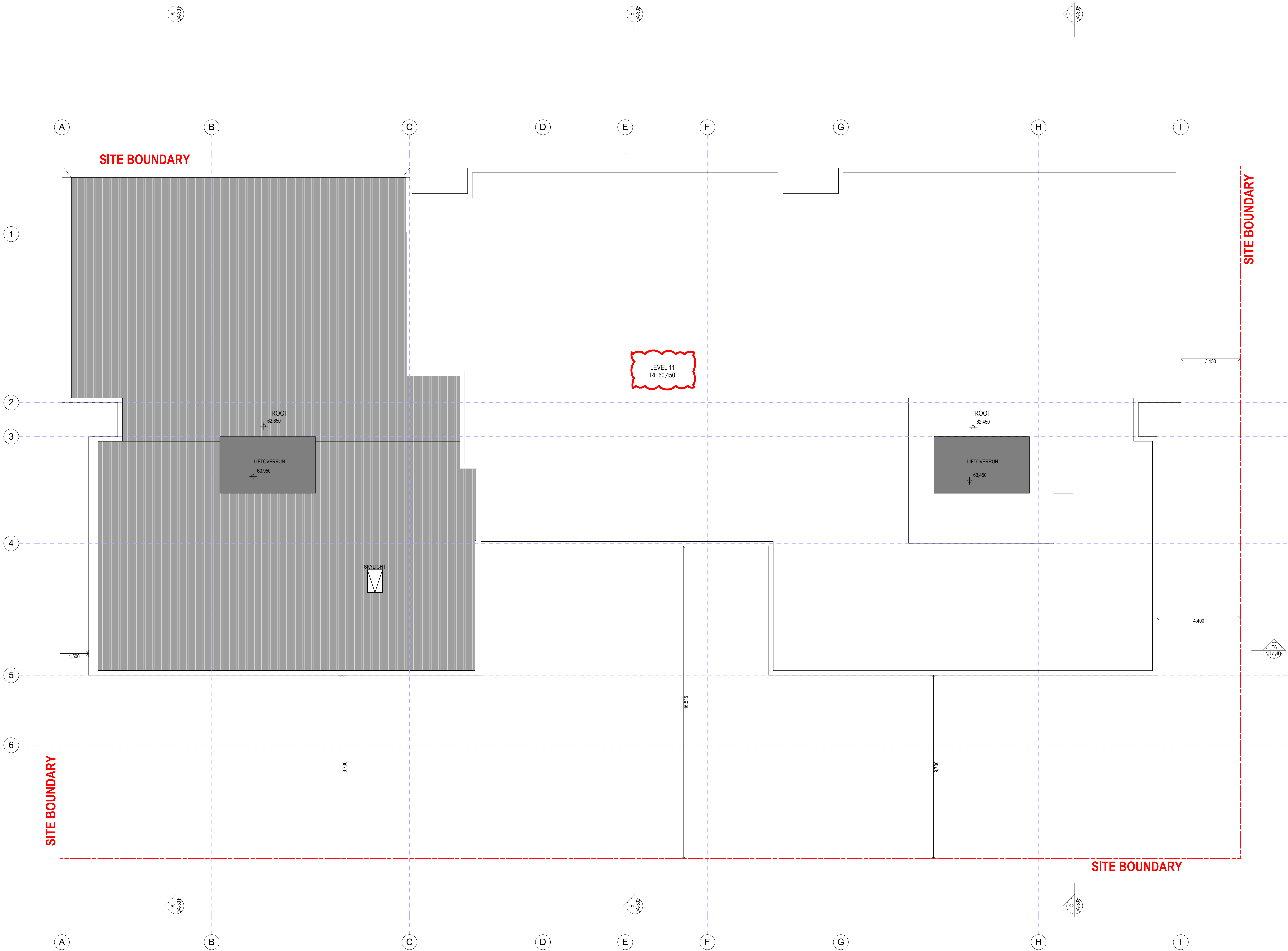
☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
(weighted star equivalent to the average across the rated development)

heating 5.5 stars
cooling 39.7 MJ/m²
cooling 21.8 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ved Behel VIC/60411311521
Assessor Signature: Date: 12/08/2020



REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title
FLOOR PLANS
ROOF

Scale
1:100 @A1 Sheet Size

Project Number
20-040
Status

Drawing Number
DA-108

Revision
B

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Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
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Energy Rating

Certificate Number 15213856

single-dwelling rating

multi-unit development (attach listing of ratings)

heating

cooling

5.5

39.7

21.8

Recessed downlights confirmation

Rated with

Rated without

Assessor Name/Number

Assessor Signature

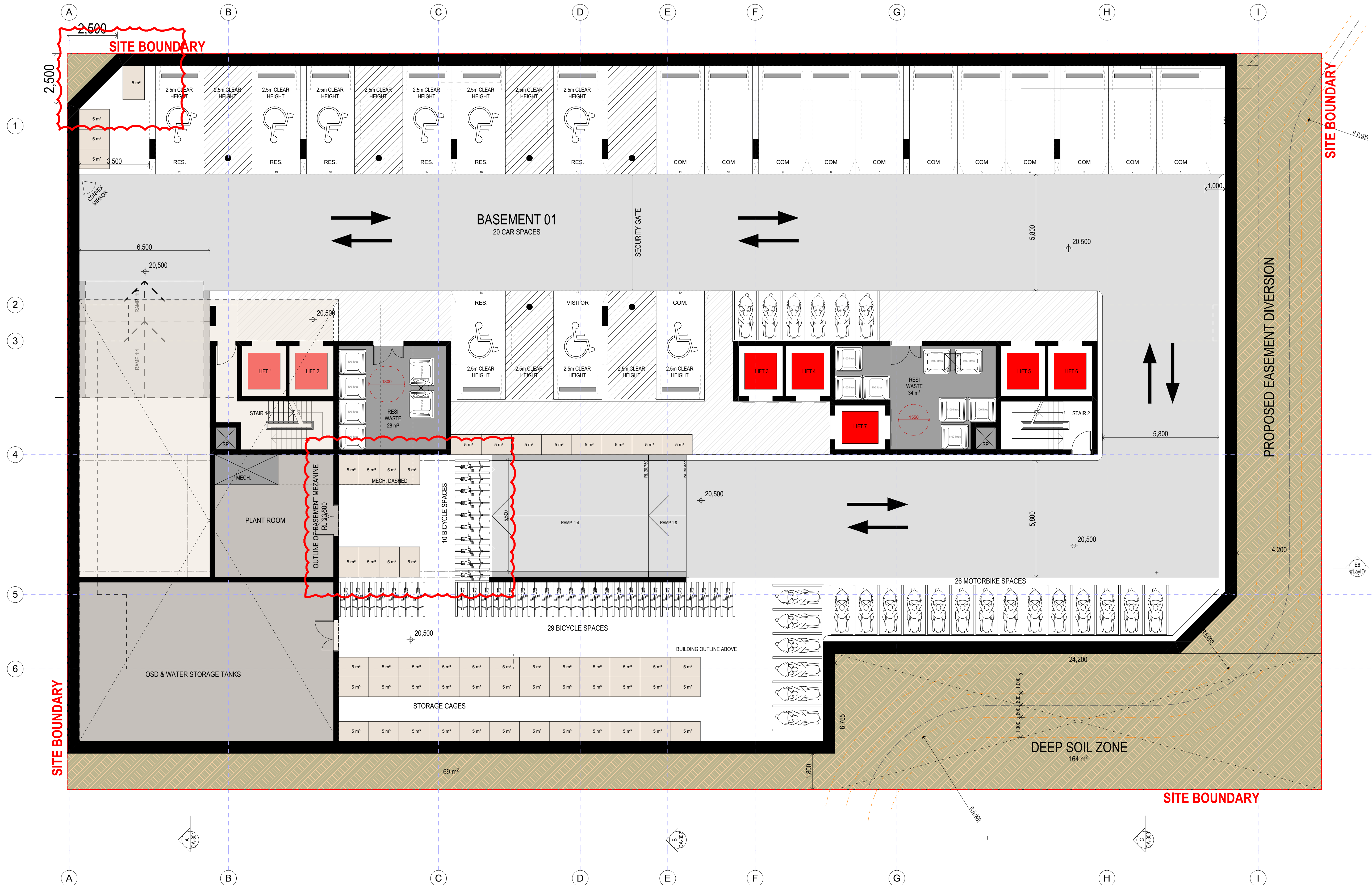
Date

Val Behel VIC/DAW131521

12/08/2020

PARK ROAD

MARY STREET



REV B UPDATES

B

DEP UPDATES

10.03.2021

TJ

A

DEVELOPMENT APPLICATION SUBMISSION

24.07.2020

TJ

Rev

Description

Date

App'd

Project

MIXED USE DEVELOPMENT

14-22 Mary Street

Auburn NSW Australia

URBAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134

Postal Address: PO BOX 2223 Burwood North NSW 2134

Phone Number: +61 2 9745 2014

Nominated Architects:

Ziad Boumehem Reg no 8008

Youssef El Khawaja Reg no 8933

Nicolas Toubia Reg no 9336

Drawing Title

FLOOR PLANS

BASEMENT 01

Scale

1:100

BA1 Sheet Size

Project Number

20-040

Status

Drawing Number

DA-109

Revision

B

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Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

Energy Rating

Certificate Number 15213806

5.5 stars

single-dwelling rating

multi-unit development (attach listing of ratings)

heating 39.7 MJ/m²

cooling 21.8 MJ/m²

Recessed downlights confirmation

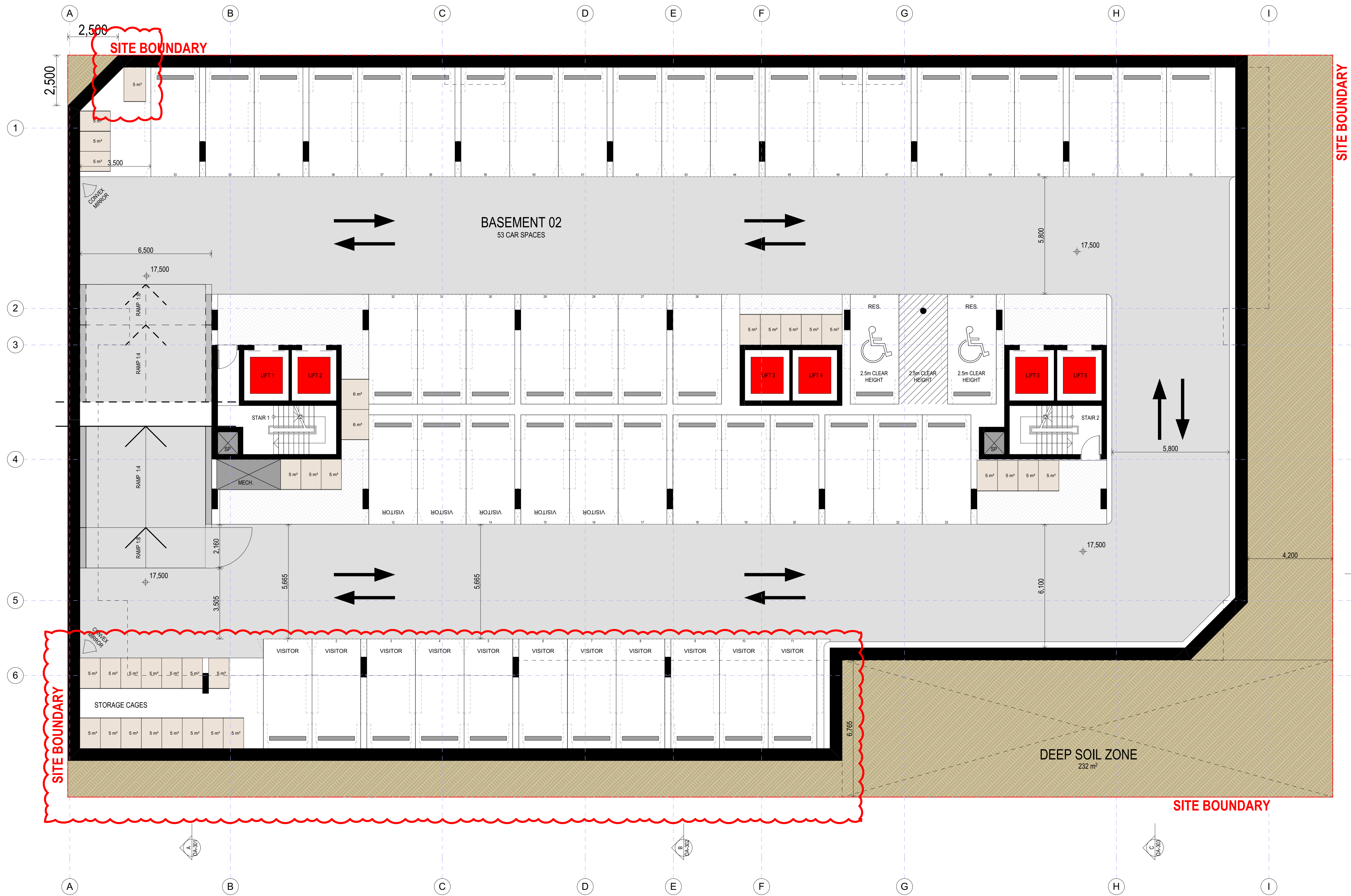
Rated with

Rated without

Assessor Name/Number: Ved Behel VIC/DAW131521

Assessor Signature

Date 12/08/2020



REV B UPDATES

B

DEP UPDATES

10.03.2021

TJ

A

DEVELOPMENT APPLICATION SUBMISSION

24.07.2020

TJ

Rev

Description

Date

App'd

Project

MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title

FLOOR PLANS
BASEMENT 02

Scale

1:100

A1 Sheet Size

Project Number

20-040

Status

Drawing Number

DA-110

Revision

B

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



Energy Rating

Certificate Number 15213866

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

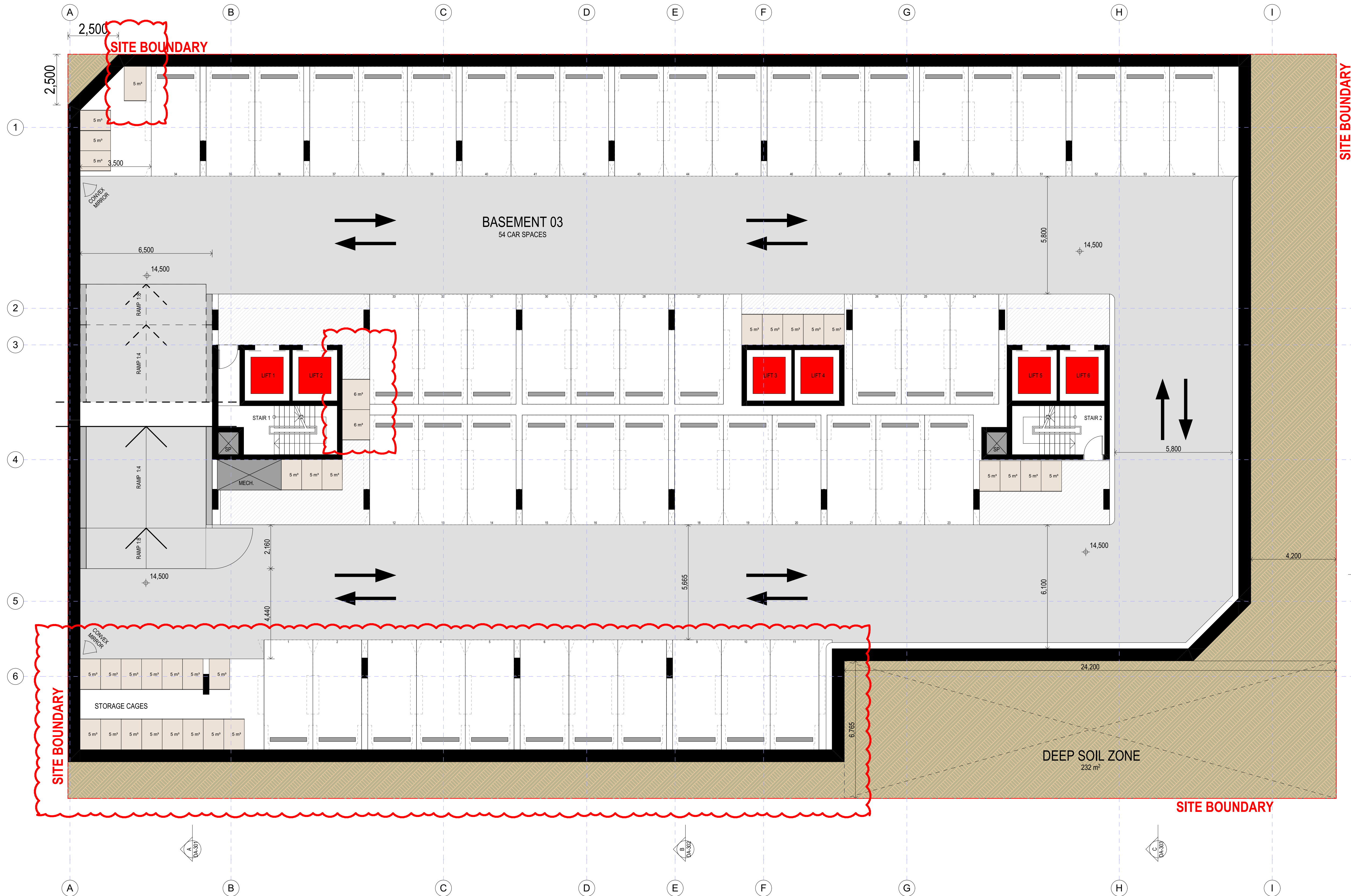
heating 39.7 stars

cooling 21.8 stars

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ved Behel VIC/DAW131521

Assessor Signature: Date: 12/08/2020



REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title
FLOOR PLANS
BASEMENT 03

Scale
1:100 @A1 Sheet Size

Project Number
20-040
Status

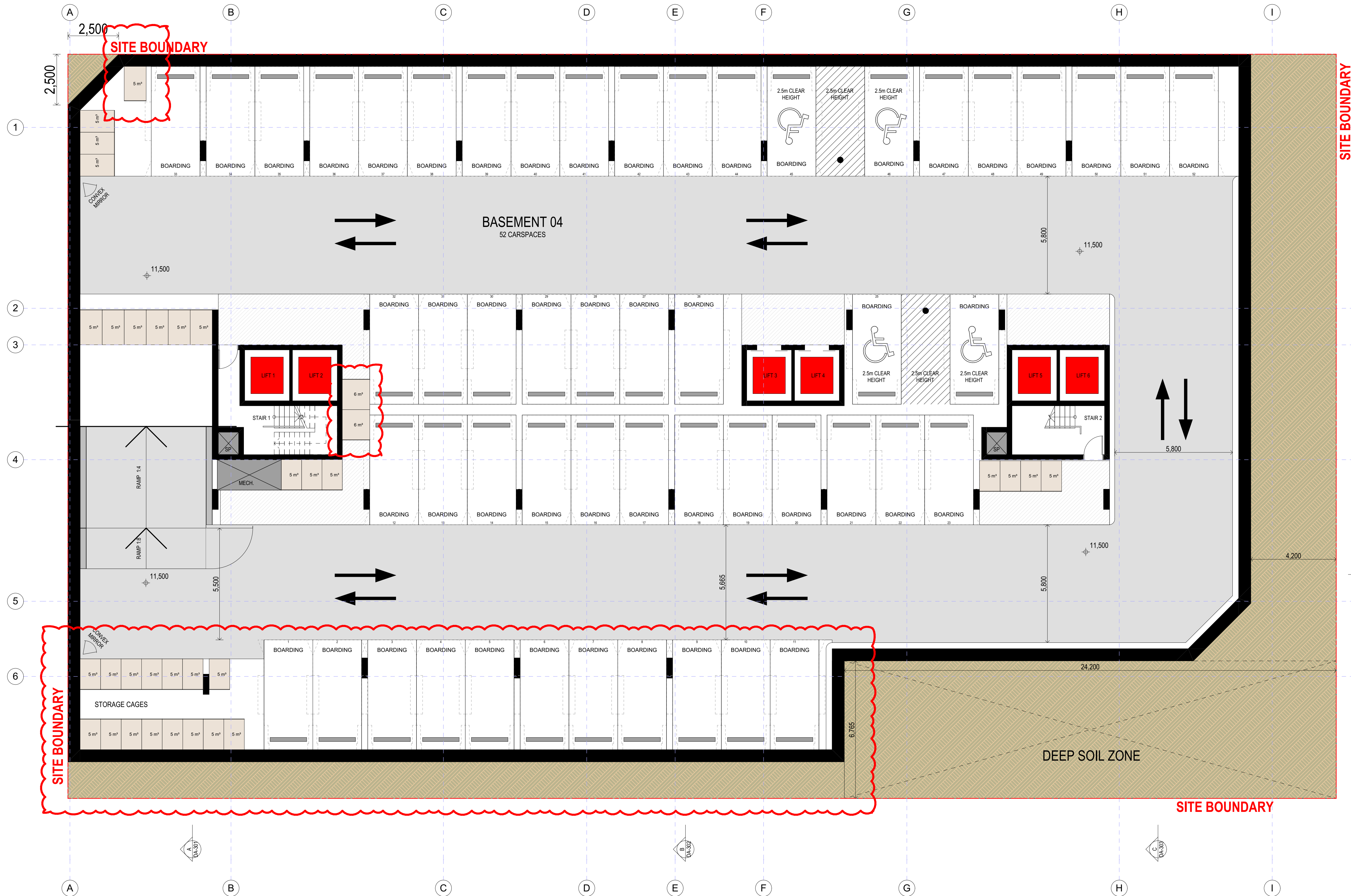
Drawing Number
DA-111

Revision
B

Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.



Energy Rating		Certificate Number	15213806
☐ single-dwelling rating			
☒ multi-unit development (attach listing of ratings)			5.5 stars
Recessed downlights confirmation:	☐ Rated with	☒ Rated without	
Assessor Name/Number:	Ved Behel VIC/DAW131521		
Assessor Signature:			
	Date: 12/08/2020		



REV B UPDATES

Rev	Description	Date	App'd
B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title
FLOOR PLANS
BASEMENT 04

Scale
1:100 @A1 Sheet Size

Project Number
20-040
Status

Drawing Number
DA-112

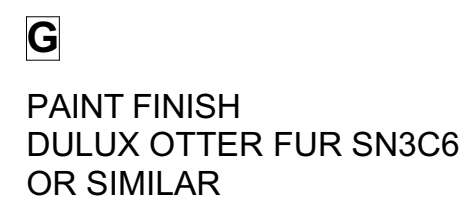
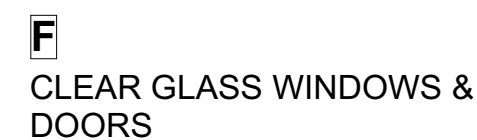
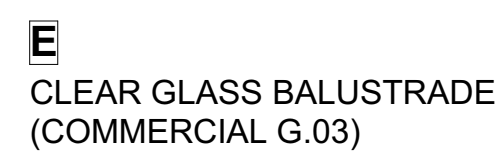
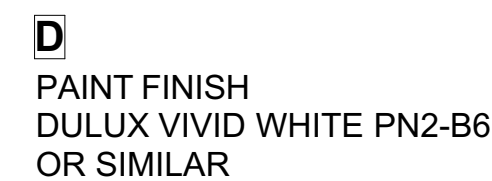
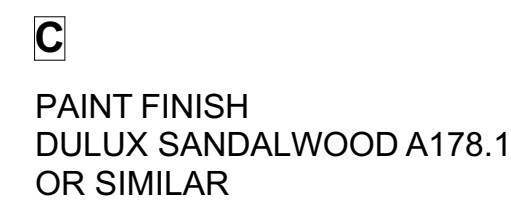
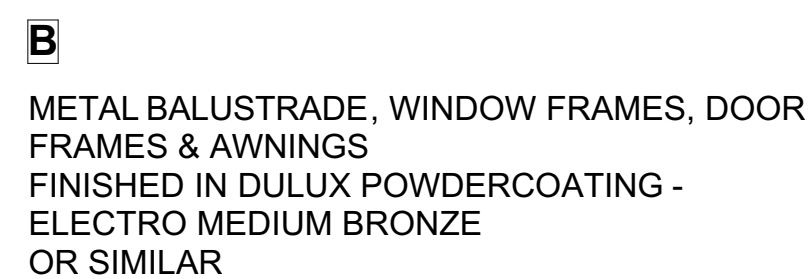
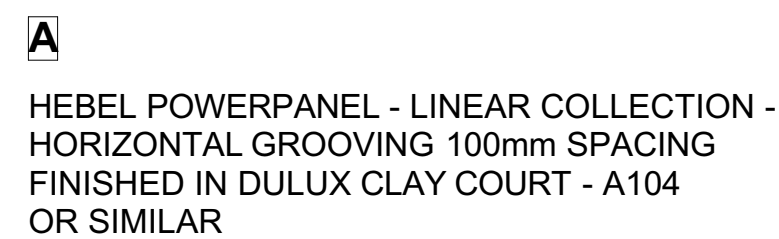
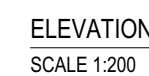
Revision
B

Project MIXED USE DEVELOPMENT

URBAN LINK
 Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
 Postal Address: PO BOX 2223 Burwood North NSW 2134
 Phone Number: +61 2 9745 2014
 Nominated Architects:
 Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933
 Nicolas Toubia Reg no 9336

Scale
1:200 @ A1 Sheet Size

2021.04.28 DA SUBMISSION. Changes on 10/03/2021 5:58 PM



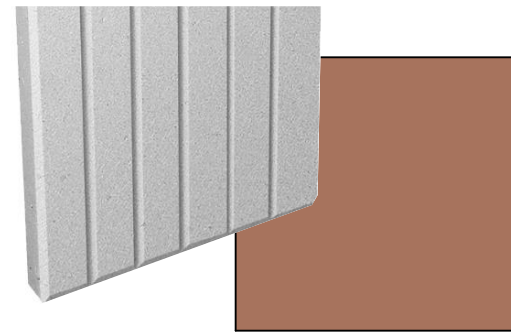
Notes
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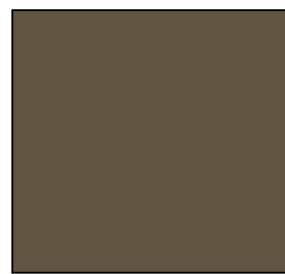
Energy Rating		Certificate Number	15213806
☐ single-dwelling rating		5.5	stars
☒ multi-unit development (attach listing of ratings)	heating	39.7	MJ/m ²
	cooling	21.8	MJ/m ²
Recessed downlights confirmation:	☐ Rated with	☒ Rated without	
Assessor Name/Number:	Ved Beheti VIC/DAW131521		
Assessor Signature		Date	12/08/2020



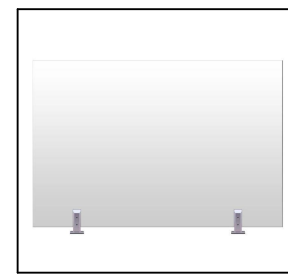
ELEVATION
SCALE 1:200



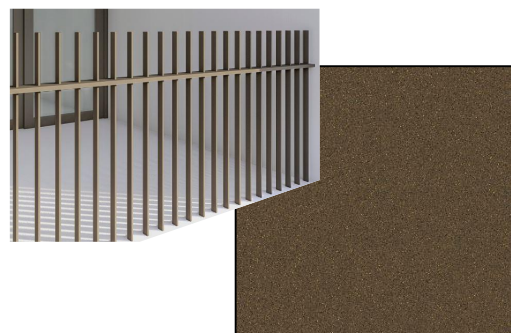
A
HEBEL POWERPANEL - LINEAR COLLECTION - HORIZONTAL GROOVING 100mm SPACING FINISHED IN DULUX CLAY COURT - A104 OR SIMILAR



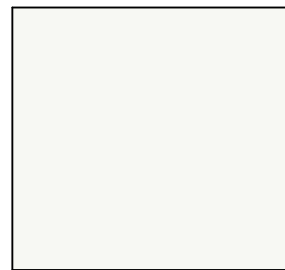
C
PAINT FINISH DULUX SANDALWOOD A178.1 OR SIMILAR



E
CLEAR GLASS BALUSTRADE (COMMERCIAL G.03)



B
METAL BALUSTRADE, WINDOW FRAMES, DOOR FRAMES & AWNINGS FINISHED IN DULUX POWDERCOATING - ELECTRO MEDIUM BRONZE OR SIMILAR



D
PAINT FINISH DULUX VIVID WHITE PN2-B6 OR SIMILAR



F
CLEAR GLASS WINDOWS & DOORS

REV B UPDATES

Rev	Description	Date	App'd
B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumehem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title
ELEVATIONS
SOUTH ELEVATION

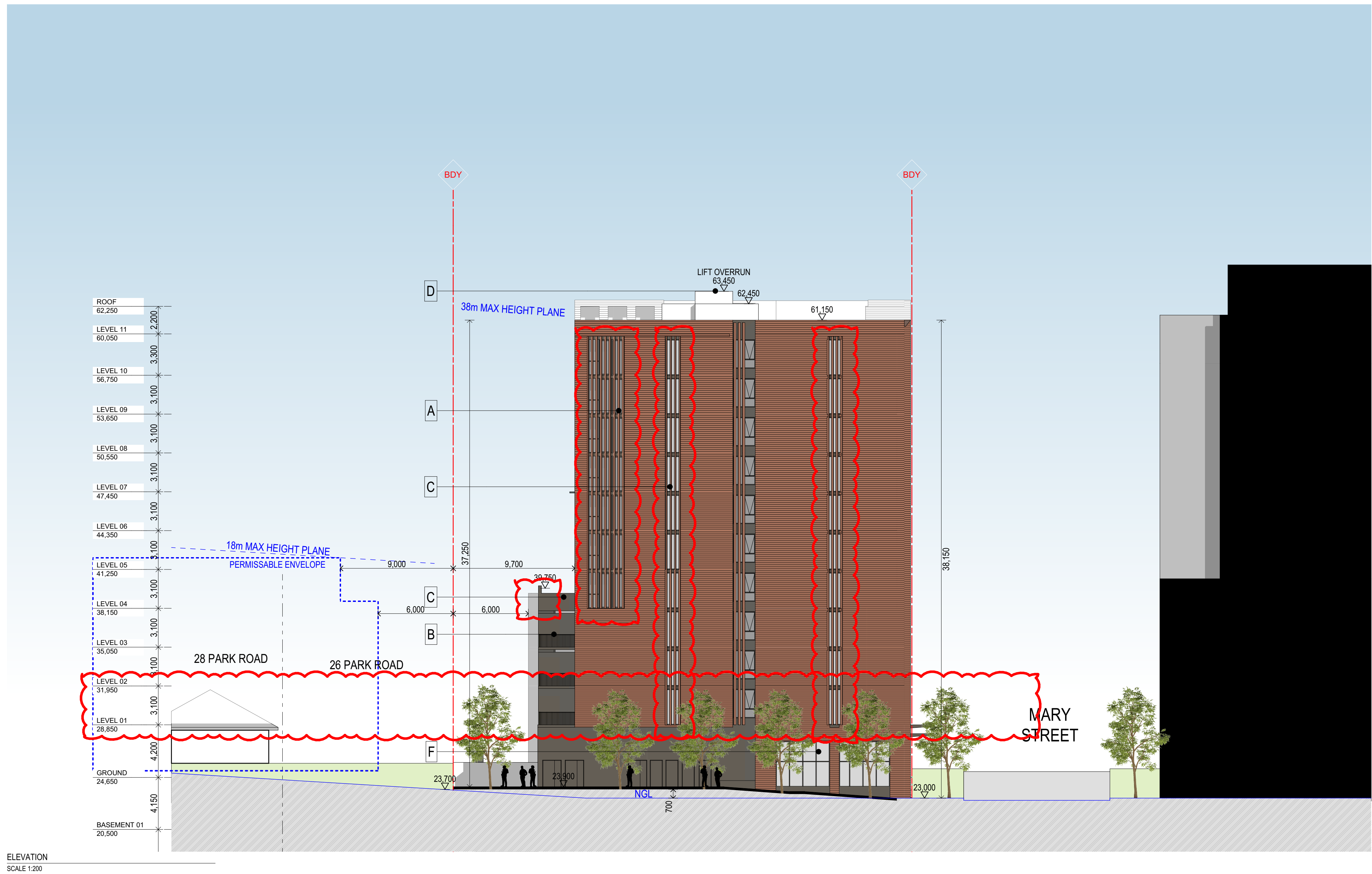
Scale
1:200 @A1 Sheet Size

Project Number 20-040 Status	Drawing Number DA-202	Revision B
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Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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Energy Rating		Certificate Number	15213806
☐ single-dwelling rating			5.5 stars
☒ multi-unit development (attach listing of ratings)	heating	39.7	MJ/m ²
	cooling	21.8	MJ/m ²
Recessed downlights confirmation:		☐ Rated with	☒ Rated without
Assessor Name/Number		Ved Beheti VICBDAW131521	
Assessor Signature		Date 12/08/2020	



ELEVATION
SCALE 1:200

REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title
ELEVATIONS
EAST ELEVATION

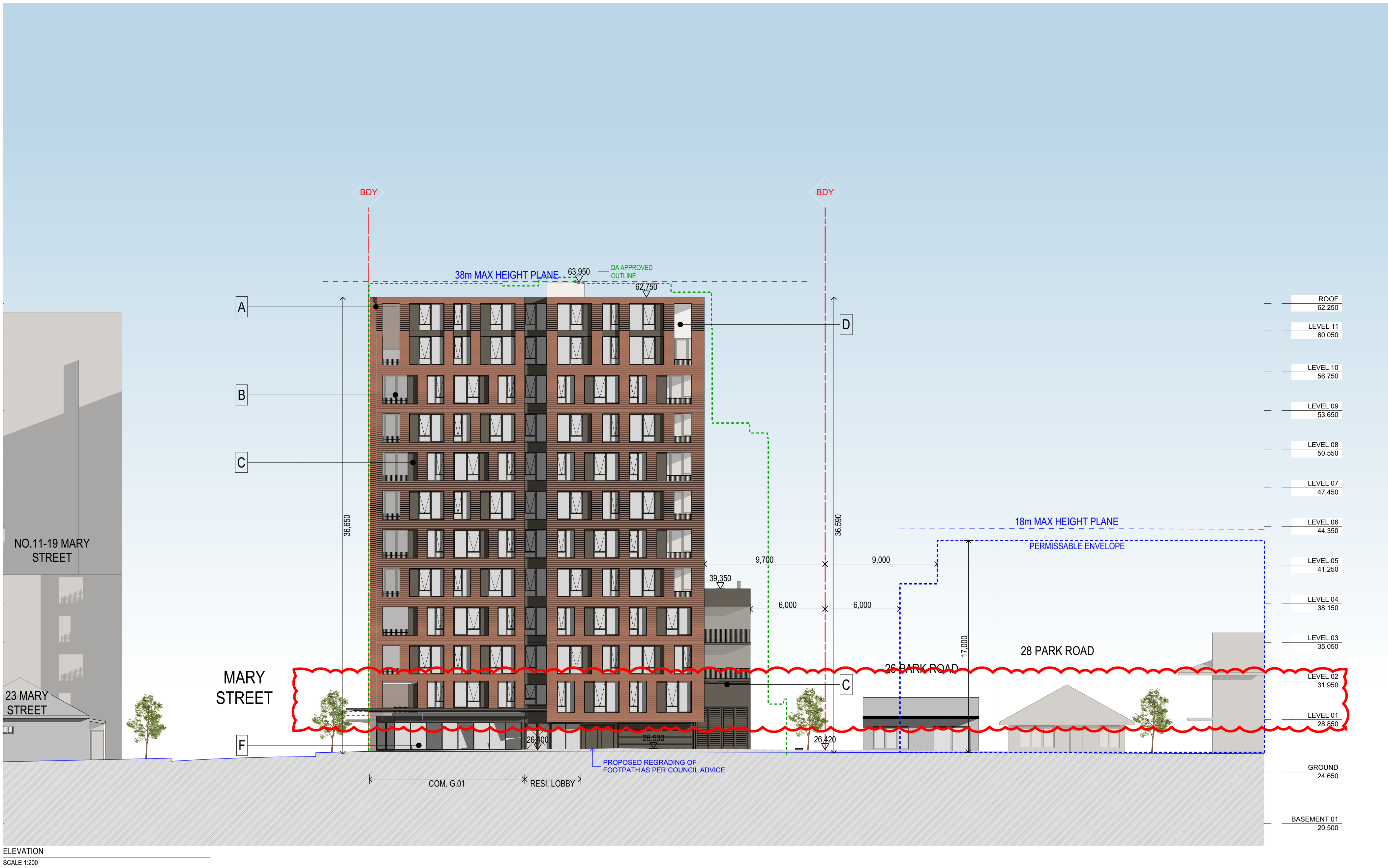
Scale
1:200 @A1 Sheet Size

Project Number	Drawing Number	Revision
20-040	DA-203	B
Status		

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



Energy Rating		Certificate Number	15213806
☐ single-dwelling rating		5.5	stars
☒ multi-unit development (attach listing of ratings)	heating	39.7	MJ/m ²
	cooling	21.8	MJ/m ²
Recessed downlights confirmation:		☐ Rated with	☒ Rated without
Assessor Name/Number		Ved Behel VIC/60411311521	
Assessor Signature		Date 12/08/2020	



REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title
ELEVATIONS
WEST ELEVATION

Scale
1:200 @A1 Sheet Size

Project Number	Drawing Number	Revision
20-040	DA-204	B
Status		



B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project

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MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

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LEARNING OBJECTIVES

URBAN LINK

ORDAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134

Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Numbers: +61 2 9345 3014

Nominated Architects:

Ziad Boumelhem Reg no 8008

Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

Drawing Title

ELEVATIONS

ELEVATIONS

STREETSCAPE ELEVATIONS

Scale

1:300 @ A1 Sheet Size

Project Number Drawing Number Revision

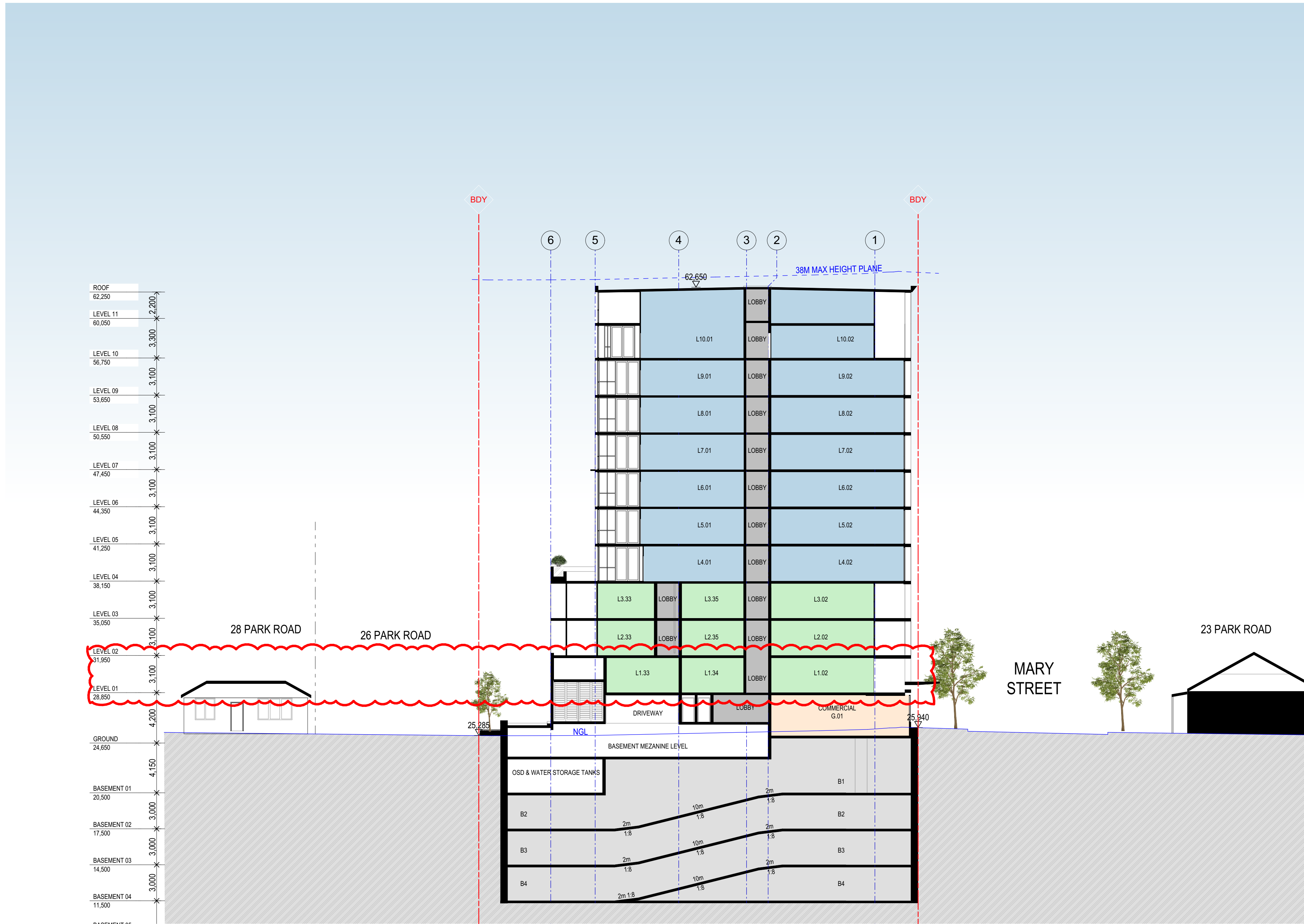
20-040 DA-205 B

Z0-040	DA-Z0J	B
Status		

Status

2020/13 DA SUBMISSÃO: Changes on 10/03/2021 5:58 PM

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



SECTION A
SCALE 1:200

REV B UPDATES

Rev	Description	Date	App'd
B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title
SECTIONS
SECTION A

Scale
1:200 @A1 Sheet Size

Project Number 20-040 Status	Drawing Number DA-301	Revision B
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Project MIXED USE DEVELOPMENT

URBAN LINK

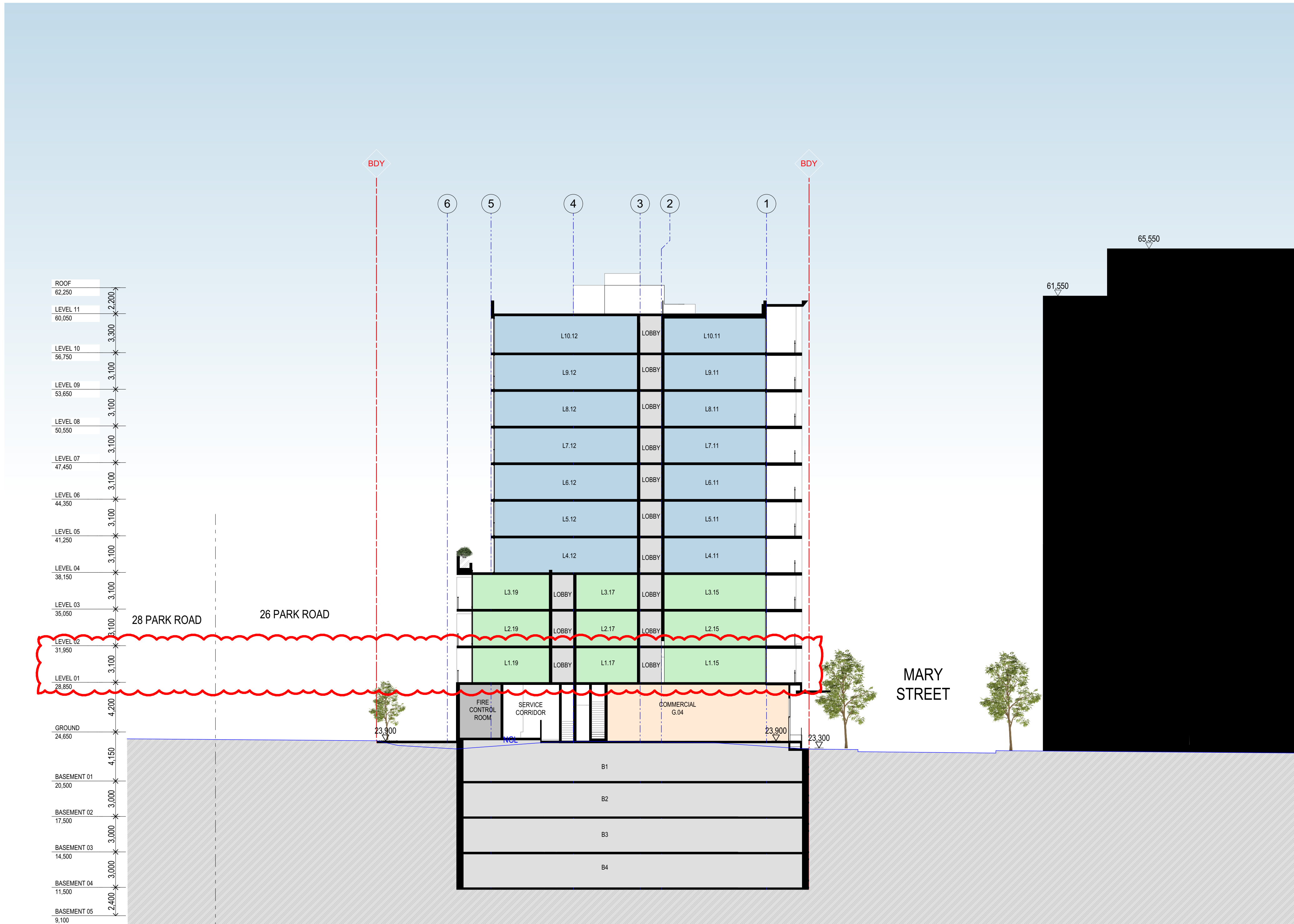
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumhelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Scale
1:200 @A1 Sheet Size

Project Number	Drawing Number	Revision
20-040	DA-302	B
Status		

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



SECTION C
SCALE 1:200

REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

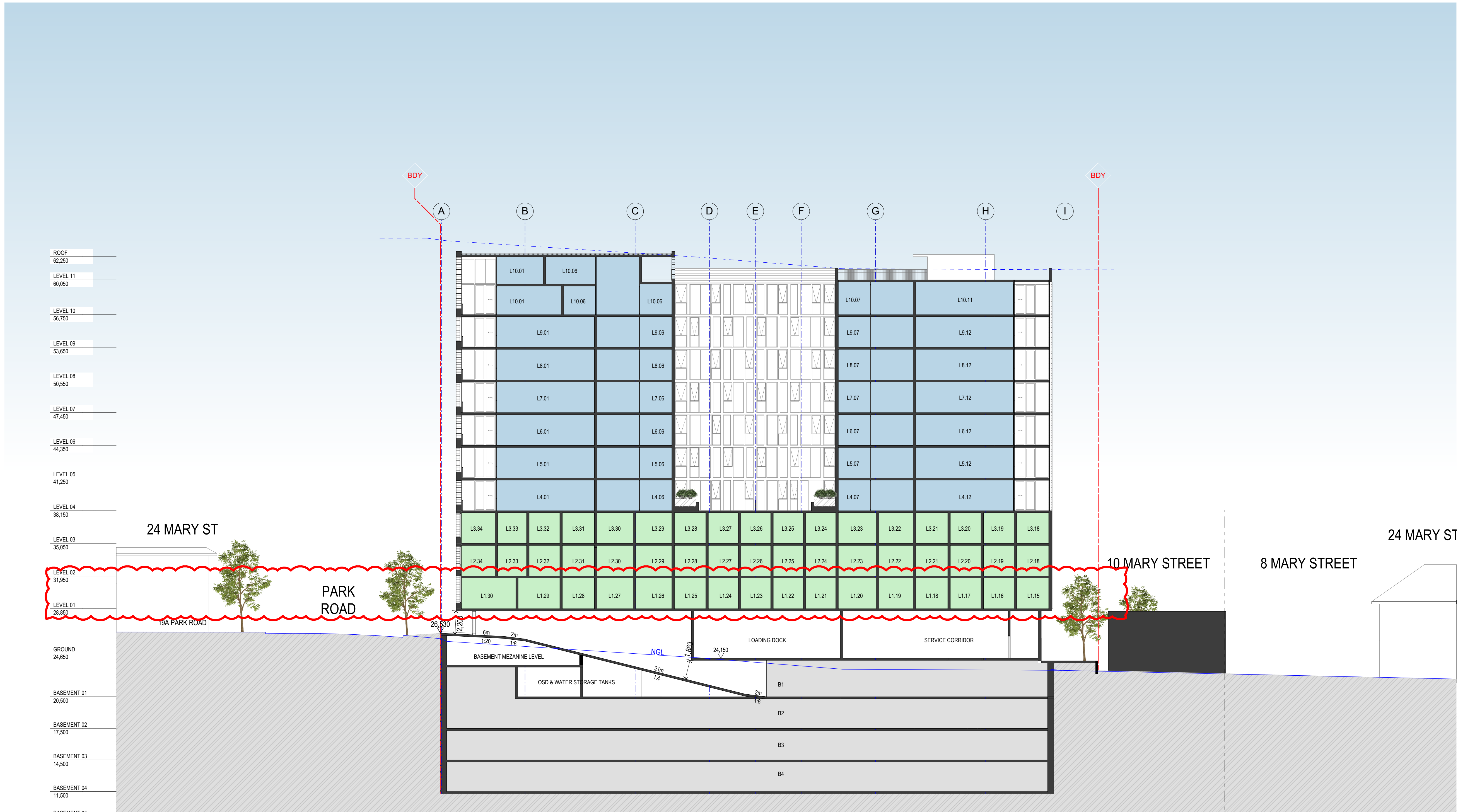
URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title
SECTIONS
SECTION C

Scale
1:200 @A1 Sheet Size

Project Number 20-040 Status	Drawing Number DA-303	Revision B
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Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



SECTION E
SCALE 1:200

REV B UPDATES

Rev	Description	Date	App'd
B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

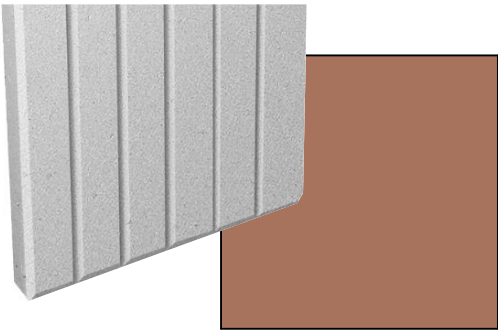
Drawing Title
SECTIONS
SECTION E

Scale
1:200 @A1 Sheet Size

Project Number 20-040 Status	Drawing Number DA-304	Revision B
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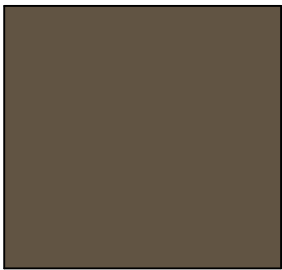
Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



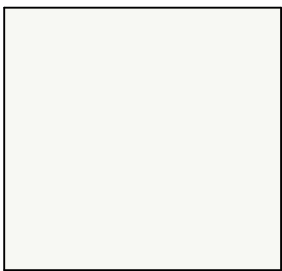
A
HEBEL POWERPANEL - LINEAR COLLECTION -
HORIZONTAL GROOVING 100mm SPACING
FINISHED IN DULUX CLAY COURT - A104
OR SIMILAR



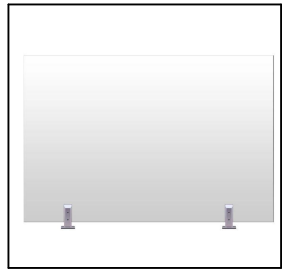
B
METAL BALUSTRADE, WINDOW FRAMES, DOOR
FRAMES & AWNINGS
FINISHED IN DULUX POWDERCOATING -
ELECTRO MEDIUM BRONZE
OR SIMILAR



C
PAINT FINISH
DULUX SANDALWOOD A178.1
OR SIMILAR



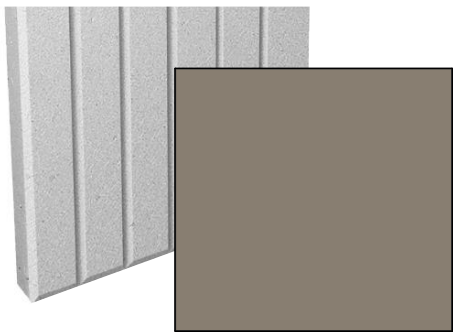
D
PAINT FINISH
DULUX VIVID WHITE PN2-B6
OR SIMILAR



E
CLEAR GLASS BALUSTRADE
(COMMERCIAL G.03)



F
CLEAR GLASS WINDOWS &
DOORS



G
PAINT FINISH
DULUX OTTER FUR SN3C6
OR SIMILAR



REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

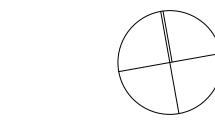
Drawing Title
EXTERNAL FINISHES
FINISHES SCHEDULE

Scale
@A1 Sheet Size

Project Number
20-040
Status

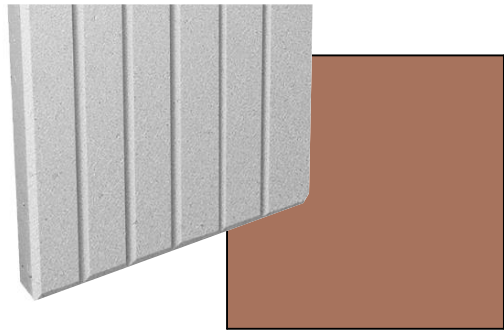
Drawing Number
DA-901

Revision
B

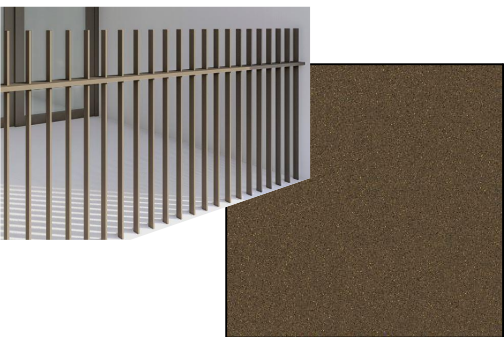




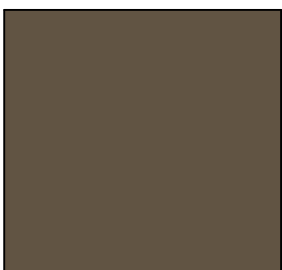
Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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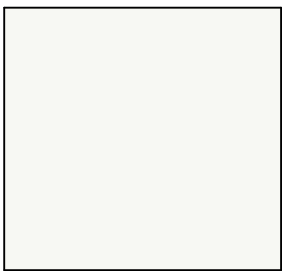
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HEBEL POWERPANEL - LINEAR COLLECTION -
HORIZONTAL GROOVING 100mm SPACING
FINISHED IN DULUX CLAY COURT - A104
OR SIMILAR



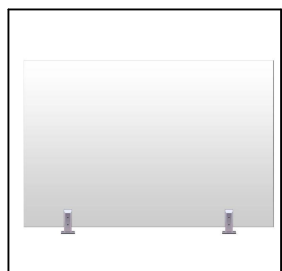
B
METAL BALUSTRADE, WINDOW FRAMES, DOOR
FRAMES & AWNINGS
FINISHED IN DULUX POWDERCOATING -
ELECTRO MEDIUM BRONZE
OR SIMILAR



C
PAINT FINISH
DULUX SANDALWOOD A178.1
OR SIMILAR



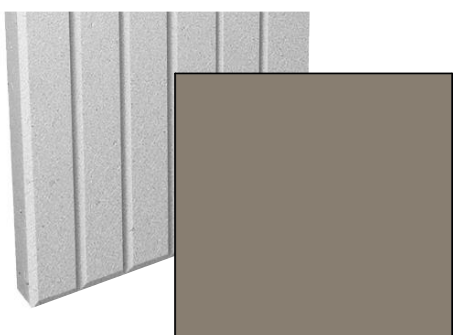
D
PAINT FINISH
DULUX VIVID WHITE PN2-B6
OR SIMILAR



E
CLEAR GLASS BALUSTRADE
(COMMERCIAL G.03)



F
CLEAR GLASS WINDOWS &
DOORS



G
PAINT FINISH
DULUX OTTER FUR SN3C6
OR SIMILAR



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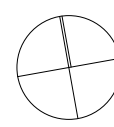
Drawing Title
EXTERNAL FINISHES
PHOTOMONTAGE

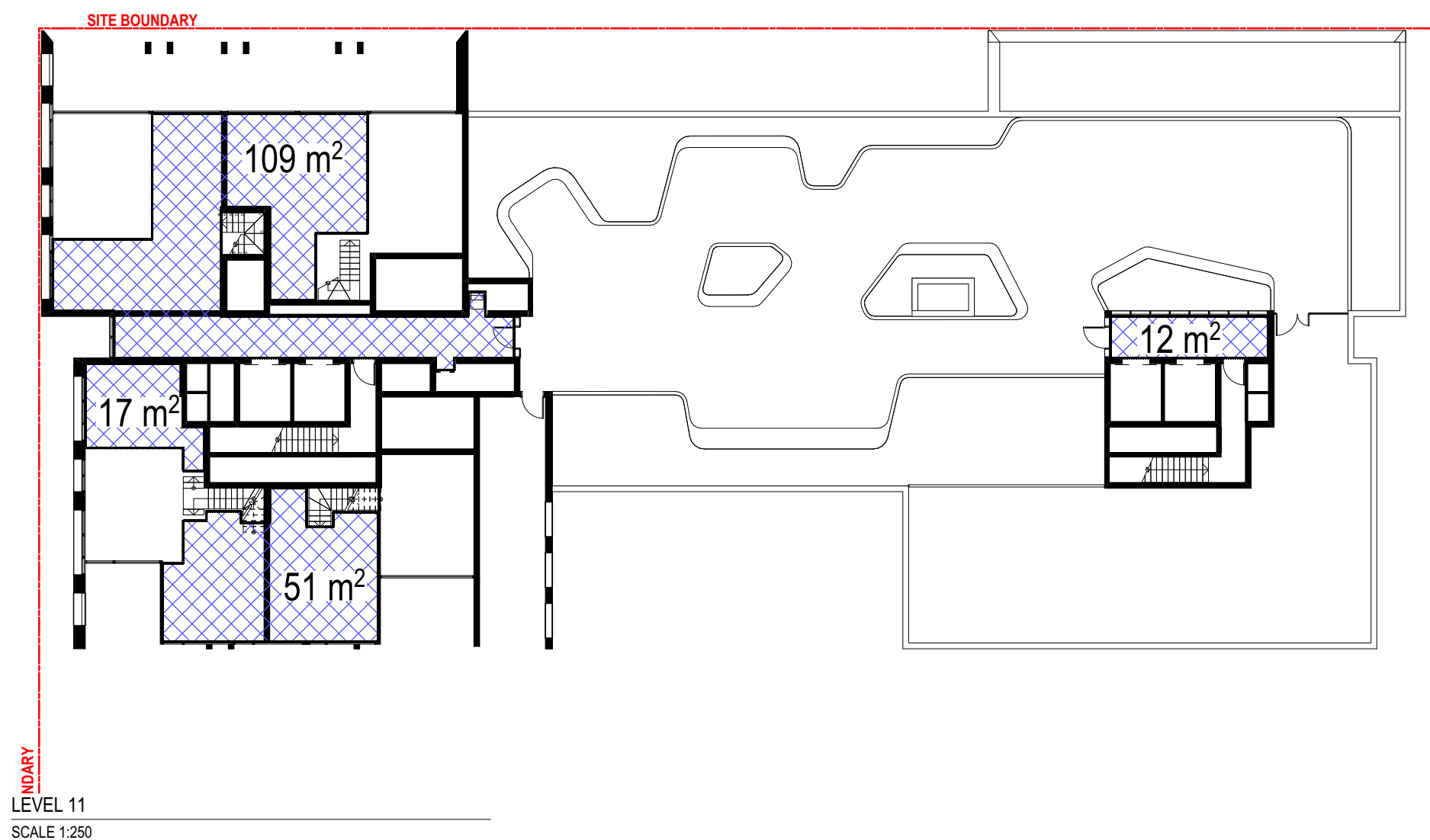
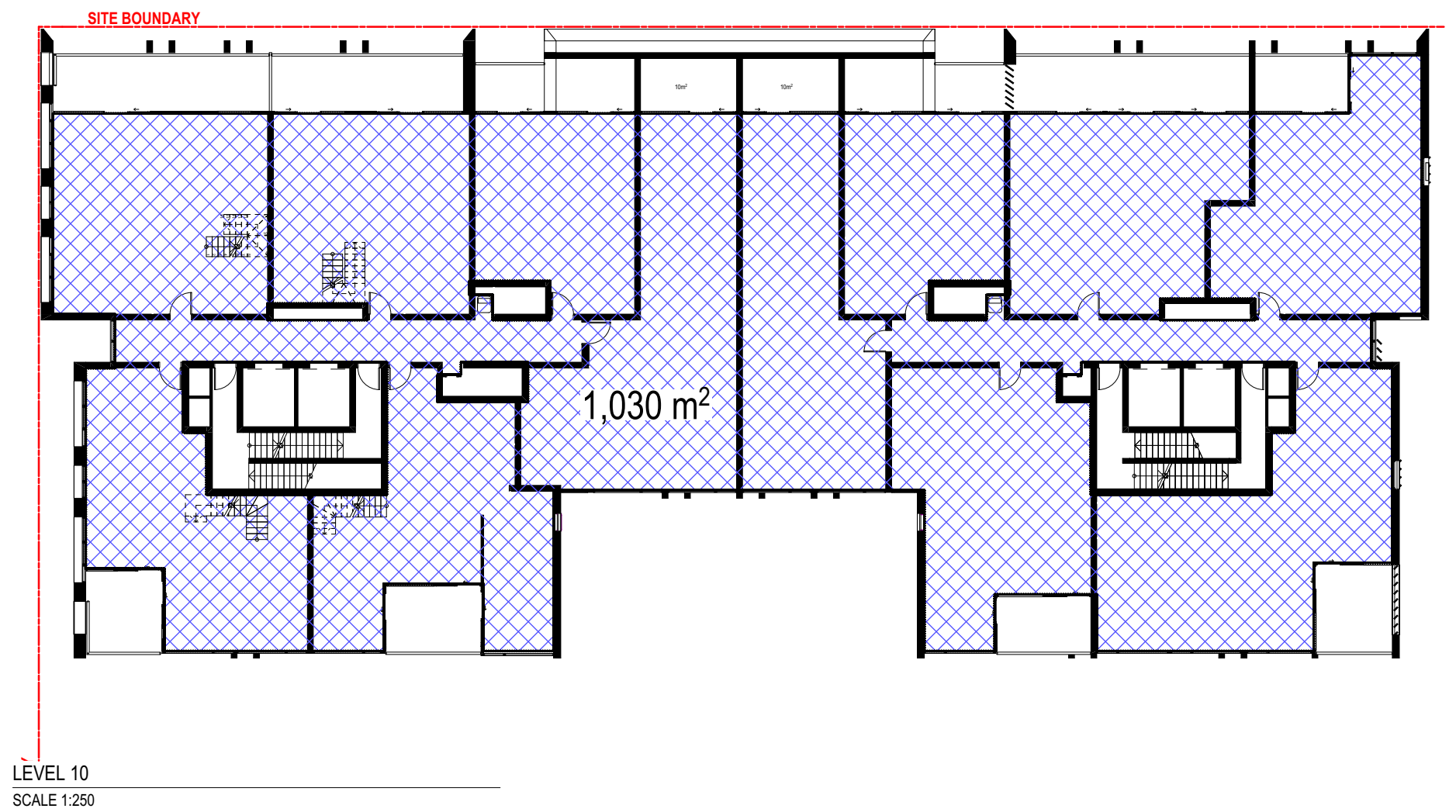
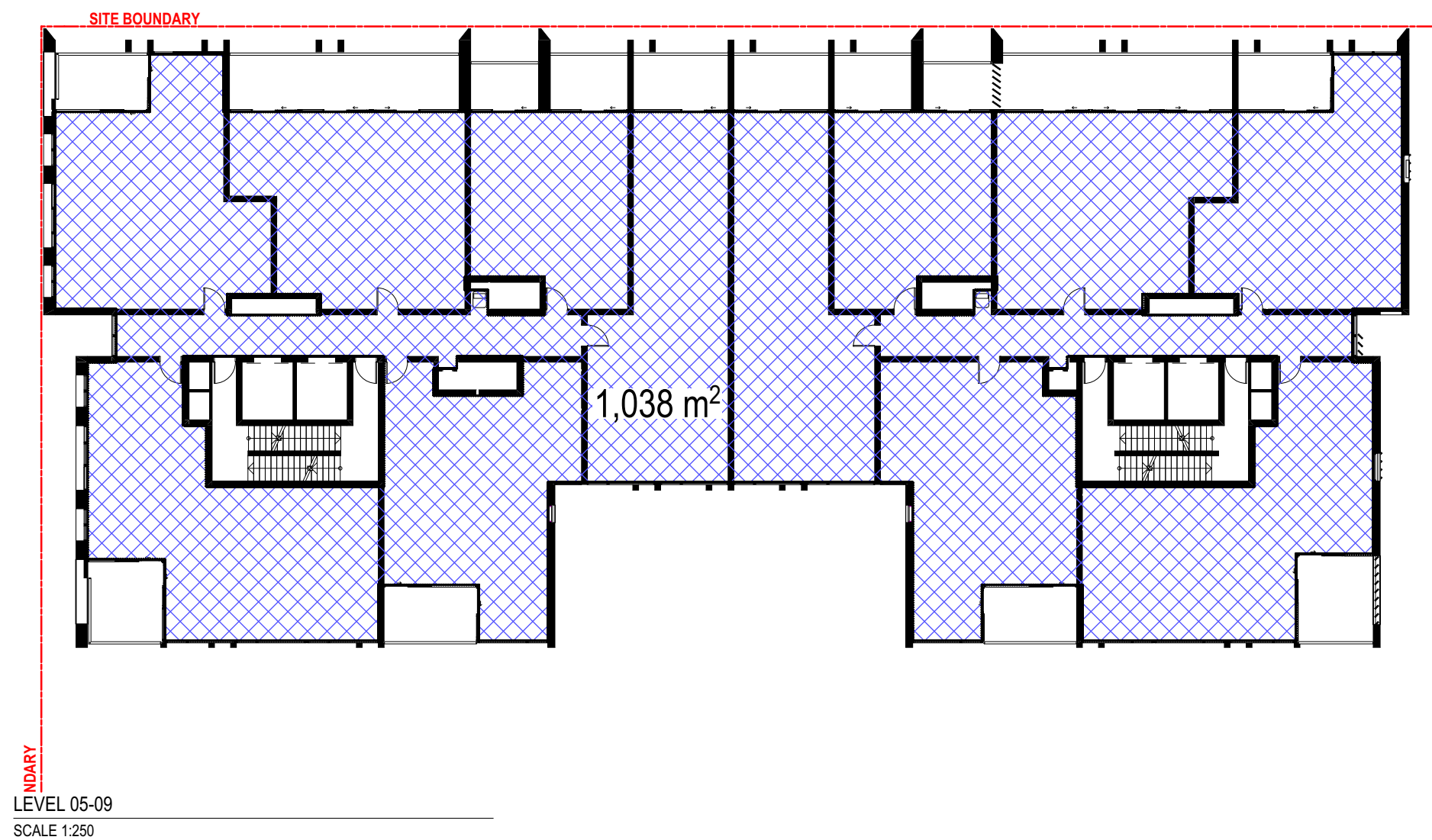
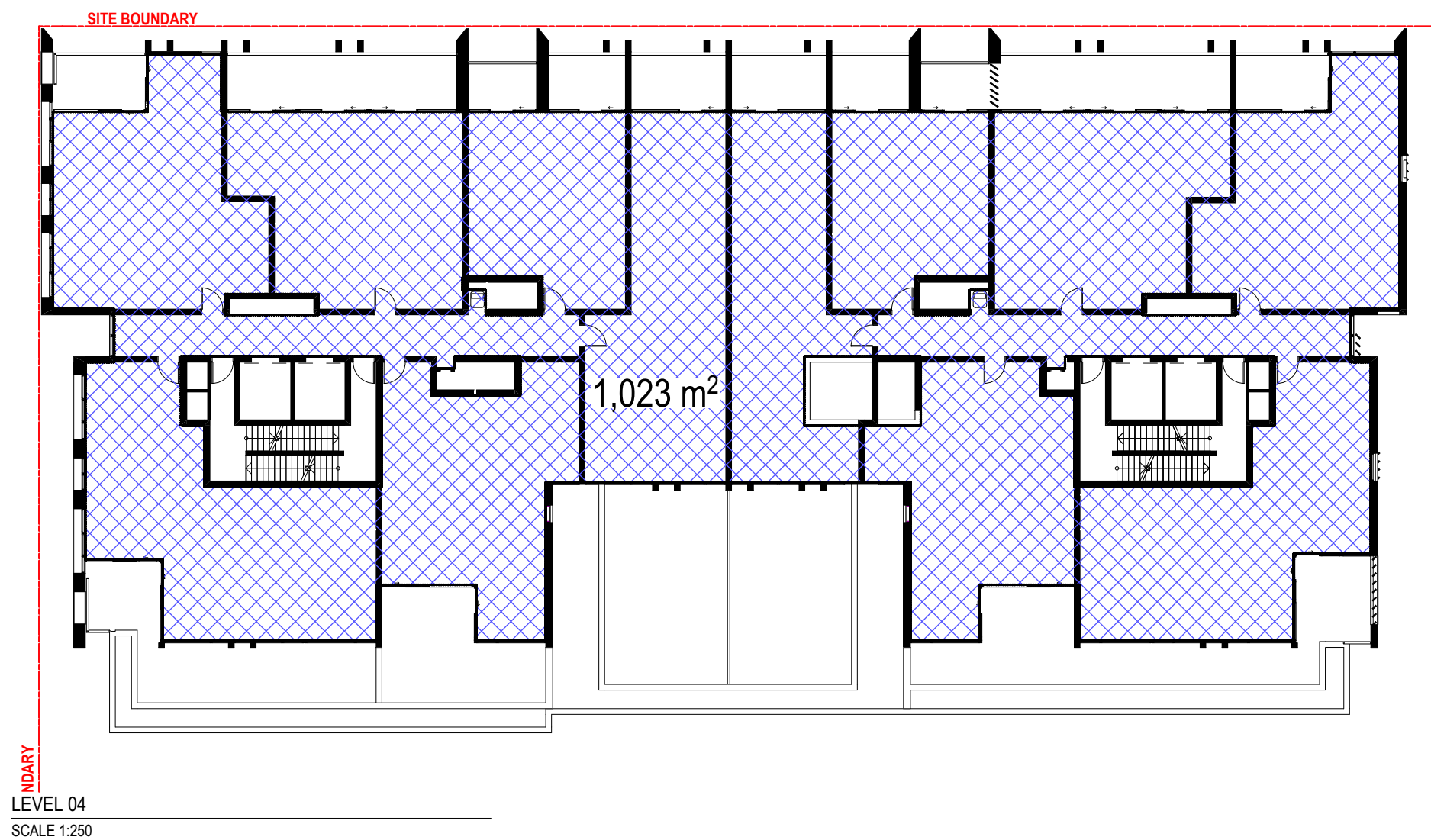
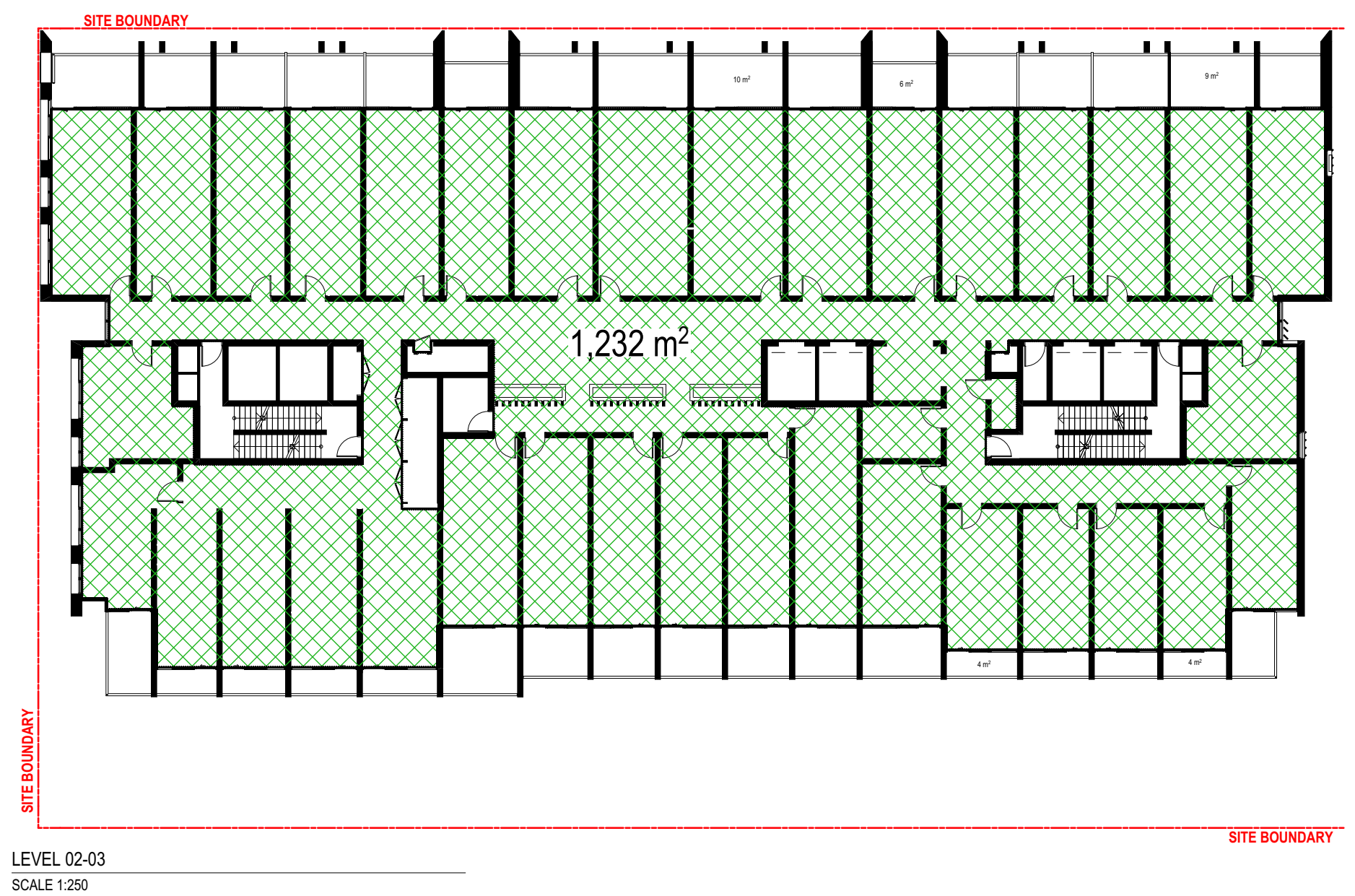
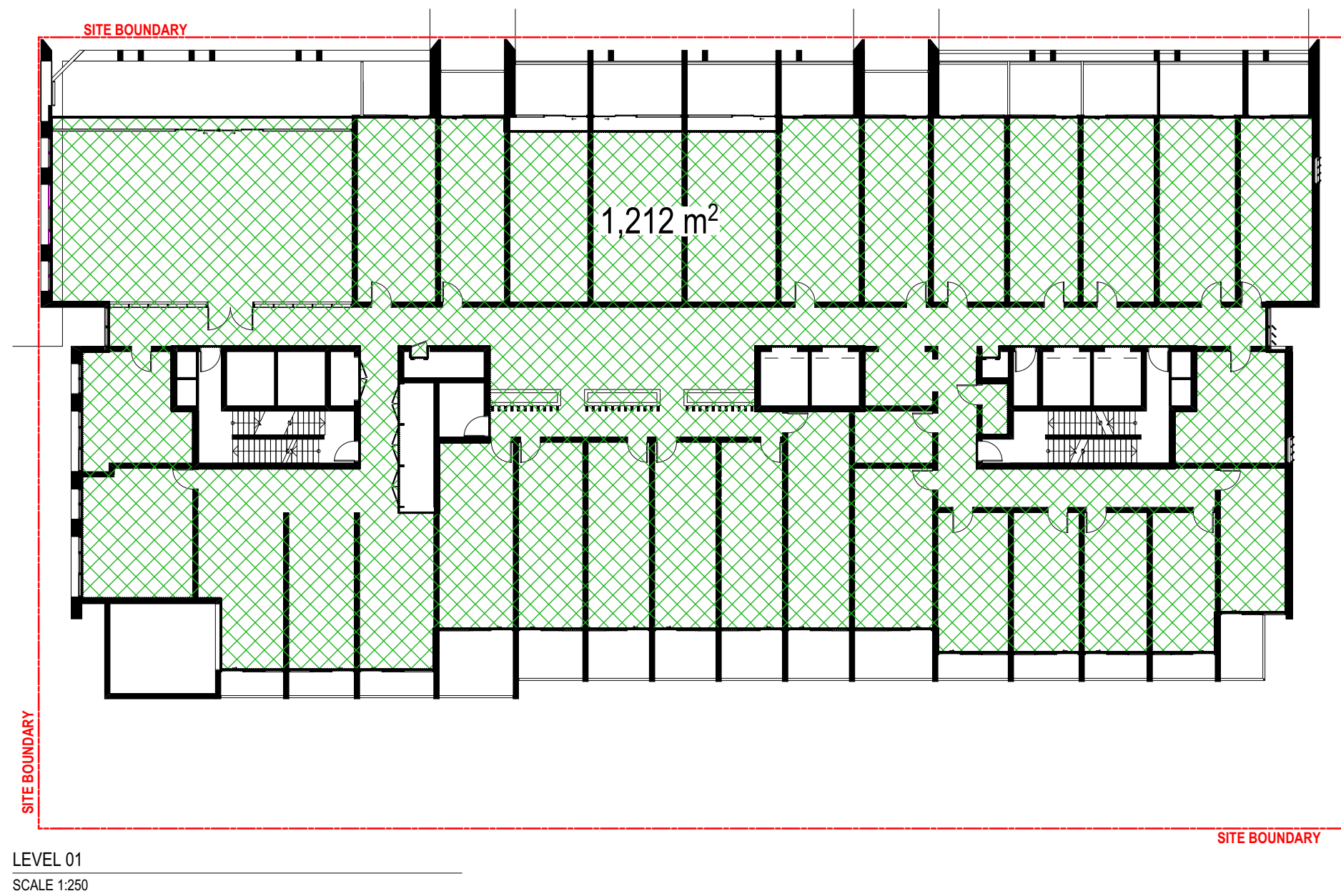
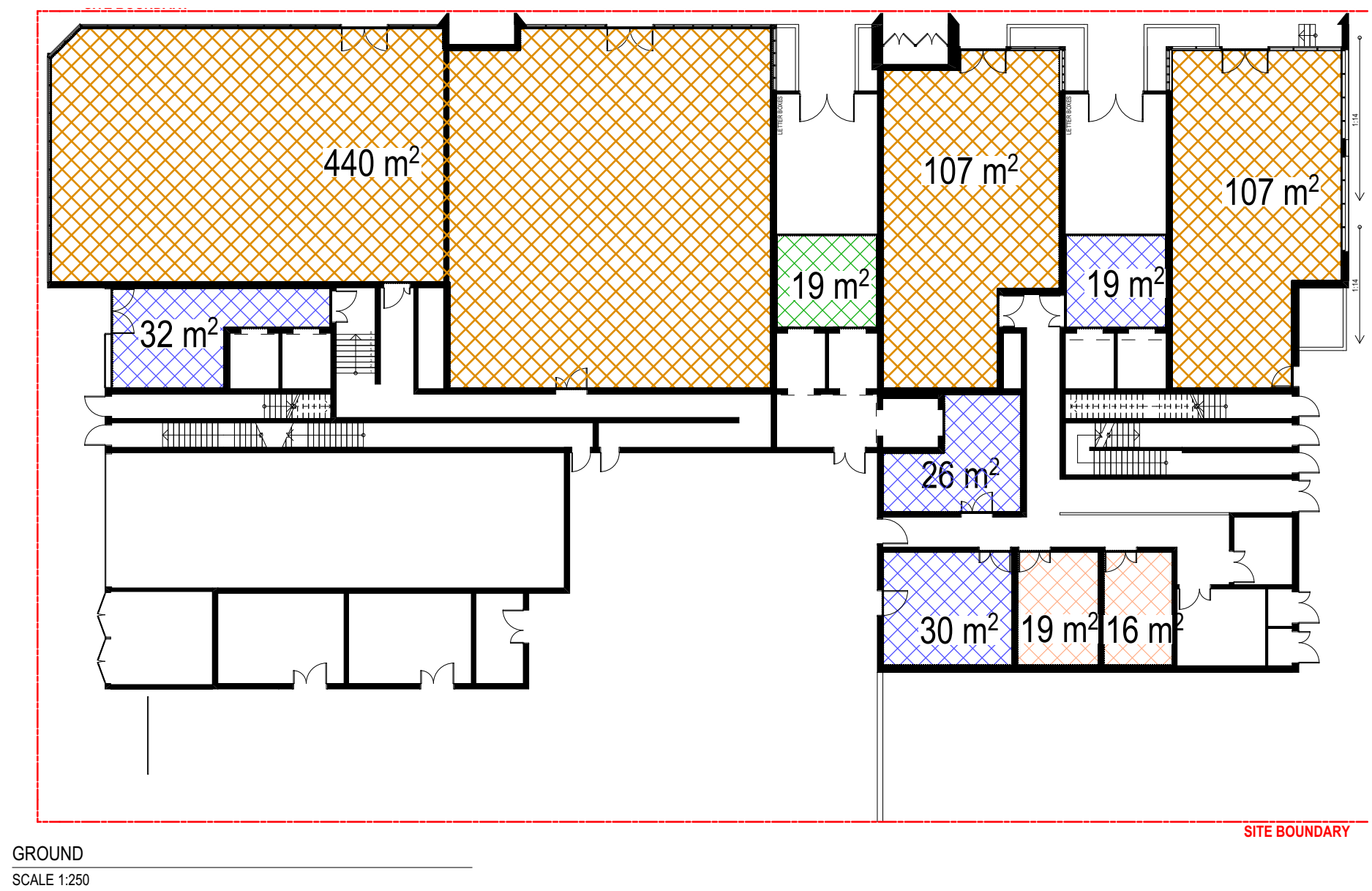
Scale
@A1 Sheet Size

Project Number
20-040
Status

Drawing Number
DA-902

Revision
B





GROSS FLOOR AREA				
	Commercial	Retail	Café / Restaurant	Boarding Houses
Basement 04				
Basement 03				
Basement 02				
Basement 01				
Ground	691.0 m²			110.0 m²
Level 1			19.0 m²	1,212.0 m²
Level 2				1,232.0 m²
Level 3				1,232.0 m²
Level 4				1,023.0 m²
Level 5				1,038.0 m²
Level 6				1,038.0 m²
Level 7				1,038.0 m²
Level 8				1,038.0 m²
Level 9				1,038.0 m²
Level 10				1,030.0 m²
Level 11				189.0 m²
	691.0 m²	0.0 m²	0.0 m²	7,542.0 m²
				11,928.0 m²

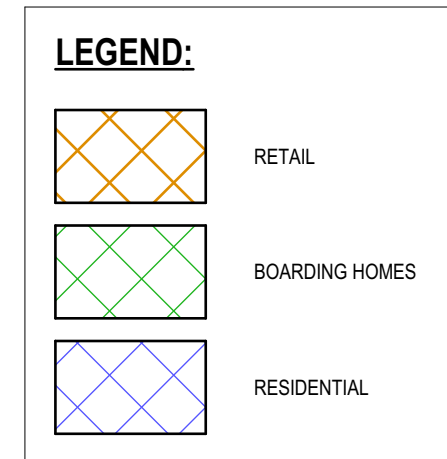
BONUS GFA CALCULATIONS:

SITE AREA = 2286m²
FSR = 1:5
ALLOWABLE GFA = 11430m²

TOTAL COMMERCIAL GFA = 689m²
TOTAL RESIDENTIAL GFA = 7539m²
TOTAL BOARDING HOUSES GFA = 3695m²

TOTAL PROPOSED GFA = 11923m²

TOTAL COMMERCIAL & RESIDENTIAL GFA = 8228m²
20% BOARDING HOUSES BONUS GFA = 3836m²
TOTAL ALLOWABLE GFA INCLUDING BONUS = 12069m²



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Nicolas Toubia Reg no 9336

Drawing Title
**COMPLIANCE
GFA DIAGRAMS**

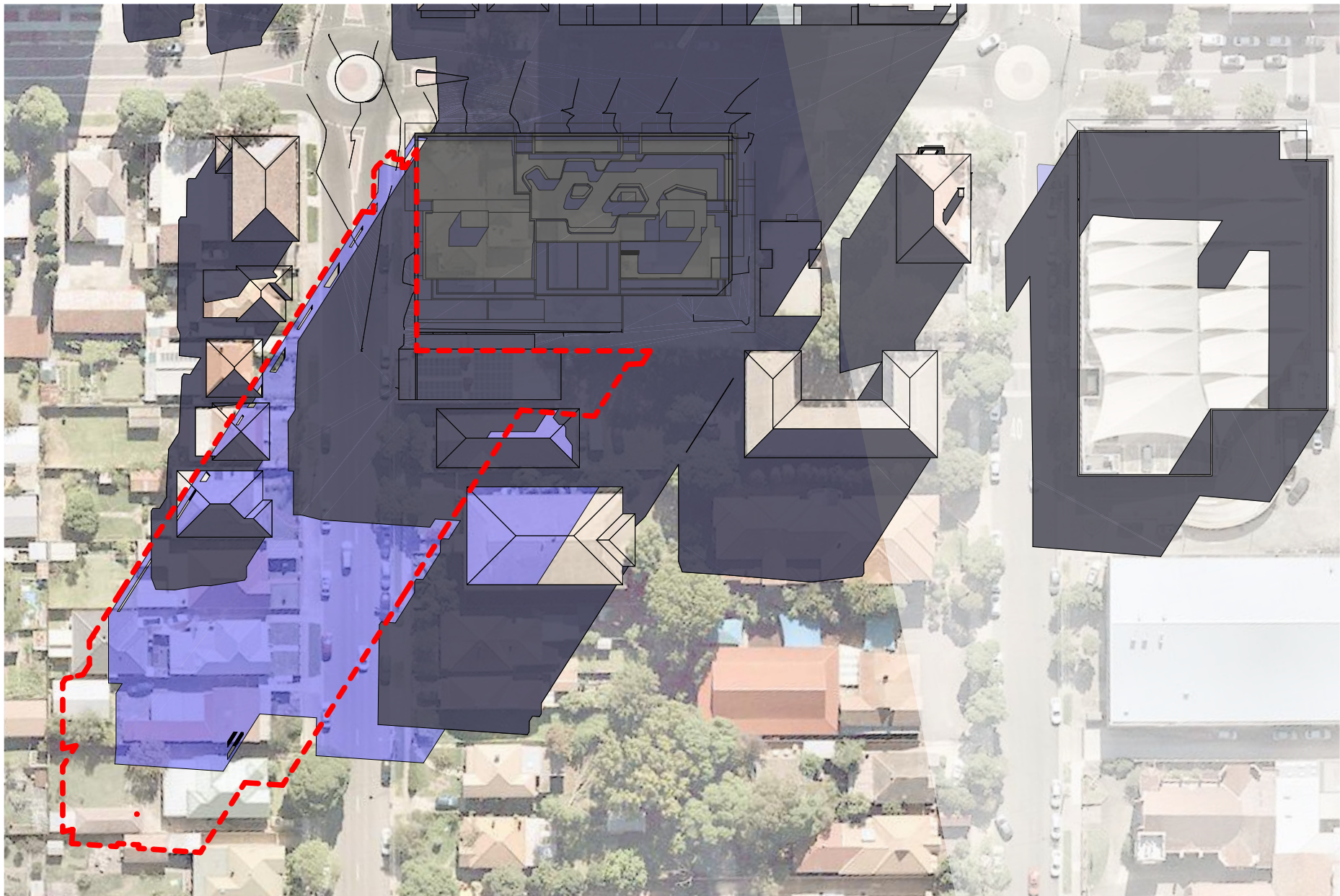
Scale
1:250 @A1 Sheet Size

Project Number
20-040
Status

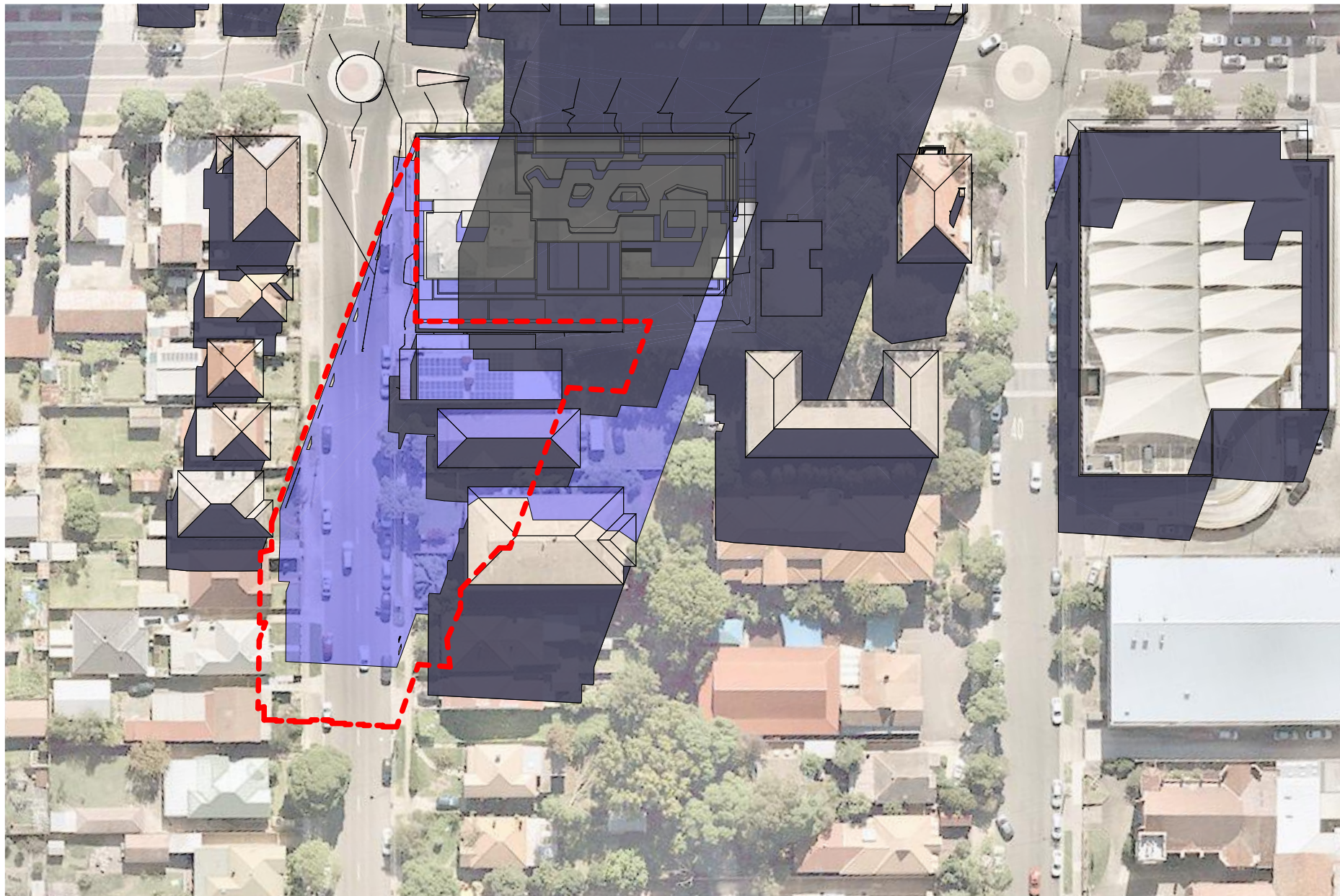
Drawing Number
DA-1401

Revision
B

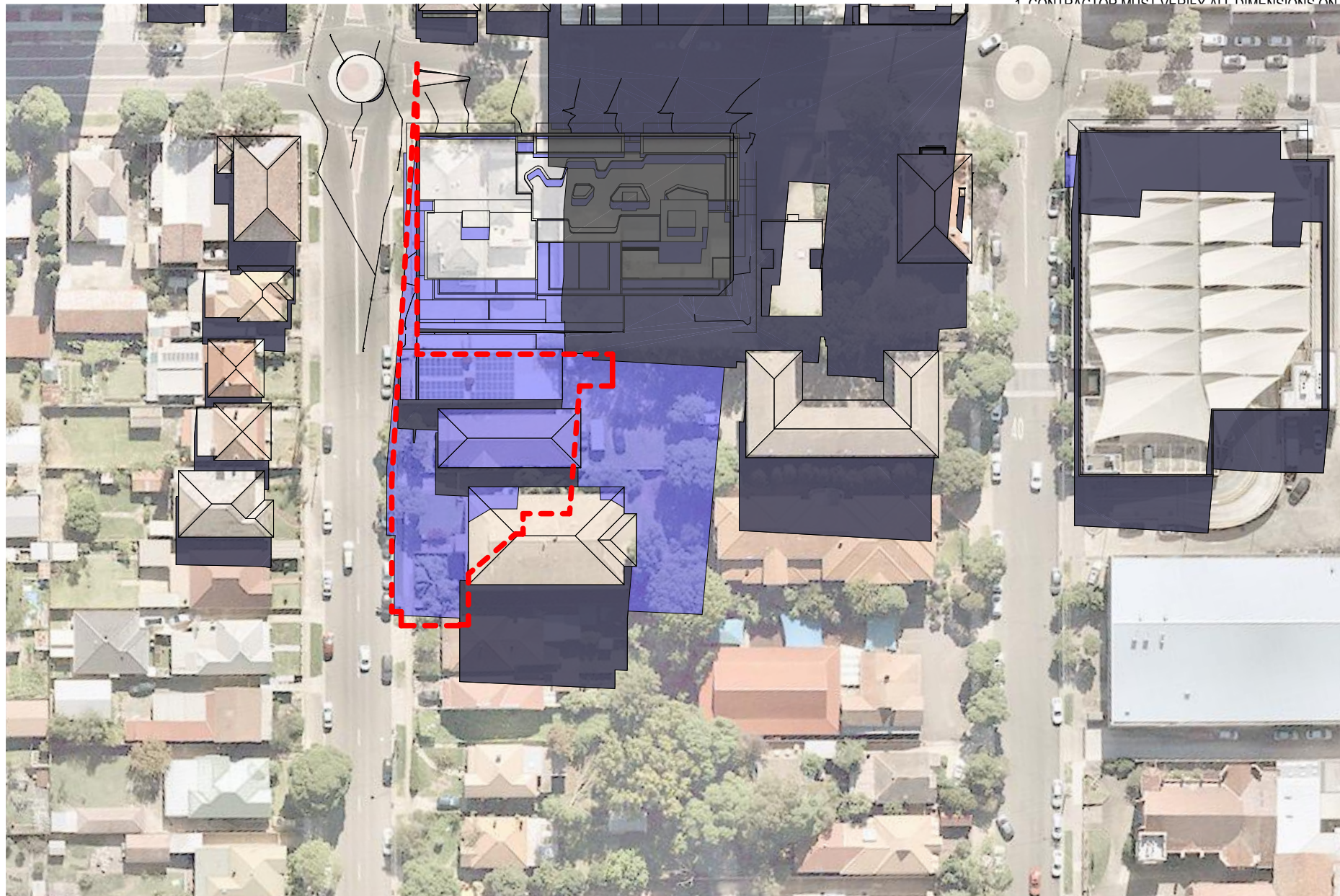
2020/1/24 10:00:00 AM, Changes: 1401, 1402, 1403, 1404



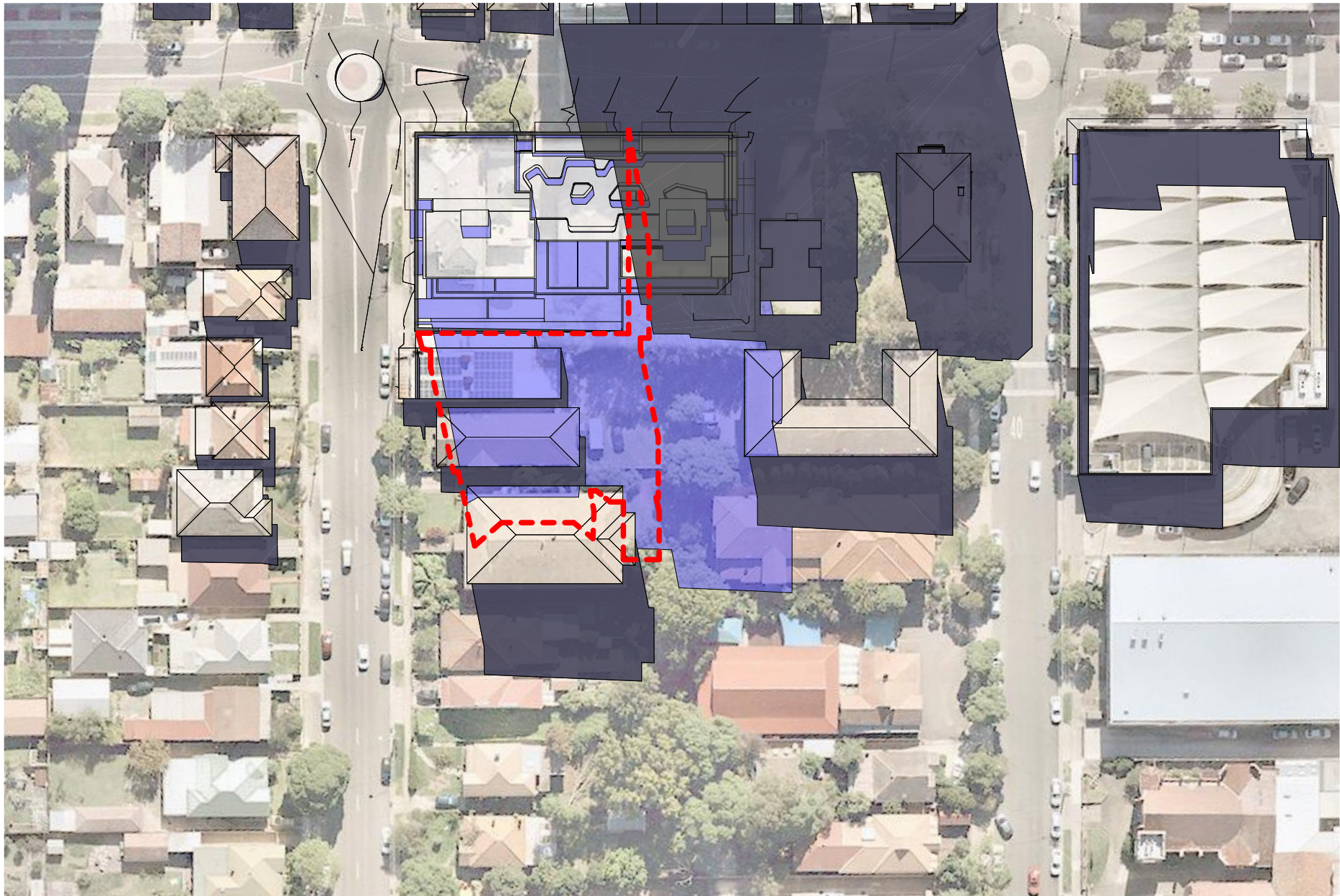
JUNE 21 - 9AM



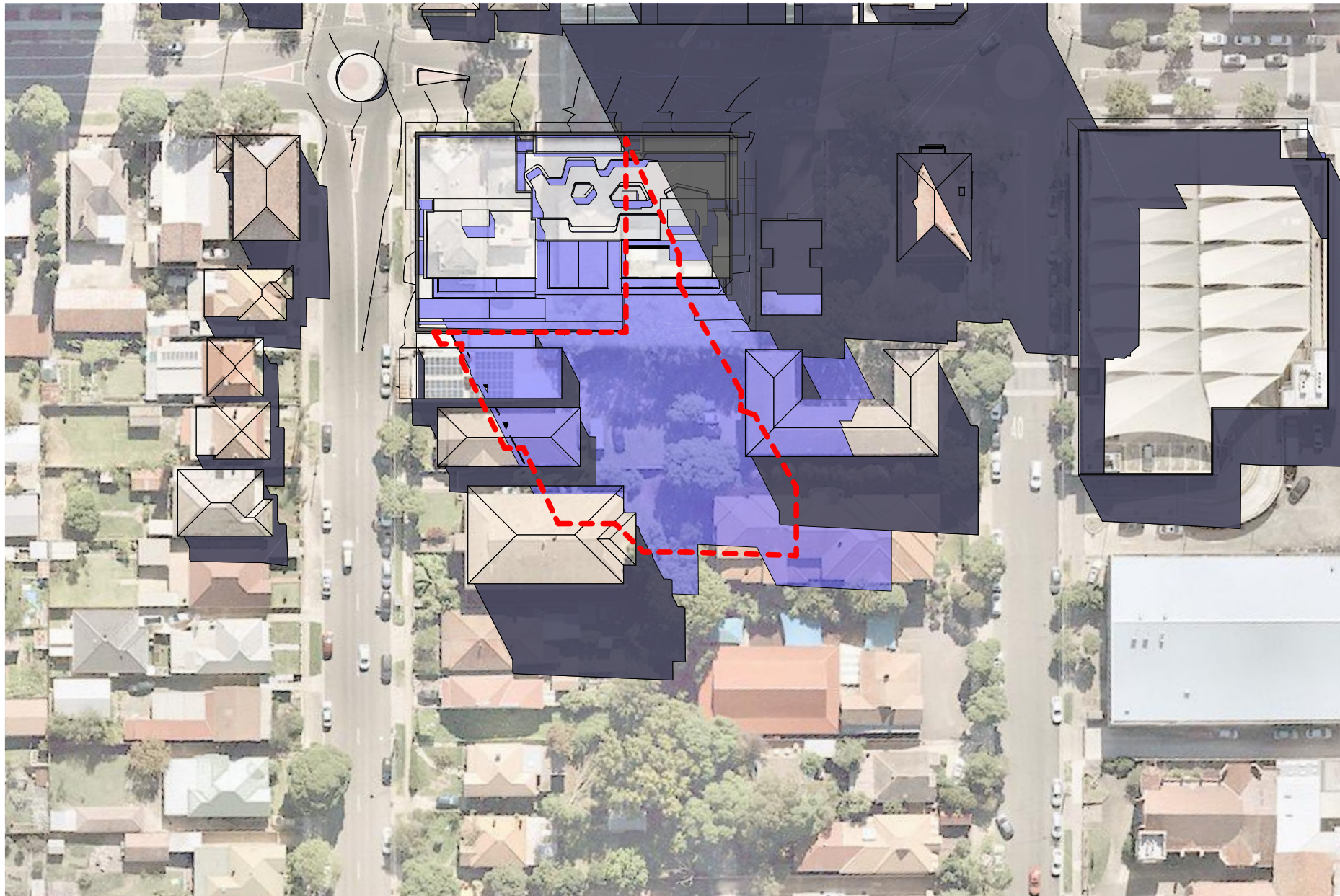
JUNE 21 - 10AM



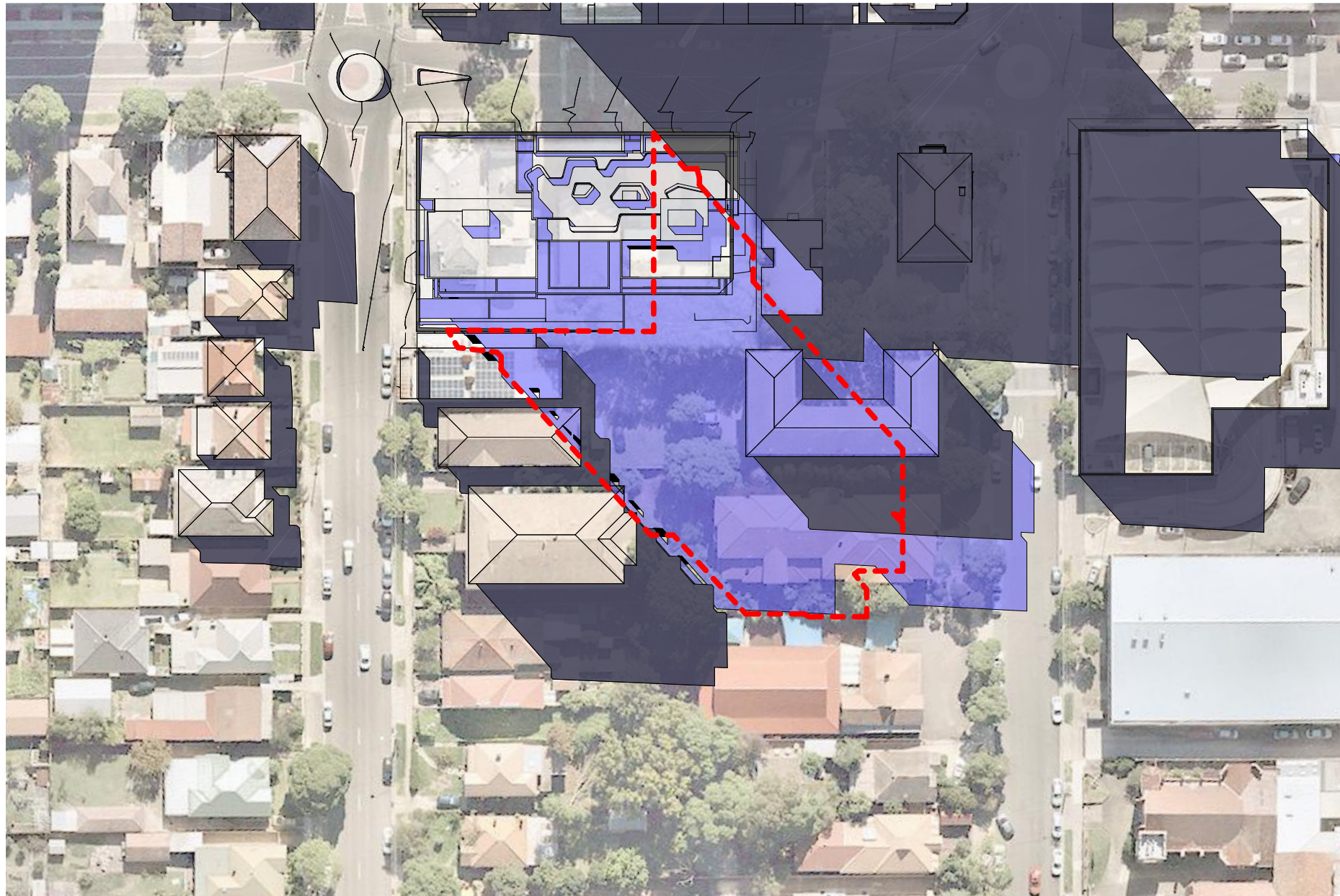
JUNE 21 - 11AM



JUNE 21 - 12PM



JUNE 21 - 1PM



JUNE 21 - 2PM



JUNE 21 - 3PM

- KEY**
- EXISTING SHADOW
 - PROPOSED ADDITIONAL SHADOW
 - SHADOW OF APPROVED DA



REV B UPDATES

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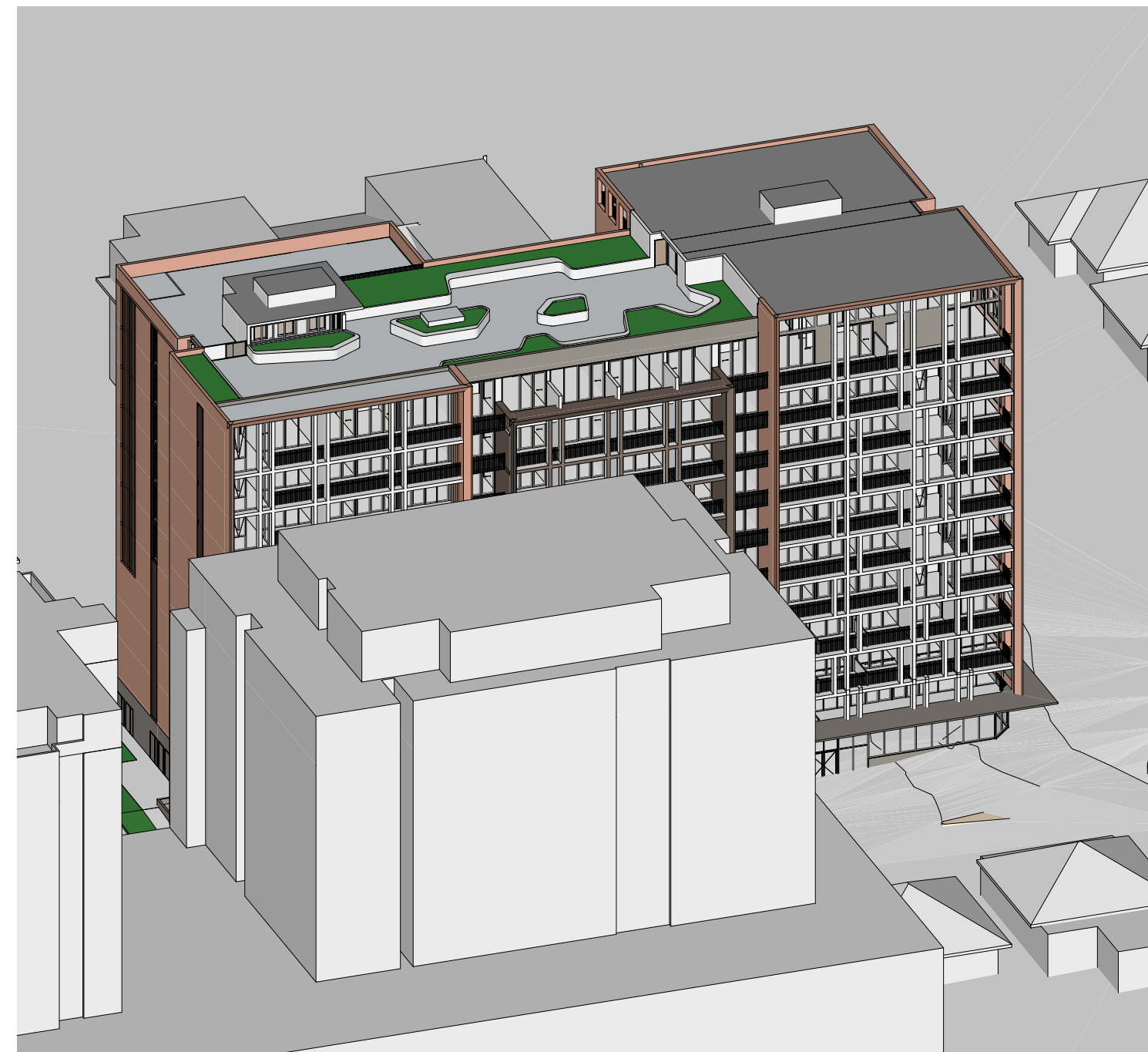
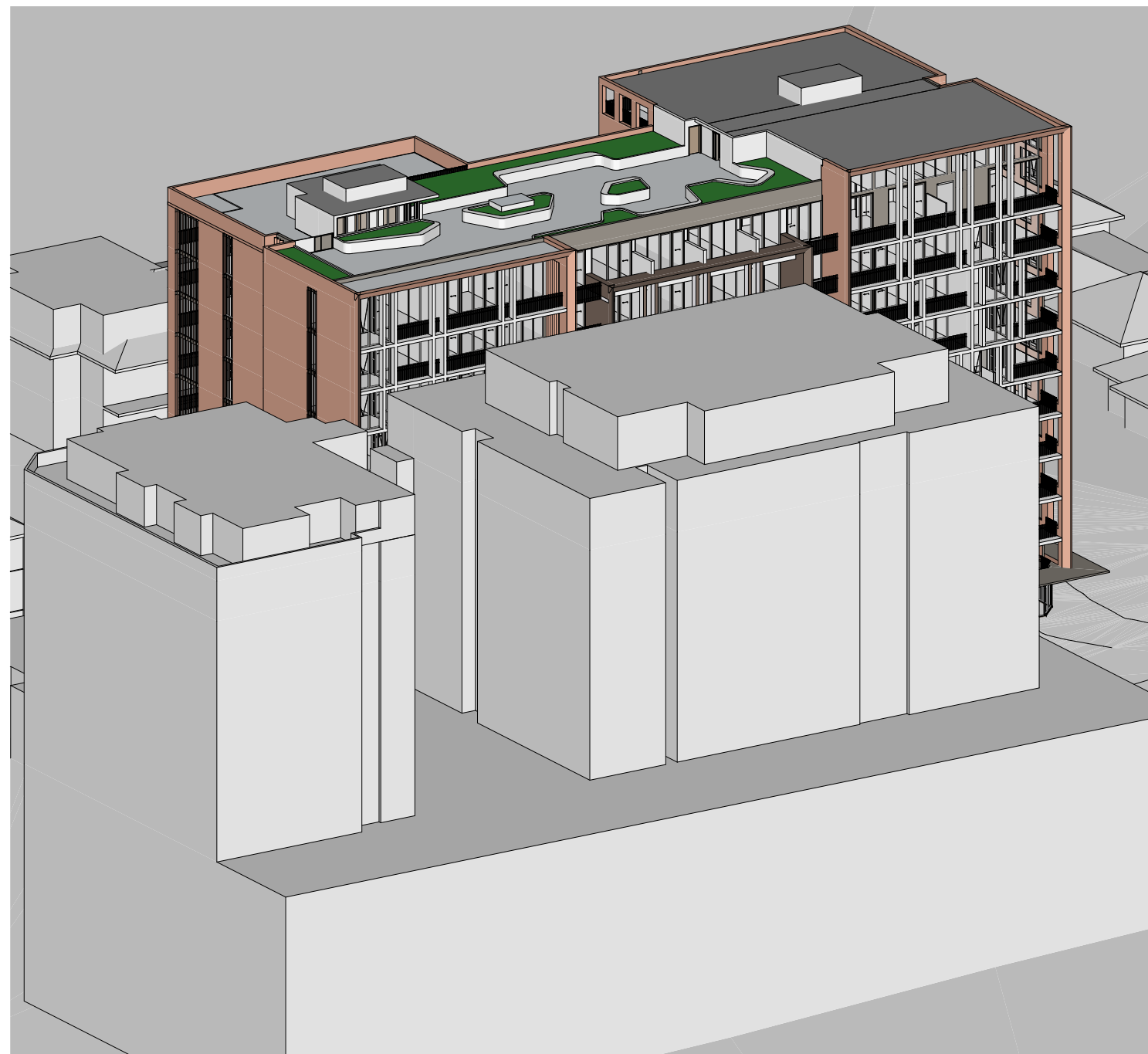
Drawing Title
COMPLIANCE
SHADOW DIAGRAMS

Scale
1:1000 @A1 Sheet Size

Project Number
20-040
Status

Drawing Number
DA-1402

Revision
B



ADG CALCULATIONS (RESIDENTIAL UNITS)			
Solar Access (>2 hrs)	No Solar Access	Cross Ventilated	
7	2	8	
8	2	8	
8	2	8	
9	2	8	
9	2	8	
9	0		
0	0		
59	12	40	
70%	14%	67%	

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Notes

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The logo for 'Dial Before You Dig' is a vertical rectangular sign. It features a red border and a black background. At the top, the words 'DIAL BEFORE' are written in white. Below this, 'YOU DIG' is written in large, bold, white letters. Underneath 'YOU DIG', the website 'www.dialbeforeyoudig.com' is printed in smaller white text. At the bottom of the sign is a white circle containing a black silhouette of a person digging with a shovel.

REV B UPDATES

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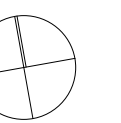
Drawing Title

COMPLIANCE

VIEW FROM SUN

Scale

②A1 Sheet Size



Project Number

20-040

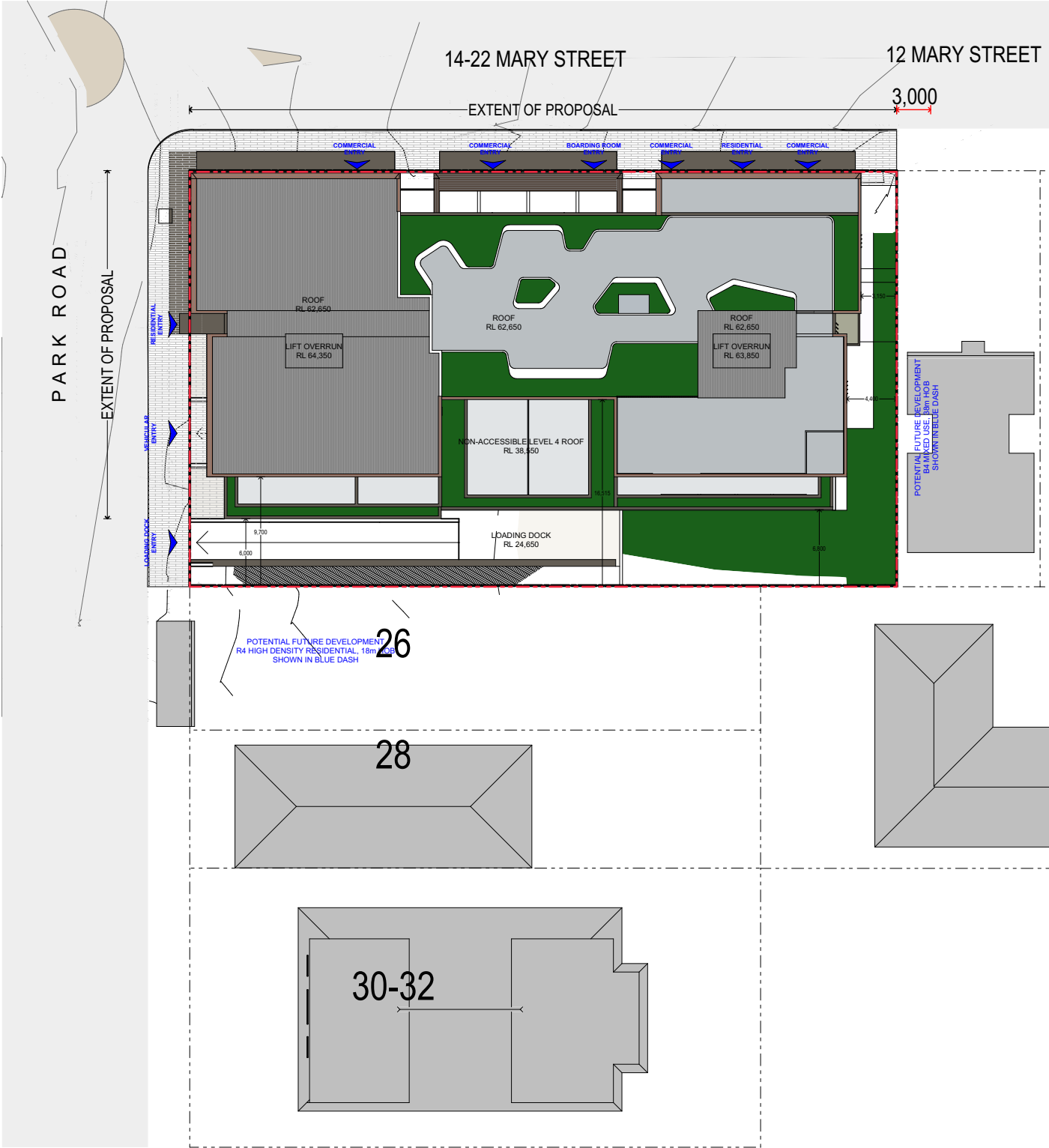
Status

Drawing Number

DA-1403

vision

3



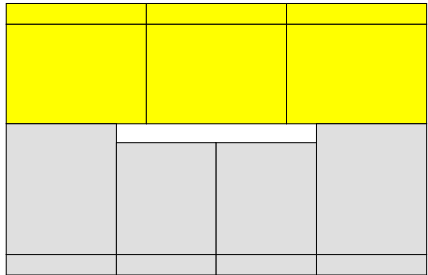
KEY PLAN:
SOLAR STUDY OF THE EXISTING FACADES OF 26, 28 & 30-32 PARK ROAD

26 PARK ROAD: THIS IS A SINGLE STOREY MASS AND IS COMMERCIAL IN USE. IT IS CURRENTLY A DRY CLEANING SHOP. SOLAR COMPLIANCE IS NOT APPLICABLE

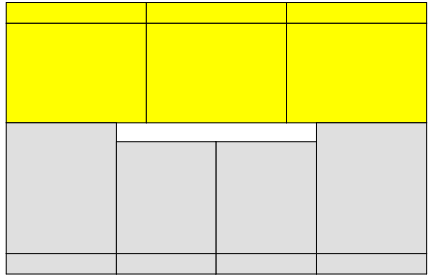
28 PARK ROAD: SINGLE STOREY RESIDENTIAL DWELLING

30-32 PARK ROAD: THREE STOREY RESIDENTIAL FLAT BUILDING
42% OF THE APARTMENTS CURRENTLY RECEIVE 2+ HOURS OF SOLAR ON JUNE 21. WITH THE PROPOSED DEVELOPMENT AT 14-22 MARY STREET, THIS WILL DECREASE TO 35% WHICH MEANS THERE IS AN OVERALL REDUCTION OF 7%

30-32 PARK ROAD - EXISTING
6/14 = 42%

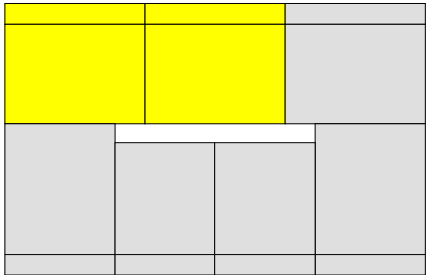


LEVEL 1

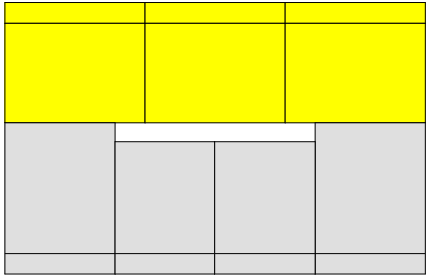


LEVEL 2

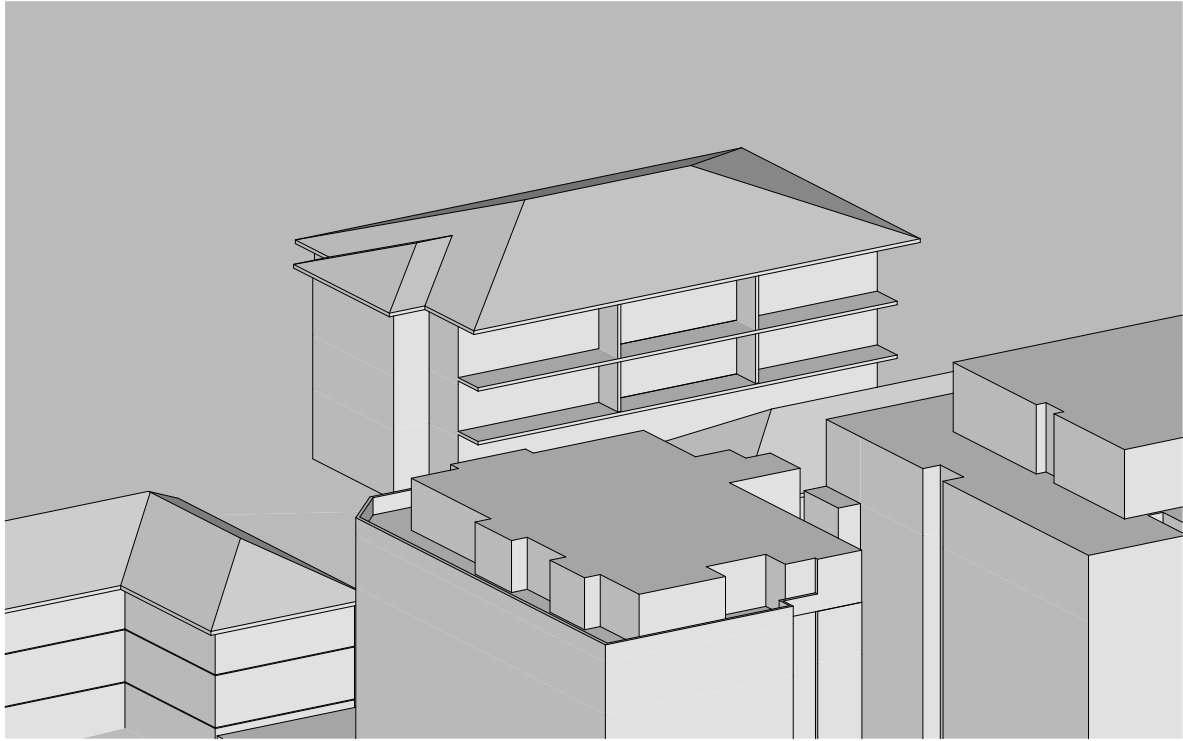
30-32 PARK ROAD - PROPOSED
5/14 = 35%



LEVEL 1

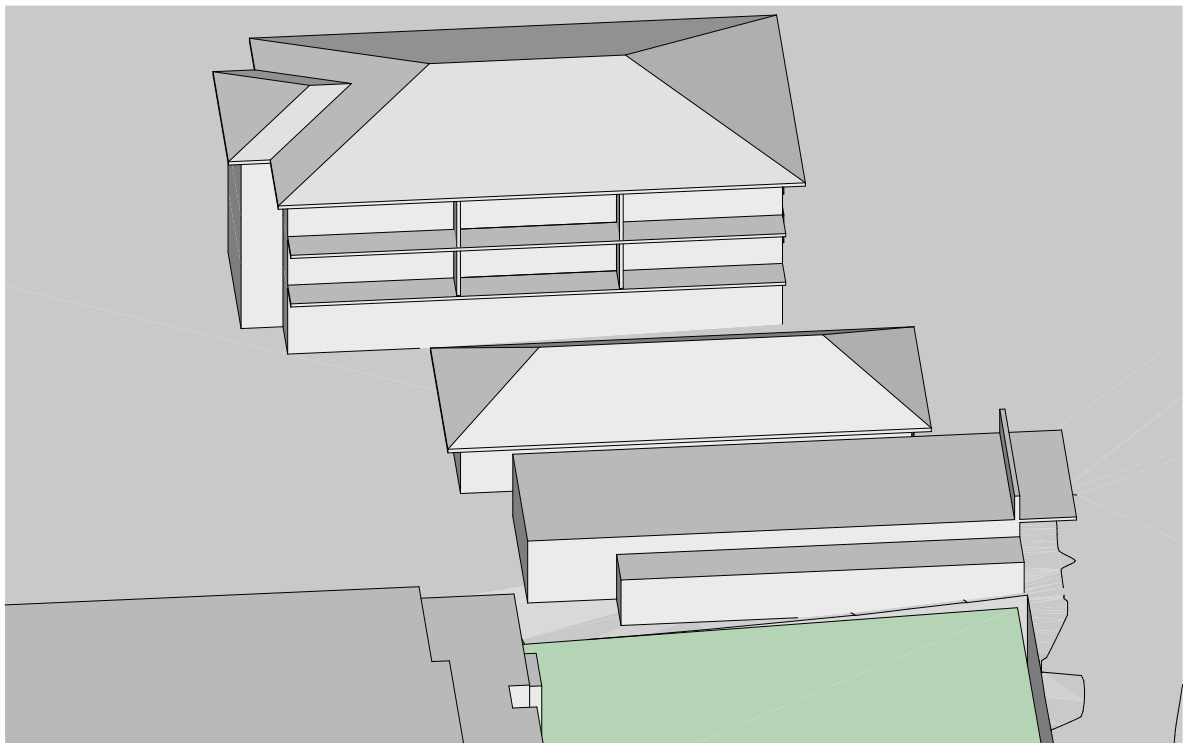


LEVEL 2



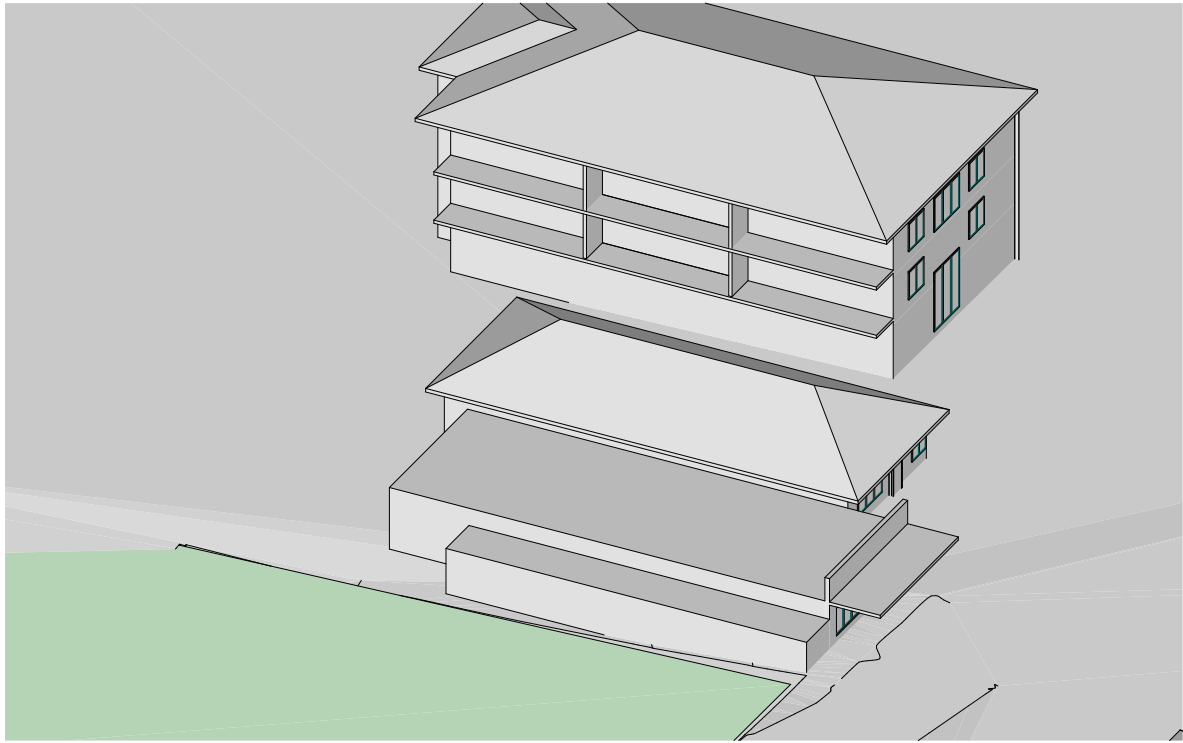
EXISTING SOLAR ACCESS - 9AM

NO. 26 PARK ROAD - SOLAR IS NOT APPLICABLE
NO. 28 PARK ROAD IS ALREADY OVERSHADOWED BY THE EXISTING DEVELOPMENT 13-19 MARY STREET
NO. 30-32 PARK ROAD IS PARTLY OVERSHADOWED BY THE EXISTING CONTEXT



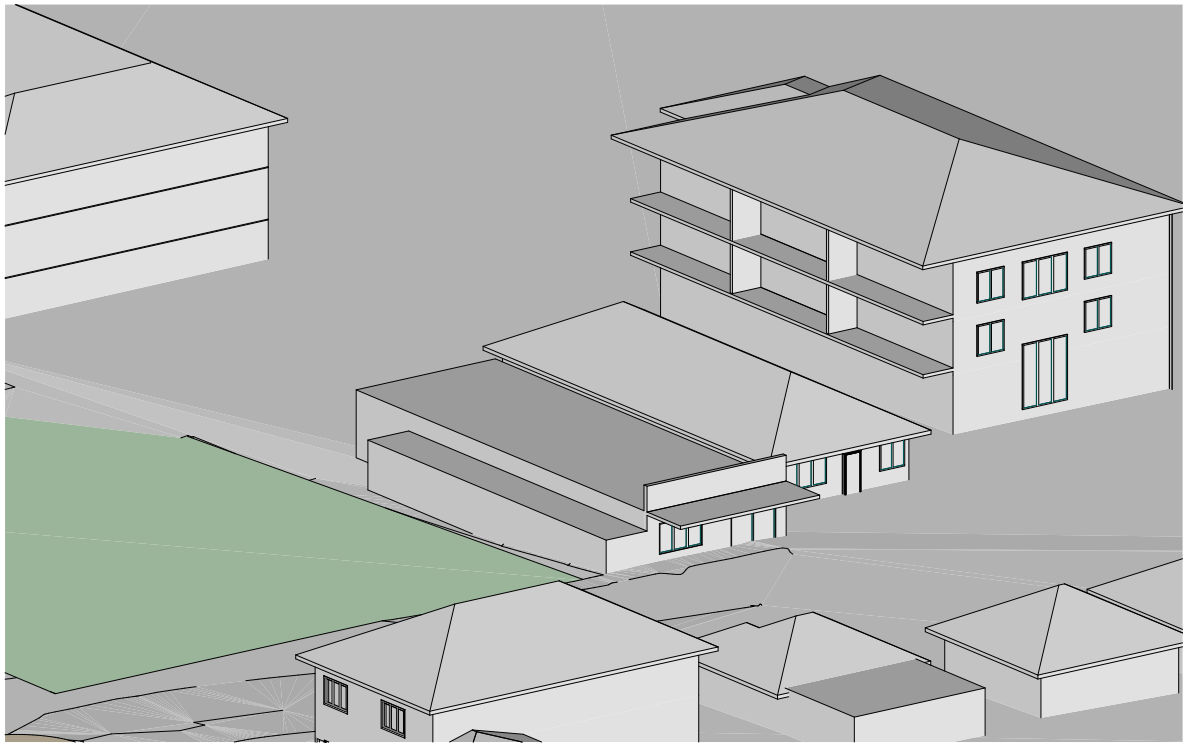
EXISTING SOLAR ACCESS - 11AM

NO. 26 PARK ROAD - SOLAR IS NOT APPLICABLE
THE LIVING SPACE WINDOWS OF NO. 28 ARE ALREADY OVERSHADOWED AT THIS HOUR
NO. 30-32 PARK ROAD APARTMENTS ARE RECEIVING SUN AT THIS HOUR



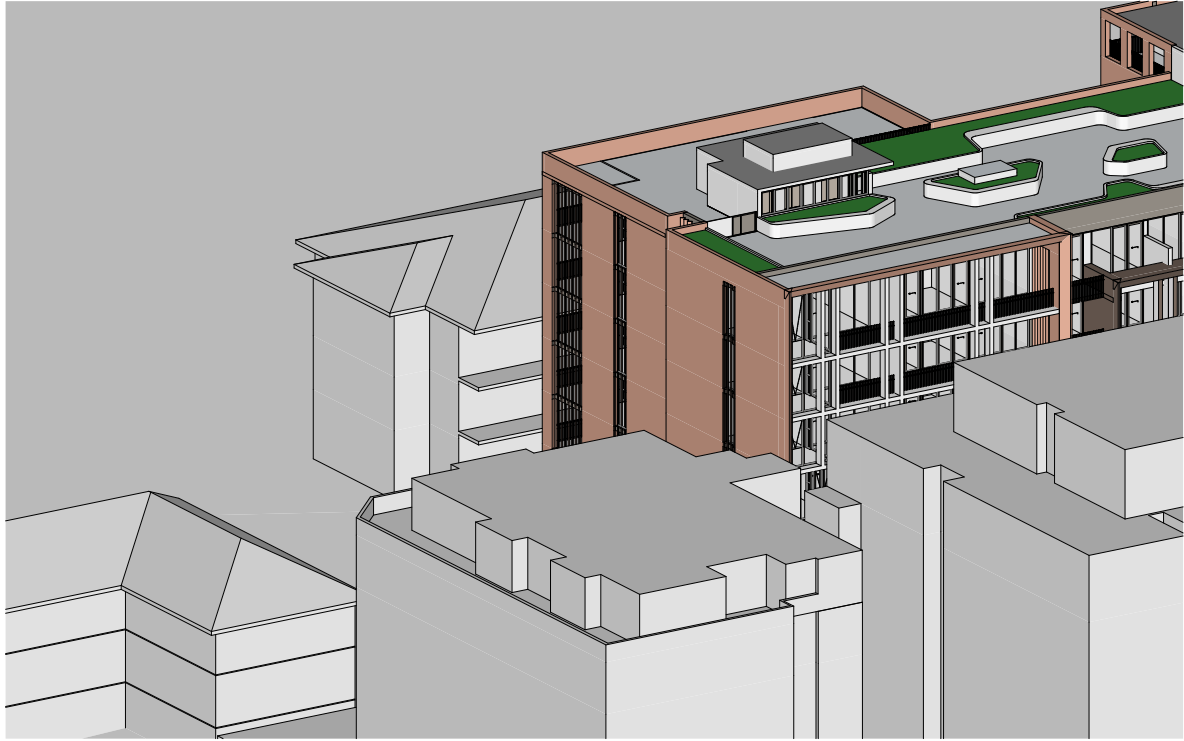
EXISTING SOLAR ACCESS - 1PM

NO. 26 PARK ROAD - SOLAR IS NOT APPLICABLE
THE LIVING SPACE WINDOWS OF NO. 28 & 30-32 ARE ALREADY OVERSHADOWED AT THIS HOUR
NO. 30-32 PARK ROAD APARTMENTS ARE RECEIVING SUN AT THIS HOUR



EXISTING SOLAR ACCESS - 3PM

NO. 26 PARK ROAD - SOLAR IS NOT APPLICABLE
THE LIVING SPACE WINDOWS OF NO. 28 ARE ALREADY OVERSHADOWED AT THIS HOUR
NO. 30-32 PARK ROAD APARTMENTS ARE RECEIVING SUN AT THIS HOUR



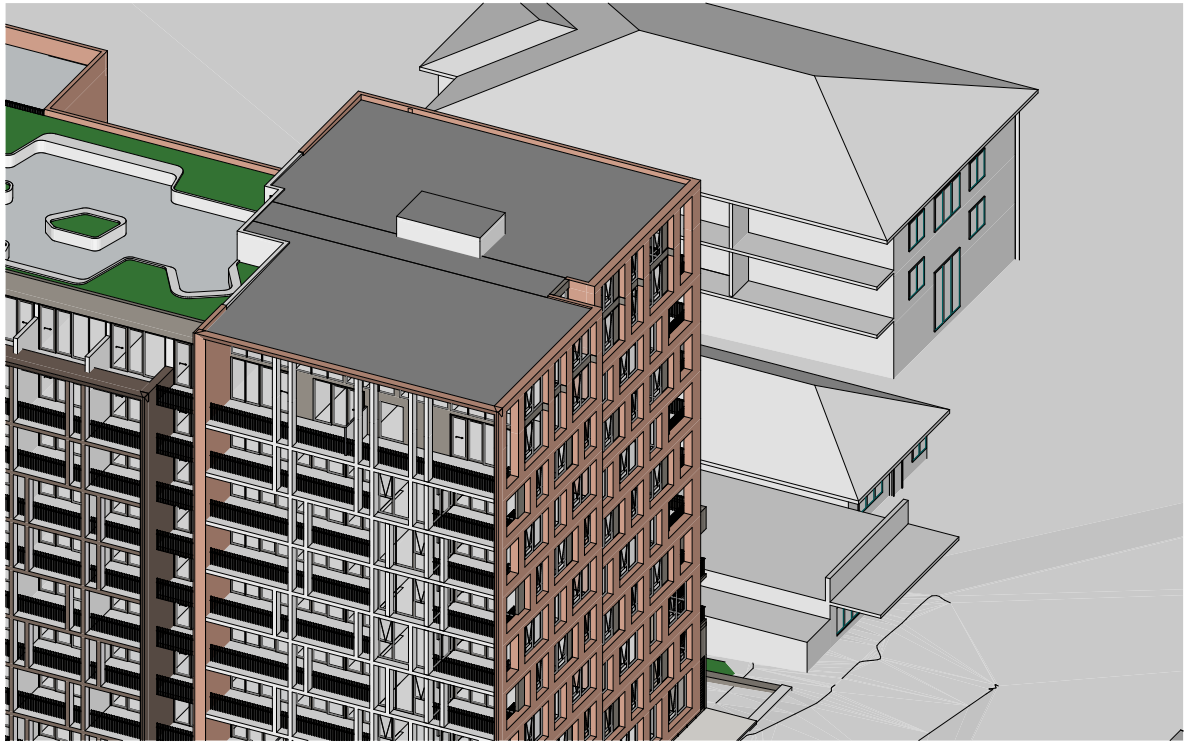
SOLAR ACCESS WITH PROPOSAL - JUNE 21st - 9am

THE PROPOSAL OVERSHADOWS THE ROOF ONLY OF NUMBER 28 PARK ROAD
THE PROPOSAL DOES NOT AFFECT THE REAR, NORTH FACING APARTMENT OF 30-32 PARK ROAD.



SOLAR ACCESS WITH PROPOSAL - JUNE 21st - 11am

THE TOP LEVEL APARTMENTS AT 30-32 ARE RECEIVING SUN AT THIS HOUR



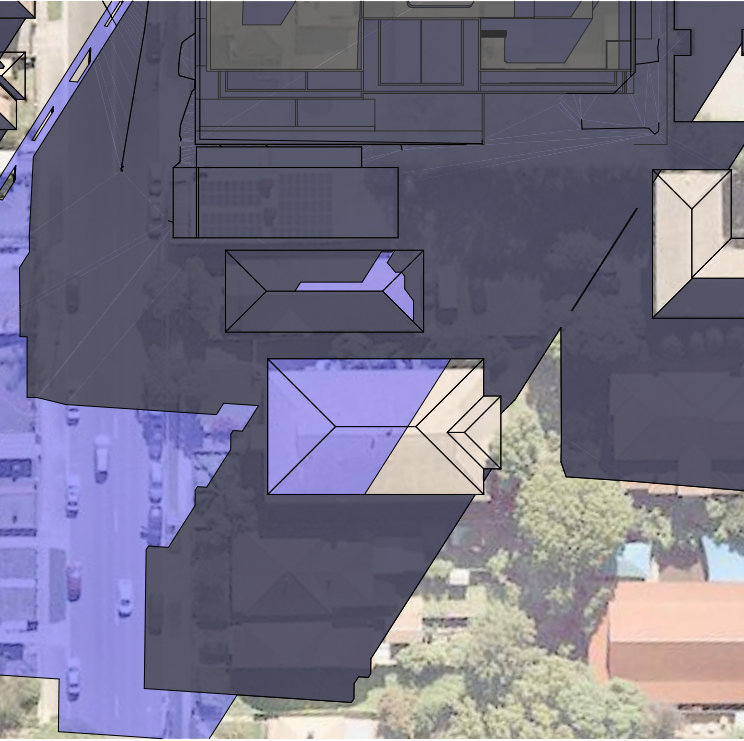
SOLAR ACCESS WITH PROPOSAL - JUNE 21st - 1pm

THE PROPOSAL DOES NOT CAST ANY SHADOWS ON THE WESTERN FACADE
NORTH FACADES OF NO. 28 & 30-32 STILL RECEIVE SOLAR TO 2/3 TYPICAL APARTMENTS
BUT ARE PARTLY OVERSHADOWED.

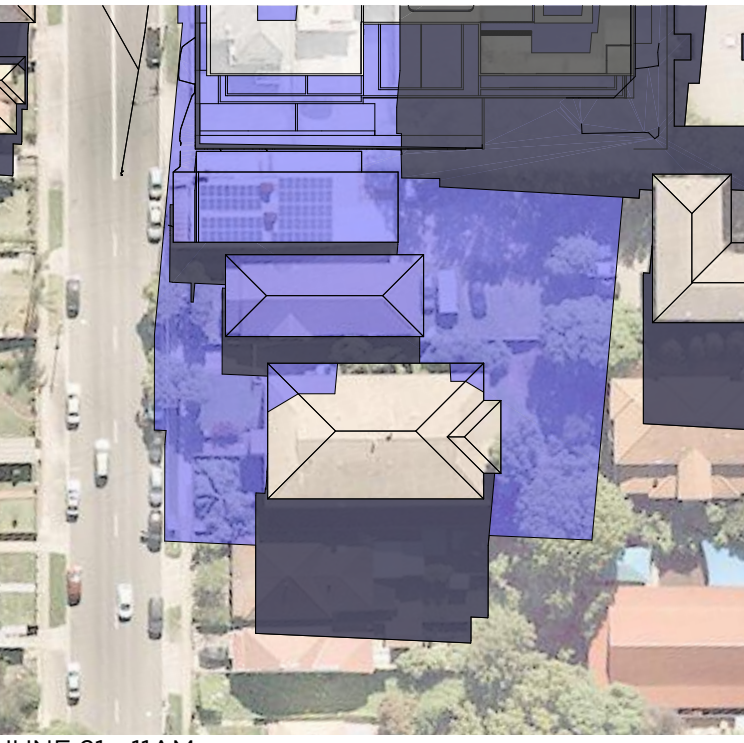


SOLAR ACCESS WITH PROPOSAL - JUNE 21st - 3pm

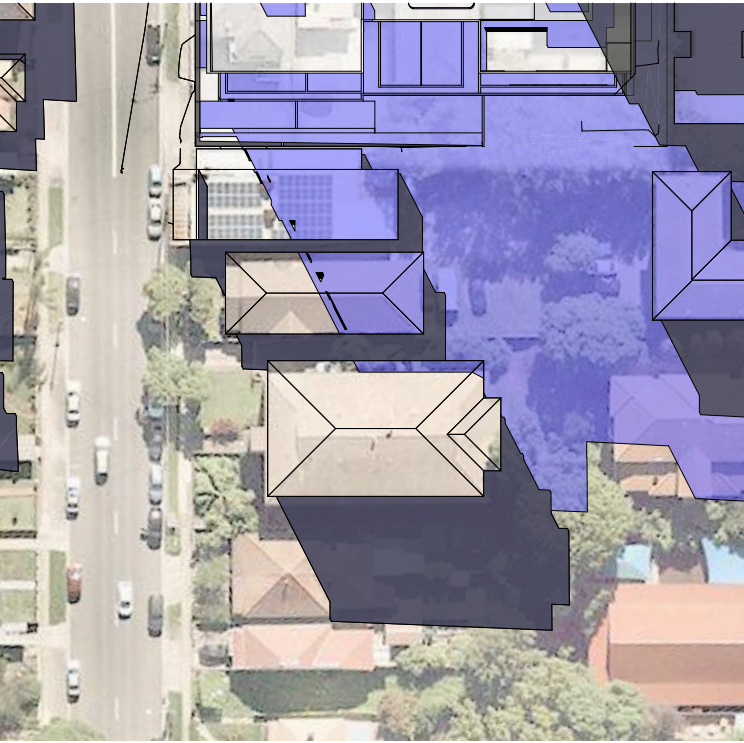
THE PROPOSAL DOES NOT CAST ANY SHADOWS ON THE WESTERN FACADE
THERE IS NO IMPACT FROM THE PROPOSED DEVELOPMENT ON NO 28 & 30-32



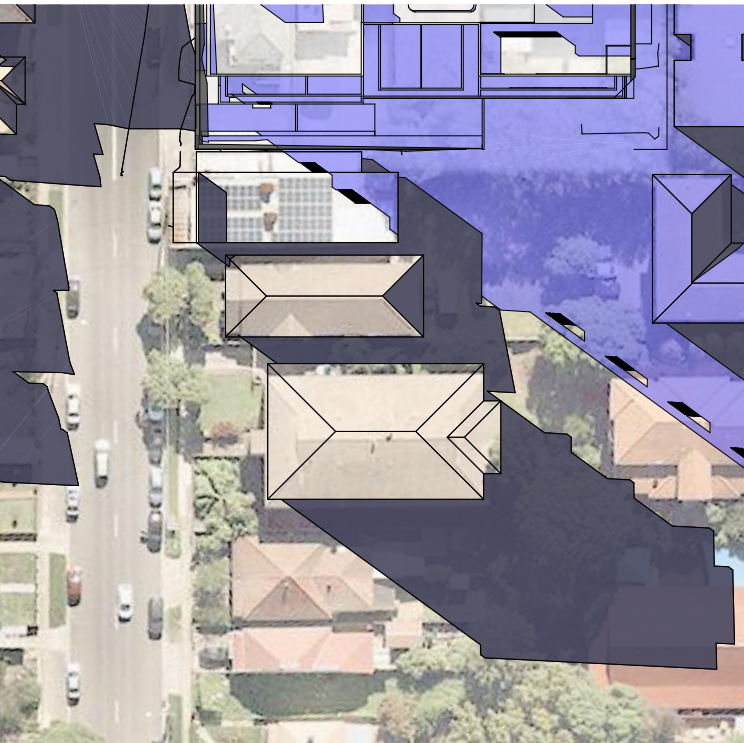
JUNE 21 - 9AM



JUNE 21 - 11AM



JUNE 21 - 1PM



JUNE 21 - 3PM

KEY
■ EXISTING SHADOW
■ PROPOSED ADDITIONAL SHADOW

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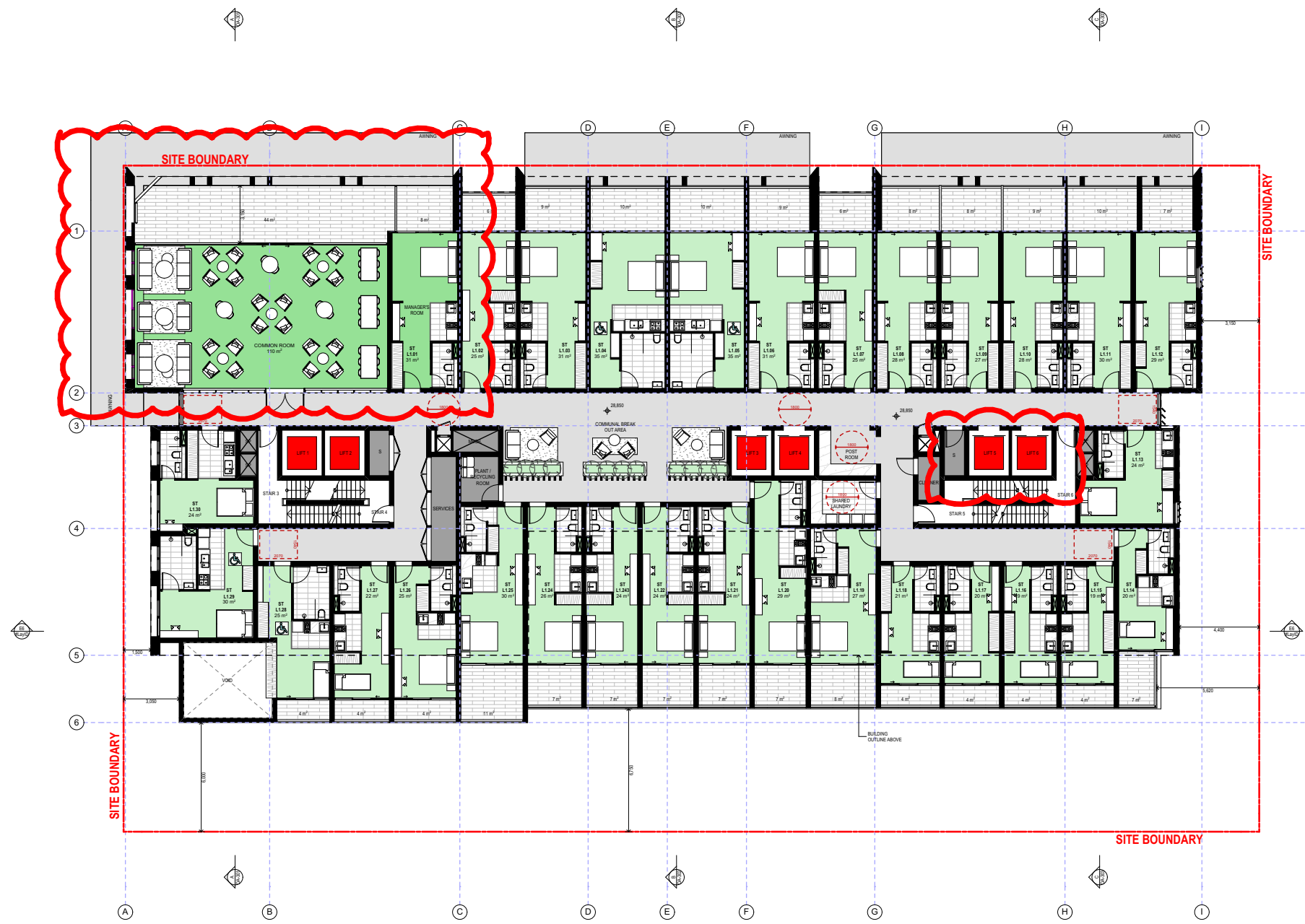
Drawing Title
COMPLIANCE
SOLAR COMPLIANCE OF EXISTING
CONTEXT

Scale
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Sheet Size

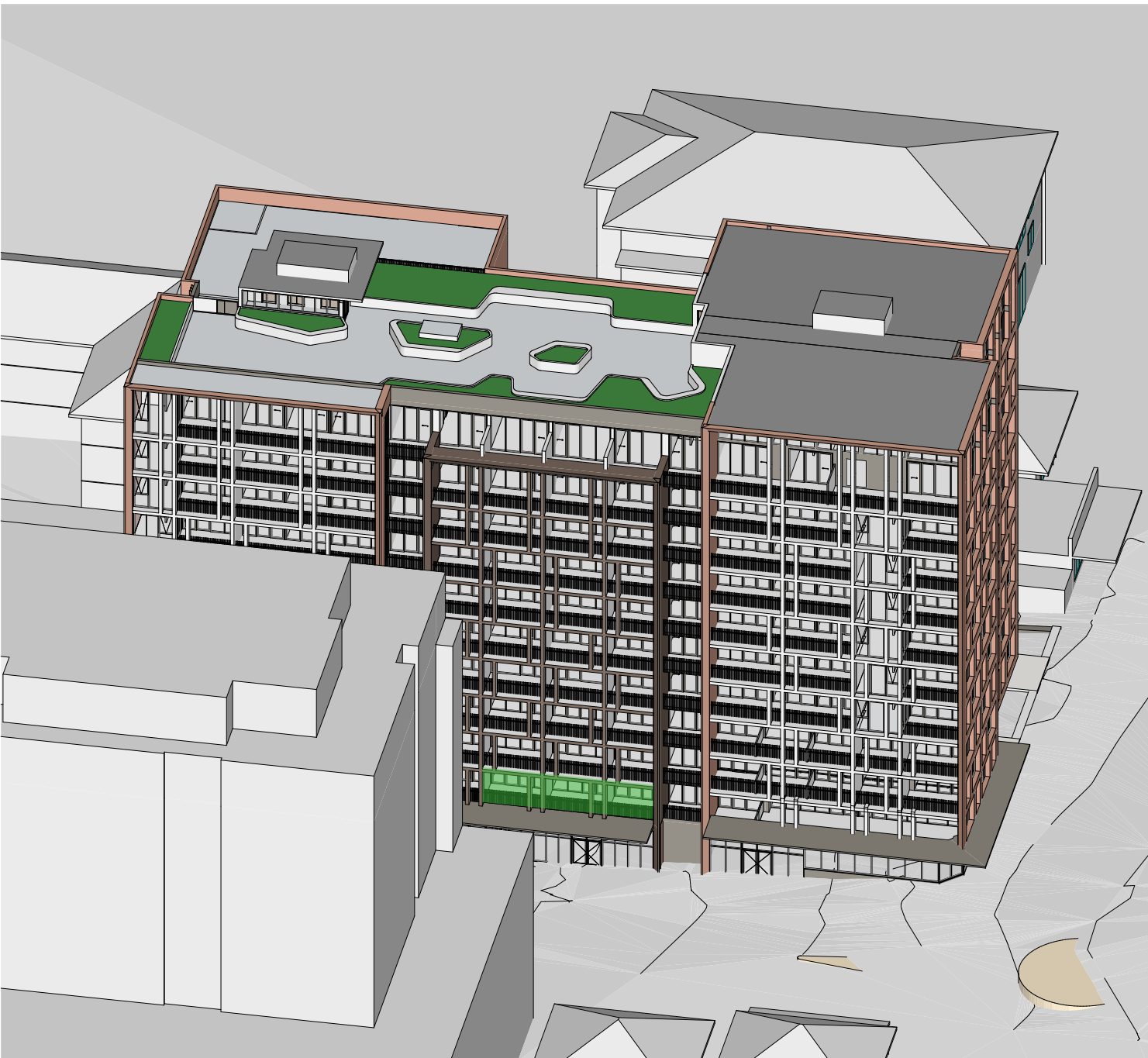
Project Number
20-040
Status

Drawing Number
DA-1404

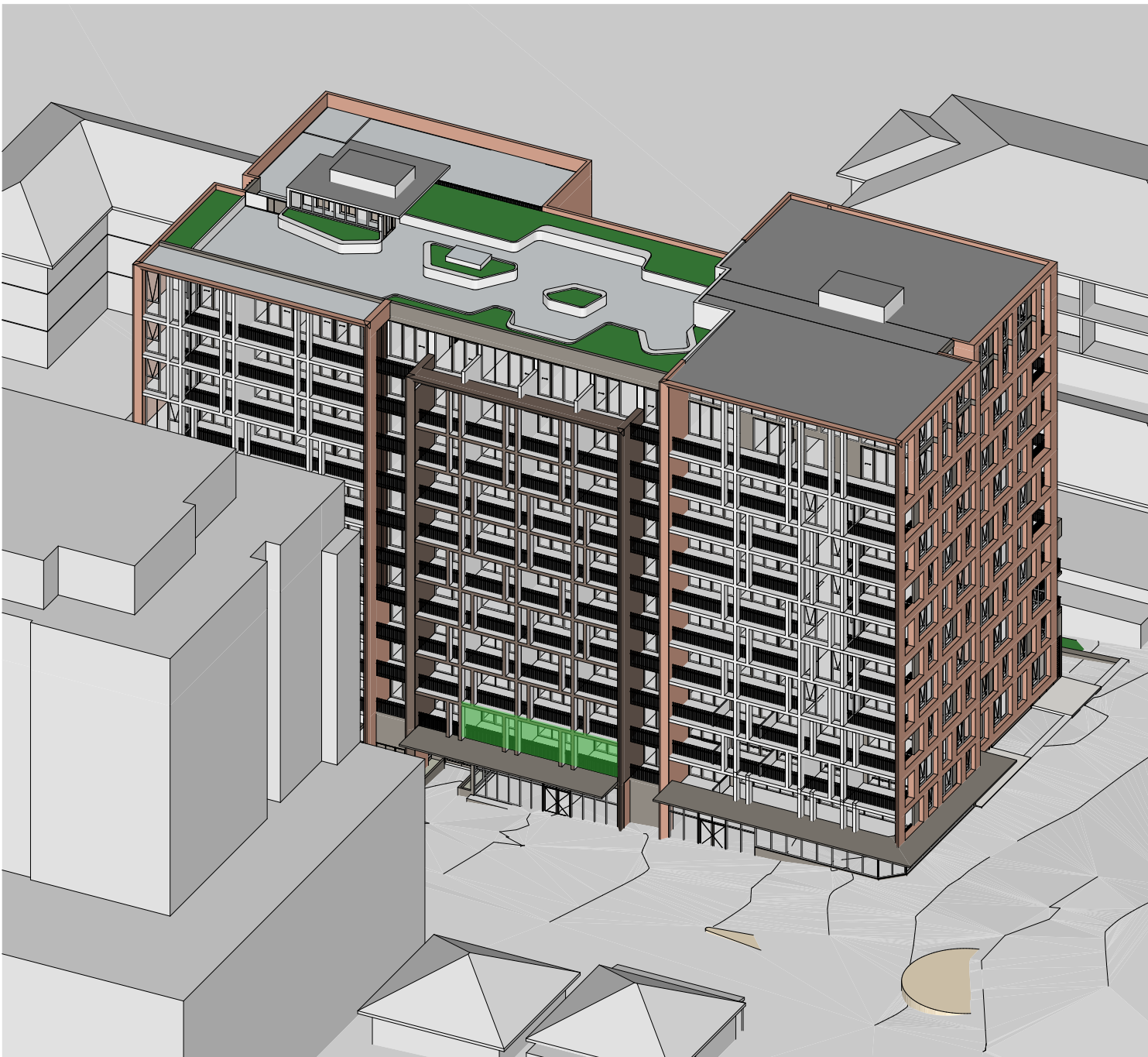
Revision
B



KEY PLAN:
SOLAR STUDY OF THE BOARDING HOUSE COMMON ROOM ADJACENT TO MARY STREET



SOLAR ACCESS WITH PROPOSAL - JUNE 21st - 12pm



SOLAR ACCESS WITH PROPOSAL - JUNE 21st - 1pm



SOLAR ACCESS WITH PROPOSAL - JUNE 21st - 2pm



SOLAR ACCESS WITH PROPOSAL - JUNE 21st - 3pm

BOARDING HOUSE COMMON ROOM & POS

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DIAL BEFORE YOU DIG

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Nicolas Toubia Reg no 9336

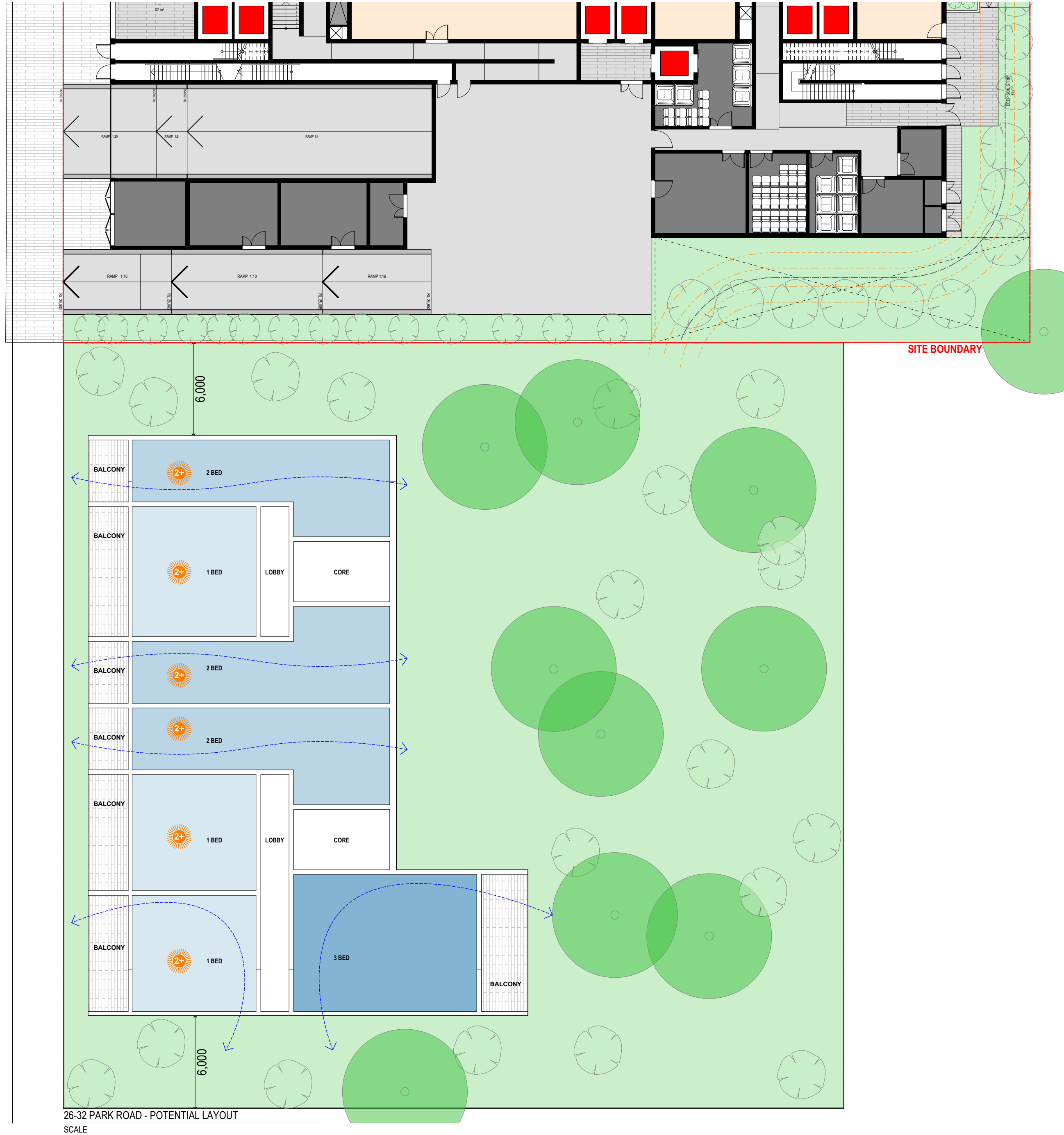
Drawing Title
COMPLIANCE
SOLAR COMPLIANCE OF
BOARDING HOUSE

Scale
1:300 @A1 Sheet Size

Project Number
20-040
Status

Drawing Number
DA-1405

Revision
B

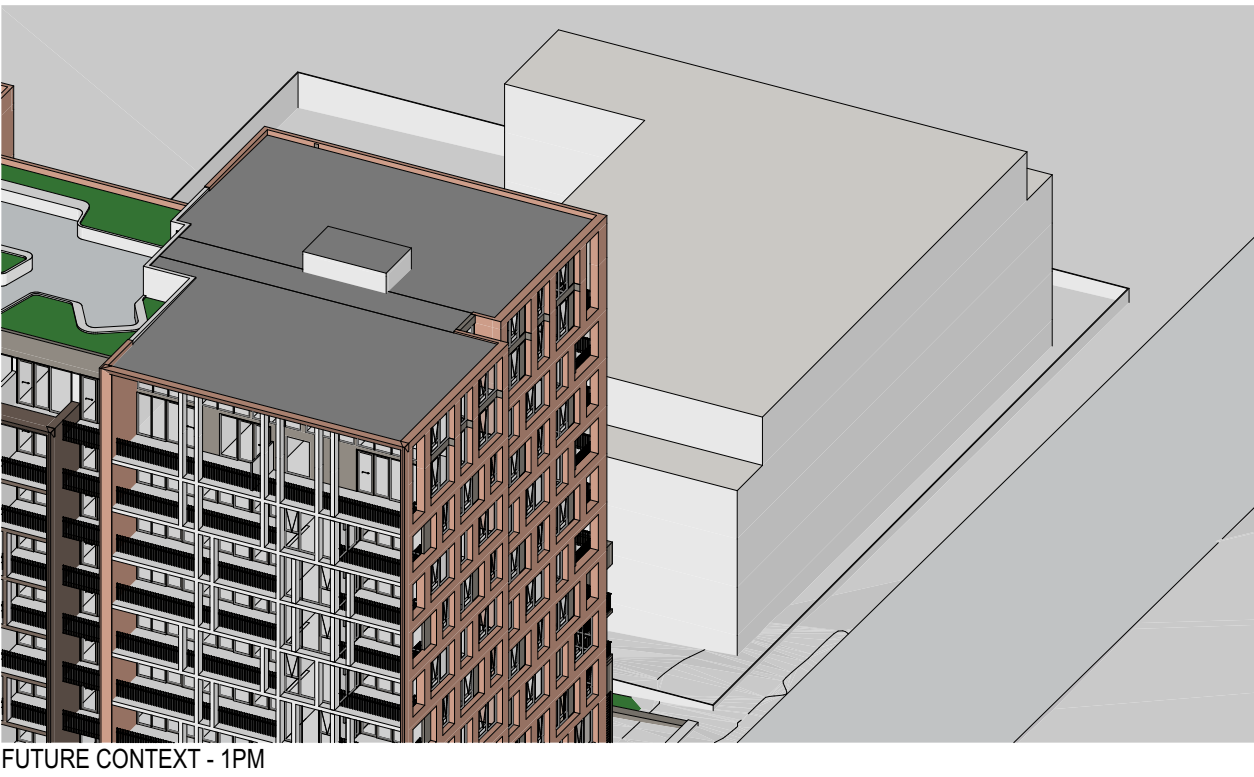


26-32 PARK ROAD - POTENTIAL LAYOUT
SCALE

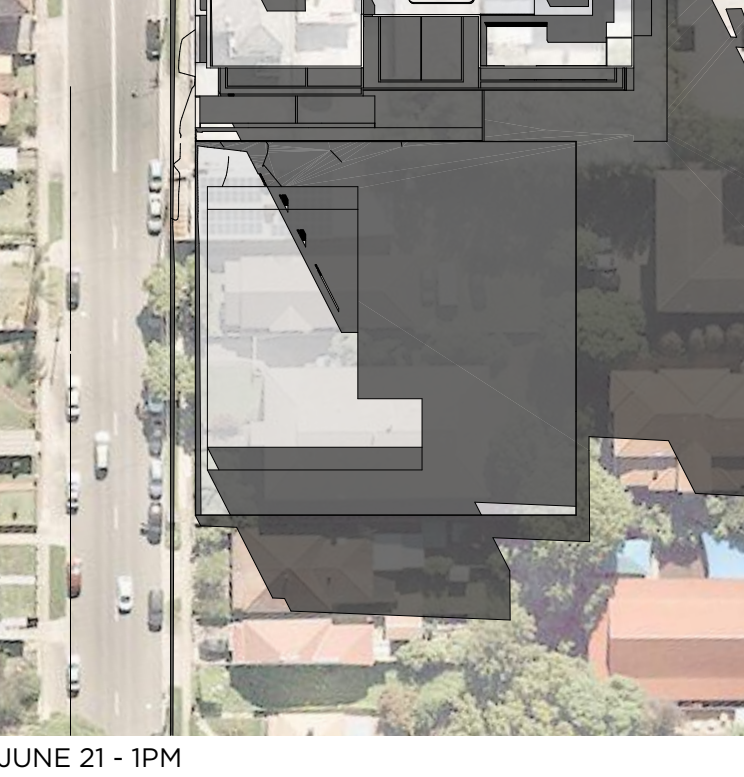
26 - 32 PARK ROAD DEMONSTRATION OF AN ADG COMPLIANT SCHEME

TYPICAL FLOOR PLATE:

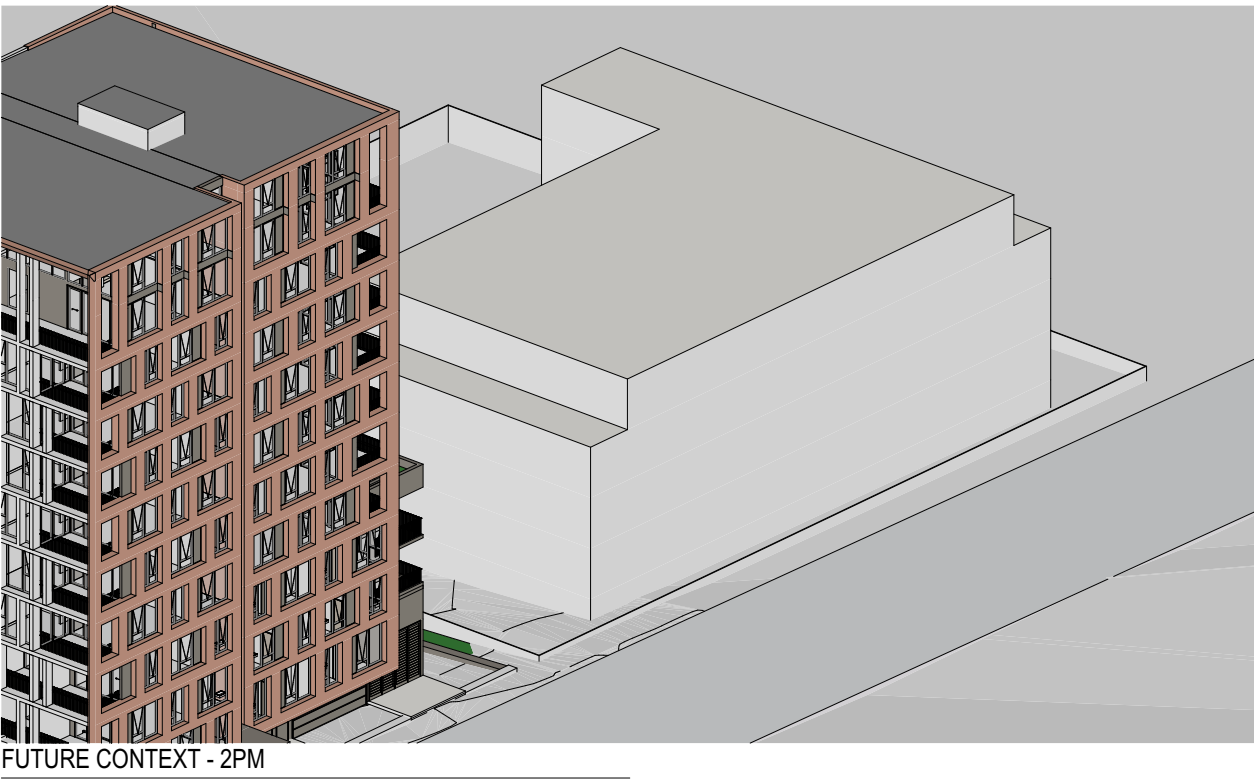
SOLAR ACCESS (2+ HRS):	6/7 = 86%
CROSS FLOW VENTILATION	5/7 = 71%
SOLAR ACCESS (<15MIN)	1/7 = 14%



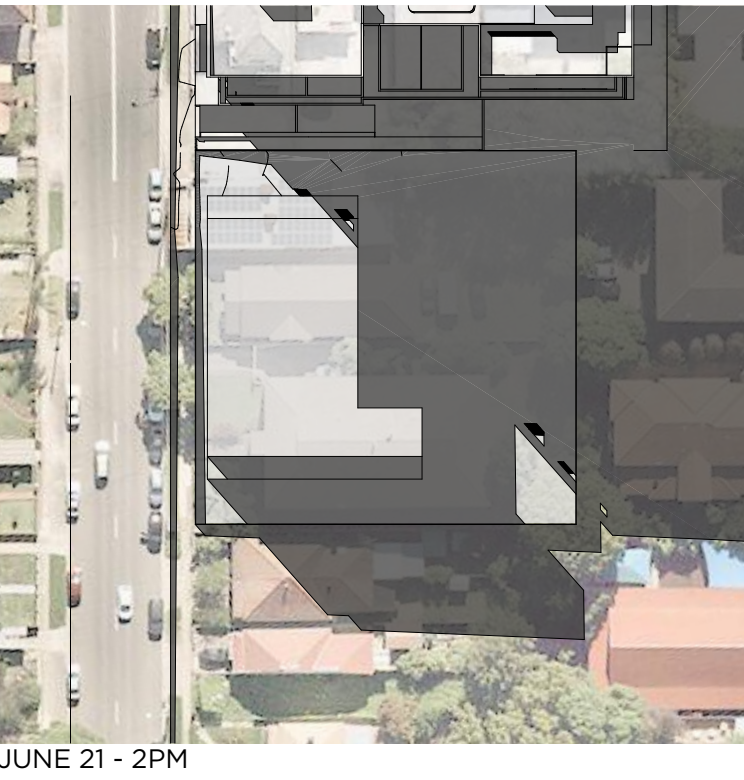
FUTURE CONTEXT - 1PM
SCALE



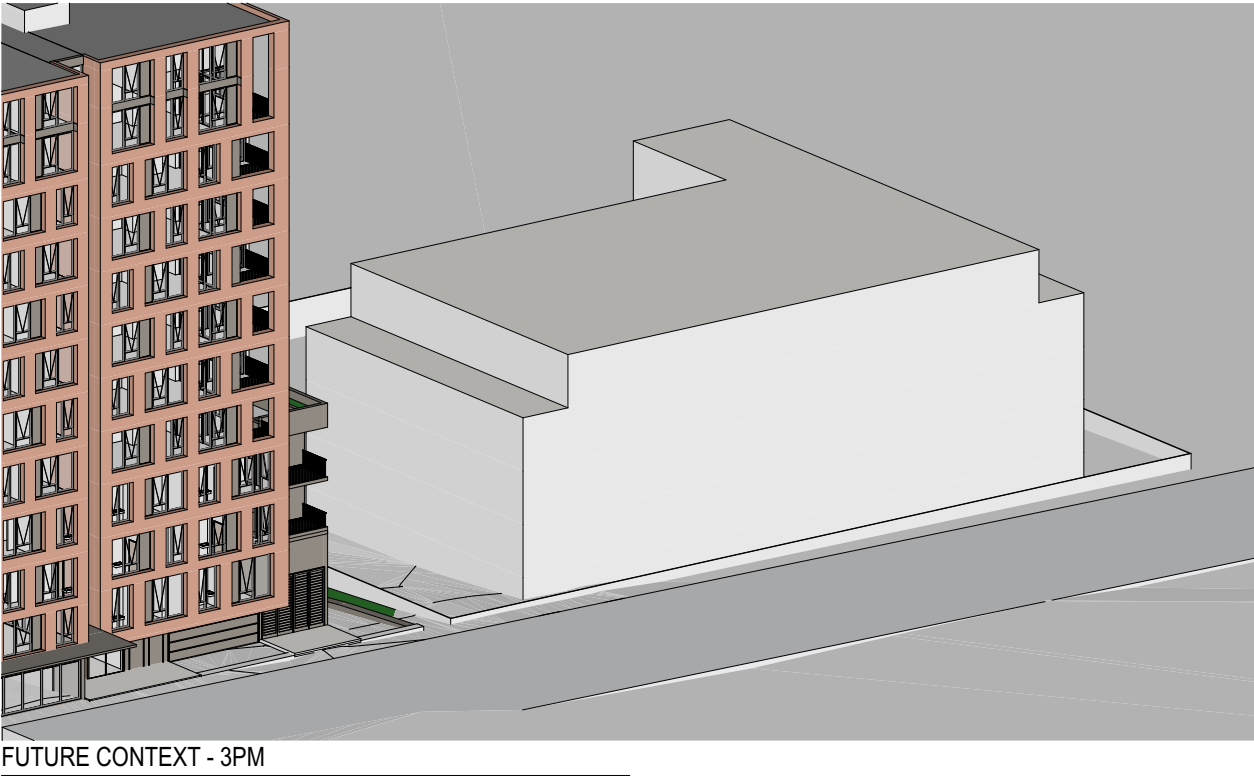
JUNE 21 - 1PM



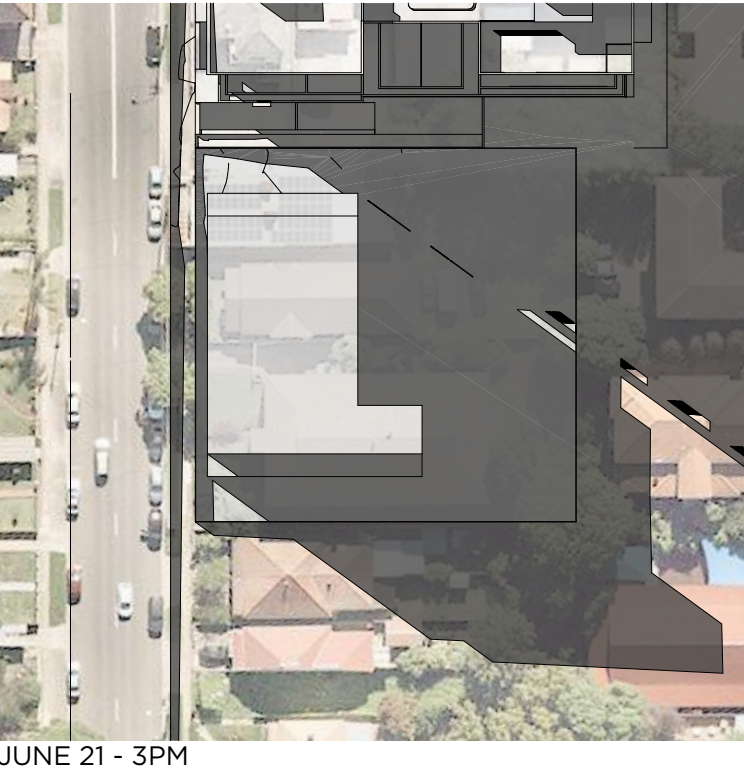
FUTURE CONTEXT - 2PM
SCALE



JUNE 21 - 2PM



FUTURE CONTEXT - 3PM
SCALE



JUNE 21 - 3PM

SUN EYE DIAGRAMS BETWEEN 1 & 3PM ON JUNE 21
DEMONSTRATING THAT THE WEST ORIENTED
APARTMENTS ACHIEVE AT LEAST 2 HOURS OF SUNLIGHT

REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

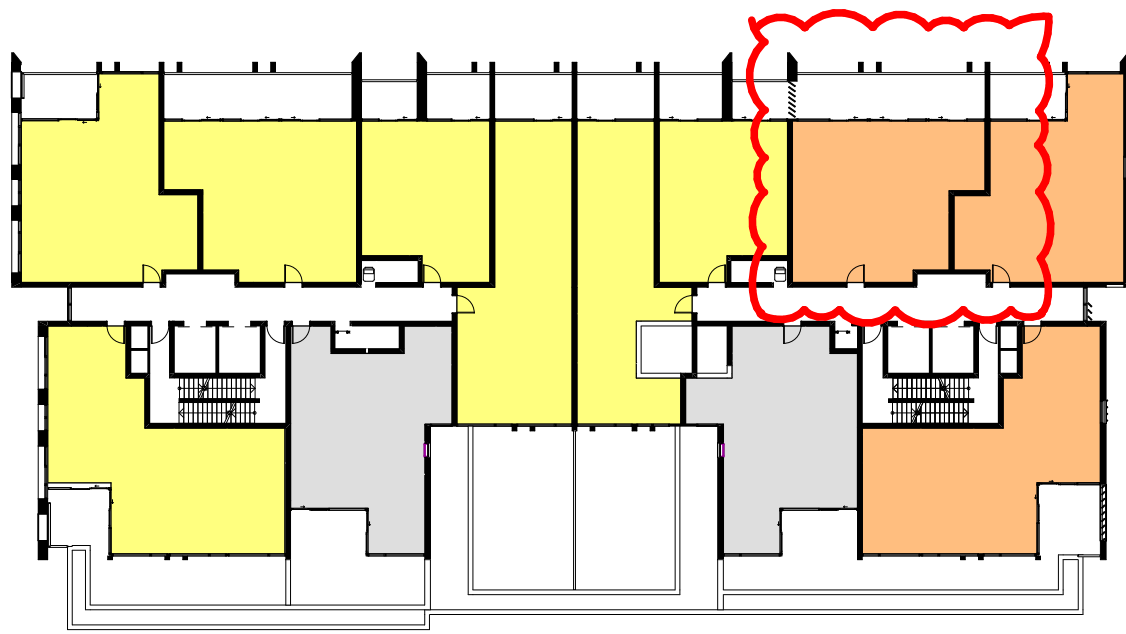
14-22 Mary Street
Auburn NSW Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

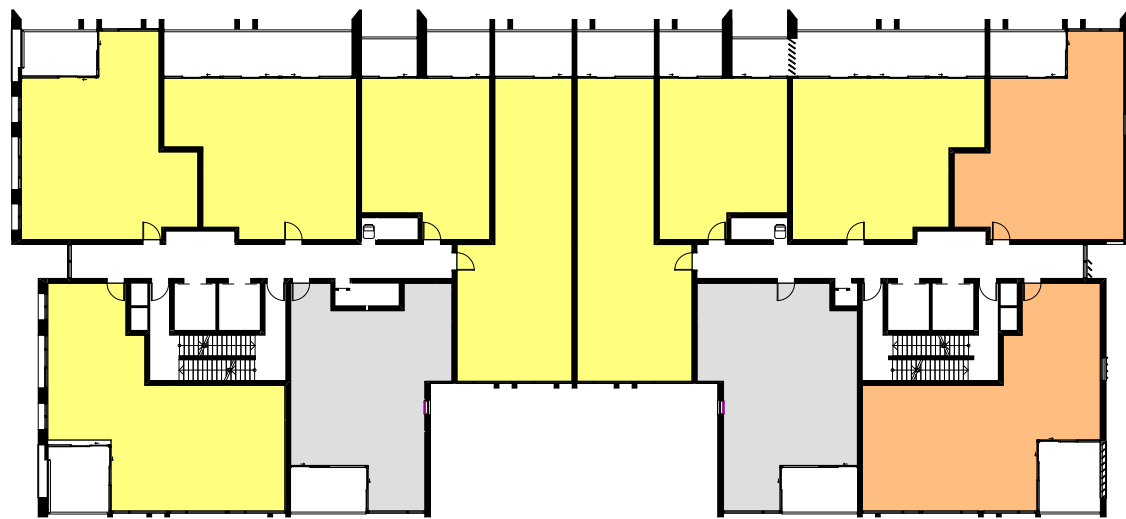
Drawing Title
**COMPLIANCE
FUTURE CONTEXT**

SOLAR ACCESS

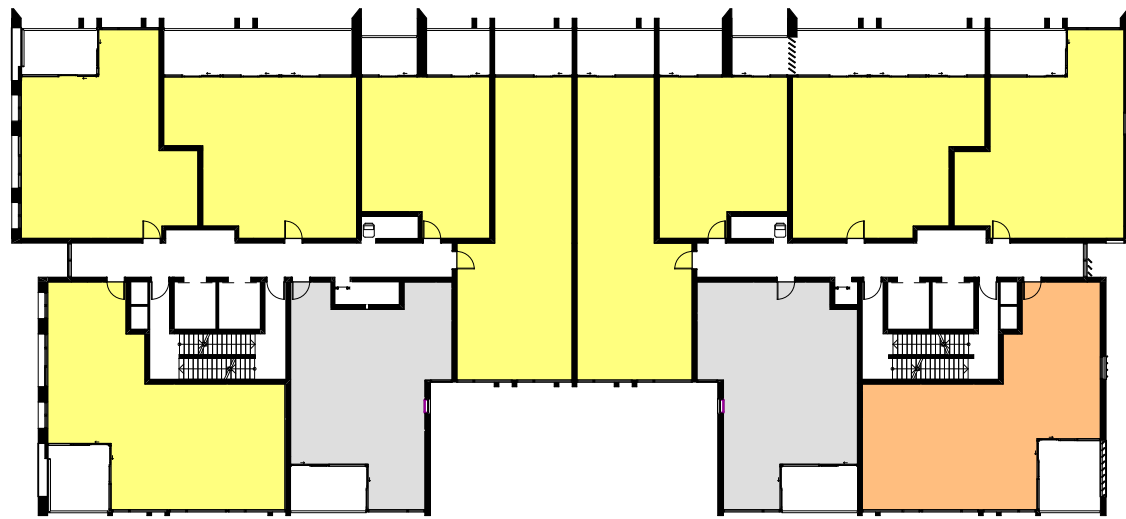
ACHIEVES 2 HRS SOLAR
NO SOLAR



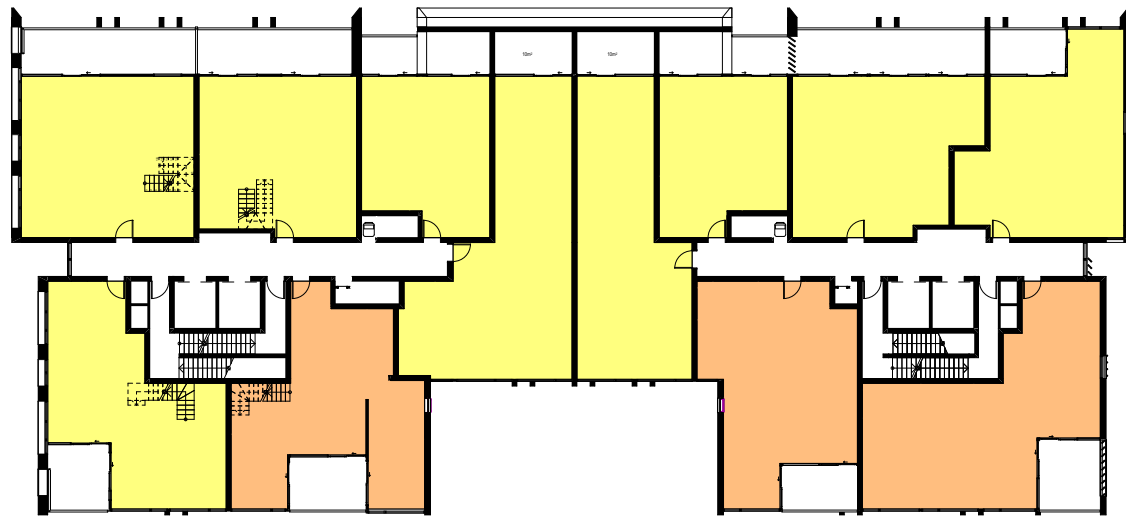
LEVEL 04
SCALE 1:400



LEVEL 05 - 06
SCALE 1:400



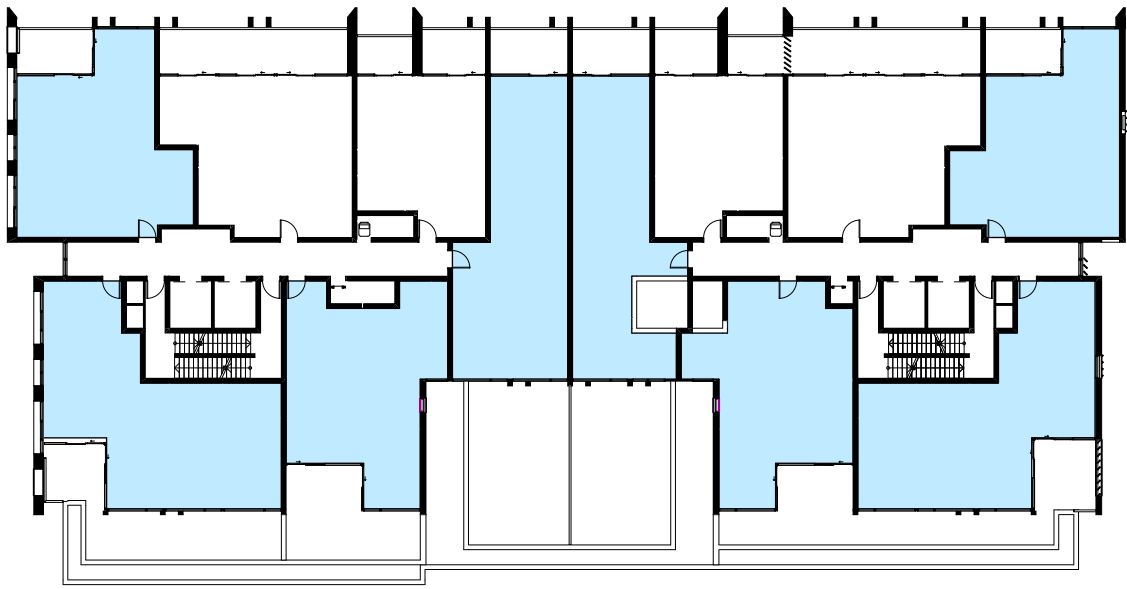
LEVEL 07 - 09
SCALE 1:400



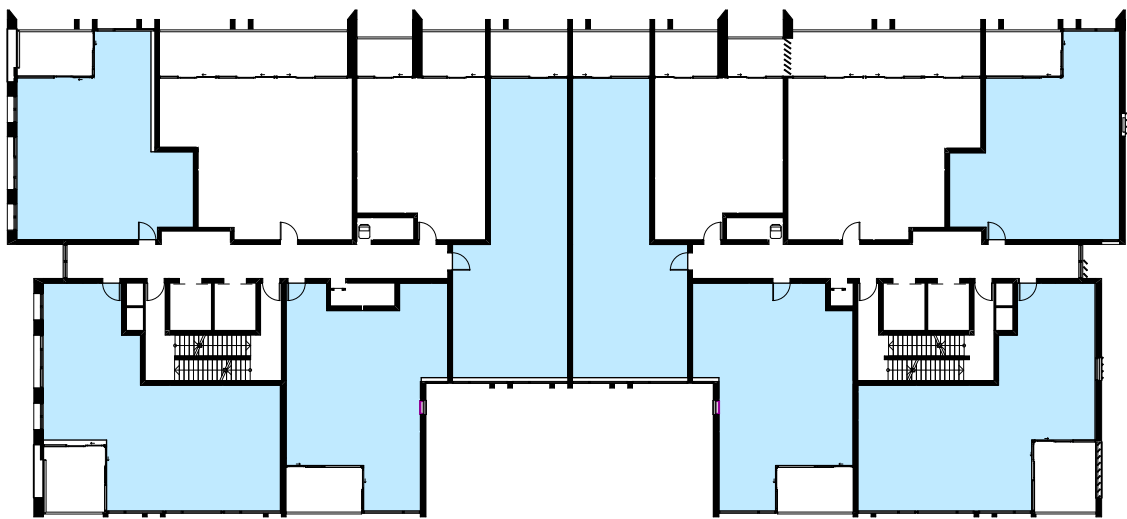
LEVEL 10
SCALE 1:400

CROSS VENTILATION

CROSS VENTILATED



LEVEL 04
SCALE 1:400



LEVEL 05-08
SCALE 1:400

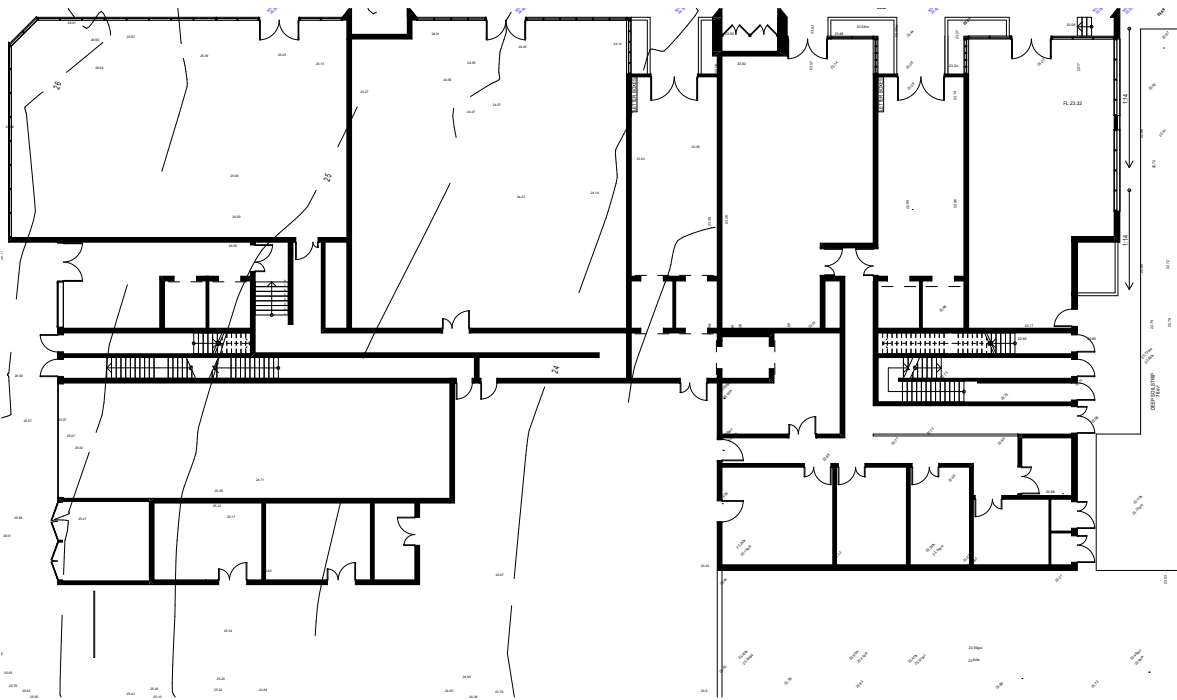
ADG CALCULATIONS
(RESIDENTIAL UNITS)

	Solar Access (>2 hrs)	No Solar Access	Cross Ventilated
Basement 04			
Basement 03			
Basement 02			
Basement 01			
Ground			
Level 1			
Level 2			
Level 3			
Level 4	7	2	8
Level 5	8	2	8
Level 6	8	2	8
Level 7	9	2	8
Level 8	9	2	8
Level 9	9	2	
Level 10	9	0	
Level 11	0	0	
	59	12	40
	70%	14%	67%

NOTE:
CROSS VENTILATION ONLY
INCLUDES RESIDENTIAL UNITS
ON THE FIRST 9 LEVELS AS
PER ADG

DEEP SOIL

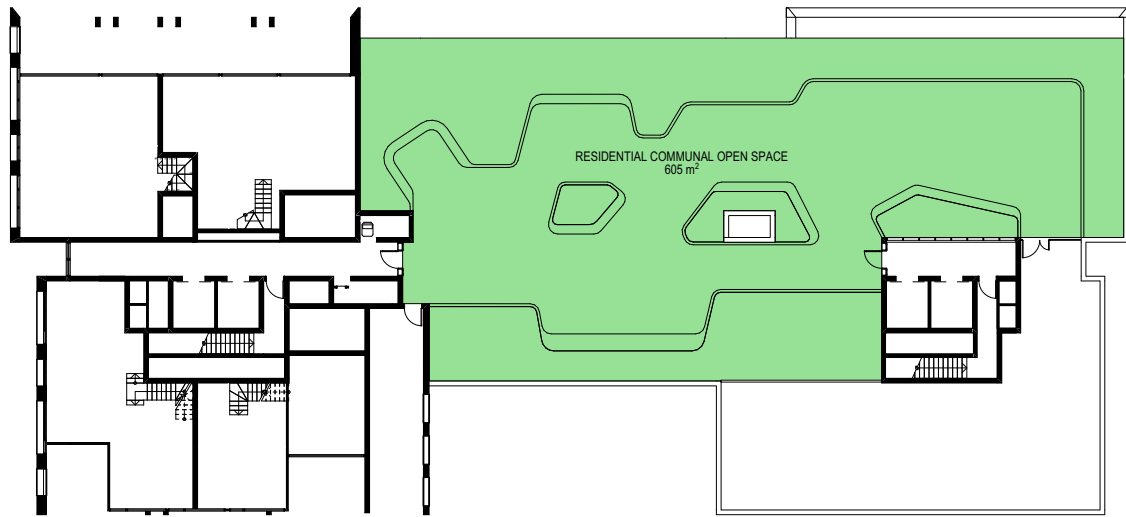
DEEP SOIL ZONE



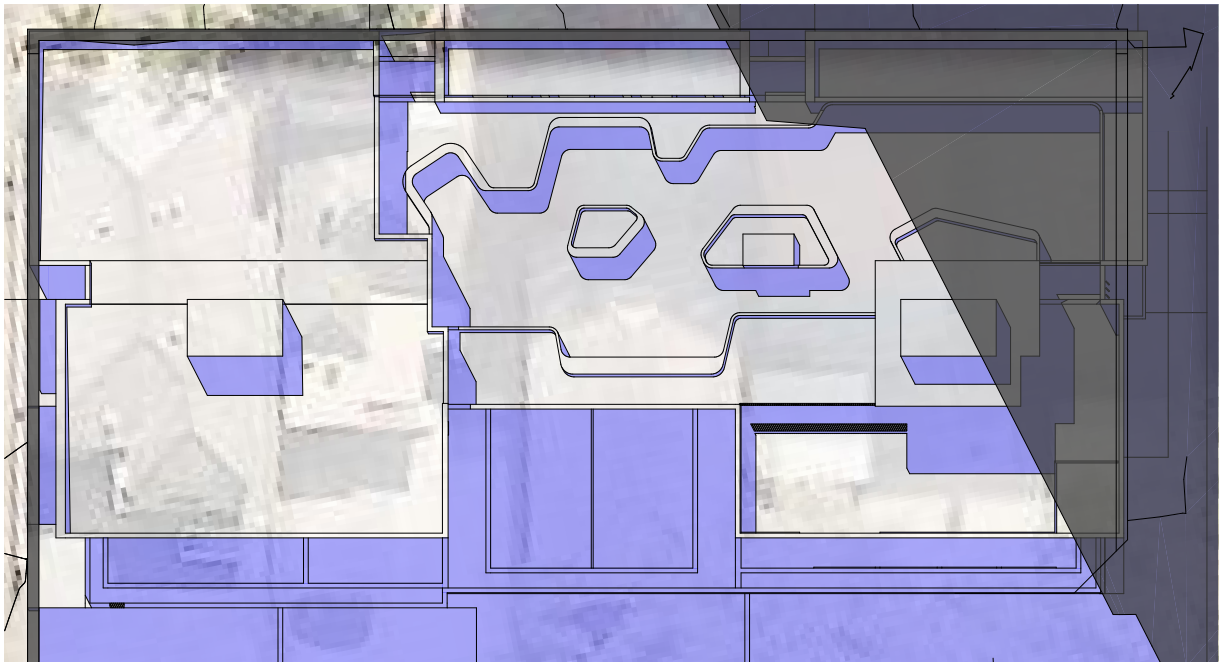
Deep Soil	160m2	MIN	164.00m2	✓
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COMMUNAL OPEN SPACE

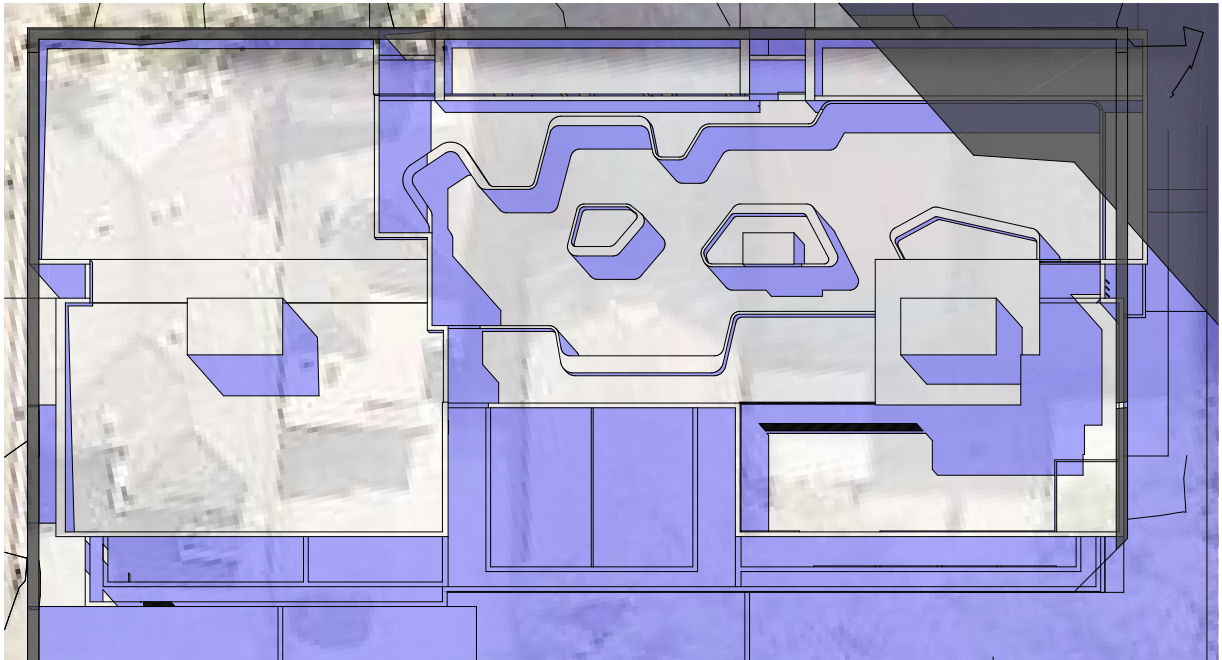
COS AREA



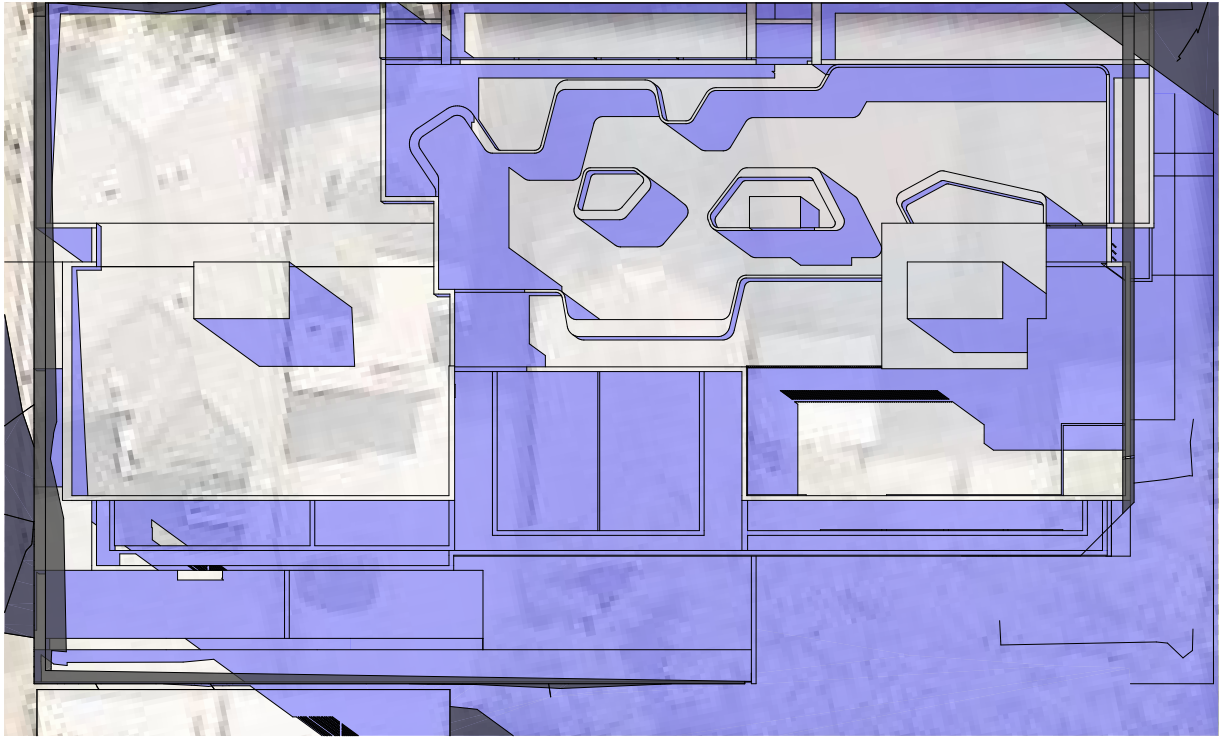
Communal Open Space (DCP)	25% MIN	605 m2	26.5%	✓
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JUNE 21 - 1PM - MORE THAN 50% OF THE COMMUNAL OPEN SPACE IS RECEIVING SUN AT THIS HOUR



JUNE 21 - 2PM - MORE THAN 50% OF THE COMMUNAL OPEN SPACE IS RECEIVING SUN AT THIS HOUR



JUNE 21 - 3PM - MORE THAN 50% OF THE COMMUNAL OPEN SPACE IS RECEIVING SUN AT THIS HOUR

KEY
EXISTING SHADOW
PROPOSED ADDITIONAL SHADOW

Copyright URBAN LINK PTY LTD ©
Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.
DIAL BEFORE YOU DIG

REV B UPDATES

B	DEP UPDATES	10.03.2021	TJ
A	DEVELOPMENT APPLICATION SUBMISSION	24.07.2020	TJ
Rev	Description	Date	App'd

Project
MIXED USE DEVELOPMENT

14-22 Mary Street
Auburn NSW Australia

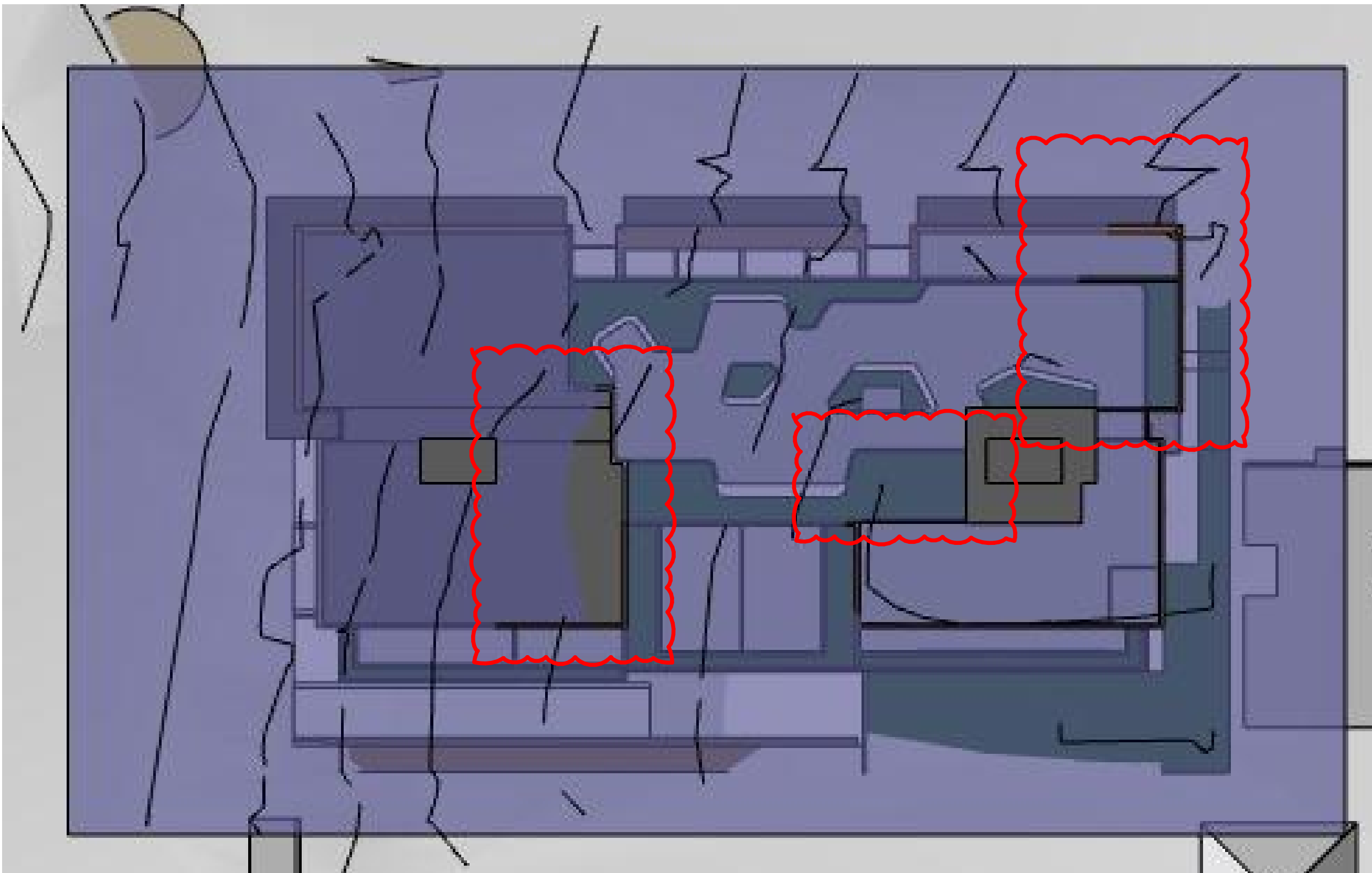
URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
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Ziad Boumalhem Reg no 8008
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Drawing Title
COMPLIANCE
ADG COMPLIANCE

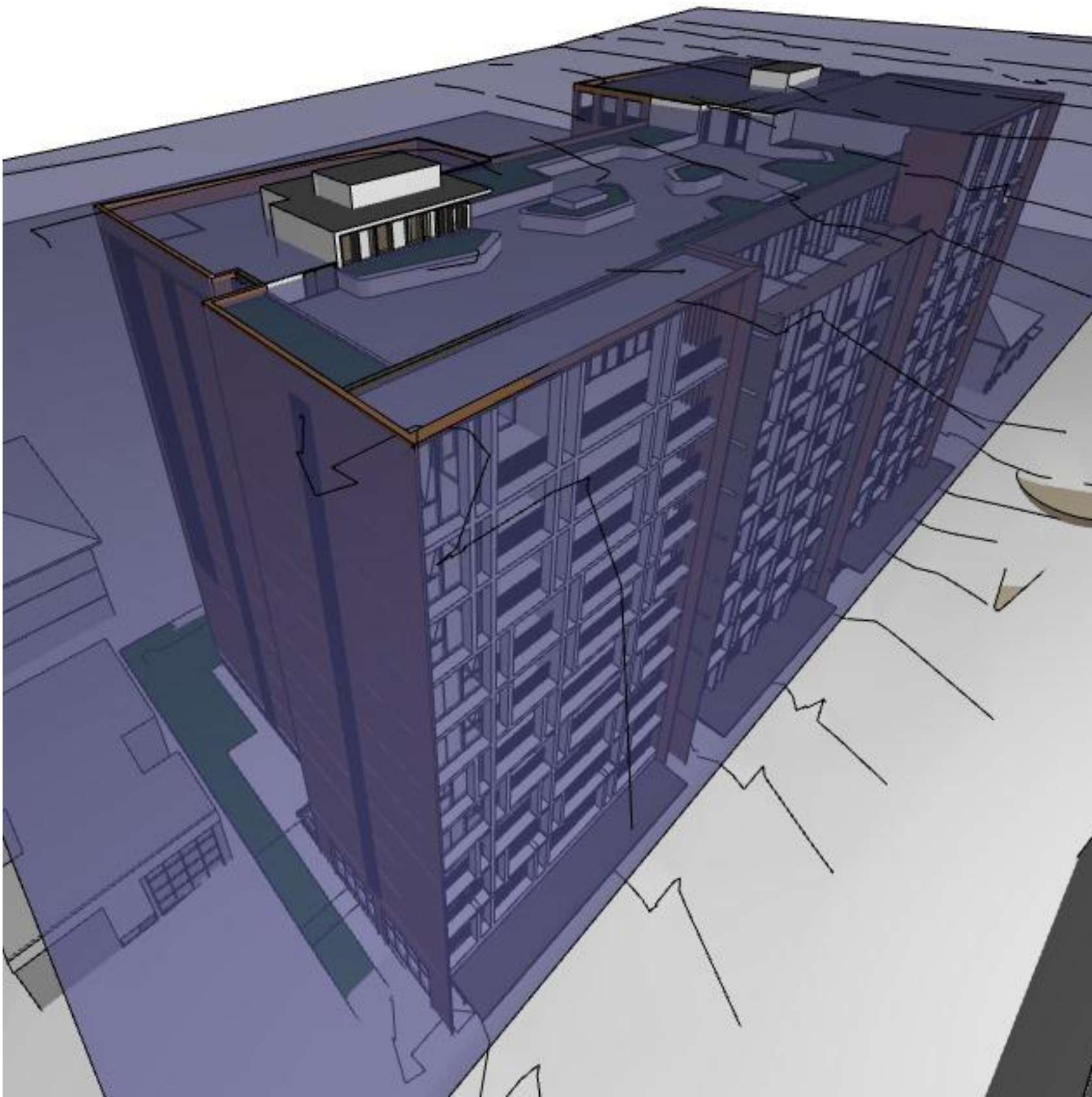
Scale
1:400 @A1 Sheet Size
Project Number
20-040
Status
Drawing Number
DA-1407
Revision
B



VIEW FROM MARY & PARK STREET INTERSECTION



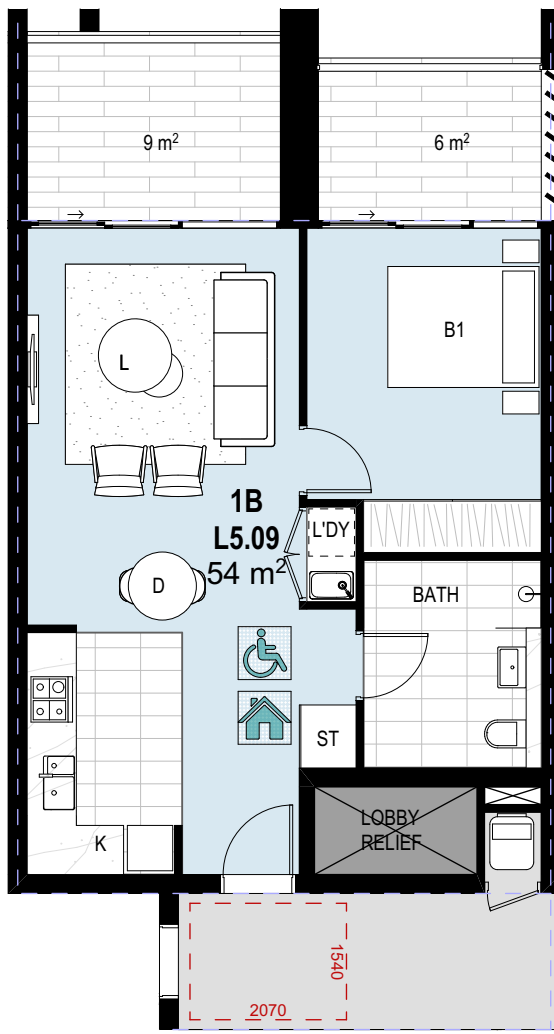
AERIAL PLAN VIEW



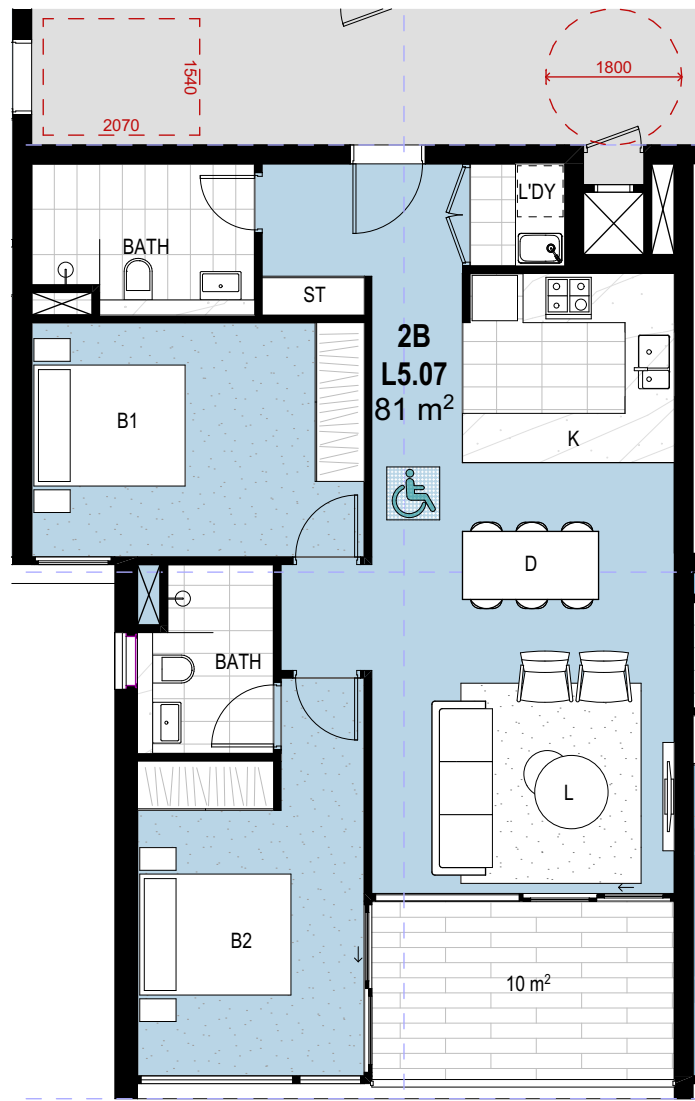
AERIAL VIEW FROM MARY STREET

Building Height	38.00 m MAX	40.99 m	✗
NOTE: REFER TO DA-004 SITE ANALYSIS & REFER TO CLAUSE 4.6 IN THE SEE			

PRE:



PRE-ADAPTABLE & LIVABLE UNIT NO: 4.09, 5.09, 6.09, 7.09, 8.09, 9.09, 10.09
SCALE 1:100

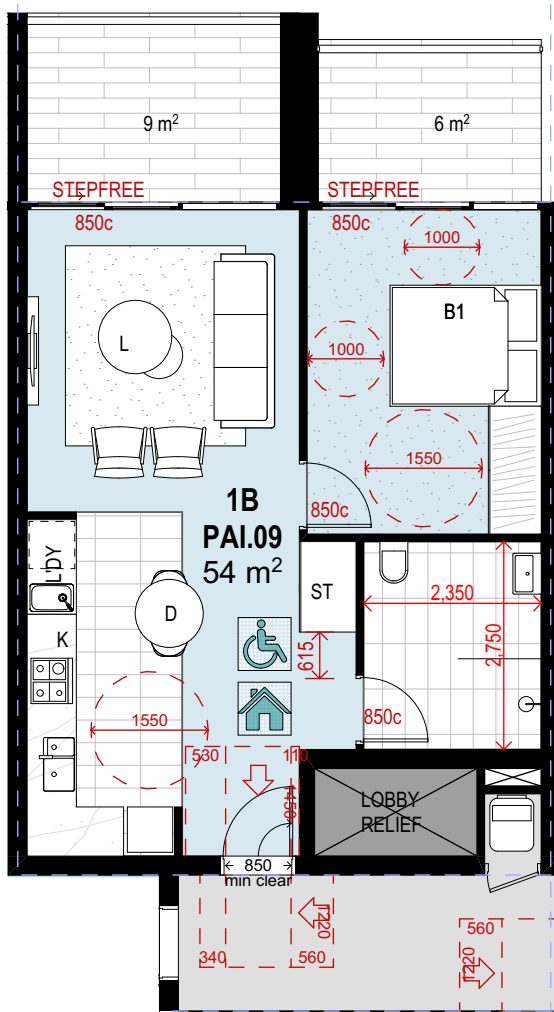


PRE-ADAPTABLE UNIT NO: 5.07, 6.07
SCALE 1:100

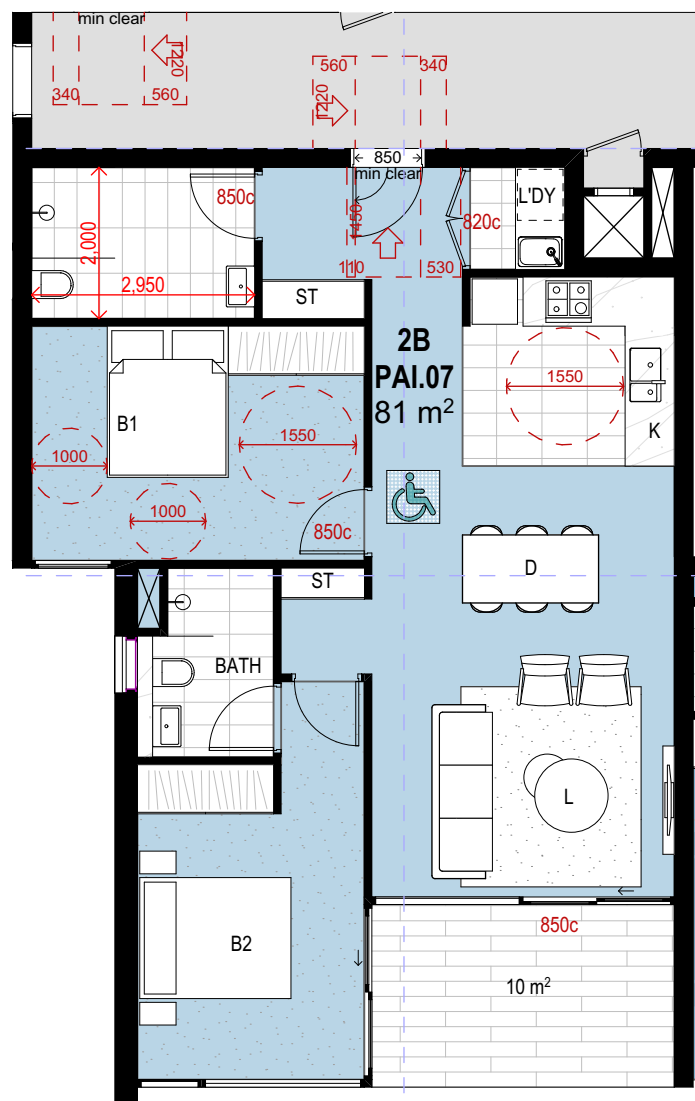
RESIDENTIAL:
TOTAL ADAPTABLE = 9
TOTAL LIVABLE = 17

BOARDING:
TOTAL ACCESSIBLE = 6

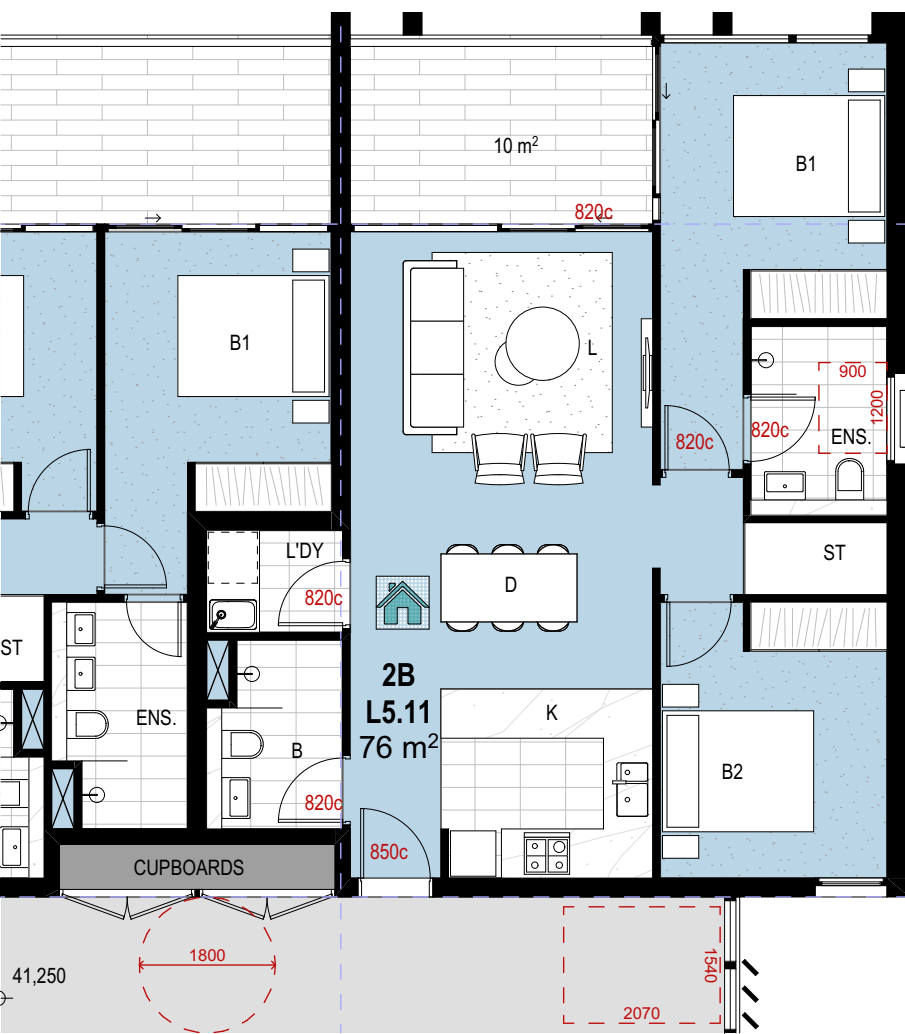
POST:



POST ADAPTABLE & LIVABLE UNIT NO: 4.09, 5.09, 6.09, 7.09, 8.09, 9.09, 10.09
SCALE 1:100



POST ADAPTABLE UNIT NO: 5.07, 6.07
SCALE 1:100

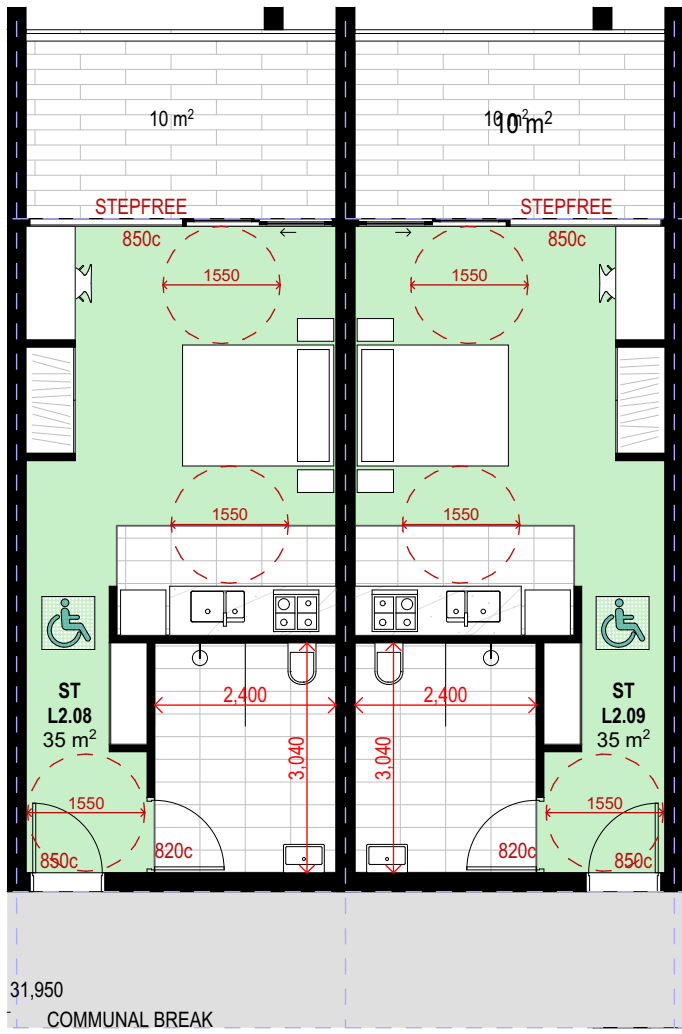


LIVABLE UNIT NO: 4.11, 5.11, 6.11, 7.11, 8.11
SCALE 1:100

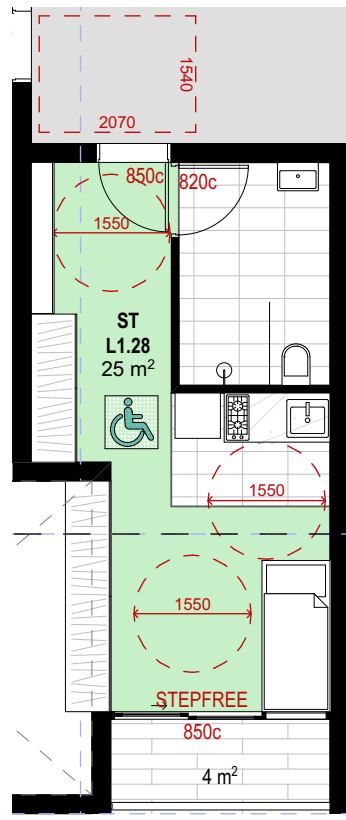


LIVABLE UNIT NO: 4.12, 5.12, 6.12, 7.12, 8.12,
SCALE 1:100

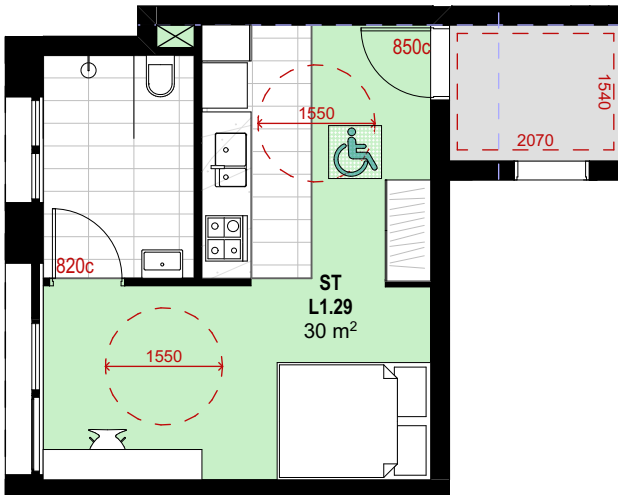
POST:



ACCESSIBLE BOARDING ROOMS NO: 2.08, 2.09, 3.08, 3.09
SCALE 1:100



ACCESSIBLE BOARDING ROOMS NO: 1.29
SCALE 1:100



ACCESSIBLE BOARDING ROOMS NO: 1.30
SCALE 1:100

Summary

SITE AREA			
2,286.00 m ²			
GFA		FSR	
11,928 m ²		5.22 : 1	
RESIDENTIAL UNITS			
84	Studio	0	0%
	1bed	15	18%
	2bed	52	62%
	3bed	17	20%
	4bed	0	0%
BOARDING HOUSE ROOMS			
101	1bed	0	0%
	2bed	101	100%

COMMERCIAL GROSS FLOOR AREA			
4,386 m ²	Commercial	691.00 m ²	
	Retail	0.00 m ²	
	Café / Restaurant	0.00 m ²	
	Boarding House	3,695.00 m ²	
TOTAL CARPARKING			
179	Residential	98 (0.5 cars/unit)	
	Residential Visitor	17.0	
	Boarding House Resident	51.0	
	Boarding House Staff	1.0	
	Commercial	12.0	
	Commercial Visitor	0.0	

Detailed Calculations

GROSS FLOOR AREA					UNITS									HOUSES		PROVIDED	(RESIDENTIAL UNITS)				
	Commercial	Retail	Cafe / Restaurant	Boarding Houses	Residential	Studio	1Bed	1Bed + Study	2Bed	2+ Bed + Study	3Bed	3+ Bed + Study	4 Bed +	TOTAL Units per floor	Room	TOTAL Units per floor		Solar Access (≥2 hrs)	No Solar Access	Cross Ventilated	
Basement 04																	52.00				
Basement 03																	54.00				
Basement 02																	53.00				
Basement 01																	20.00				
Ground	691.0 m ²			19.0 m ²	110.0 m ²									0		0					
Level 1					1,212.0 m ²									0		31	31				
Level 2					1,232.0 m ²									0		35	35				
Level 3					1,232.0 m ²									0		35	35				
Level 4						1,023.0 m ²	3	7	2					12		0		7	2	8	
Level 5						1,038.0 m ²	2	8	2					12		0		8	2	8	
Level 6						1,038.0 m ²	2	8	2					12		0		8	2	8	
Level 7						1,038.0 m ²	2	8	2					12		0		9	2	8	
Level 8						1,038.0 m ²	2	8	2					12		0		9	2	8	
Level 9						1,038.0 m ²	2	8	2					12		0		9	2		
Level 10						1,030.0 m ²	2	5	5					12		0		9	0		
Level 11						189.0 m ²								0		0		0	0		
														0		0					
	691.0 m ²	0.0 m ²	0.0 m ²	3,695.0 m ²	7,542.0 m ²	0	15	0	52	0	17	0	0		0	101		179.00	59	12	40
				Total	11,928.0 m ²									Total	84		Total	101	70%	14%	67%



BASIX COMMITMENTS SUMMARY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
Assessor # BDAV/13/1521 BASIX Certificate # 789149M_05 Assessor's Certificate # 15210806				
Assessor's name: Ved Baheti m: 0421 530 876 e: ved@outsourcideas.com.au				
WATER				
No hot water reticulation required				
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	3 Star(>4.5 But<=6L/Ml)	3 star	3 star	3 star
Appliances	Dishwasher	Cloth Washer		
Rating	3 star	not specified		
Common area				
	Taps	All toilets	Common kitchen taps	Common bath rms
	3 star	na	na	na
Alternate water source				
	Type	Size	Roof area connected	Connections
	----	-----	-----	-----
ENERGY				
Hot water				
	Type	Rating		
	Individual, gas instantaneous	5 star		
Mech. Ventilation				
	System	Operation Control		
Bath	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
L'dry	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
Kitchen	Indiv. fan, not ducted	Manual Switch On/Off		
Cooling System				
	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	EER 3.5 - 4.0	EER 3.5 - 4.0	
Heating System				
	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	EER 3.5 - 4.0	EER 3.5 - 4.0	
Artificial Lighting				
	Primary type of artificial lighting is fluorescent or light emitting diode (LED)			
	No. of Bed rms	No. of Living	Each Kitchen, Bath / Toilet	L'dry & Hallway
Not dedicated	All	All	Yes	Yes
Others				
	Indoor private Cloth Line	Not Required		
	Outdoor or sheltered common Cloth Line	No		
	Well ventilated Fridge space	Yes		
	Kitchen Cook top / Oven	Gas Cook top + Electric Oven		
Appliances				
	Dishwasher	Cloth Dryer	Cloth Washer	Refrigerator
Rating	3 star	2 star	---	-----
Central System				
	Type	Service Levels		Lighting
	Lifts	Gearless Traction With VVVF Motor	varies	As nominated below
Common areas				
	Ventilation System	Ventilation Efficiency measure	Primary type of artificial lighting	
Basment Car parking areas	ventilation exhaust only	Carbon Monoxide Monitor + 2 Speed Fan	compact fluorescent	daylight sensor and motion sensor
Garbage rooms	ventilation exhaust only	na	compact fluorescent	motion sensors
Fire hydrant room	ventilation exhaust only	interlocked to light	compact fluorescent	motion sensors
Fire Sprinkler Tank	ventilation exhaust only	interlocked to light	compact fluorescent	motion sensors
Ground floor hallways / lobbies				
	No Mech. Ventilation	na	compact fluorescent	daylight sensor and motion sensor
Upper floors hallways / lobbies				
	No Mech. Ventilation	na	compact fluorescent	daylight sensor and motion sensor
Lift car				
	No Mech. Ventilation	na	LED	Connected to Lift Call button
THERMAL				
As per thermal simulation carried out by assessor				
Refer assessor's stamped drawings with NAtHERS Commitments for Wall insulation, Ceiling Insulation, Glazing details etc.				

**Energy Rating**

Certificate Number: 15210806

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name&Number: Ved Baheti VIC:BDAV/13/1521

Assessor Signature:  Date: 12/08/2020

5.5 stars

heating: 39.7 kWh/m²/yr

cooling: 21.8 kWh/m²/yr

Assessor # BDAV/13/1521 Assessor's Cert # 15210806			
Thermal Load & NAtHERS Spec			
Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
L1.01	35	23	5.6
L1.02	32	24	5.4
L1.03	32	24	5.4
L1.04	32	24	5.4
L1.05	32	24	5.4
L1.06	35	23	5.6
L1.07	36	22	5.6
L1.08	32	24	5.4
L1.09	32	24	5.4
L1.10	32	24	5.4
L1.11	32	24	5.4
L1.12	32	24	5.4
L1.13	37	23	5.5
L1.14	34	15	6
L1.15	40	18	5.4
L1.16	32	18	6.1
L1.17	32	18	6.1
L1.18	32	18	6.1
L1.19	32	18	6.1
L1.20	33	20	6
L1.21	33	20	6
L1.22	33	20	6
L1.23	33	20	6
L1.24	33	20	6
L1.25	33	20	6
L1.26	33	20	6
L1.27	39	23	5.8
L1.28	38	26	5.6
L1.29	24	19	6.4
L1.30	37	24	5.6
L1.31	37	23	5.5
L2.01	35	23	5.6
L2.02	32	24	5.4
L2.03	32	24	5.4
L2.04	32	24	5.4
L2.05	32	24	5.4
L2.06	35	23	5.6
L2.07	32	18	6.1
L2.08	33	12	6.4
L2.09	32	23	5.8
L2.10	36	22	5.6
L2.11	32	24	5.4
L2.12	32	24	5.4
L2.13	32	24	5.4
L2.14	32	24	5.4
L2.15	32	24	5.4
L2.16	37	23	5.5
L2.17	34	15	6
L2.18	40	18	5.4
L2.19	32	18	6.1
L2.20	32	18	6.1
L2.21	32	18	6.1
L2.22	32	18	6.1
L2.23	33	20	6
L2.24	33	20	6
L2.25	33	20	6
L2.26	33	20	6
L2.27	33	20	6
L2.28	33	20	6
L2.29	33	20	6
L2.30	39	23	5.8
L2.31	38	26	5.6
L2.32	24	19	6.4
L2.33	27	27	5.6
L2.34	37	23	5.5
L2.35	38	26	5.6
L3.01	35	23	5.6
L3.02	32	24	5.4
L3.03	32	24	5.4
L3.04	32	24	5.4
L3.05	32	24	5.4
L3.06	35	23	5.6
L3.07	32	18	6.1
L3.08	33	12	6.4
L3.09	32	23	5.8
L3.10	36	22	5.6
L3.11	32	24	5.4
L3.12	32	24	5.4
L3.13	32	24	5.4
L3.14	32	24	5.4
L3.15	32	24	5.4
L3.16	37	23	5.5
L3.17	34	15	6
L3.18	40	18	5.4
L3.19	32	18	6.1
L3.20	32	18	6.1
L3.21	32	18	6.1
L3.22	32	18	6.1
L3.23	33	20	6
L3.24	33	20	6
L3.25	33	20	6
L3.26	33	20	6
L3.27	33	20	6
L3.28	33	20	6
L3.29	33	20	6
L3.30	39	23	5.8
L3.31	38	26	5.6
L3.32	24	19	6.4
L3.33	35	26	5.6
L3.34	37	23	5.5
L3.35	38	26	5.6
4.01	35	18	5.8
4.02	54	15	5.3
4.03	54	15	5.3
4.04	54	16	5.3
4.05	55	17	5.3
4.06	46	25	5
4.07	50	19	5.3
4.08	36	18	6
4.09	37	22	5.9
4.10	35	18	5.8
4.11	54	15	5.3
4.12	54	15	5.3
5.01	54	16	5.3
5.02	55	17	5.3
5.03	46	25	5
5.04	45	22	5.5
5.05	36	18	6
5.06	37	22	5.9
5.07	40	17	5.7
5.08	35	18	5.8
5.09	54	15	5.3
5.10	54	15	5.3
5.11	54	16	5.3
5.12	40	24	5.1
6.01	41	24	5
6.02	36	18	6
6.03	37	22	5.9
6.04	40	17	5.7
6.05	36	20	5.7
6.06	55	17	5.2