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Notated Architects: Adam Haddock-7188 | John Pradel-7004

FOR APPROVAL			
Rev	Date	Revision	By
18	26.08.2019	DA ISSUE	HG JP
19	15.10.2020	DA RE-ISSUE	HG JP

- FUTURE COMMERCIAL DEVELOPMENT SITE**
- Future Development Proposal to the south west of the subject property includes:
- 6 storey commercial development
  - FSR: 1.5:1
  - GFA: 31,152m²
  - Site Area: 20,768m²
  - Zone: B6 Enterprise Corridor
  - Height Limit: 24m
  - Access road from Birnie Avenue
  - Commercial on-grade parking approx. 187 cars
  - Basement level carparking

Client  
**SHANGHAI LIHUA AUSTRALIA**

SHOP 7,  
231 KINGSROVE RD,  
KINGSGROVE,  
NSW  
2208

Project  
Project Name  
12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name  
PRECINCT SITE PLAN  
INDICATING FUTURE  
DEVELOPMENT

Date	Scale	Sheet Size
15.10.2020	1 : 500	@ A1
Drawn	Chk.	
SC	HG	
Job No.	Drawing No.	Revision
5588	DA-0105	/ 19

**Proposed Precinct Site Plan**

1:500@A1

DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY WITH COUNCIL RFI'S / DEAP GUIDANCE (15.10.20)

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FOR INFORMATION

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The logo consists of the letters 'SJB' in a bold, stylized, black font. The 'S' and 'J' are connected, and the 'B' is separate. The letters are thick and have a slightly irregular, hand-drawn feel.

1 GROUND LEVEL (L.01)  
1 : 250

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Nominated Architects: Adam Haddow-7188 | John Priddy-7004

## FOR APPROVAL

Rev	Date	Revision	By	Chk.
18	26.08.2019	DA ISSUE	HG	JP
19	14.02.2020	FOR INFORMATION	NAI	
20	28.08.2020	FOR INFORMATION	NAI	
21	02.10.2020	FOR INFORMATION	NAI	
22	12.10.2020	FOR INFORMATION	NAI	
23	15.10.2020	DA RE-ISSUE	NAI	JP

REVISION SCHEDULE:  
1) BUILDING 8 HAS BEEN REDUCED IN HEIGHT BY ONE STOREY (TO COMPLY WITH COUNCIL GFA REQUIREMENTS)  
2) THE PODIUM OF BUILDING A HAS BEEN REDUCED IN LENGTH (TO COMPLY WITH COUNCIL GFA REQUIREMENTS)  
3) INTERIOR LAYOUT OF THE BUILDING A PODIUM HAS BEEN UPDATED  
4) INTERIOR LAYOUT OF LEVELS 24/25/26/27 HAVE BEEN UPDATED (BUILDING A & B)  
5) THE FACADE HAS BEEN REGULARISED, REDUCING THE NUMBER OF WINDOW TYPES  
6) THE SETBACK FROM THE EDWIN FLACK BOUNDARY TO BUILDING 8 HAS INCREASED, MEASURING 9M TO THE PODIUM & 6.5M TO THE TOWER  
7) THE BASEMENT SETBACK HAS BEEN INCREASED TO MEASURE 9M FROM THE EDWIN FLACK BOUNDARY  
7) LANDSCAPE DESIGN HAS BEEN UPDATED  
8) ROAD LAYOUT HAS BEEN MODIFIED TO COMPLY WITH COUNCIL REQUIREMENTS - TRAFFIC CALMING DEVICES (CHANGES IN PAVING MATERIAL & TEXTURE HAVE BEEN INTRODUCED)  
9) SPECIFIC SOLAR NON-PERFORMING UNITS HAVE HAD ADJUSTMENTS APPROVED BY INCREASING GFA  
10) STORAGE HAS BEEN INCREASED ACROSS BOTH TOWERS WITHIN RESIDENTIAL UNITS (REFER TO SEPP 65 REPORT)

### KEY

	STUDIO
	1 BED
	2 BED
	3 BED
	4 BED

Client  
**SHANGHAI LIHUA AUSTRALIA**

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NSW  
2208

Project

Project Name

12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name

LEVEL 05 - TOP OF PODIUM

Date: 15.10.2020 Scale: As indicated Sheet Size: A1

Drawn: CHL Chk: HG

Job No. Drawing No. Revision

5588 DA-0209 / 23

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### Thermal Comfort Requirements (as per Cerdra BASIX Report)

Item	Material	Min. Requirements
Roof	Concrete/brick/gypsum	As per BASIX report
External walls	Concrete/brick/gypsum	As per BASIX report
Floor	Concrete/brick/gypsum	As per BASIX report
Windows	Single glazing	As per BASIX report
Doors	Single glazing	As per BASIX report
Shading devices	Shading devices	As per BASIX report

Dwellings	Glazing	Total system performance requirements (Gleam + Frame in accordance with AFRC and NCQ)
1	Shading device - West Bedroom 2	U-value = 1.0 and SHGC = 0.30 g/m²
2	Shading device - West Bedroom 2	U-value = 1.0 and SHGC = 0.30 g/m²
3	Shading device - West Bedroom 2	U-value = 1.0 and SHGC = 0.30 g/m²
4	Shading device - West Bedroom 2	U-value = 1.0 and SHGC = 0.30 g/m²

1 : 250  
LEVEL 05 - TOP OF PODIUM

DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY WITH COUNCIL RFI'S / DEAP GUIDANCE (15.10.20)

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18	26.08.2019	DA ISSUE	HG	JP
19	14.02.2020	FOR INFORMATION	NH	
20	28.08.2020	FOR INFORMATION	NH	
21	02.10.2020	FOR INFORMATION	NH	
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23	15.10.2020	DA RE-ISSUE	NH	JP

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2208

Project

Project Name

12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name

LEVEL 06 - 23 - TYPICAL

Date 15.10.2020 Scale As indicated Sheet Size @ A1

Drawn CHL

SC HG

Job No. Drawing No. Revision

5588 DA-0210 / 23

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### Thermal Comfort Requirements (as per Cerdno BASIX Report)

Item	Method	Min. Requirements
Control of solar radiation	Controlled solar radiation	As reflected in BASIX report
Control of solar radiation	Controlled solar radiation	As reflected in BASIX report
Control of solar radiation	Controlled solar radiation	As reflected in BASIX report
Control of solar radiation	Controlled solar radiation	As reflected in BASIX report

Dwellings	Clothing	Total system performance requirements (Sleeve + Pants) in accordance with AFRC and NCQ
1	As shown in BASIX report	U-value = 0.1 and R-value = 0.1
2	As shown in BASIX report	U-value = 0.1 and R-value = 0.1
3	As shown in BASIX report	U-value = 0.1 and R-value = 0.1
4	As shown in BASIX report	U-value = 0.1 and R-value = 0.1

### LEVEL 06 - 23 - TYPICAL

1 : 250

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	3 BED
	4 BED

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NSW  
2208

Project

Project Name

12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name

LEVEL 26 - PENTHOUSE TOWER  
B

Date Scale Sheet Size  
15.10.2020 As indicated @ A1

Drawn Chk.  
SC HG

Job No. Drawing No. Revision

5588 DA-0212 / 23

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### Thermal Comfort Requirements (as per Cerdno BASIX Report)

Name	Material	Min. Requirements
External wall apartment building cladding	Concrete/brick/gypsum board/brick/clay tiles/brickwork	As per BASIX report No minimum requirements No minimum requirements
Roofing	See BASIX report See BASIX report	See BASIX report See BASIX report
Glazing	See BASIX report See BASIX report	See BASIX report See BASIX report

Dwellings	Glazing	Total system performance requirements (Glees + Frame in accordance with AFRC and NCQ)
1 Dwelling type through-out	As per BASIX report	U-value = 0.1 and SHGC = 0.34 g/m²
2 Dwelling type through-out	Double window + West Bedroom 2 wall	U-value = 0.1 and SHGC = 0.34 g/m²
3 Dwelling type through-out	Double window + West Bedroom 2 wall	U-value = 0.1 and SHGC = 0.34 g/m²
4 Dwelling type through-out	Double window + West Bedroom 2 wall	U-value = 0.1 and SHGC = 0.34 g/m²

1  
LEVEL 26 - PENTHOUSE B  
1: 250

DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY  
WITH COUNCIL RFI'S / DEAP GUIDANCE (15.10.20)

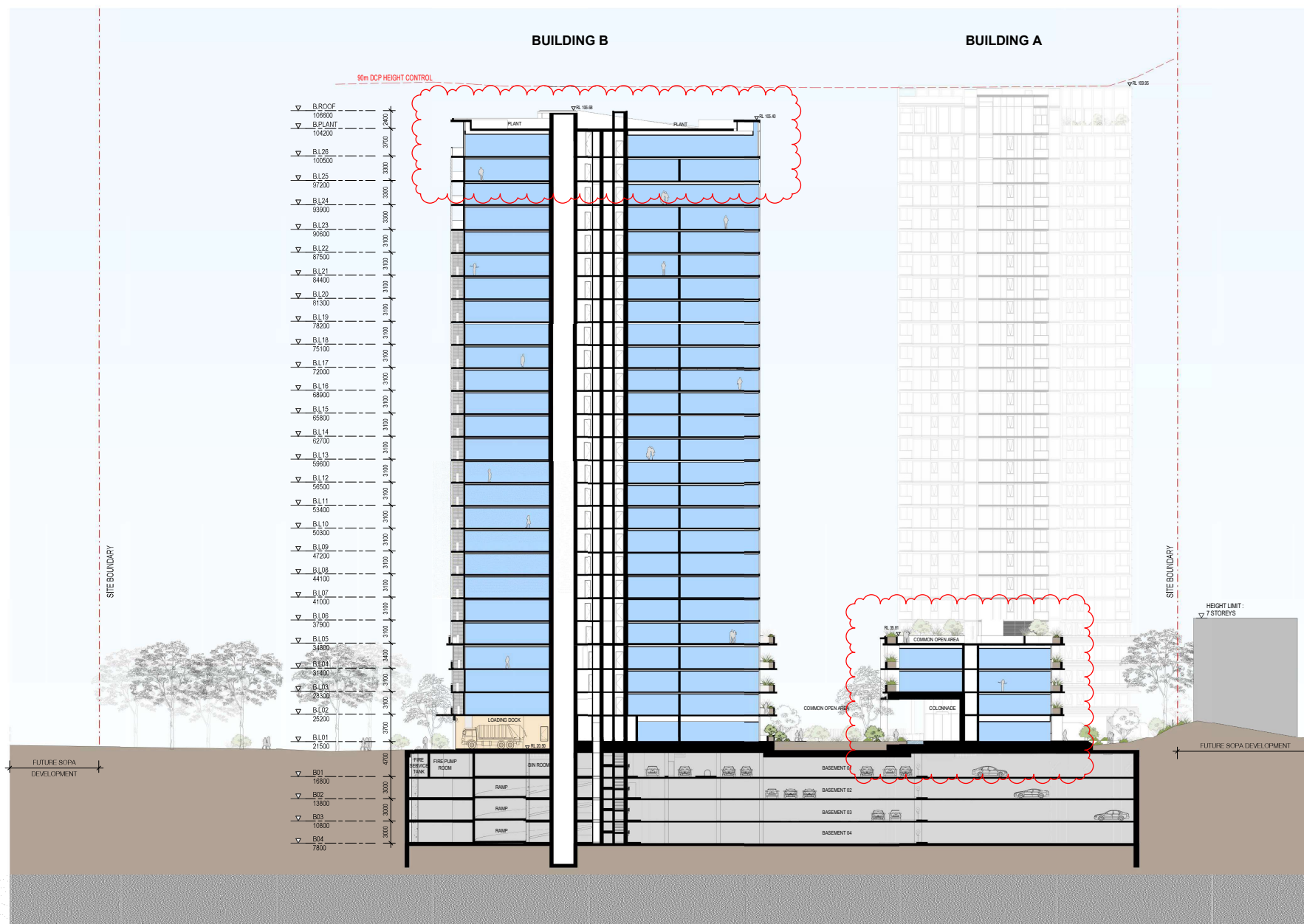
Nominated Architects: Adam Haddow-7188 | John Pradel-700

Rev	Date	Revision	By	Chk.
18	26.08.2019	DA ISSUE	HG	JP
19	02.10.2020	FOR INFORMATION	NR	
20	15.10.2020	DA RE-ISSUE	NR	JP

Drawing Name \_\_\_\_\_

**SECTION A**

Job No.	Drawing No.	Revision
5588	DA-0601	/ 20



## DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY WITH COUNCIL RFI'S / DEAP GUIDANCE (15.10.20)

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

REVISION SCHEDULE:

- 1) BUILDING B HAS BEEN REDUCED IN HEIGHT BY ONE STORY TO COMPLY WITH COUNCIL GFA REQUIREMENTS
- 2) THE PODIUM HEIGHT HAS BEEN REDUCED IN LENGTH (TO COMPLY WITH COUNCIL GFA REQUIREMENTS)
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Project Name  
12-14 BIRNIE AVENUE  
LIDCOMBE

## SECTION B

5588 DA-0602 / 20

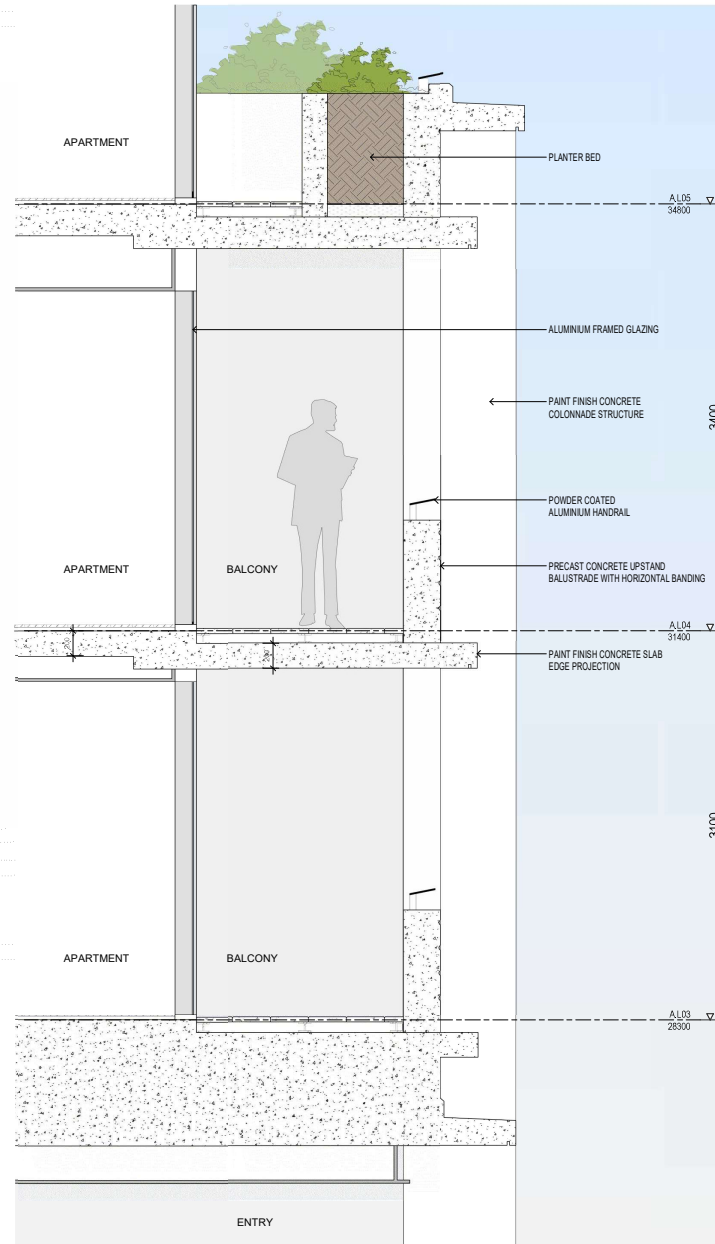
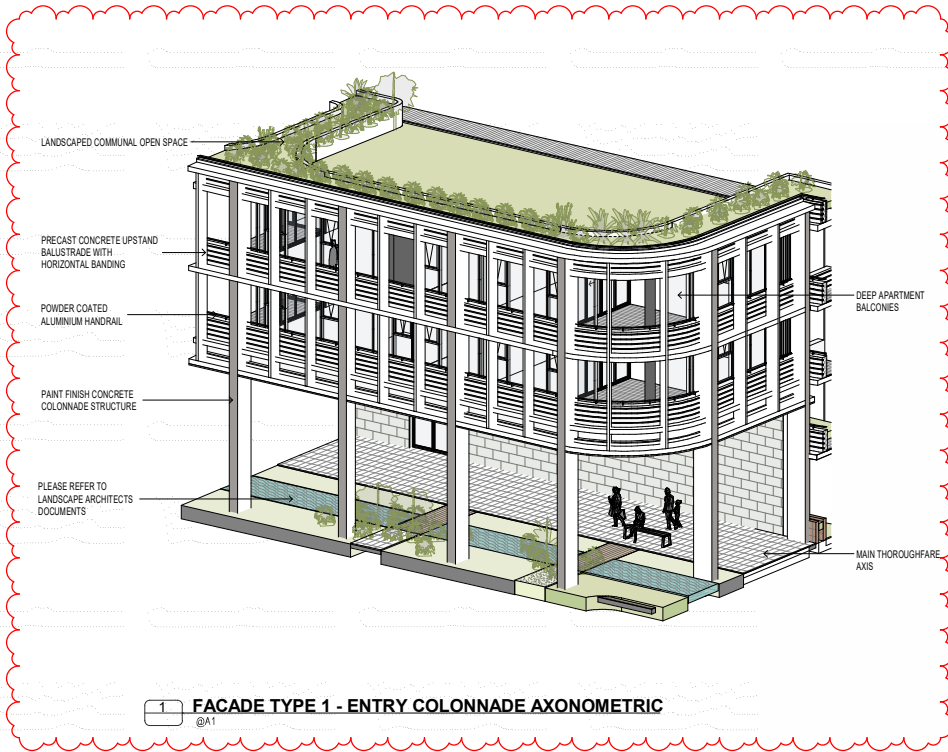
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90m DCP HEIGHT CONTROL



**SECTION - BUILDING A**  
1 : 250

DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY  
WITH COUNCIL RFI'S / DEAP GUIDANCE (15.10.20)



DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY  
WITH COUNCIL RFI'S / DEAP GUIDANCE (15.10.20)

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20	15.10.2020	DA RE-ISSUE	NR	JP

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Client  
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SHOP 7,  
231 KINGSROVE RD,  
KINGSGROVE,  
NSW  
2208

Project  
Project Name  
12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name  
FACADE CONDITIONS SHEET 01

Date  
15.10.2020

Scale  
1:20

Sheet Size  
@ A1

Drawn  
JS

Chk.  
HG

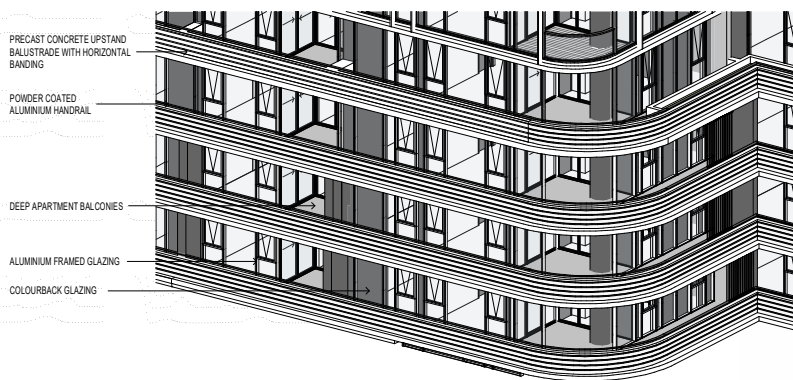
Job No.  
5588

Drawing No.  
DA-3321

Revision  
/ 20

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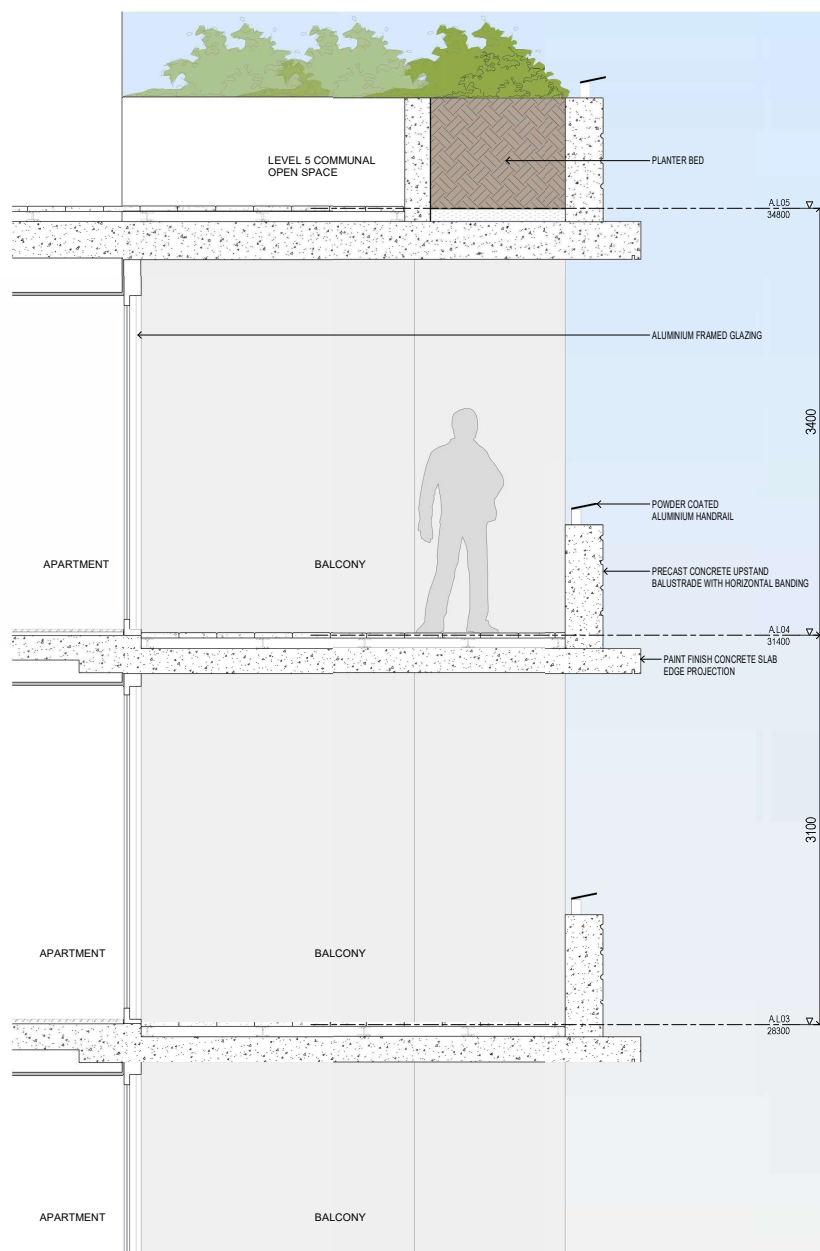




1 **FACADE TYPE 2 - TYPICAL PODIUM AXONOMETRIC**  
@A1



2 **FACADE TYPE 2 - TYPICAL PODIUM RENDER**  
@A1



3 **FACADE TYPE 2 - TYPICAL PODIUM SECTION**  
1:20@A1

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SHOP 7,  
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2208

Project  
**Project Name**  
12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name  
**FACADE CONDITIONS SHEET 02**

Date	Scale	Sheet Size
15.10.2020	1:20	@ A1
Drawn	CHK	
JS	JP	
Job No.	Drawing No.	Revision
5588	DA-3322	/ 19

DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY  
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  - 3) INTERIOR LAYOUT OF THE BUILDING A PODIUM HAS BEEN UPDATED
  - 4) INTERIOR LAYOUT OF LEVELS 24/25/26/27 HAVE BEEN UPDATED (BUILDING A & B)
  - 5) THE FACADE HAS BEEN REGULARISED, REDUCING THE NUMBER OF WINDOW TYPES
  - 6) THE SETBACK FROM THE EDWIN FLACK BOUNDARY TO BUILDING B HAS INCREASED, MEASURING 5M TO THE PODIUM & 6.5M TO THE TOWER
  - 7) THE BASEMENT SETBACK HAS BEEN INCREASED TO MEASURE 5M FROM THE EDWIN FLACK BOUNDARY
  - 8) LANDSCAPE DESIGN HAS BEEN UPDATED
  - 9) ROAD LAYOUT HAS BEEN MODIFIED TO COMPLY WITH COUNCIL REQUIREMENTS - TRAFFIC CALMING DEVICES (CHANGES IN PAVING MATERIAL & TEXTURE HAVE BEEN INTRODUCED)
  - 10) SPECIFIC SOLAR NON-PERFORMING UNITS HAVE HAD AMENITY IMPROVED BY INCREASING GFA
  - 11) STORAGE HAS BEEN INCREASED ACROSS BOTH TOWERS WITHIN RESIDENTIAL UNITS (REFER TO SEPP 65 REPORT)

Client  
**SHANGHAI LIHUA AUSTRALIA**

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231 KINGSROVE RD,  
KINGSGROVE,  
NSW  
2208

Project

Project Name

12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name

FACADE CONDITIONS SHEET 04

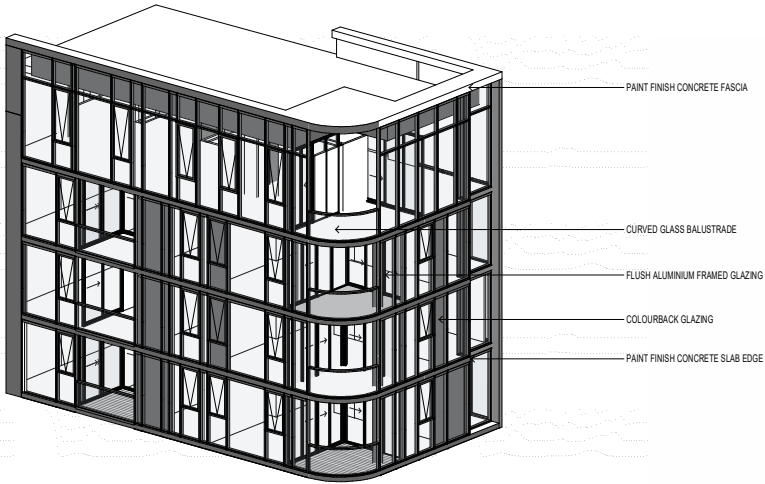
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15.10.2020 1:20 @ A1

Drawn Chk.  
SC HG

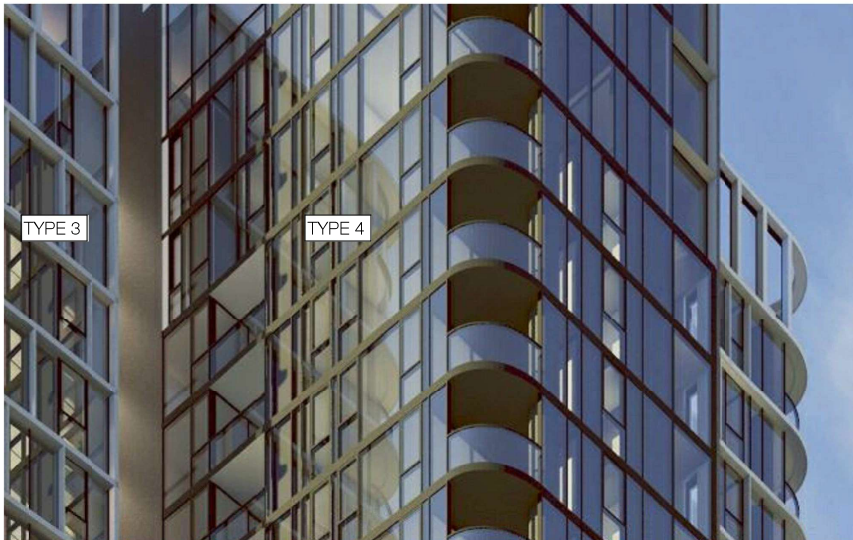
Job No. Drawing No. Revision

5588 DA-3324 / 20

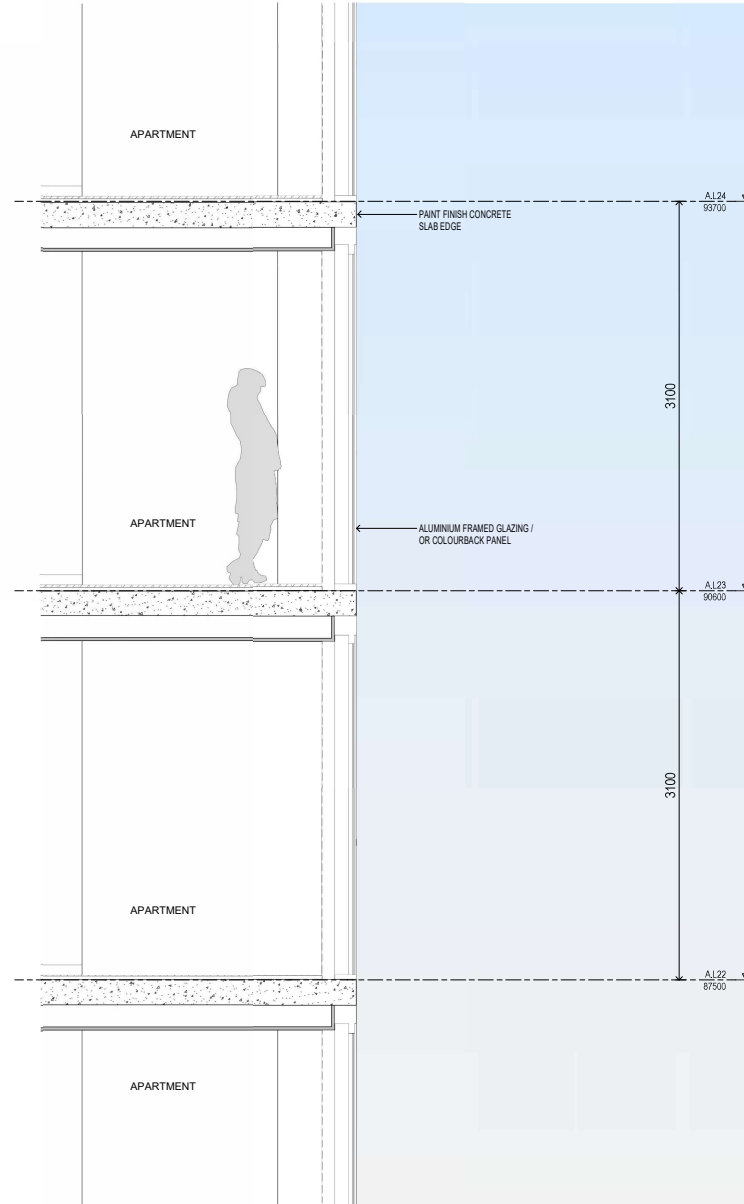
SJB Architects  
Level 2  
490 Crown Street  
Sydney NSW  
2010 Australia  
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1 FACADE TYPE 4 - TOWER AXONOMETRIC  
@A1

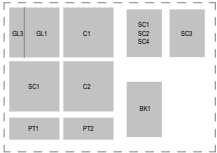
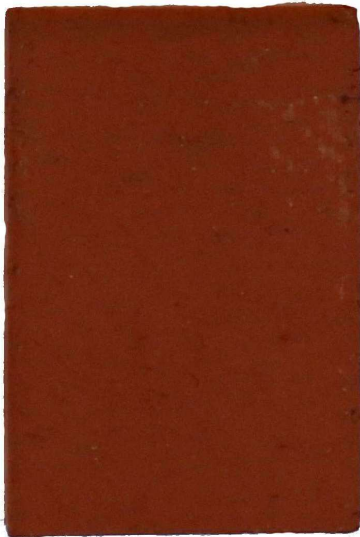
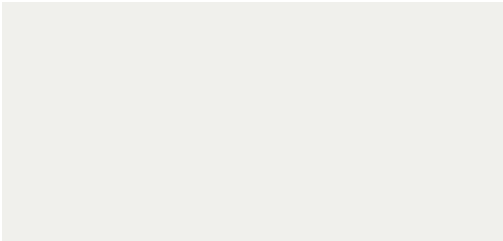
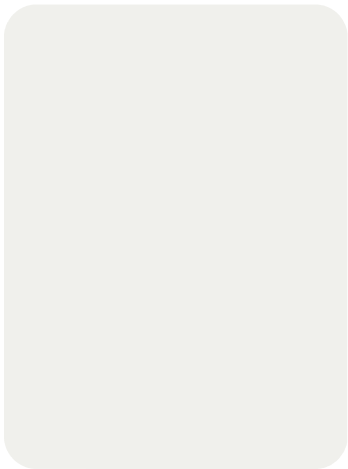
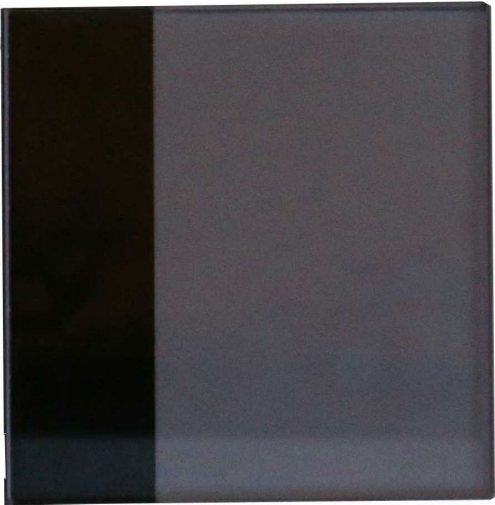


2 FACADE TYPE 4 - TOWER RENDER  
@A1



3 FACADE TYPE 4 - TOWER DETAIL  
1:20 @A1

DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY  
WITH COUNCIL RFIS / DEAP GUIDANCE (15.10.20)



MATERIALS & FINISHES LEGEND

- GLAZING**  
GL1 BLUE / LIGHT GREY TINTED GLASS  
GL2 CLEAR GLASS  
GL3 BLACK COLOURBACK
- BALLUSTRADE**  
B1 GREY TINT GLASS  
B2 METAL PALETTE - DARK GREY  
B3 HANDRAIL - DARK GREY
- METALWORK**  
SC1 ALUMINIUM LOUVER - DARK GREY  
SC2 ALUMINIUM DRIVEWAY GATES - DARK GREY  
SC3 ALUMINIUM SUN CONTROL PROJECTION - WHITE  
SC4 ALUMINIUM SUN CONTROL PROJECTION - DARK GREY
- CONCRETE**  
C1 OFF-FORM CONCRETE  
C2 PRECAST CONCRETE HORIZONTAL BANDING PROFILE
- BRICK**  
BK1 TERRACOTTA BRICK
- PAINT FINISHES**  
PT1 WHITE PAINT FINISH  
PT2 DARK GREY PAINT FINISH

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FOR APPROVAL

Nominated Architects: Adam Haddow-T188 | John Padel 7004

Rev	Date	DA ISSUE
18	26.08.2019	DA ISSUE
19	15.10.2020	DA RE-ISSUE

Revision	By	Chk.
HG	JP	
NR	JP	

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Drawing No.  
DA-3401  
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