



Development Application

4-6 Uhrig Road, Lidcombe NSW 2141

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BASIX and Thermal Comfort Inclusions

Floors	Concrete with a minimum R1.2 insulation (insulation only value) required to units with garage or service rooms below Concrete with a minimum R1.2 insulation (insulation only value) required to units where open subfloor is below Concrete between levels, no insulation required
Walls	External walls: Precast concrete (min. 180mm) with R2.0 insulation (insulation only value) Colour backed spandrel with R2.0 insulation (insulation only value) External colour Default colour modelled Inter tenancy walls: 75mm Hebel Power Panel to walls adjacent to neighbours, no insulation required 75mm Hebel Power Panel to walls adjacent to hallways with a minimum R1.2 insulation (insulation only value) Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required Walls with-in dwellings: Plasterboard on studs – no insulation
Windows	<u>Aluminium framed, double tinted glazing:</u> Type A: awning windows + hinged doors U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%) Type B: fixed glazing + sliding doors/windows U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±10%) <u>Improved aluminium framed, low-e double tinted glazing as per assessor's certificate:</u> Type A: awning windows + hinged doors U-value: 2.9 (equal to or lower than) SHGC: 0.44 (±10%) type B: fixed glazing + sliding doors/windows U-value: 2.9 (equal to or lower than) SHGC: 0.51 (±10%)
Ceilings	Plasterboard ceiling with R1.5 insulation (insulation only value) to soffit of concrete where balconies are above Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit of concrete where roof is over Plasterboard ceiling, no insulation where neighbouring units are above
Roof	Concrete roof with waterproof membrane, no insulation .
Floor Coverings	Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere
Hot water system	Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers
Alternative energy	Central PV system with a minimum output of 18 kW
Reflectivity Coefficient	North, East and West façades to achieve a reflectivity coefficient of 10% or less.

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Rev.	Date	By	Ckd	Description
A	6/08/2019	WL,PP,S	IL	Issue For DA
B	6/08/2019			Issue For DA
C	18/02/2020	WL	AN	Revised Issue for DA
D	23/04/2020	WL	IL	Revised Issue for DA



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Project Name	Carter Street Phase 3	Project Number	12278
Project Address	4-6 Uhrig Street, Lidcombe, NSW 2141	Drawing Name	Title Page
		Scale	1:0.93@A1
		Date	July 2019
Client	Meriton	Drawing Number	DA000
		Revision	D

4-6 Uhrig Road, Lidcombe - Carter Phase 3
Development Summary

Site Area: 10,843 m2
Max GFA *: 37950 m2
Proposed GFA: 37,948 m2
Proposed FSR: 3.50 :1

		Podium							Tower C							Tower A							TOTAL	GFA	NSA	NLA	No Solar	
		1B	1B+ST	2B	3B	4B	SUB	GFA	1B	1B+ST	2B	3B	4B	SUB	GFA	1B	1B+ST	2B	3B	4B	SUB	GFA						
								m²							m²								m²		m²	m²	m²	
LEVELS	Lower Ground	0	0	0	0	0	0	2311															0	2,313		1,637	0	
	Ground	1	9	9	0	0	19	2354															19	2354			5	
	Level 1	1	13	11	0	0	25	2265															25	2,265			5	
	Level 2	1	11	13	1	0	26	2403															26	2,403			5	
	Level 3	1	11	13	1	0	26	3338															26	2,445			5	
	Level 4	2	8	11	6	0	27	2777															27	2,777			5	
	Level 5							6		1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,423		2	
	Level 6										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 7										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 8										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 9										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 10										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 11										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 12										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 13										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 14										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 15										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 16										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 17										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 18										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 19										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		2
	Level 20										1	4	3	1	-	9	704	0	3	3	2	-	8	713	17	1,417		0
	Level 21										1	4	3	1	-	9	704	0	3	3	2	-	8	713	8	713		0
Subtotal		6	52	57	8	0	123	15454	16	64	48	16	0	144	11264	0	51	51	34	0	136	12121	403	37,948		1,637	55	
Achieved Mix		47%		46%	7%	0%		m²	56%		33%	11%	0%		m²	38%		38%	25%	0%		m²				14%		

Unit Type	1B	1B+ST	2B	3B	4B	Total
Proposed Mix	22	167	156	58	0	403
	47%	39%	14%	0%	100%	
Average NSA (m²) - Unit Type	53m²	60.5m²	81m²	102m²		

GFA Total	37,948	m²
N SA Total	29,433	m²
NLA Total	1,637	m²
Childcare GFA	411	m²
* Incl. Outdoor		

BASiX and Thermal Comfort Inclusions- Carter Street Phase 3 (4-5 Uhrig Street)	
Floors	Concrete with a minimum R1.2 insulation (insulation only value) required to units with garage, service rooms or open subfloor below. (R1.5 insulation to unit 110 as per assessor's certificate) Concrete between levels, no insulation required
Walls	External walls: Precast concrete (min. 180mm) with R2.0 insulation - insulation only value (R2.7 insulation - only to units 125, 503, G05, 1913, 2012, 2013, 418 and 419 as per assessor's certificate) Colour backed spandrel with R2.0 insulation (insulation only value) External colour Default colour modelled Inter tenancy walls: 75mm Hebel Power Panel to walls adjacent to neighbours, no insulation required 75mm Hebel Power Panel to walls adjacent to hallways with a minimum R1.2 insulation -insulation only value. (R1.7 insulation to units G05, 421, 513, 613, 713, 813, 913, 1013, 1112, 1113, 1212, 1213, 1312, 1313, 1412, 1413, 1512, 1513, 1612, 1613, 1712, 1713, 1812, 1813, 1912, 1913, 2012, 2013 as per assessor's certificate) Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts, fire stairs and car park with a minimum R1.2 insulation - insulation only value. (R1.7 insulation to units G05, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812, 1912 and 2012as per assessor's certificate). Walls with-in dwellings: Plasterboard on studs - no insulation
Windows	Aluminium framed, double tinted glazing: Type A: awning windows + hinged doors U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%) Type B: fixed glazing + sliding doors/windows U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±10%) Improved aluminium framed, low-e double tinted glazing to units G15, 120, 125, 201, 202, 301, 302, 418, 419, 420, 422, 423, 424, 425, 503, 513, 613, 713, 813, 913, 1013, 2012 and 2013 as per assessor's certificate Type A: awning windows + hinged doors U-value: 2.9 (equal to or lower than) SHGC: 0.44 (±10%) Type B: fixed glazing + sliding doors/windows U-value: 2.9 (equal to or lower than) SHGC: 0.51 (±10%)
Ceilings	Plasterboard ceiling with R1.5 insulation (insulation only value) to soffit of concrete where balconies are above Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit of concrete where roof is over on buildings A, B and C. Plasterboard ceiling with R4.0 insulation (insulation only value) to soffit of concrete where roof is over on building D and units 420, 422, 425, 426, 2107, 2012 and 2013 as per assessor's certificate Plasterboard ceiling, no insulation where neighbouring units are above
Roof	Concrete roof with, no insulation.
Floor Coverings	Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere
How water system	Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers
Alternative energy	Central PV system with a minimum output of 22 kW

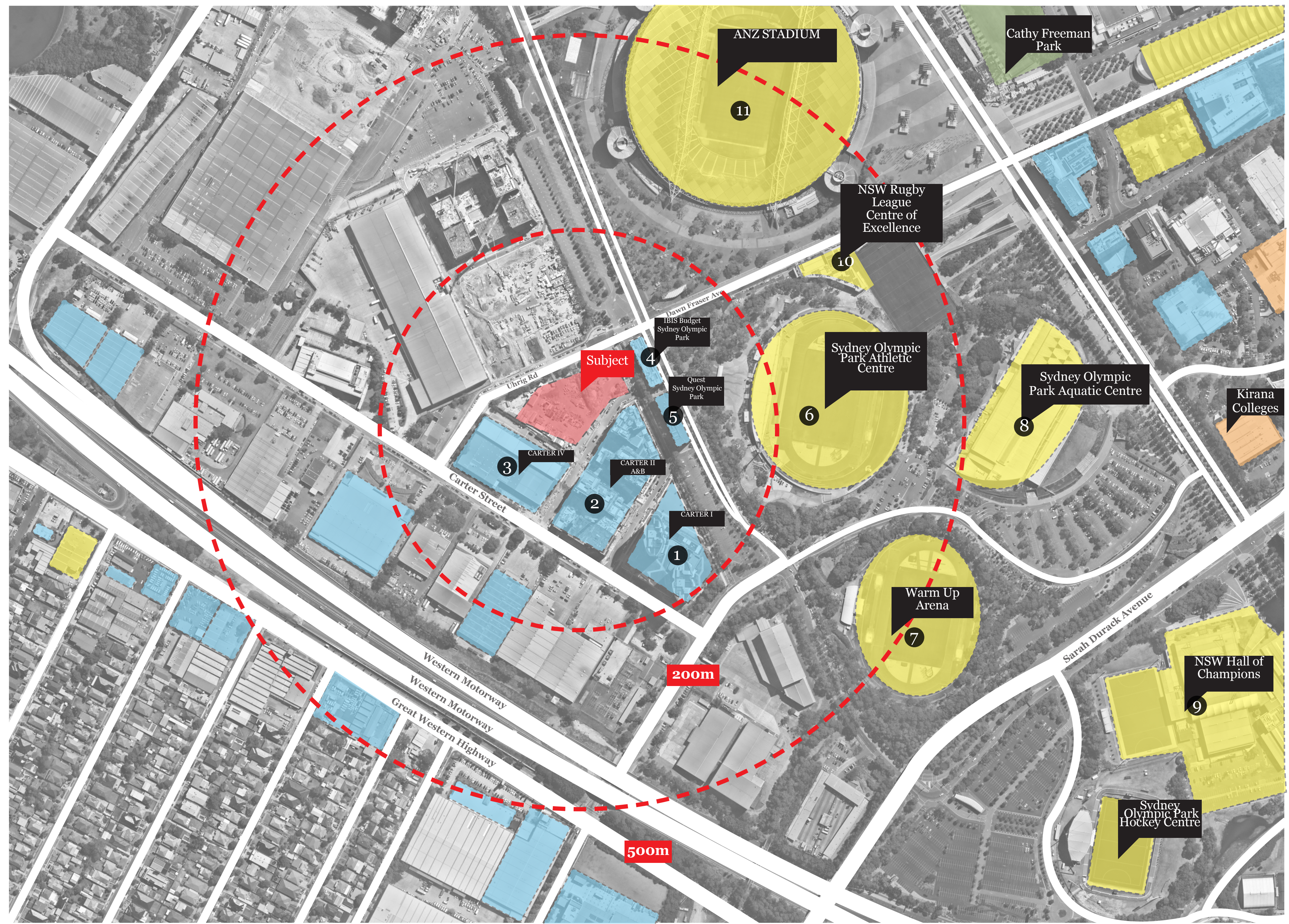
NLA Childcare (80 Children)		
Home Storey	Type	Measured Area
Ground Floor	Indoor Area	411m²
Ground Floor	Outdoor Area	586m²
		997m²

Car Parking Calculation			
Type	RMS	DCP	Prop
Residential	335	-	382
Adaptable*	40	-	40
Visitor	81	-	81
Retail	-	33	33
Childcare	-	20	20
Car Share	-	-	2
Total Required		509	
Total Proposed		558	

*Adaptable counted as part of Residential Carparking

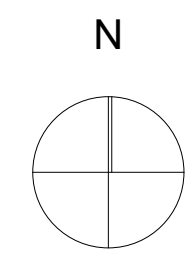
- Legend
- Public Buildings
 - Public Open Space
 - Residential Buildings
 - Schools
 - Future Developments

- 1 MERITON SUITES CARTER 1
- 2 MERITON SUITES CARTER 2
- 3 MERITON SUITES CARTER 4
- 4 IBIS BUDGET SYDNEY OLYMPIC PARK
- 5 QUEST SERVICED APARTMENTS SYDNEY OLYMPIC PARK
- 6 SYDNEY OLYMPIC PARK ATHLETIC CENTRE
- 7 WARM UP ARENA
- 8 SYDNEY OLYMPIC PARK AQUATIC CENTRE
- 9 NSW HALL OF CHAMPIONS
- 10 NSW RUGBY LEAGUE CENTRE OF EXCELLENCE
- 11 ANZ STADIUM

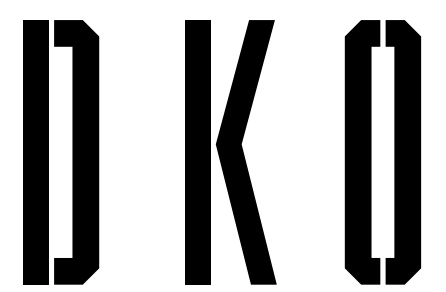


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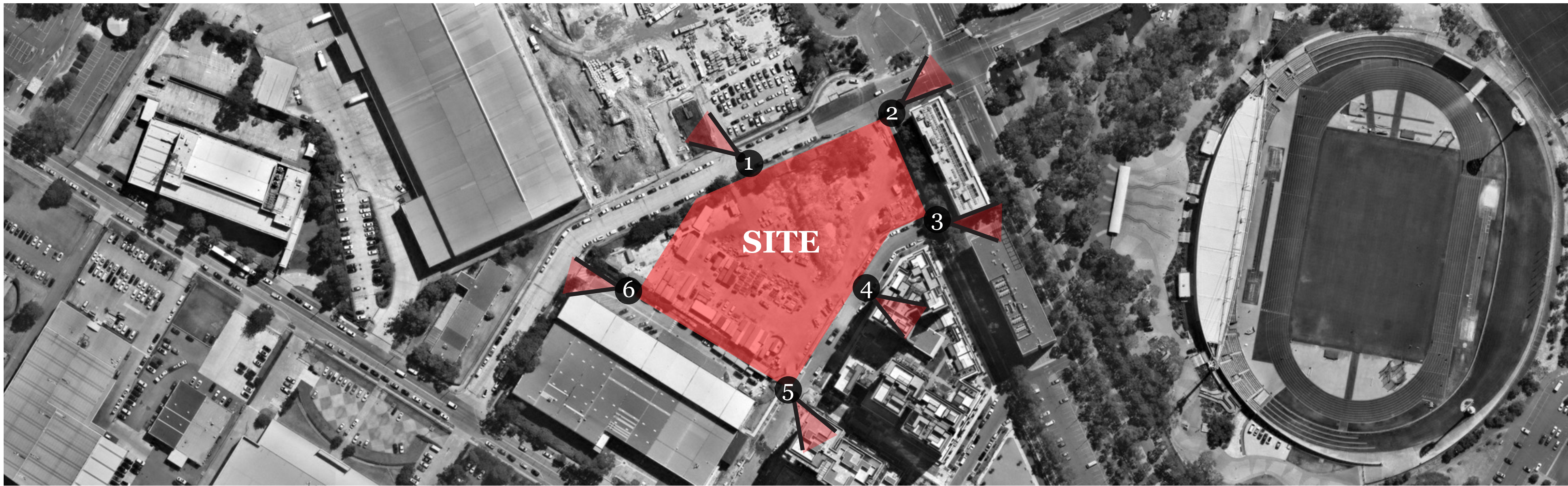
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A	6/08/2019	WL, PPS	IL	Issue For DA
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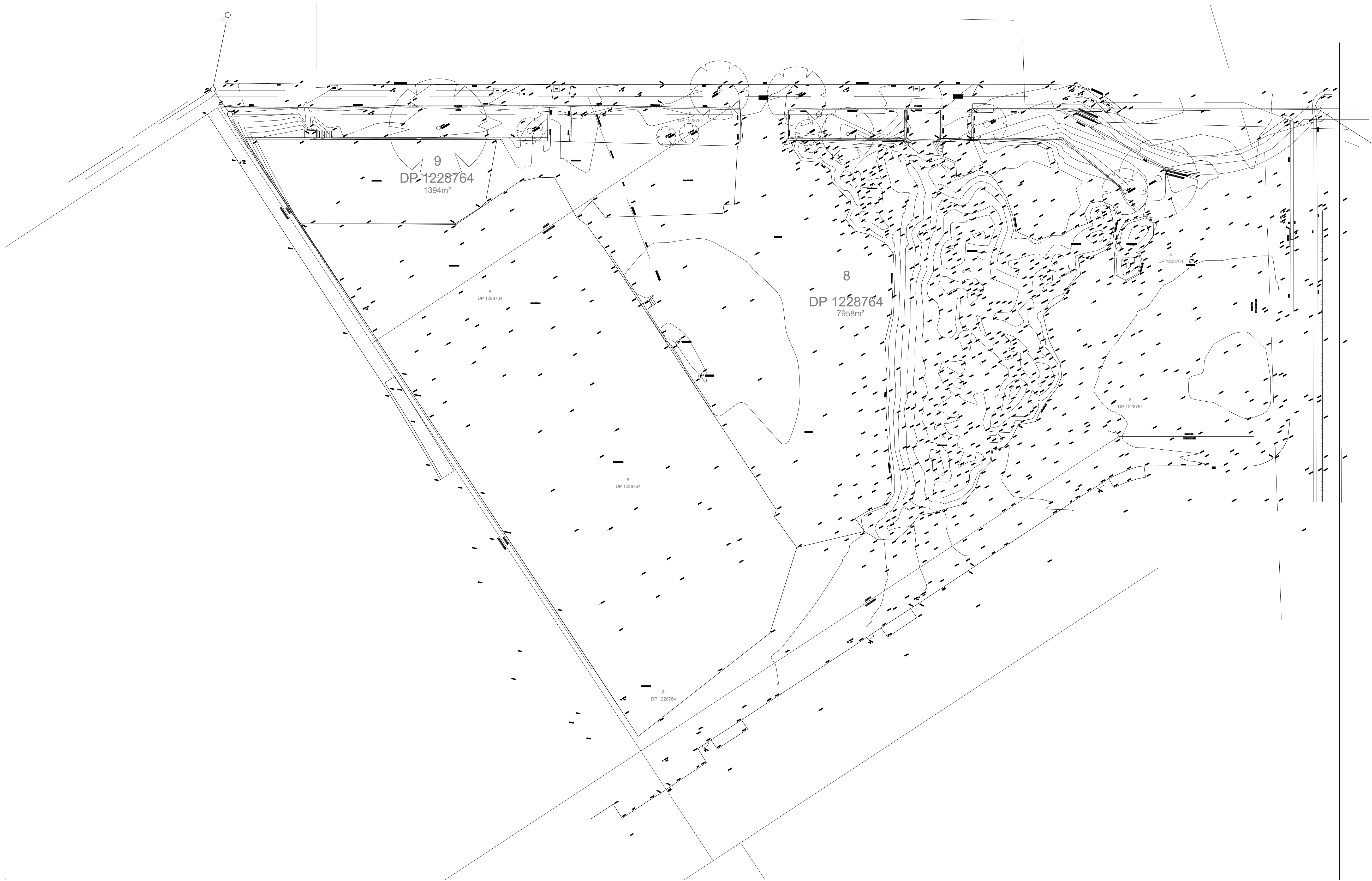
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Project Name	Carter Street Phase 3	Project Number	12278
Project Address	4-6 Uhrig Street, Lidcombe, NSW 2141	Drawing Name	Site Analysis
Client	Meriton	Scale	July 2019
Revision		Drawing Number	DA100
		Revision	D

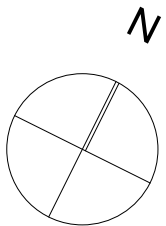


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B	18/02/2020	WL	AN	Revised Issue for DA
C	23/04/2020	WL	IL	Revised Issue for DA

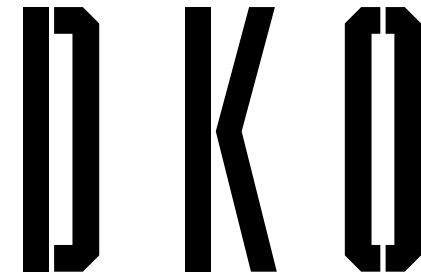


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Project Name
Project Address

Client

Carter Street Phase 3
4-6 Uhrig Street,
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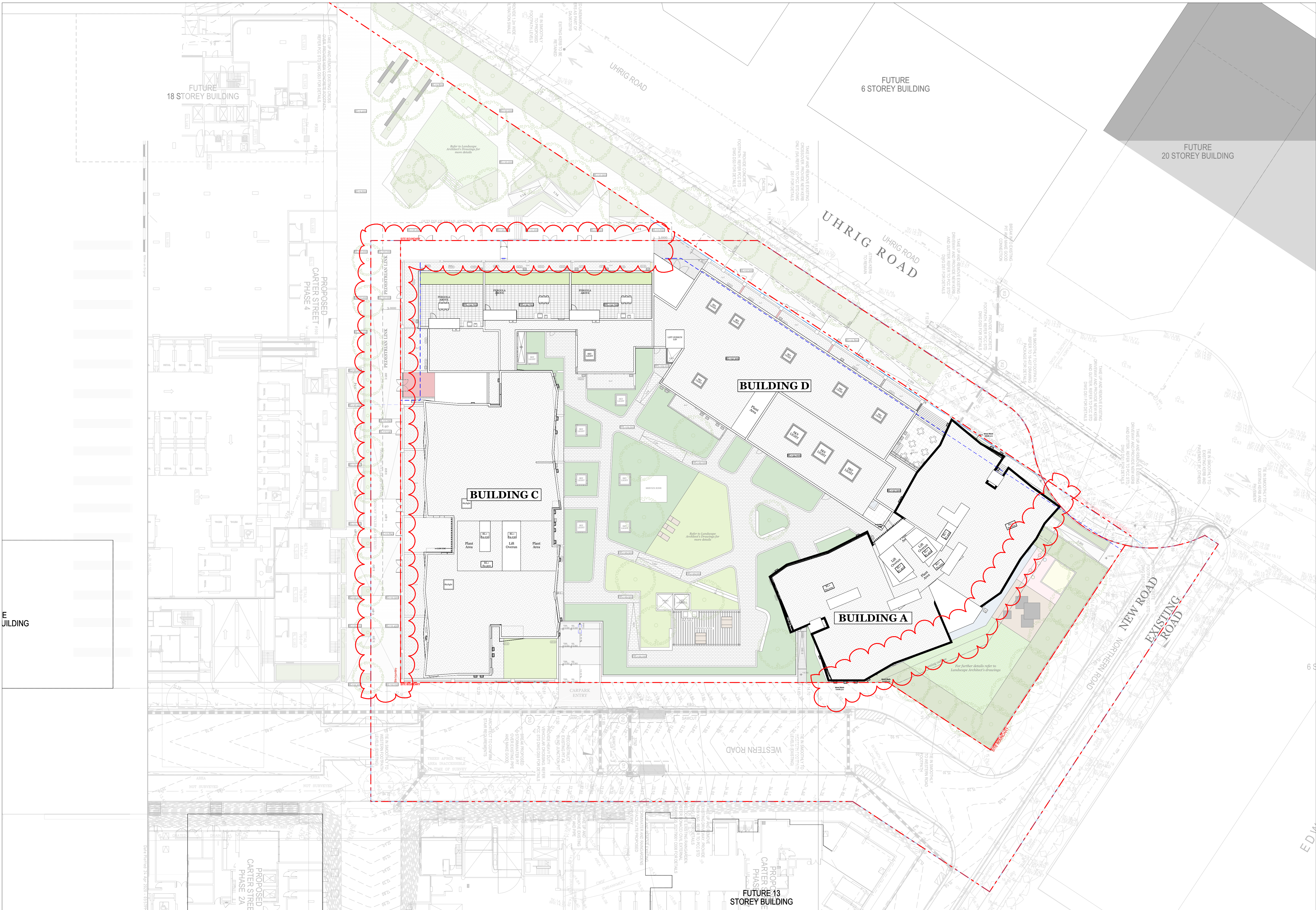
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Project Number
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Scale
Date

12278
Existing Survey
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July 2019

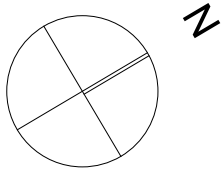
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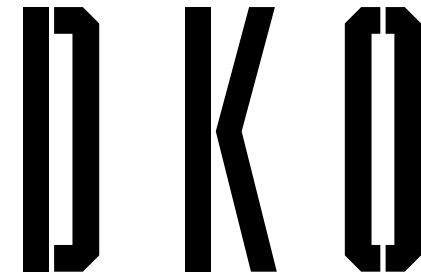


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Project Name
Project Address

Carter Street Phase 3
4-6 Uhrig Street,
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Project Number
Drawing Name
Scale
Date

12278
Site Plan
1:300@A1
July 2019

Client

Meriton

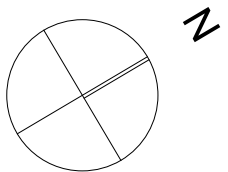
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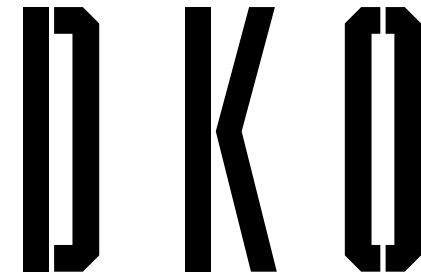


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12278
Basement 02
1:200@A1
July 2019

Client

Meriton

Drawing Number
Revision

DA200a
D

SITE BOUNDARY

SITE BOUNDARY

OSD Tank
116 m²

Grease
Arrestor
113 m²

Basement 1 Carpark:
Total Carparking: 125
FFL+8.500
Residential Spaces: 55 (incl 3 DDA - Res)
Visitor Spaces: 20 Spaces
Community Centre: 90 Spaces (incl 1 DDA - Community)

CPE Plant
Room
52 m²

OSD Tank
89 m²

Storage
3.8m² each

Storage
3.8m² each

Garbage
Holding 1

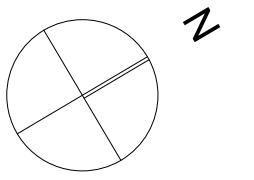
Storage
3.8m² each

7 METRE UHRIG ROAD WIDENING

SITE BOUNDARY

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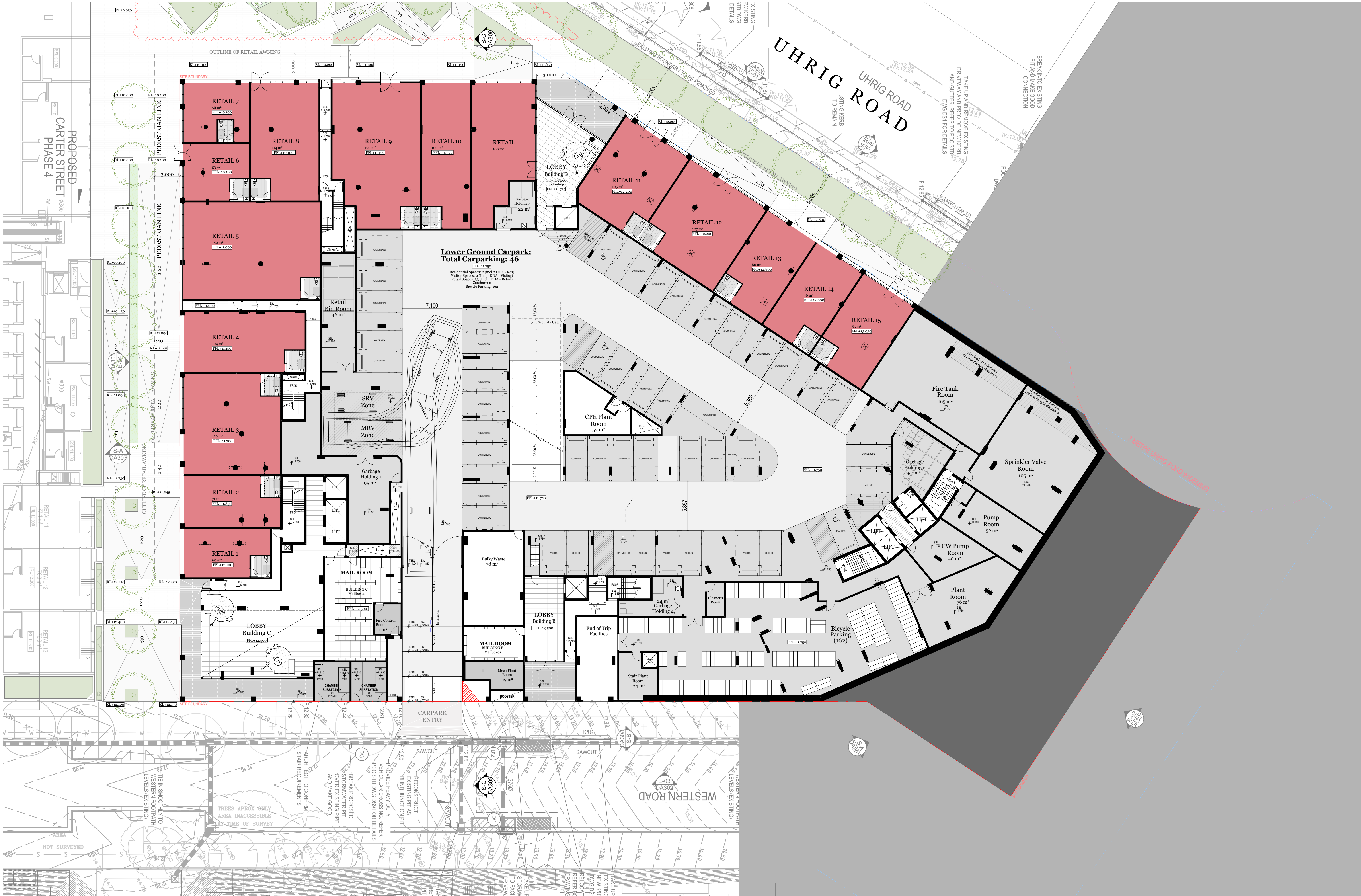
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July 2019

Client

Meriton

Drawing Number
Revision

DA200b
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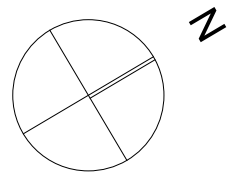






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F	23/06/2020	RV	IL	Revised Issue for DA



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Carter Street Phase 3
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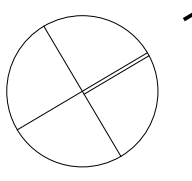
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July 2019

DA203
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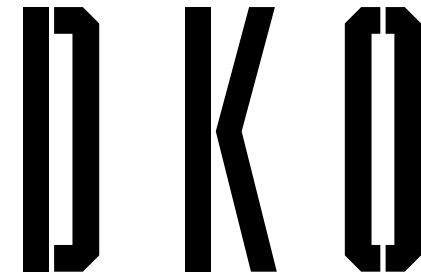


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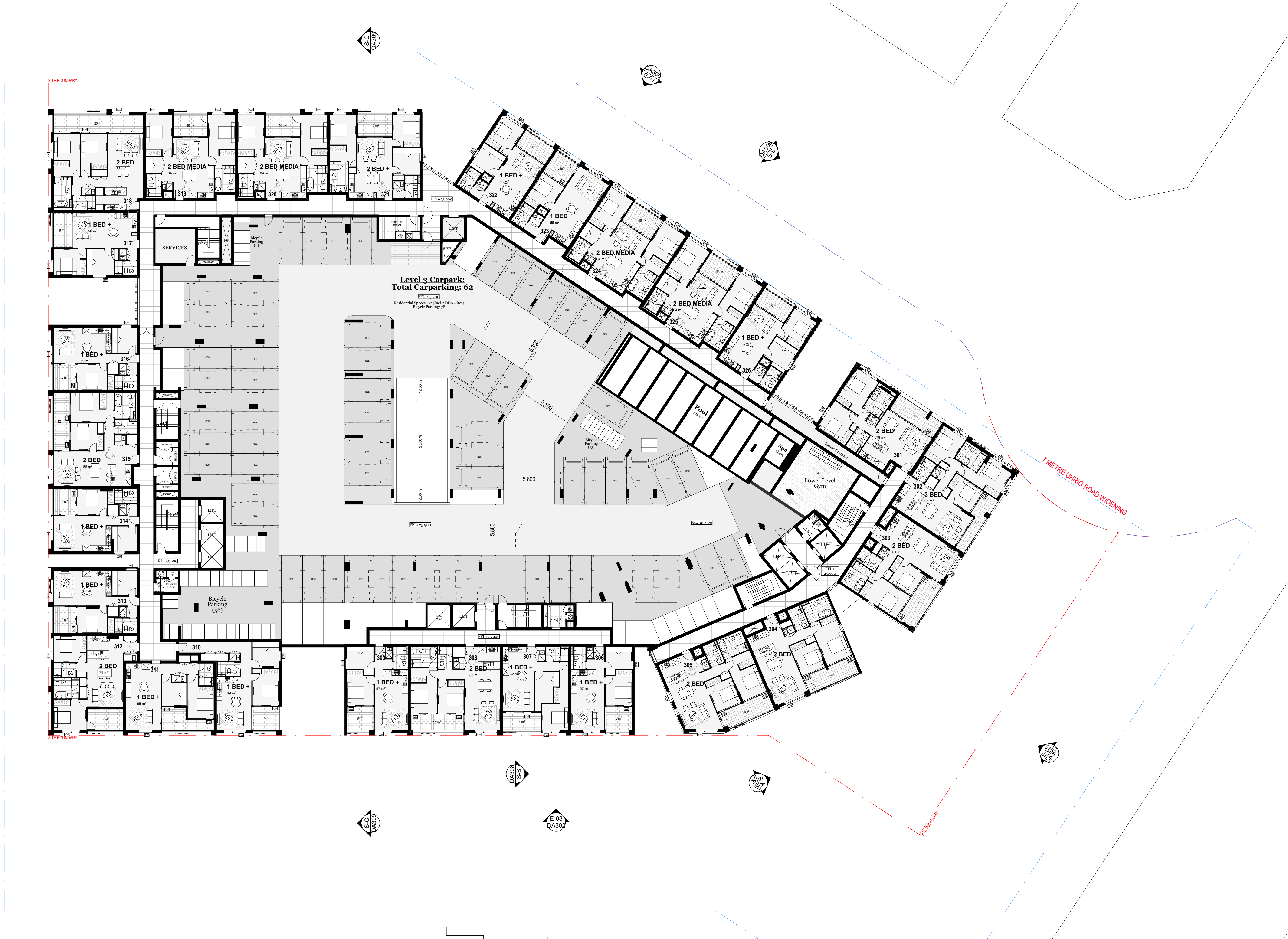
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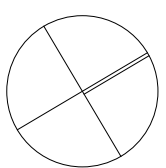
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July 2019

Drawing Number
Revision
**DA204
F**

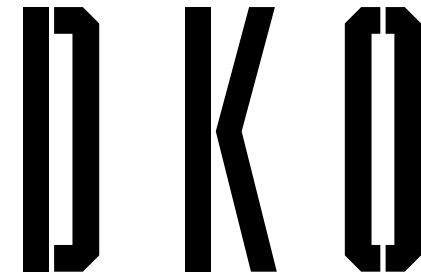


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D	18/02/2020	WL	AN	Revised Issue for DA
E	23/04/2020	WL	IL	Revised Issue for DA
F	23/06/2020	RY	IL	Revised Issue for DA



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Kos de Keijzer 5767
David Randerson 8542



Project Name
Project Address

Client
Meriton

Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141

Project Number
Drawing Name
Scale
Date

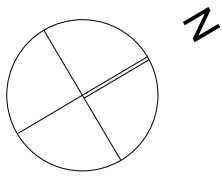
12278
Level 3
1:2000@A1
July 2019

Drawing Number
Revision
**DA205
F**



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David Randerson 8542



Project Name
Project Address

Client
Meriton

Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141

Project Number
Drawing Name
Scale
Date

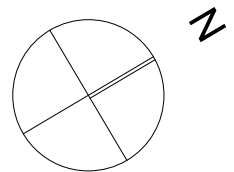
12278
Level 4
1:200@A1
July 2019

Drawing Number
Revision
DA206
F



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Project Name
Project Address

Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141

Project Number
Drawing Name
Scale
Date

12278
Level 5
1:200@A1
July 2019

Client

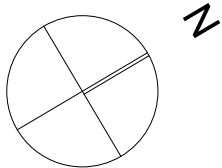
Meriton

Drawing Number
Revision

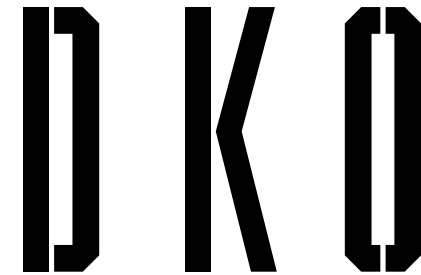
DA207
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Project Name
Project Address

Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141

Project Number
Drawing Name
Scale
Date

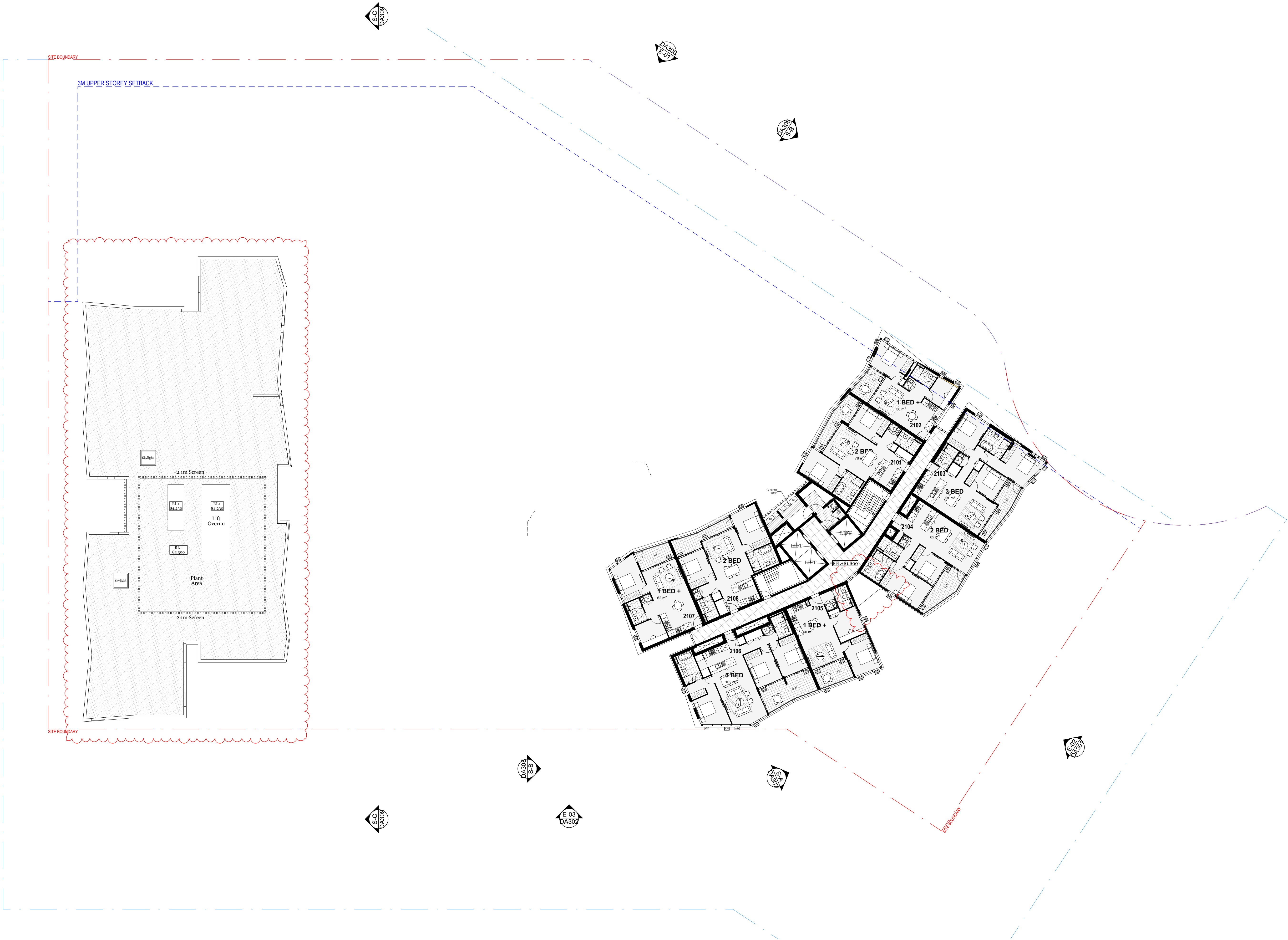
12278
Level 12 - 20
1:200@A1
July 2019

Client

Meriton

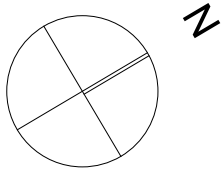
Drawing Number
Revision

DA209
E



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E	23/04/2020	WL	IL	Revised Issue for DA



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Project Name
Project Address

Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141

Project Number
Drawing Name
Scale
Date

12278
Level 21
1:200@A1
July 2019

Client

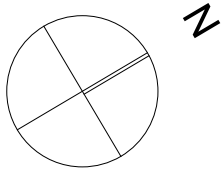
Meriton

Drawing Number
Revision

DA210
E

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Project Name
Project Address

Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141

Project Number
Drawing Name
Scale
Date

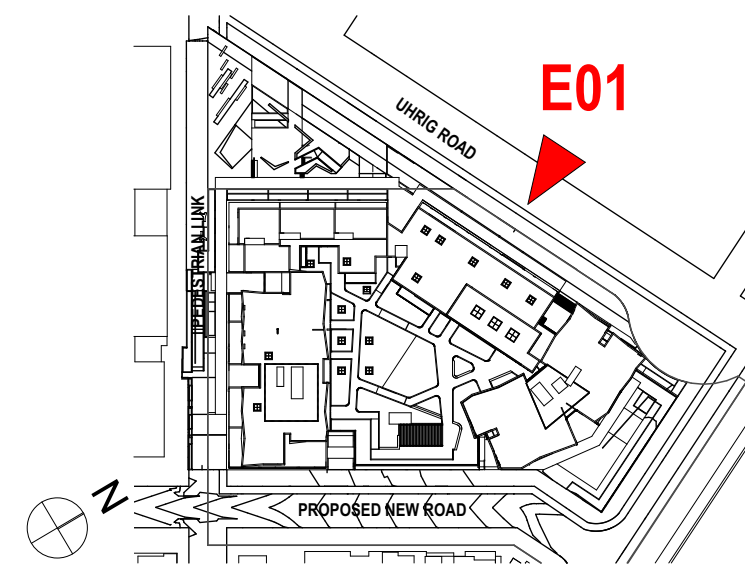
12278
Roof
1:200@A1
July 2019

Client

Meriton

Drawing Number
Revision

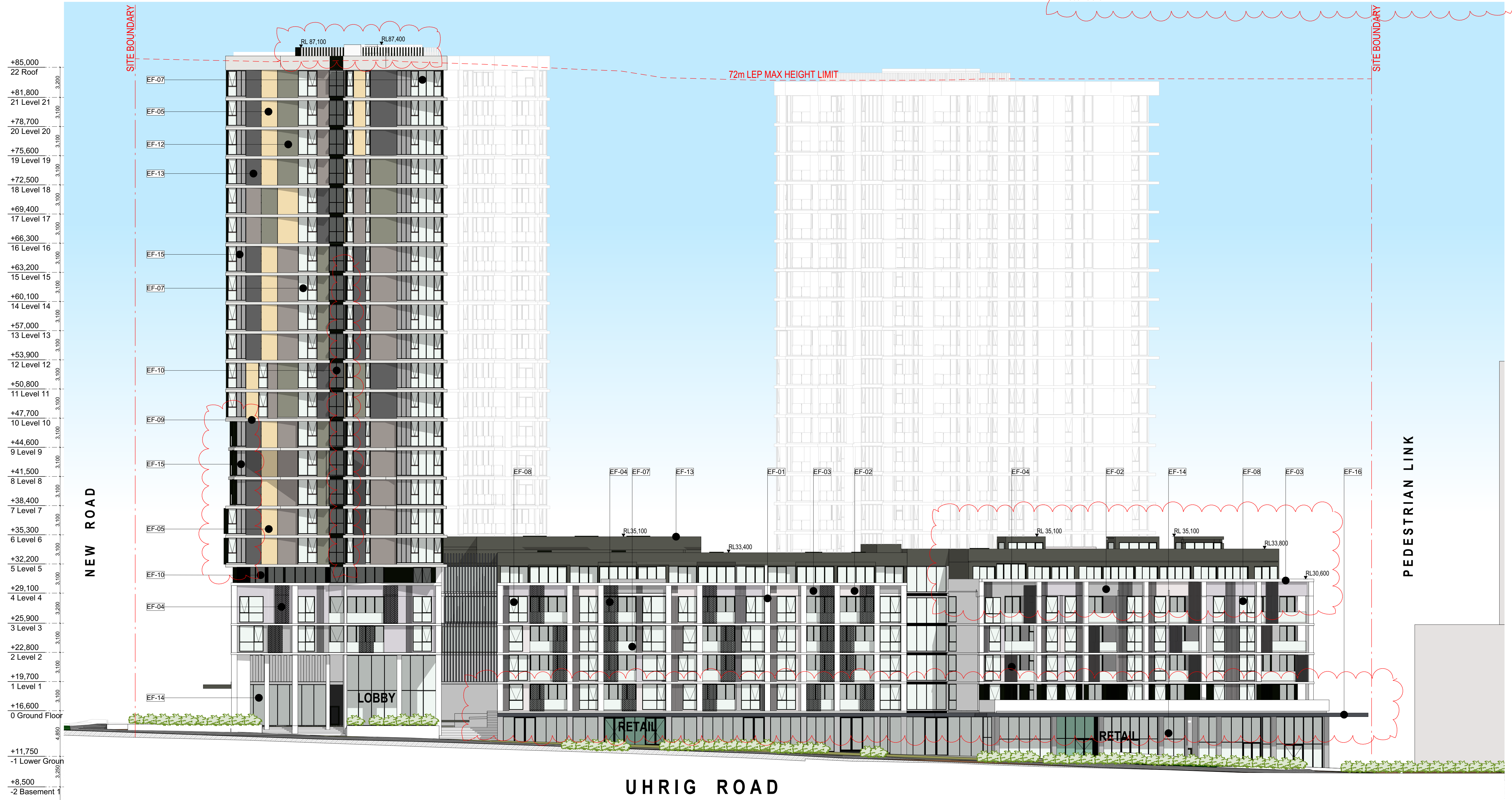
DA211
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LEGEND:

EF-01 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Light Grey	EF-06 Finish: Painted Metal Product: Metal Colour: Black	EF-11 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 4	EF-16 Finish: Painted Cladding Product: Cladding Colour: Dark Grey
EF-02 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 1	EF-07 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5	EF-17 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 7
EF-03 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 2	EF-08 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6	
EF-04 Finish: Painted Metal Product: Metal Colour: Grey 3	EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: White	EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Refer BASIX report Shading: No additional shading	
EF-05 Finish: Painted Concrete Product: Precast Concrete Colour: Beige/Gold	EF-10 Finish: Powdercoat Product: Aluminium Colour: Black	EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey 7 Type: Refer BASIX report Shading: No additional shading	

Reflectivity Coefficient North, East and West façades to achieve a reflectivity coefficient of 10% or less.



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Project Name
Project Address
Client

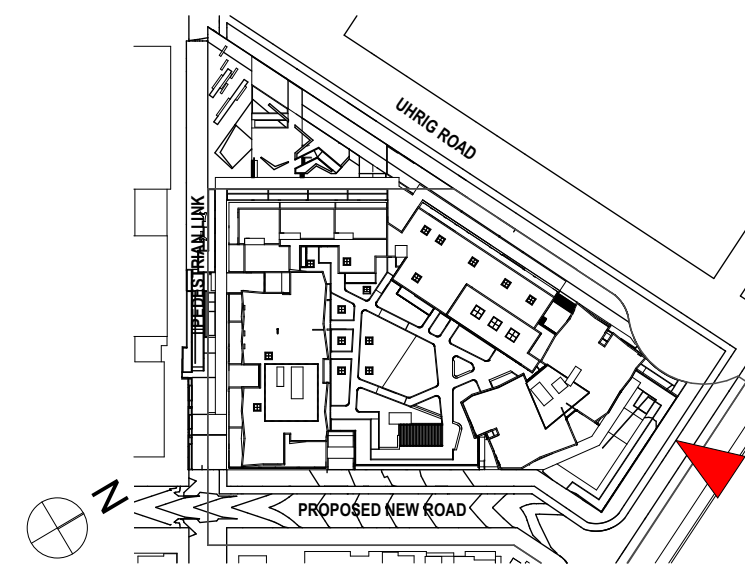
Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141
Meriton

Project Number
Drawing Name
Scale
Date

12278
Elevations - Sheet 1
1:2000@A1
July 2019

Drawing Number
Revision

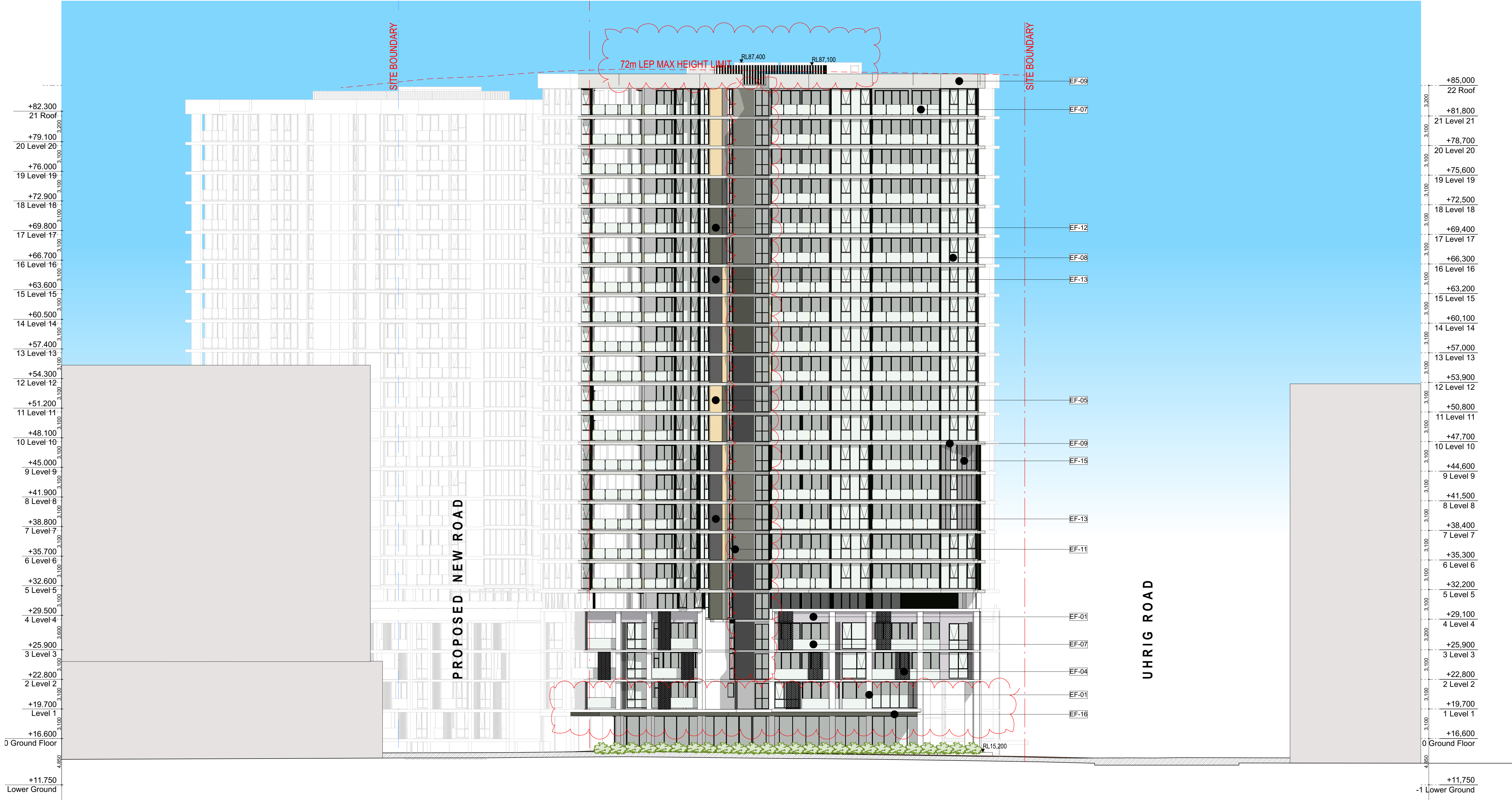
DA300
E



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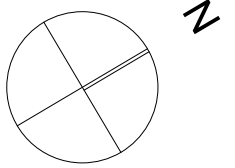
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EF-02 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 1	EF-07 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5	EF-17 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 7
EF-03 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 2	EF-08 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6	
EF-04 Finish: Painted Metal Product: Metal Colour: Grey 3	EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: White	EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Refer BASIX report Shading: No additional shading	
EF-05 Finish: Painted Concrete Product: Precast Concrete Colour: Beige/Gold	EF-10 Finish: Powdercoat Product: Aluminium Colour: Black	EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	

Reflectivity Coefficient North, East and West façades to achieve a reflectivity coefficient of 10% or less.

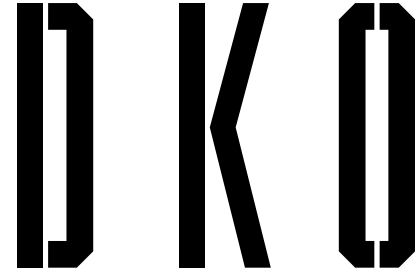


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Project Name
Project Address
Client

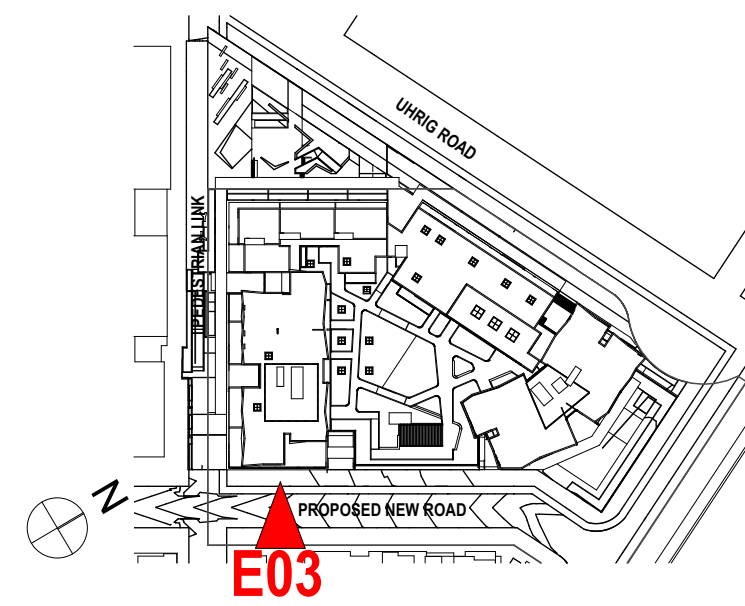
Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141
Meriton

Project Number
Drawing Name
Scale
Date

12278
Elevations - Sheet 2
1:200@A1
July 2019

Drawing Number
Revision

DA301
E



EF-01 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Light Grey	EF-06 Finish: Painted Metal Product: Metal Colour: Black	EF-11 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 4	EF-16 Finish: Painted Cladding Product: Cladding Colour: Dark Grey
EF-02 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 1	EF-07 Finish: Glass Product: Glass Colour: Grey Type: Rofler BASIX report Shading: No additional shading	EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5	EF-17 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 7
EF-03 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 2	EF-08 Finish: Glass Product: Glass Colour: Grey Type: Rofler BASIX report Shading: No additional shading	EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6	
EF-04 Finish: Painted Metal Product: Metal Colour: White	EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 3	EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Rofler BASIX report Shading: No additional shading	
EF-05 Finish: Painted Concrete Product: Precast Concrete Colour: Beige/Gold	EF-10 Finish: Powdercoat Product: Aluminium Colour: Black	EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey Type: Rofler BASIX report Shading: No additional shading	

Reflectivity Coefficient North, East and West façades to achieve a reflectivity coefficient of 10% or less.



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Project Name
Project Address
Client

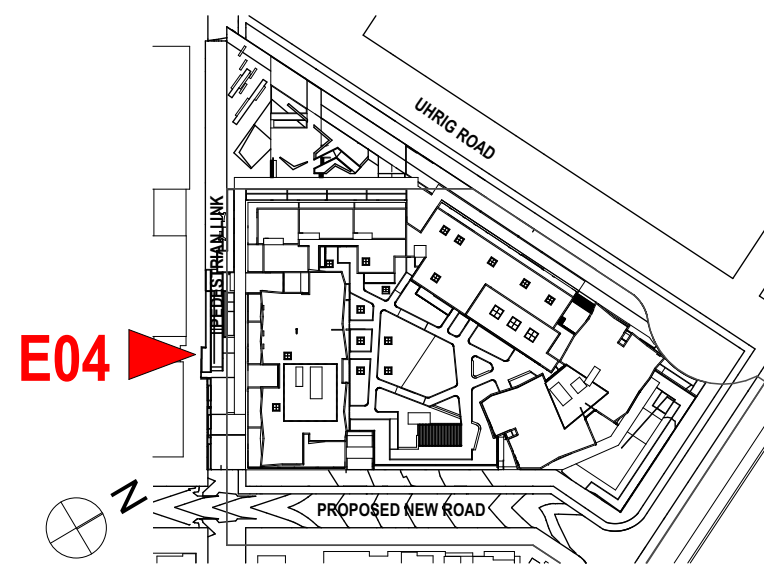
Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141
Meriton

Project Number
Drawing Name
Scale
Date

12278
Elevations - Sheet 3
1:200
July 2019

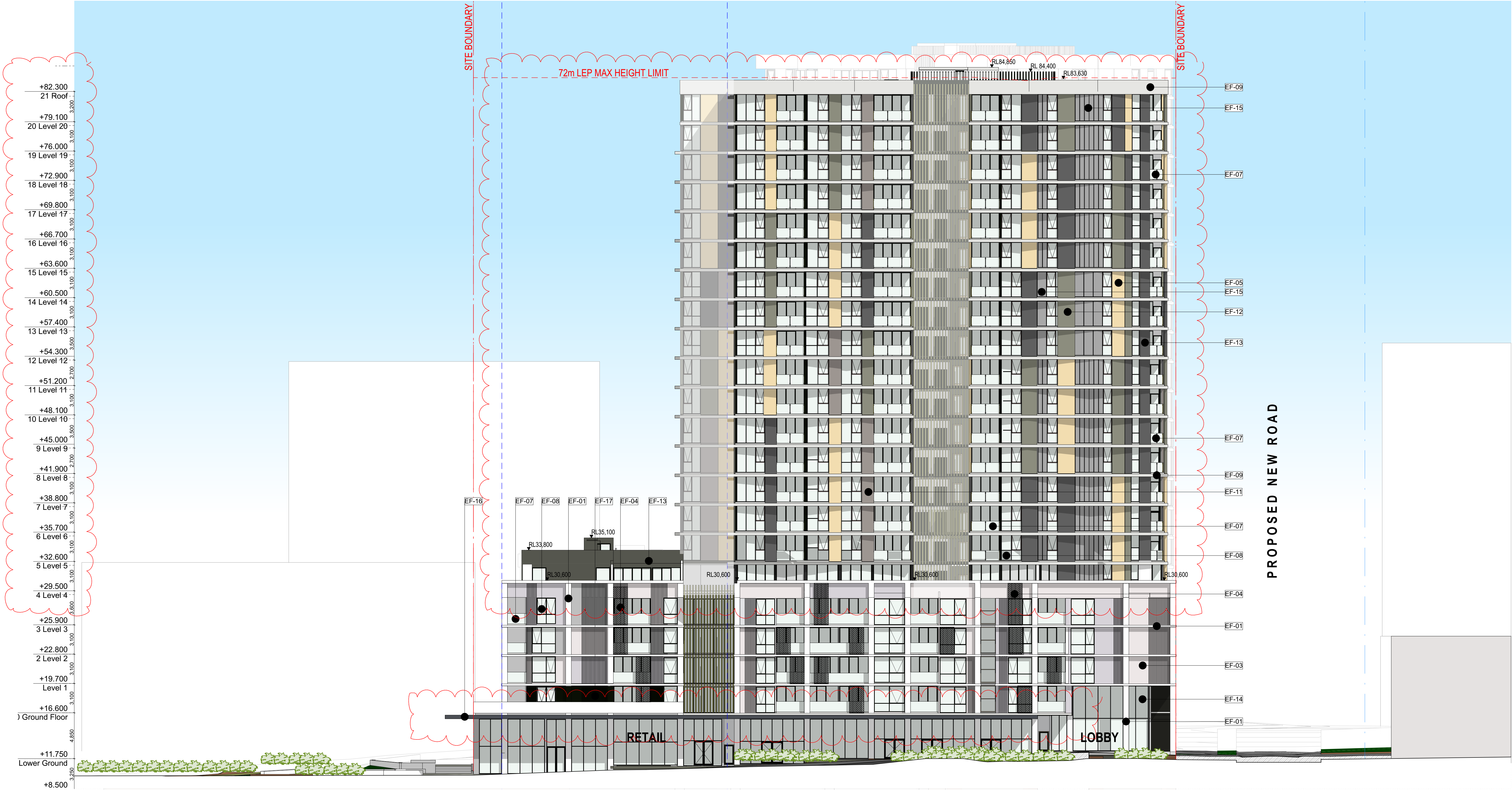
Drawing Number
Revision

DA302
E



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EF-02 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 1	EF-07 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5	EF-17 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 7
EF-03 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 2	EF-08 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6	
EF-04 Finish: Painted Metal Product: Metal Colour: Grey 3	EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: White	EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Refer BASIX report Shading: No additional shading	
EF-05 Finish: Powdercoat Product: Precast Concrete Colour: Beige/Gold	EF-10 Finish: Powdercoat Product: Aluminium Colour: Black	EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	

Reflectivity Coefficient North, East and West façades to achieve a reflectivity coefficient of 10% or less.

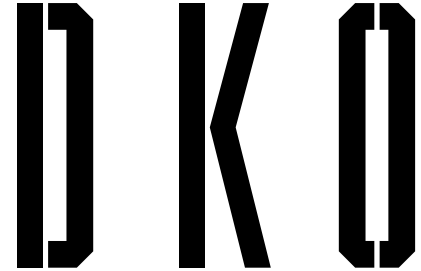


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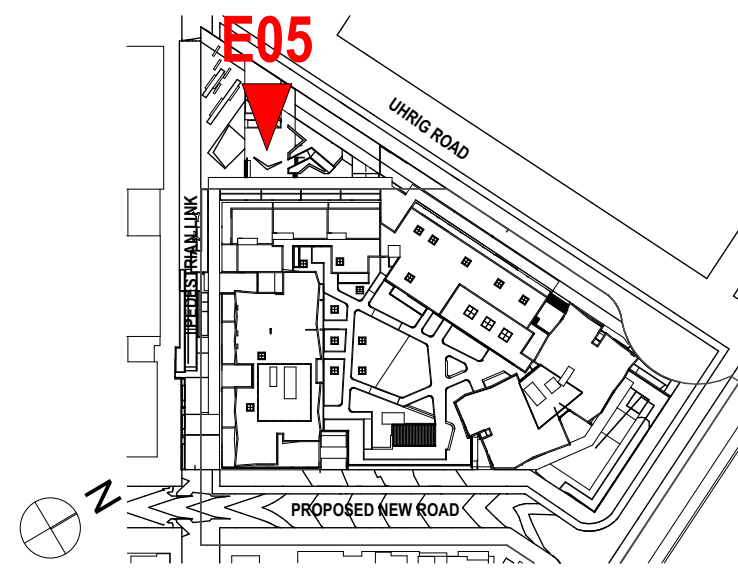
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Project Name Project Address	Carter Street Phase 3 4-6 Uhrig Street, Lidcombe, NSW 2141	Project Number Drawing Name Scale Date	12278 Elevations - Sheet 4 1:2000@A1 July 2019
Client	Meriton	Drawing Number Revision	DA303 E



LEGEND:

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EF-02 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 1	EF-07 Finish: Glass Product: Glass Colour: Grey Type: Roller BASIX report Shading: No additional shading	EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5	EF-17 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 7
EF-03 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 2	EF-08 Finish: Glass Product: Glass Colour: Grey Type: Roller BASIX report Shading: No additional shading	EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6	
EF-04 Finish: Painted Metal Product: Pre-Cast Concrete Colour: White	EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: White	EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Roller BASIX report Shading: No additional shading	
EF-05 Finish: Painted Concrete Product: Precast Concrete Colour: Beige/Gold	EF-10 Finish: Powdercoat Product: Aluminium Colour: Black	EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey Type: Roller BASIX report Shading: No additional shading	

Reflectivity Coefficient North, East and West façades to achieve a reflectivity coefficient of 10% or less.

+85,000
22 Roof
+81,800
21 Level 21
+78,700
20 Level 20
+75,600
19 Level 19
+72,500
18 Level 18
+69,400
17 Level 17
+66,300
16 Level 16
+63,200
15 Level 15
+60,100
14 Level 14
+57,000
13 Level 13
+53,900
12 Level 12
+50,800
11 Level 11
+47,700
10 Level 10
+44,600
9 Level 9
+41,500
8 Level 8
+38,400
7 Level 7
+35,300
6 Level 6
+32,200
5 Level 5
+29,100
4 Level 4
+25,900
3 Level 3
+22,800
2 Level 2
+19,700
1 Level 1
+16,600
0 Ground Floor
+11,750
-1 Lower Ground
+8,500
-2 Basement 1



72m LEP MAX HEIGHT LIMIT

EF-11

EF-12

EF-13

EF-08

EF-12

EF-09

EF-10

PEDESTRIAN LINK

EF-17

EF-01

EF-16

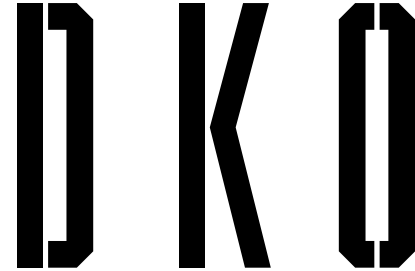
+82,300
21 Roof
+79,100
20 Level 20
+76,000
19 Level 19
+72,900
18 Level 18
+69,800
17 Level 17
+66,700
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+63,600
15 Level 15
+60,500
14 Level 14
+57,400
13 Level 13
+54,300
12 Level 12
+51,200
11 Level 11
+48,100
10 Level 10
+45,000
9 Level 9
+41,900
8 Level 8
+38,800
7 Level 7
+35,700
6 Level 6
+32,600
5 Level 5
+29,500
4 Level 4
+25,900
3 Level 3
+22,800
2 Level 2
+19,700
Level 1
+16,600
0 Ground Floor
+11,750
-1 Lower Ground
+8,500
-2 Basement 1

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David Randerson 8542



Project Name
Project Address

Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141

Project Number
Drawing Name
Scale
Date

12278
Elevations - Sheet 5
1:200@A1
July 2019

Client

Meriton

Drawing Number
Revision

DA304
E



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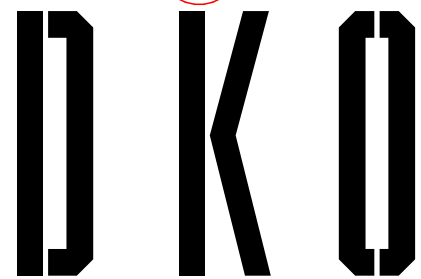
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EF-02 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 1	EF-07 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5	EF-17 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 7
EF-03 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 2	EF-08 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6	
EF-04 Finish: Painted Metal Product: Metal Colour: Grey 3	EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: White	EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Refer BASIX report Shading: No additional shading	
EF-05 Finish: Painted Concrete Product: Precast Concrete Colour: Beige/Gold	EF-10 Finish: Powdercoat Product: Aluminium Colour: Black	EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	

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Rev.	Date	By	Ckd	Description
A	6/08/2019	WL, PFS ZOS	IL	Issue For DA
B	6/08/2019			Issue For DA
C	18/02/2020	WL	AN	Revised Issue for DA
D	23/04/2020	WL	IL	Revised Issue for DA



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Project Name	Carter Street Phase 3	Project Number	12278
Project Address	4-6 Uhrig Street, Lidcombe, NSW 2141	Drawing Name	Elevations - Finishes
		Scale	1:0.61@A1
		Date	July 2019
Client	Meriton	Drawing Number	DA305
		Revision	D

LEGEND:

EF-01 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Light Grey	EF-06 Finish: Painted Metal Product: Metal Colour: Black	EF-11 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 4	EF-16 Finish: Painted Cladding Product: Cladding Colour: Dark Grey
EF-02 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 1	EF-07 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5	EF-17 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 7
EF-03 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 2	EF-08 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6	
EF-04 Finish: Painted Metal Product: Metal Colour: Grey 3	EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: White	EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Refer BASIX report Shading: No additional shading	
EF-05 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Beige/Gold	EF-10 Finish: Powdercoat Product: Aluminium Colour: Black	EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	



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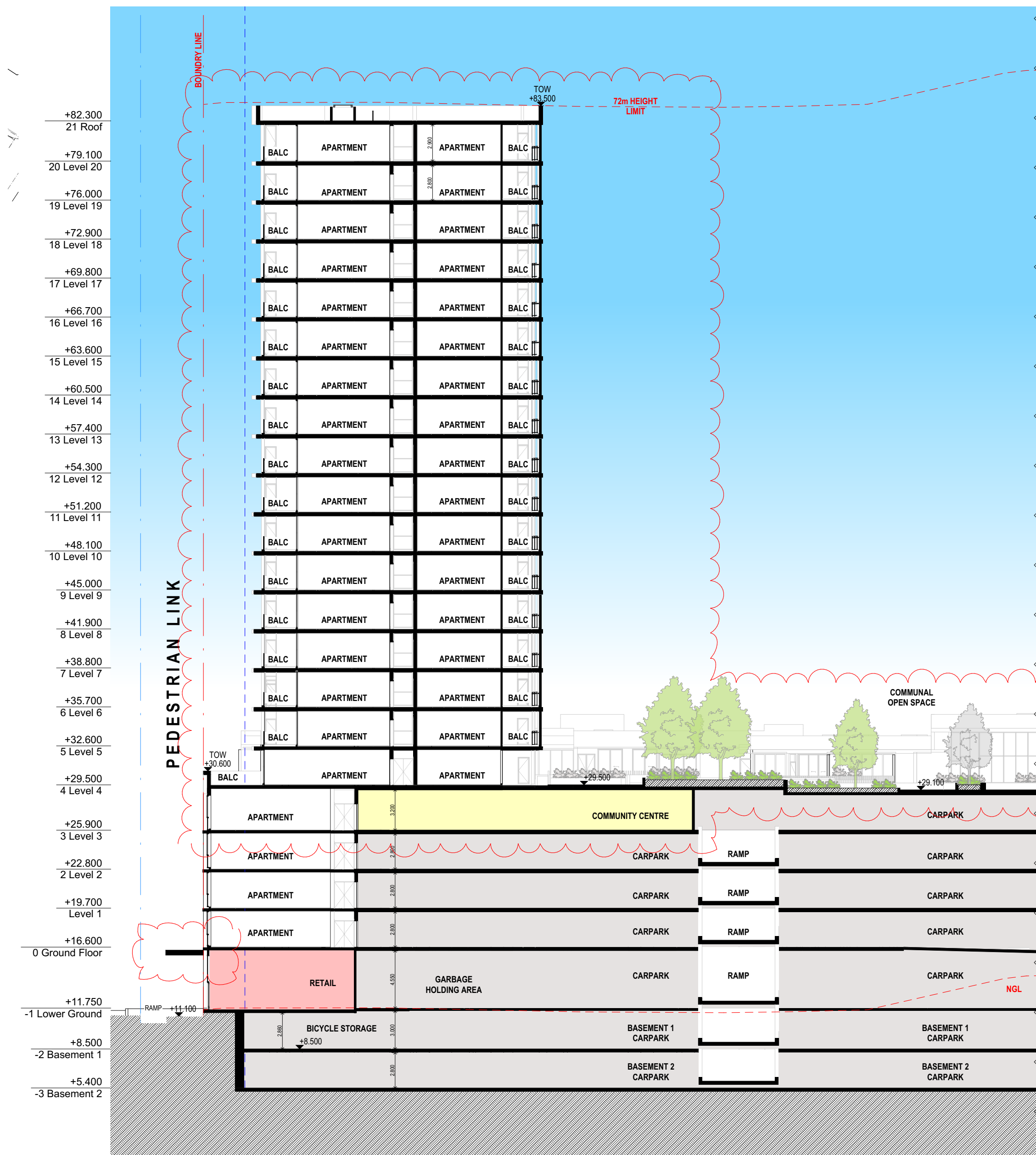
Rev.	Date	By	Ckd	Description
A	6/08/2019	WL, PFS	IL	Issue For DA
B	6/08/2019			Issue For DA
C	18/02/2020	WL	AN	Revised Issue for DA
D	23/04/2020	WL	IL	Revised Issue for DA



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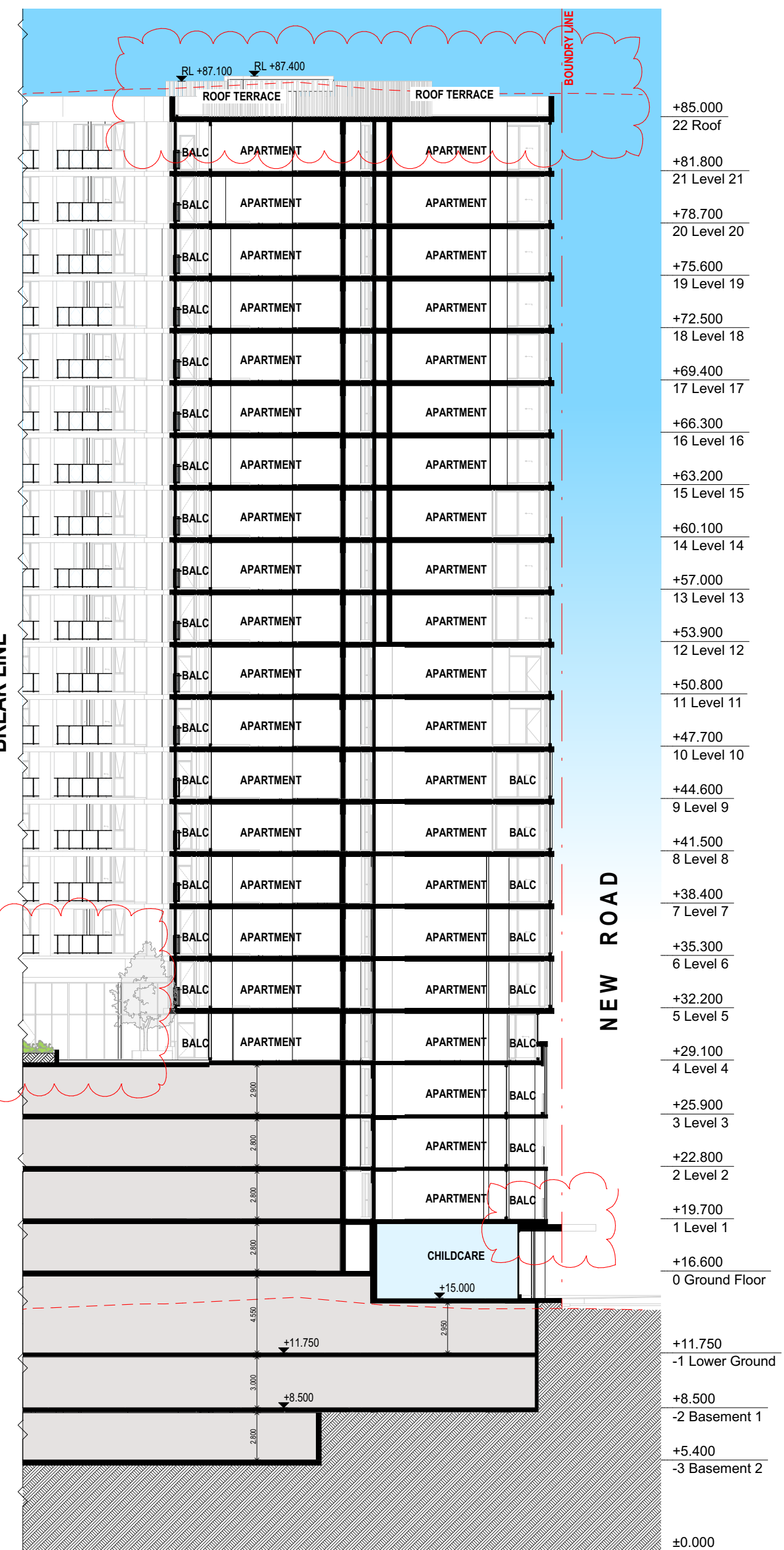
DKO

Project Name	Carter Street Phase 3	Project Number	12278
Project Address	4-6 Uhrig Street, Lidcombe, NSW 2141	Drawing Name	Elevations - Finishes
		Scale	1:0.58@A1
		Date	July 2019
Client	Meriton	Drawing Number	DA306
		Revision	D



SECTION A

1:200



S-A

SECTION A (Part 2)

1:200

KEY MAP

A key map showing the site's location. The site is a rectangular area with a grid of buildings, located at the intersection of UWRig Road and BS (Barrage Street). The map shows the surrounding streets and the layout of the site.

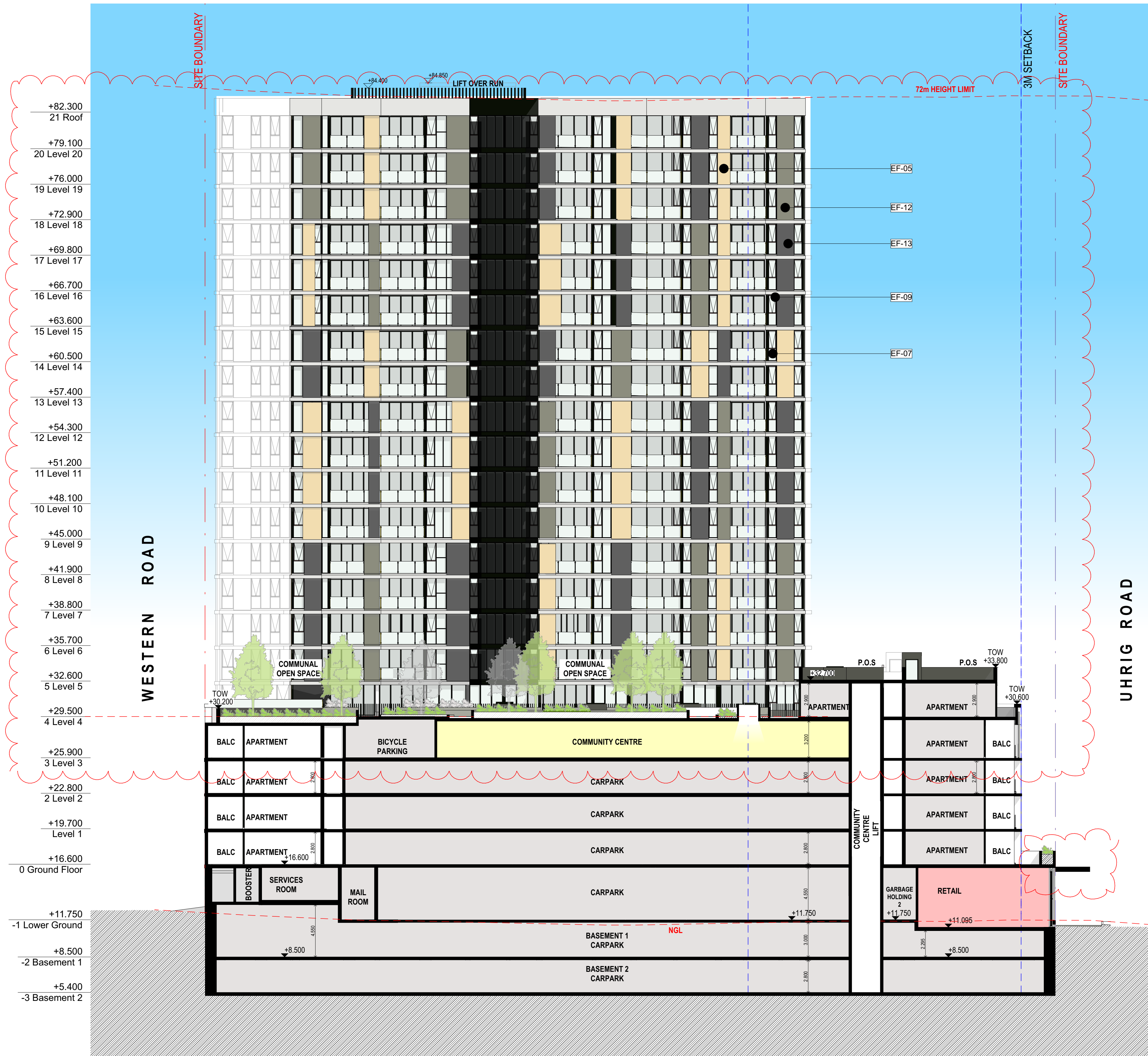
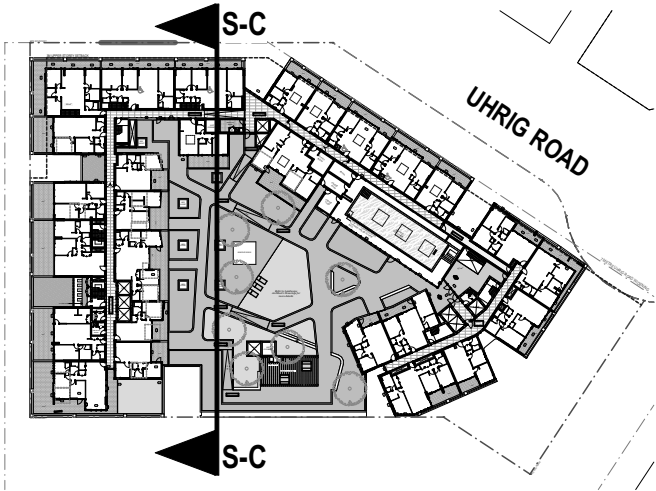


LEGEND:

EF-01 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Light Grey	EF-06 Finish: Painted Metal Product: Metal Colour: Black	EF-11 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 4
EF-02 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 1	EF-07 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5
EF-03 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 2	EF-08 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6
EF-04 Finish: Painted Metal Product: Metal Colour: Grey 3	EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: White	EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Refer BASIX report Shading: No additional shading
EF-05 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Beige/Gold	EF-10 Finish: Powdercoat Product: Aluminium Colour: Black	EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey 7 Type: Refer BASIX report Shading: No additional shading

Rev.	Date	By	Ckd	Description
A	6/08/2019	WL,PPS Z,OS	IL	Issue For DA
B	6/08/2019			Issue For DA
C	18/02/2020	WL	AN	Revised Issue for DA
D	23/04/2020	WL	IL	Revised Issue for DA

KEY MAP



S-C

SECTION C

1:200

LEGEND:

EF-01 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Light Grey	EF-06 Finish: Painted Metal Product: Metal Colour: Black	EF-11 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 4
EF-02 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 1	EF-07 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-12 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 5
EF-03 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 2	EF-08 Finish: Glass Product: Glass Colour: Grey Type: Refer BASIX report Shading: No additional shading	EF-13 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey 6
EF-04 Finish: Painted Metal Product: Metal Colour: Grey 3	EF-09 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: White	EF-14 Finish: Frameless Glass Product: Glass Colour: Clear Type: Refer BASIX report Shading: No additional shading
EF-05 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: BeigeGold	EF-10 Finish: Powdercoat Product: Aluminium Colour: Black	EF-15 Finish: Colour Back Glass Product: Colour Back Glass Colour: Grey 7 Type: Refer BASIX report Shading: No additional shading



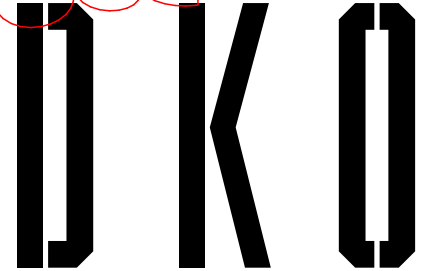
Photomontage: Corner of Western Road and Pedestrian Link

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C	23/04/2020	WL	IL	Revised Issue for DA



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Project Name	Carter Street Phase 3	Project Number	12278
Project Address	4-6 Uhrig Street, Lidcombe, NSW 2141	Drawing Name	Artists Impression
		Scale	@A1
		Date	July 2019
Client	Meriton	Drawing Number	DA310
		Revision	C



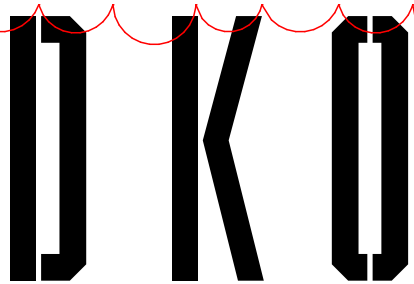
Photomontage: View from Uhrig Road Looking East

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B	18/02/2020	WL, AN	AN	Revised Issue for DA
C	23/04/2020	WL, IL	IL	Revised Issue for DA



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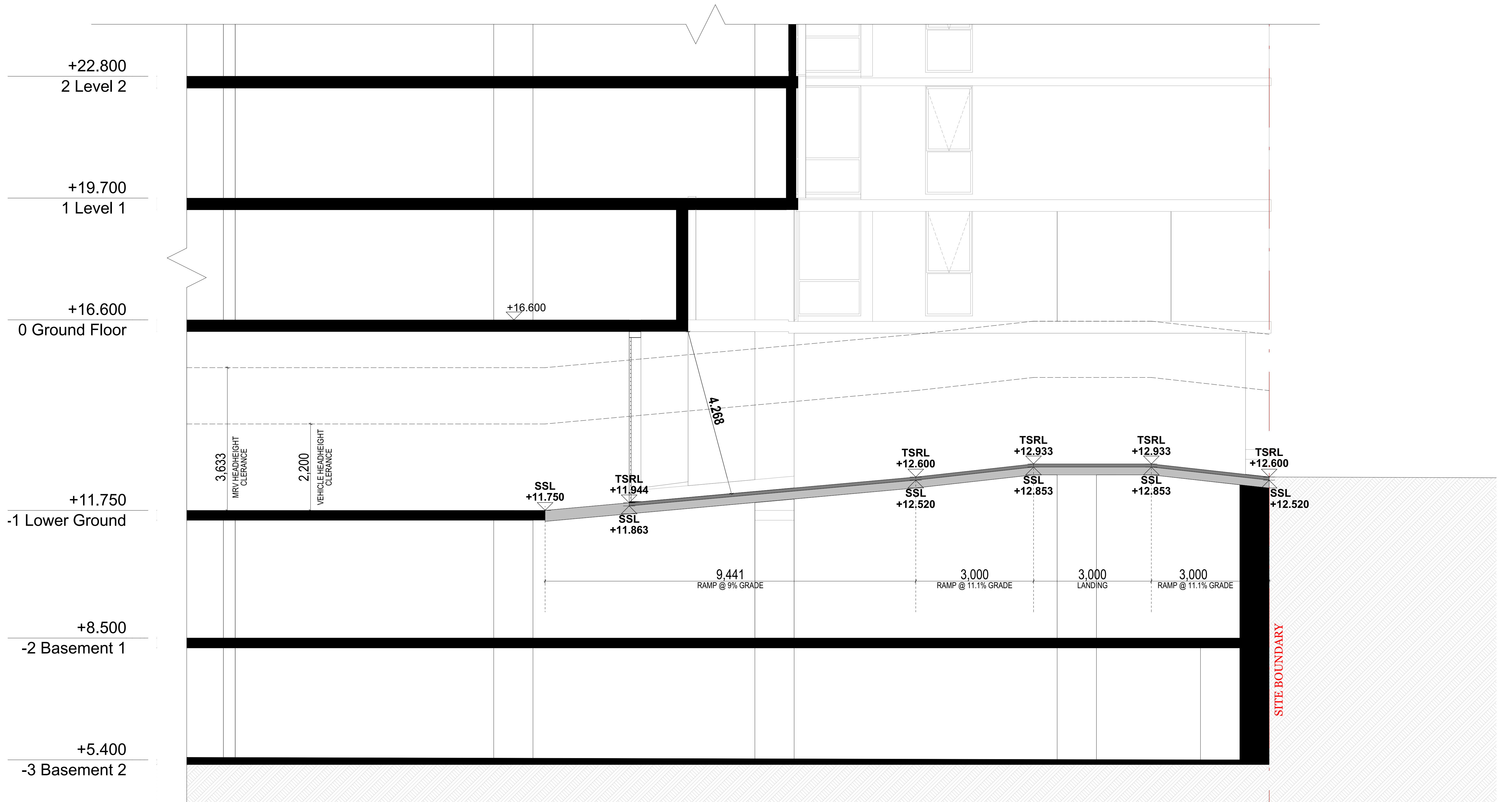


Project Name	Carter Street Phase 3
Project Address	4-6 Uhrig Street, Lidcombe, NSW 2141

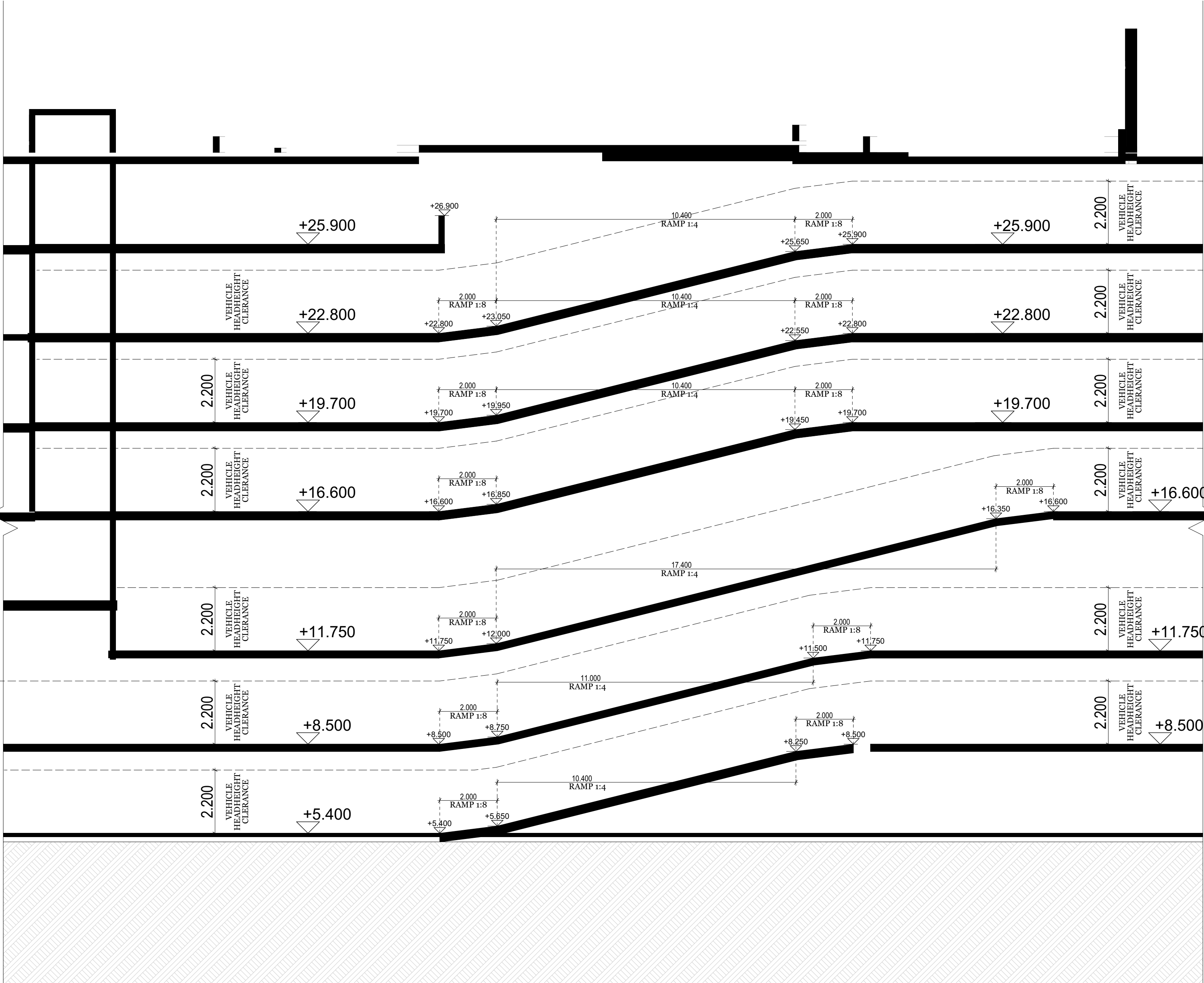
Client
Meriton

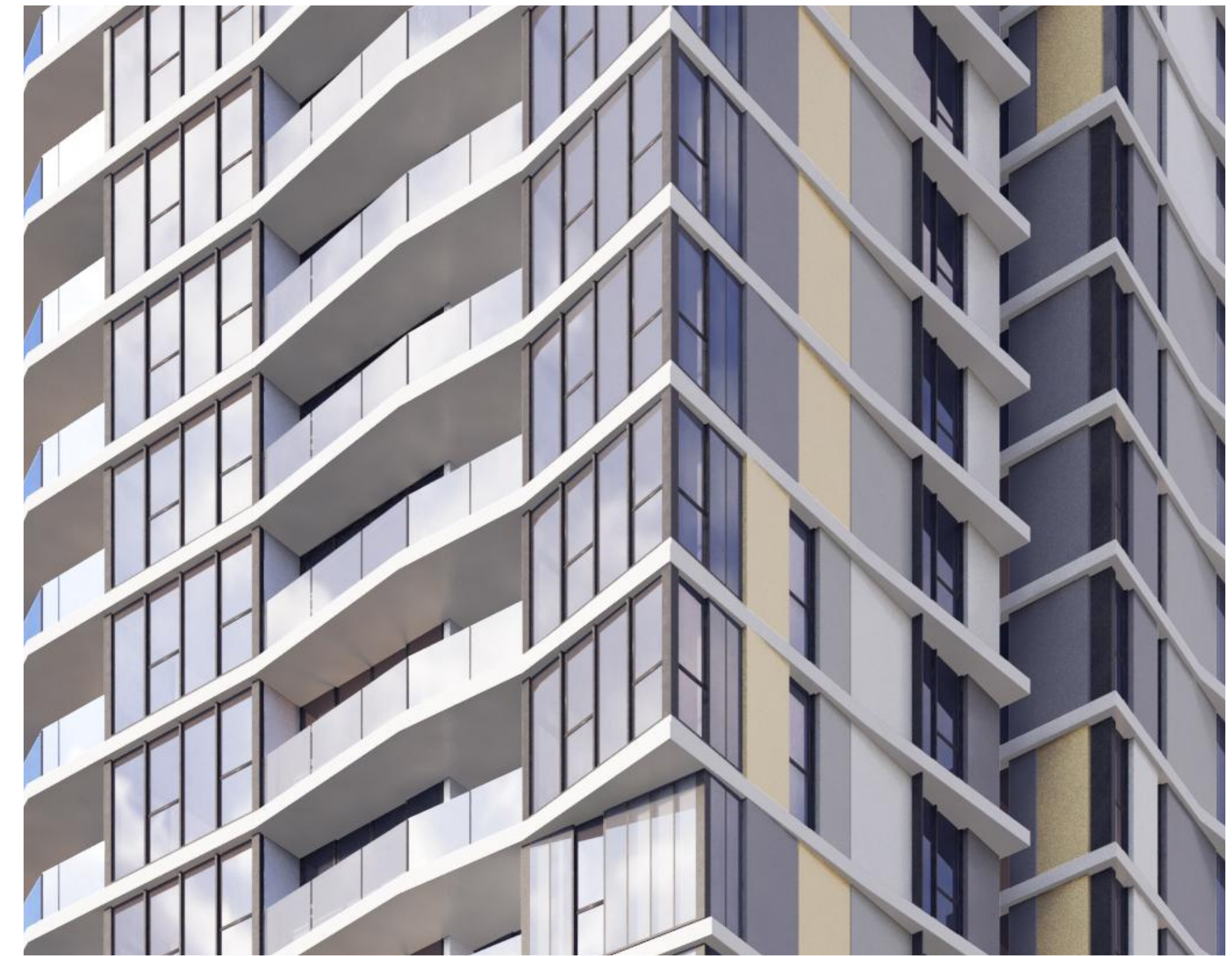
Project Number	12278
Drawing Name	Artists Impression
Scale	@A1
Date	July 2019

Drawing Number	DA311
Revision	C

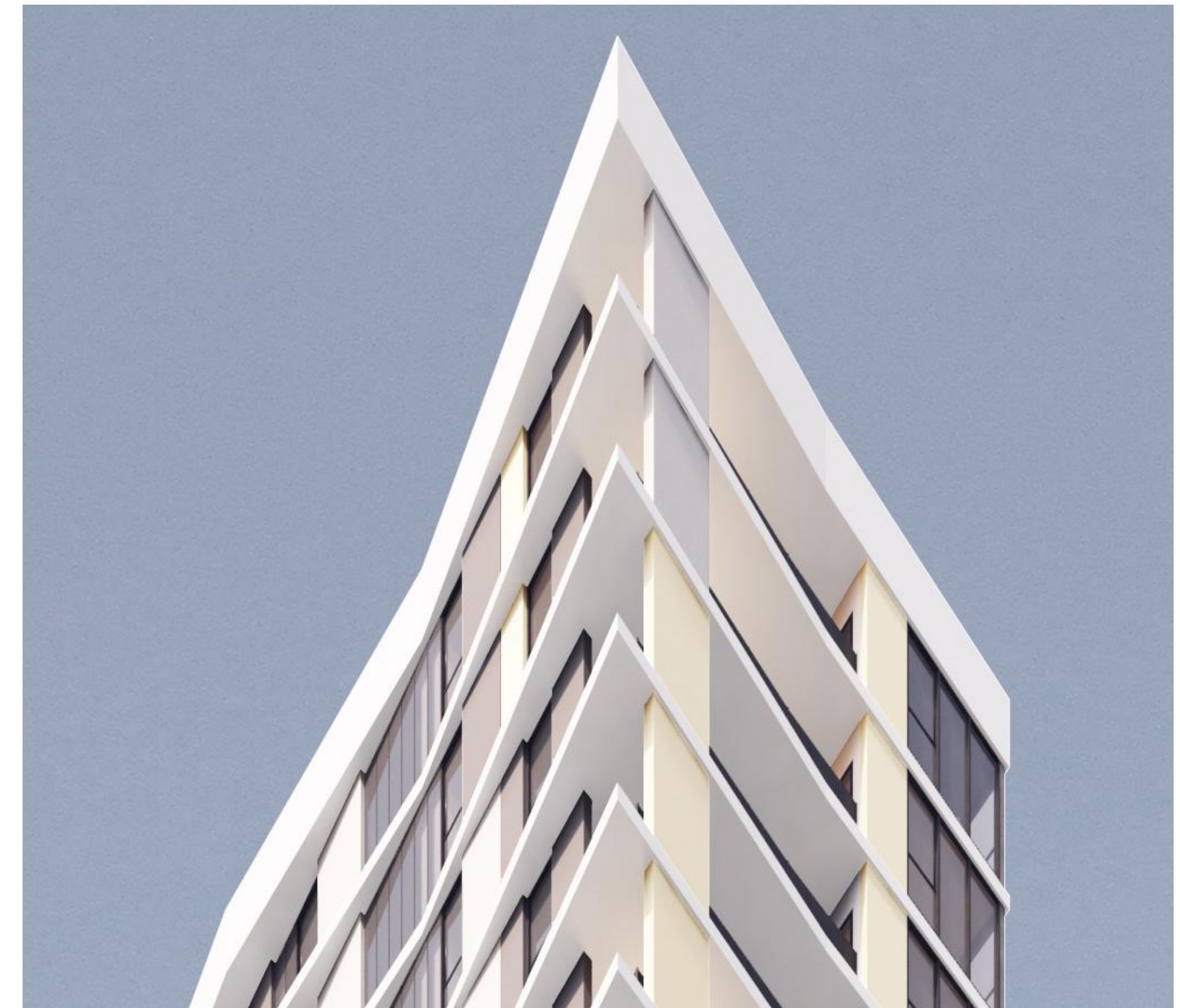


LEGEND
SSL: STRUCTURAL SLAB LEVEL
TSRL: TOPPING SLAB LEVEL

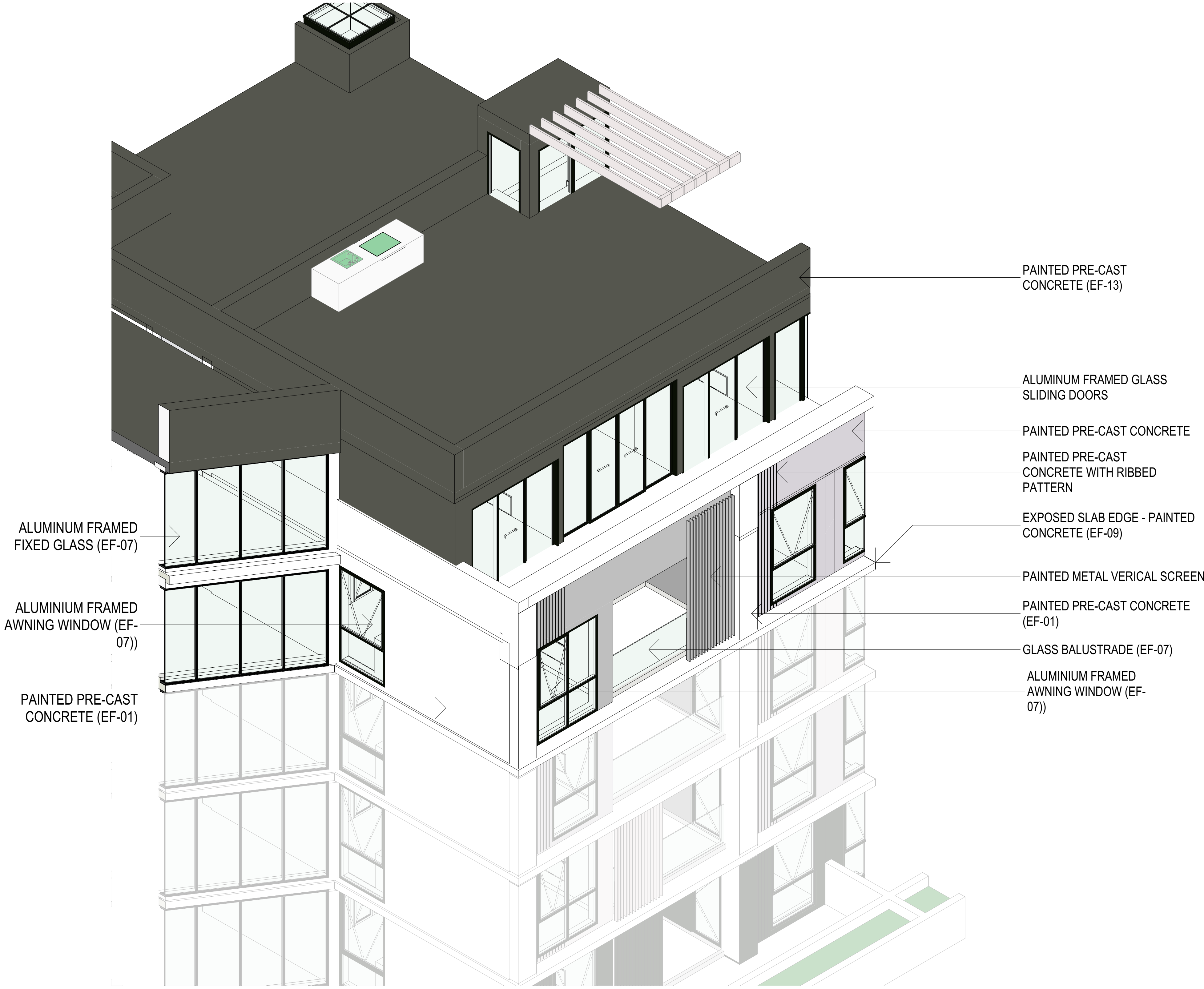




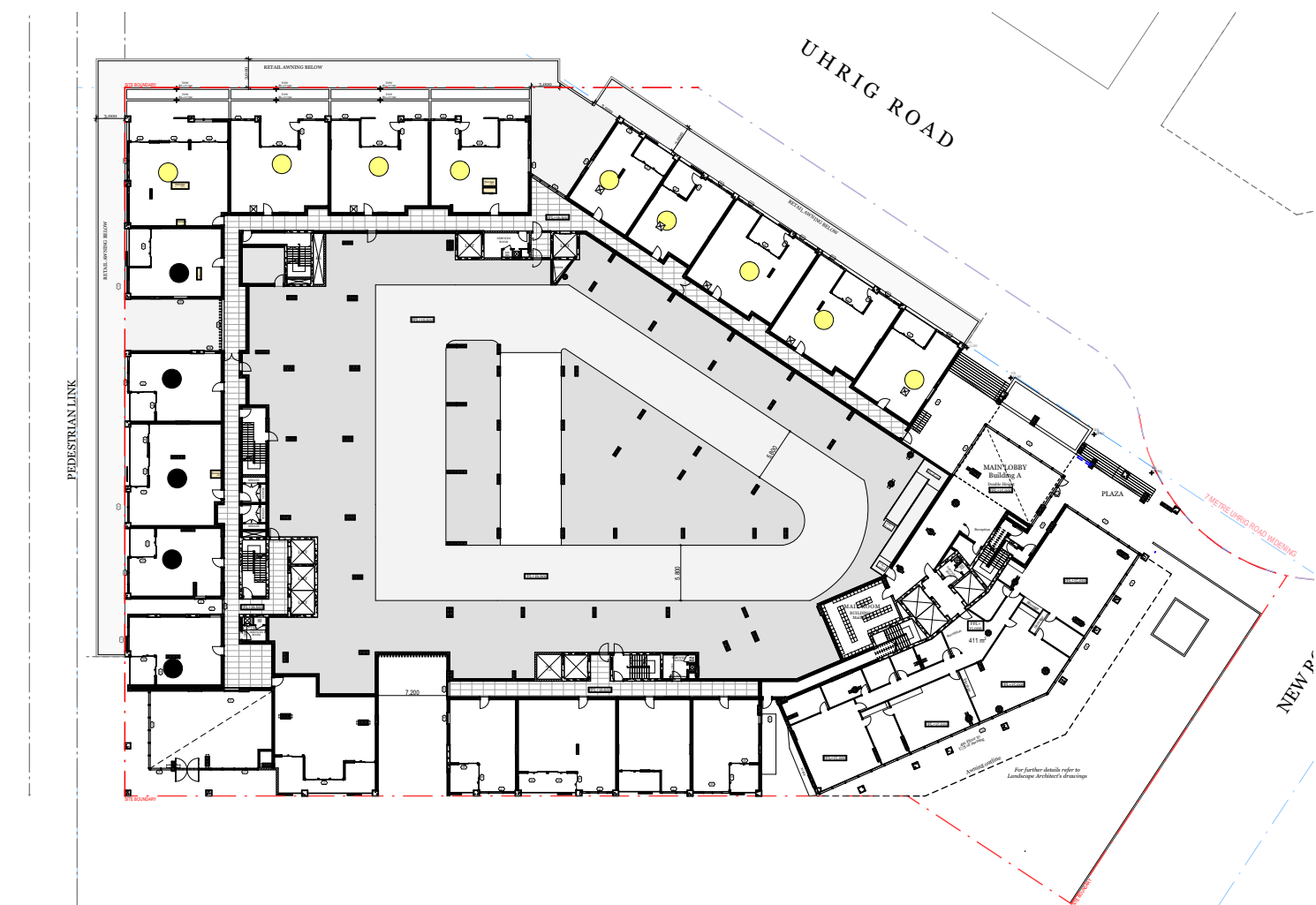
FACADE CONDITION 1 - BUILDING A



FACADE CONDITION 2 - BUILDING B

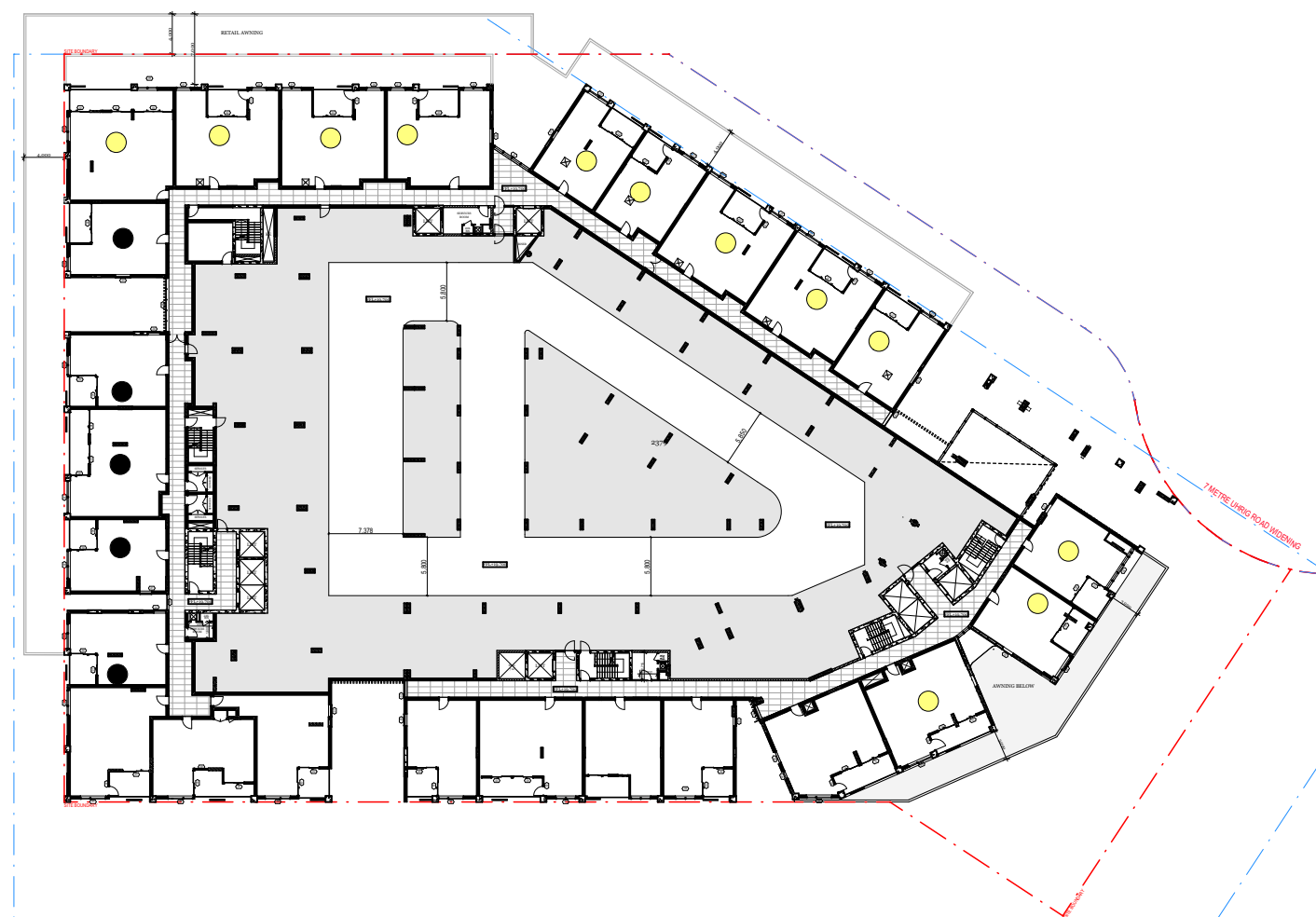


FACADE CONDITION 3 - BUILDING C



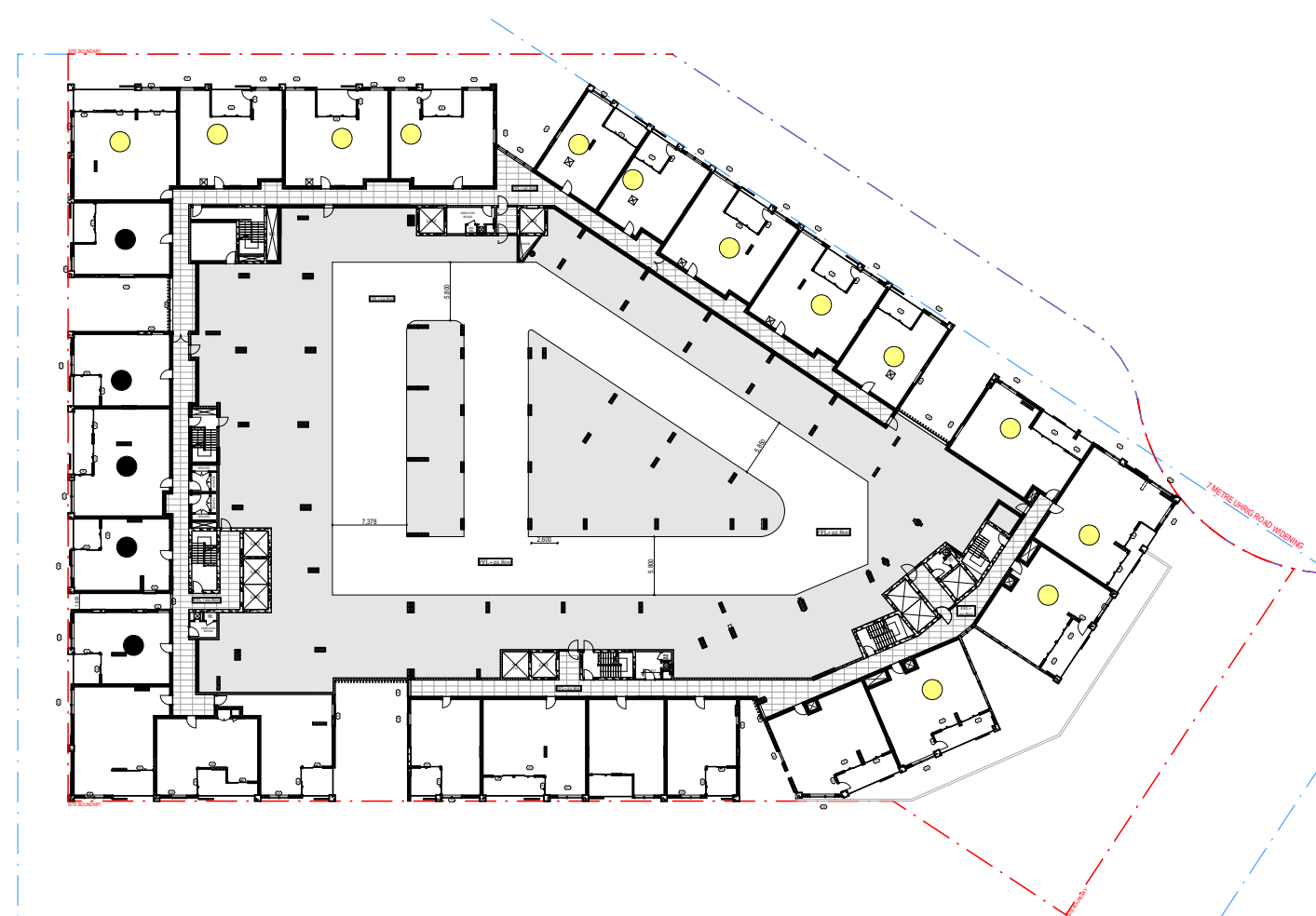
Ground Floor

Solar Access: 9/19
No Solar Access: 5/19



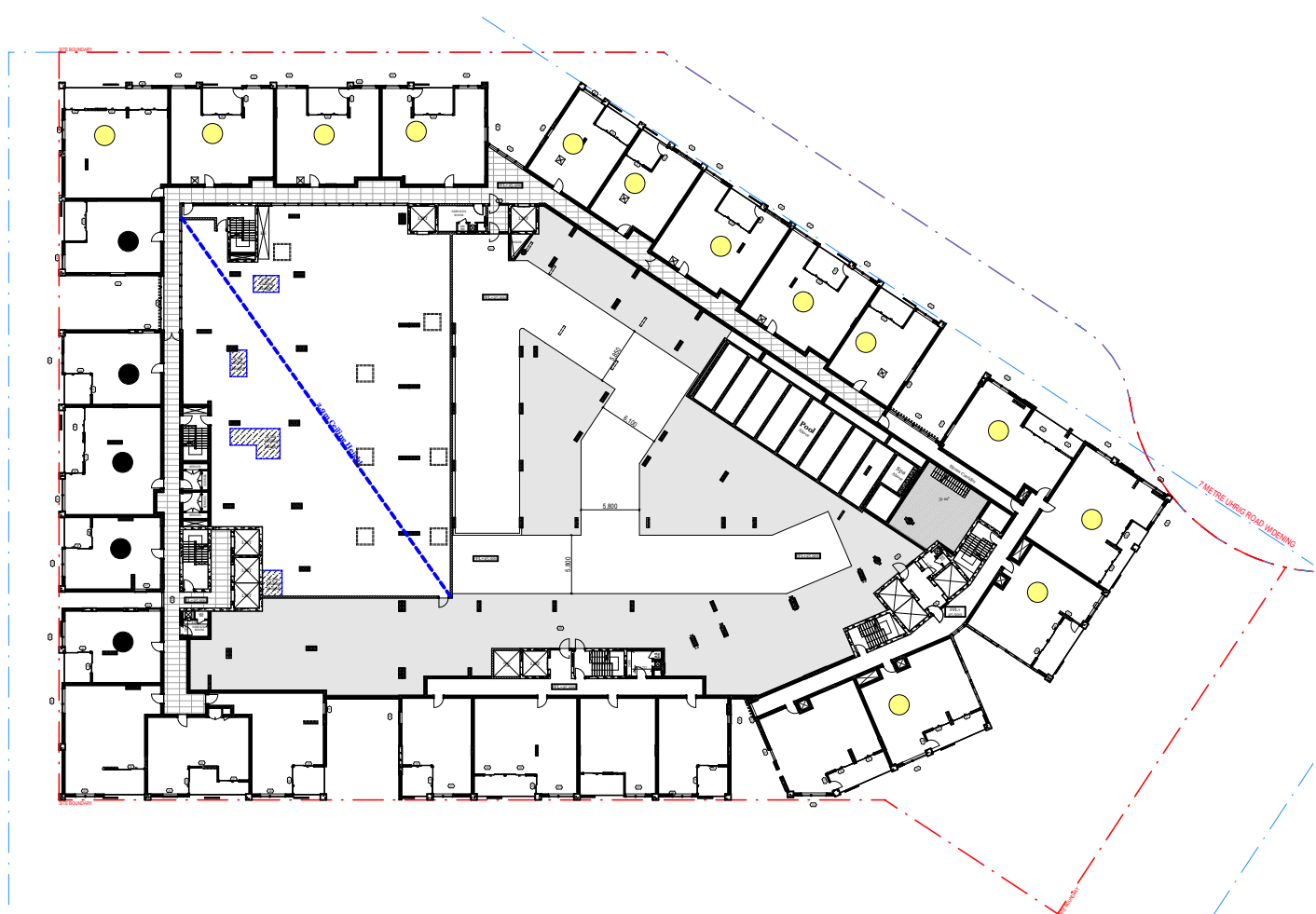
Level 1

Solar Access: 12/25
No Solar Access: 5/25



Level 2

Solar Access: 13/26
No Solar Access: 5/26



Level 3

Solar Access: 13/26
No Solar Access: 5/26



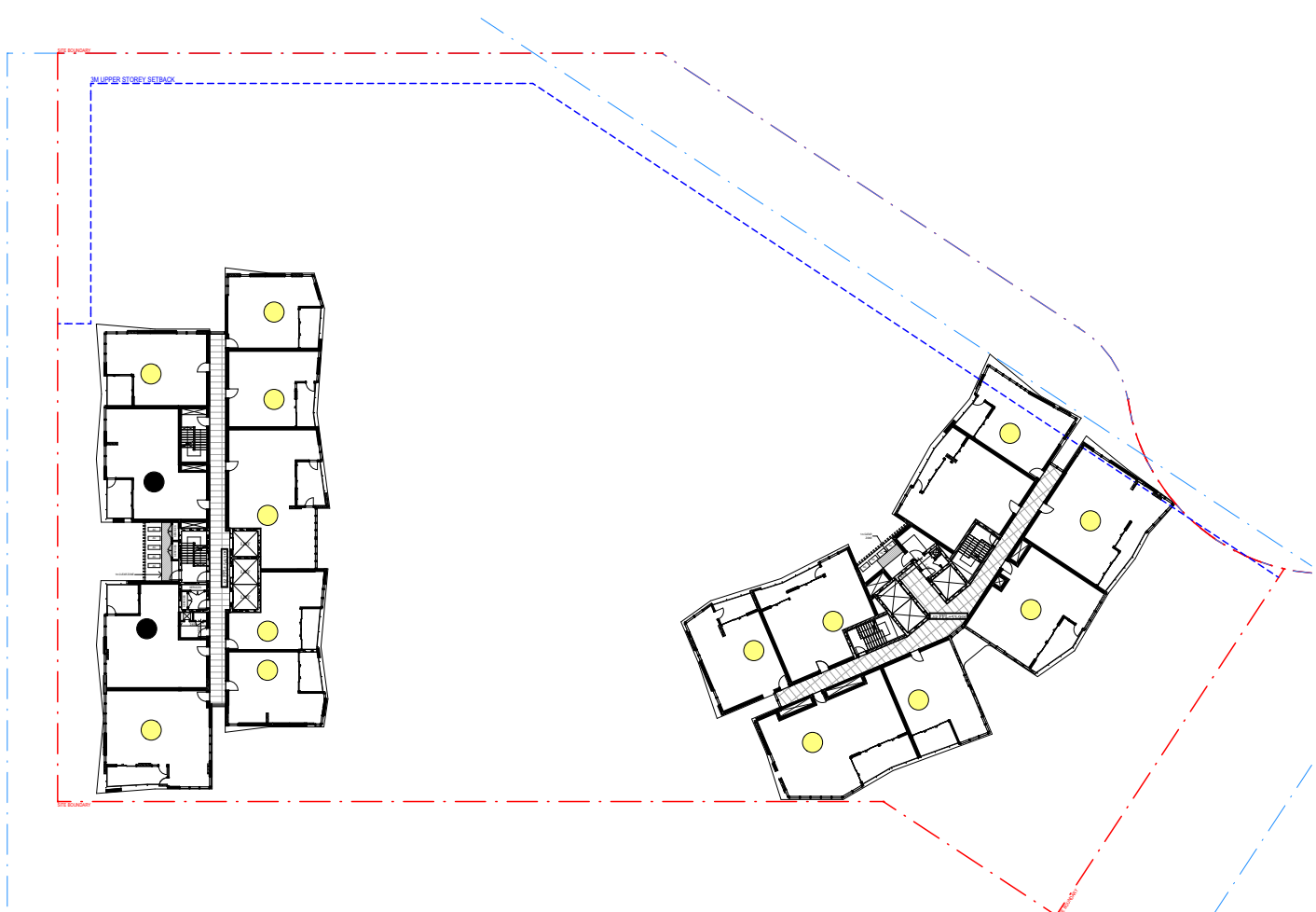
Level 4

Solar Access: 22/27
No Solar Access: 4/27



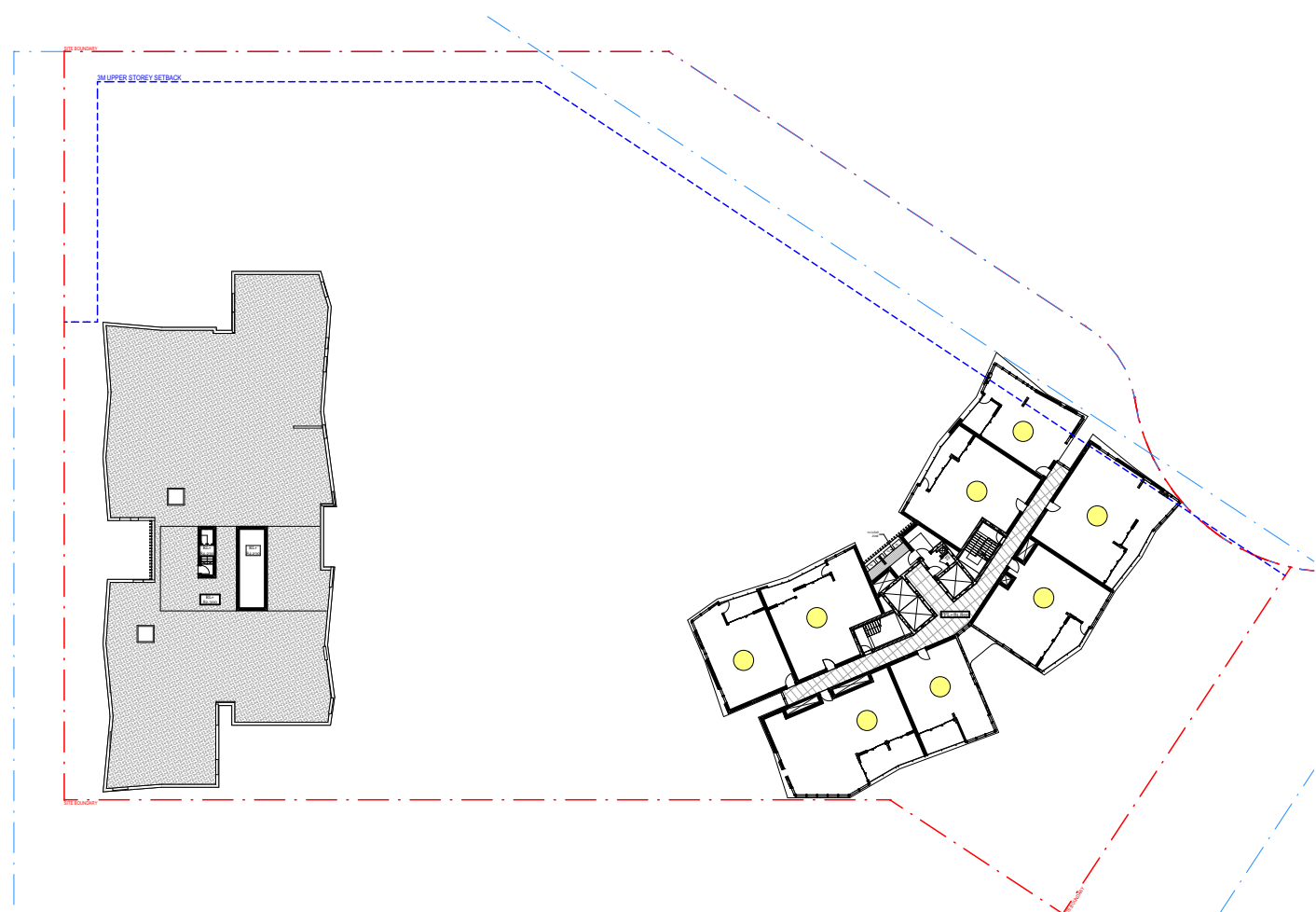
Level 5 - 9

Solar Access: 13/17 x 5 = 65/85
No Solar Access: 2/17 x 5 = 10/85



Level 10 - 20

Solar Access: 14/17 x 11 = 154/187
No Solar Access: 2/17 x 11 = 22/187



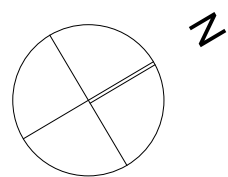
Level 21

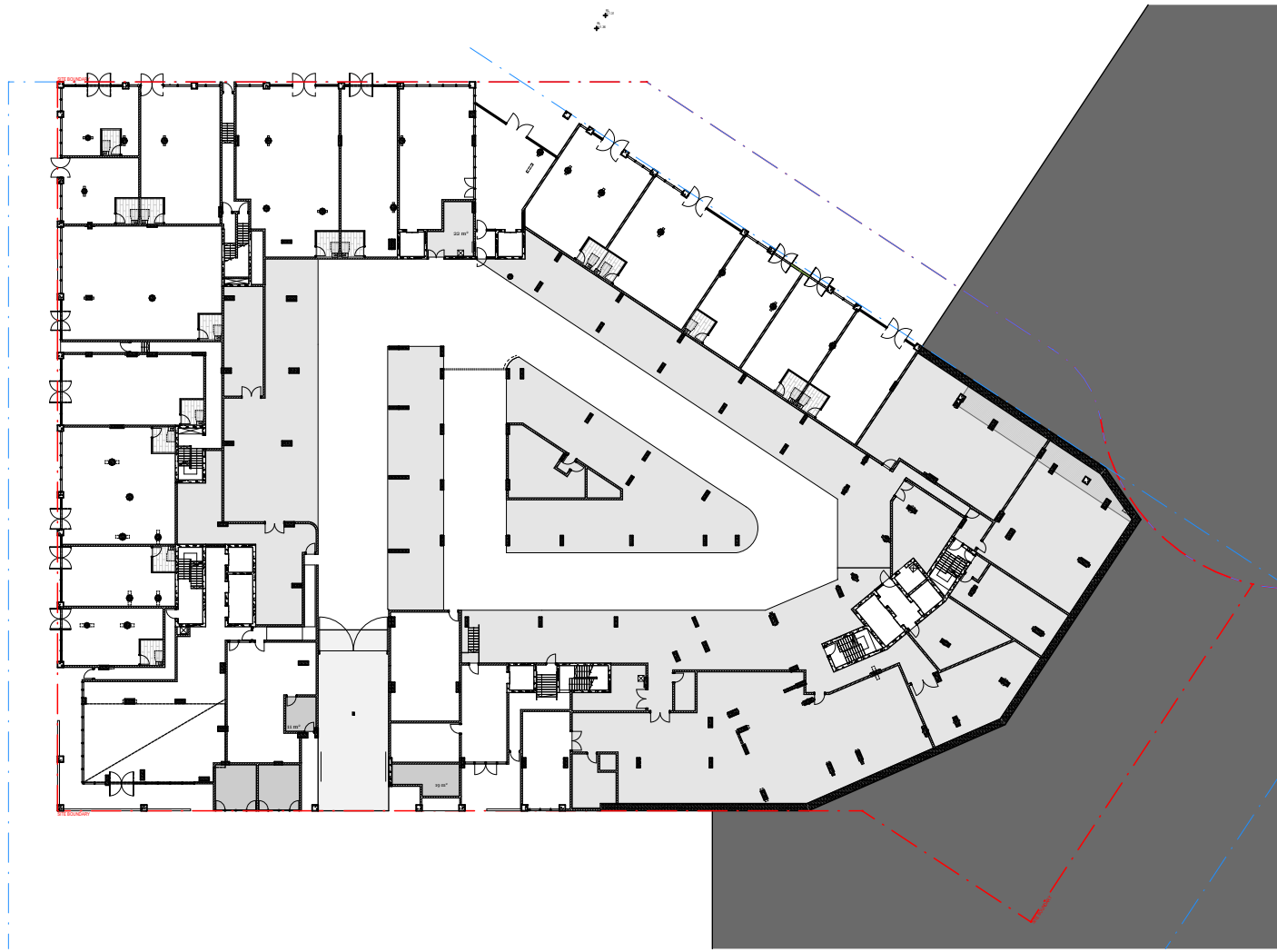
Solar Access: 8/8
No Solar Access: 0/8

SOLAR ACCESS

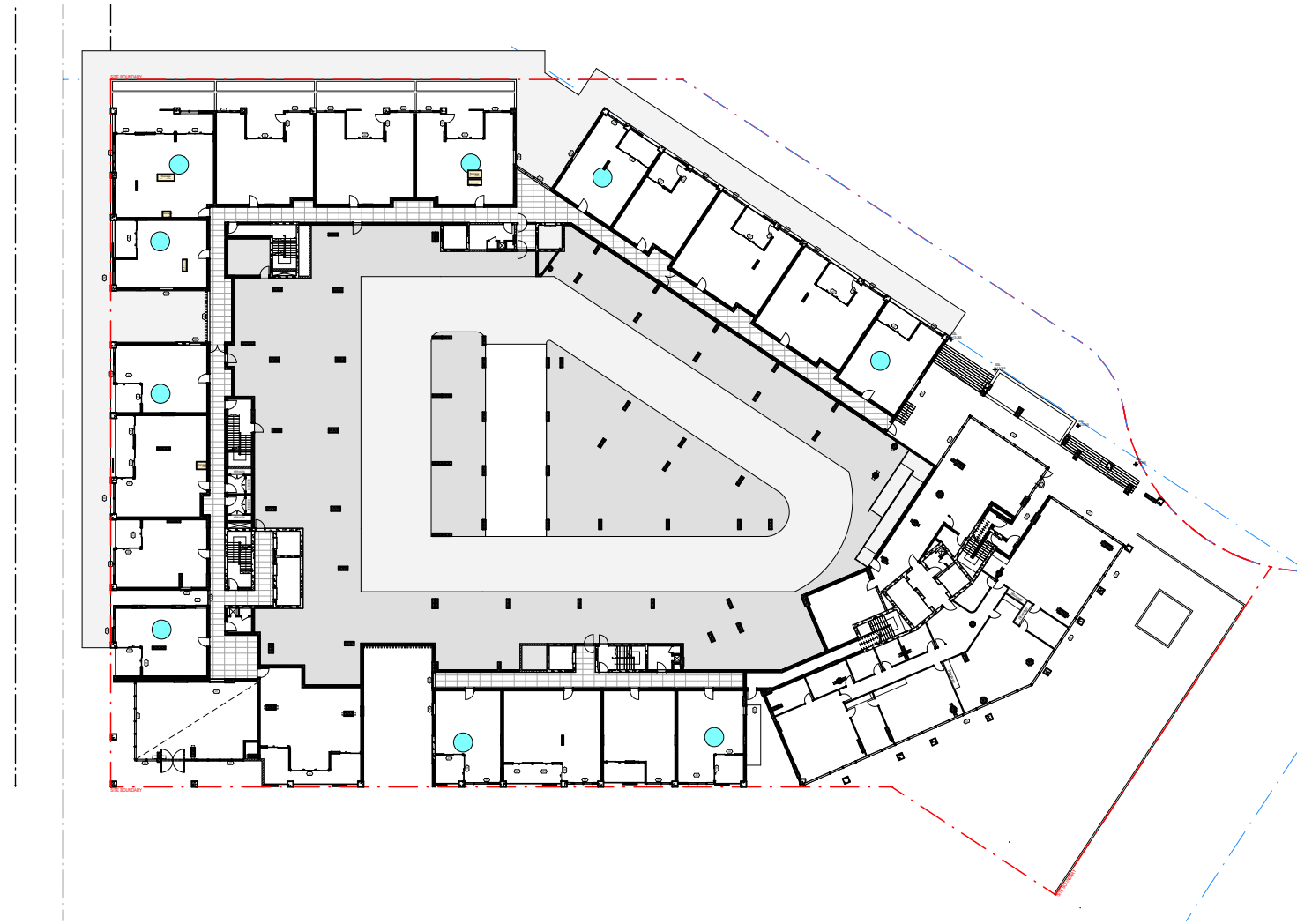
- (> 2hrs) Solar Access: 296/403 Units (73.4%)
- (< 2hrs) No Solar Access: 56/403 Units (13.9%)

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C	18/02/2020	WL	AN	Revised Issue for DA
D	23/04/2020	WL	IL	Revised Issue for DA

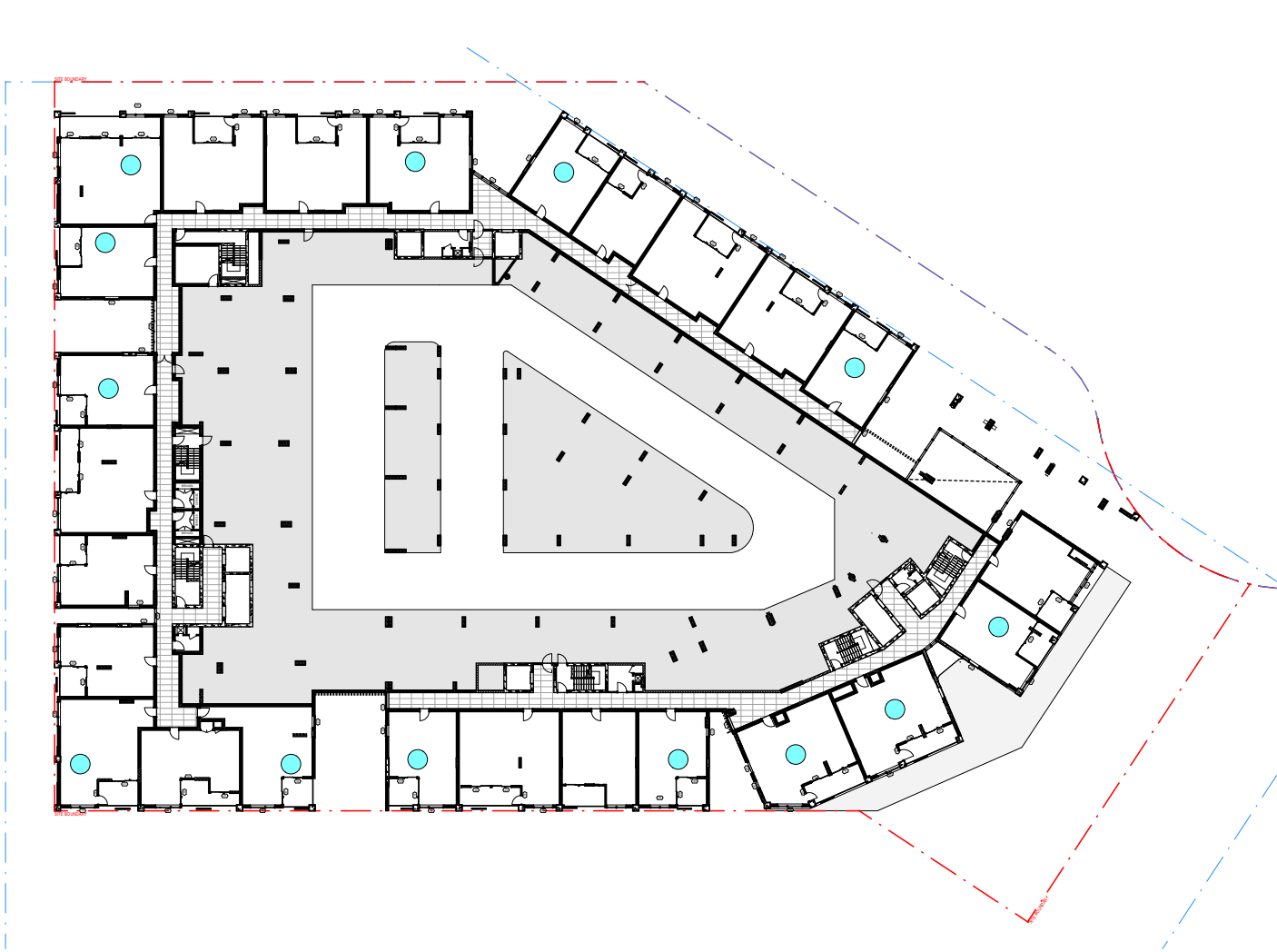




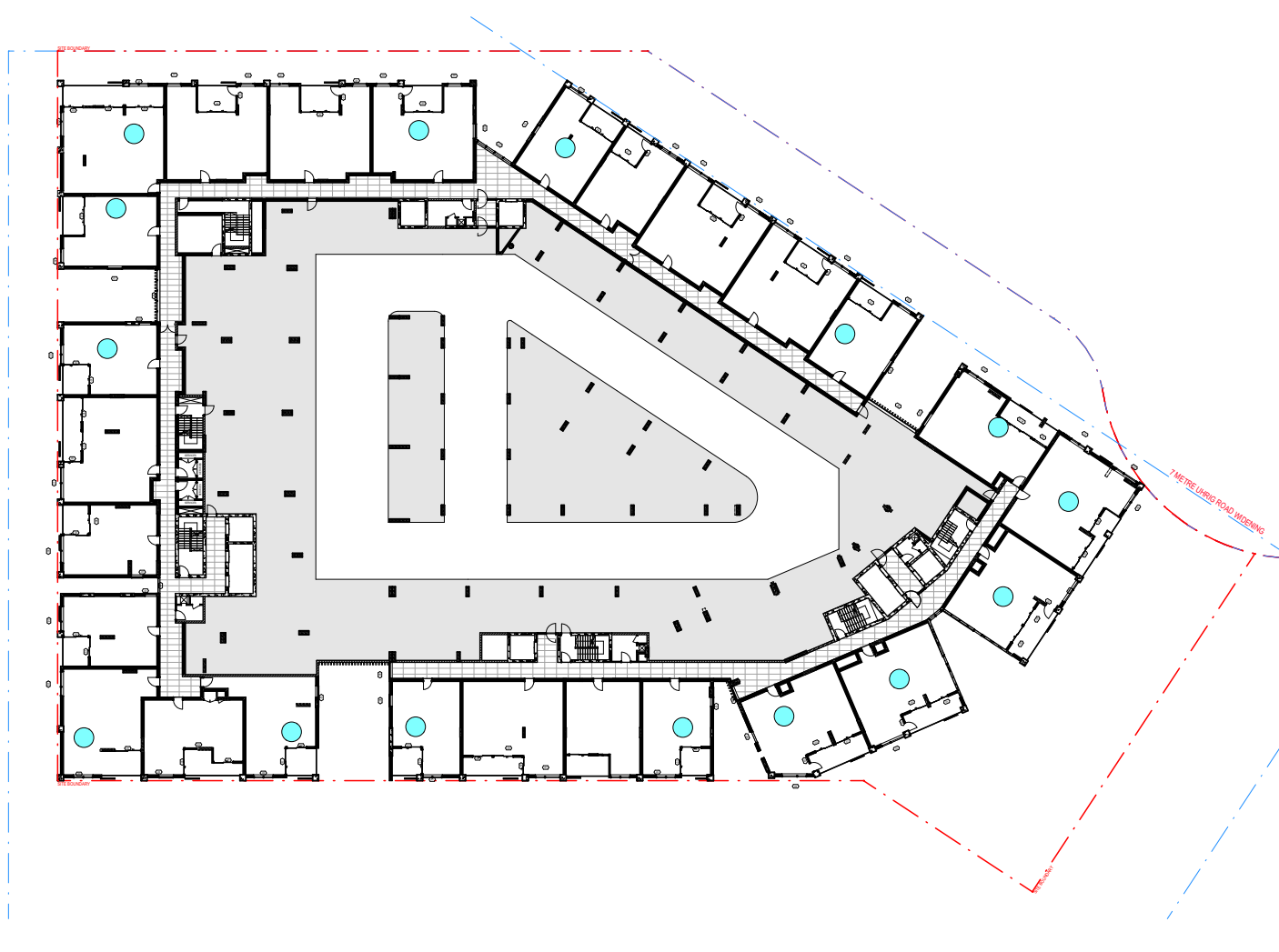
Lower Ground Cross Ventilated: 0/0



Ground Floor Cross Ventilated: 9/19



Level 1 Cross Ventilated: 13/25



Level 2 Cross Ventilated: 15/26



Level 3 Cross Ventilated: 15/26



Level 4 Cross Ventilated: 24/27



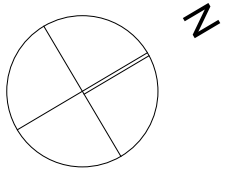
Level 5 - 7 Cross Ventilated: 12/17 x 3 = 36/51

CROSS VENTILATION

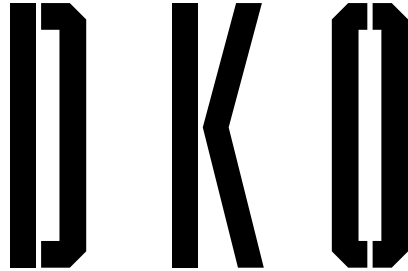
● Cross Ventilated Units: 112/174 Units (64.4%)
(Lower Ground-Level 7)

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Project Name
Project Address

Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141

Project Number
Drawing Name
Scale
Date

12278
Cross Ventilation
Applications
July 2019

Client

Meriton

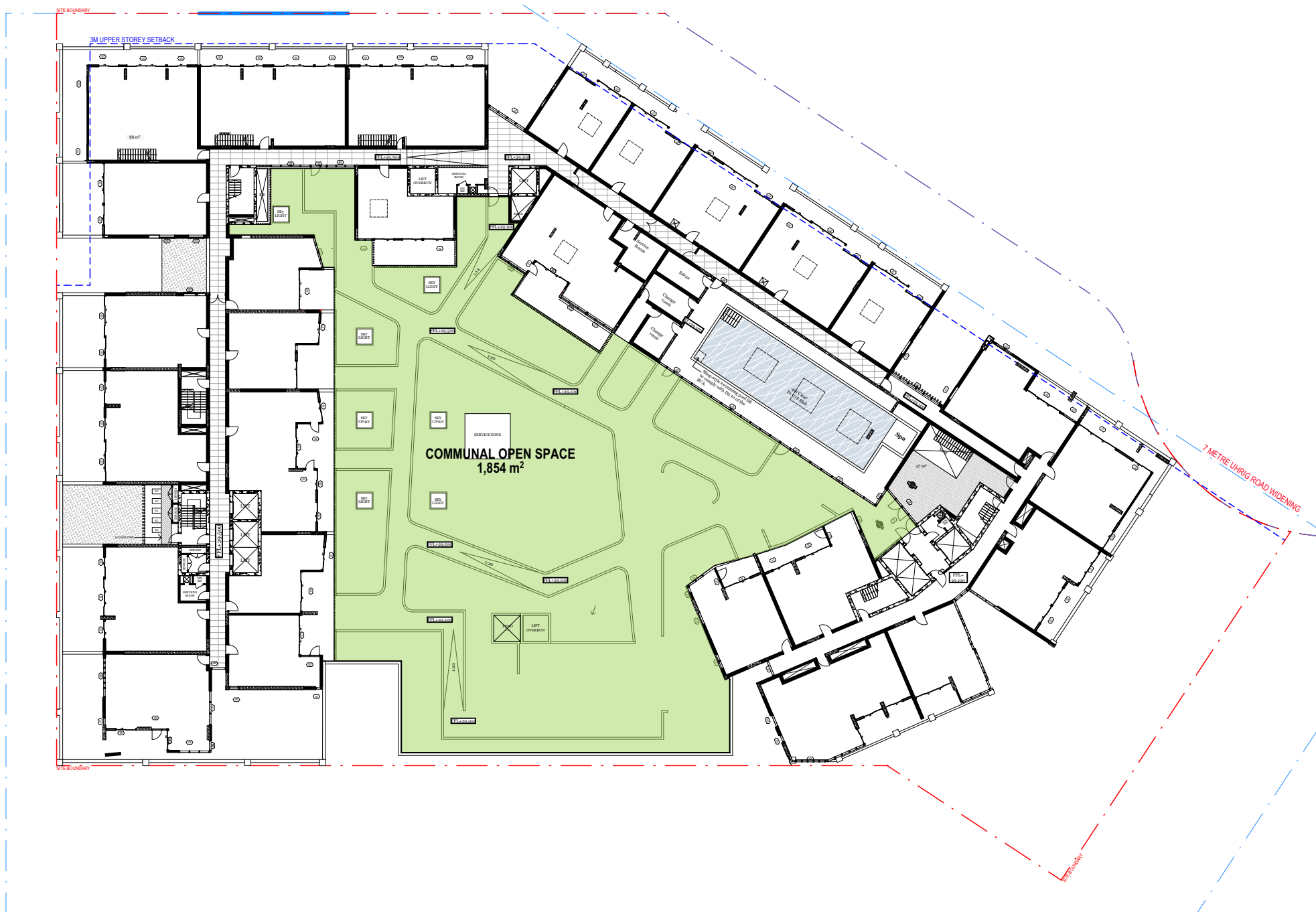
Drawing Number
Revision

DA403
D



Lower Ground

COS: 228m²



Level 4

COS: 1,854m²

COMMUNAL OPEN SPACE

Net Site Area:	7,958m²
Total COS Area:	2,082m² (26.2%)
Min. COS Area Required:	1989.5m² (25%)



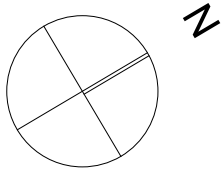
Ground Floor

Deep Soil: 562m²

DEEP SOIL

Net Site Area:	7,958m²
Total Deep Soil Area:	562m² (7.06%)
Min. Deep Soil Required:	557.06m² (7%)

Rev.	Date	By	Ckd	Description
C	30/10/2019	MP	AN	Issue For Review
D	4/11/2019	MP	AN	Issue For Review
E	18/02/2020	WL	AN	Revised Issue for DA
F	23/04/2020	WL	IL	Revised Issue for DA

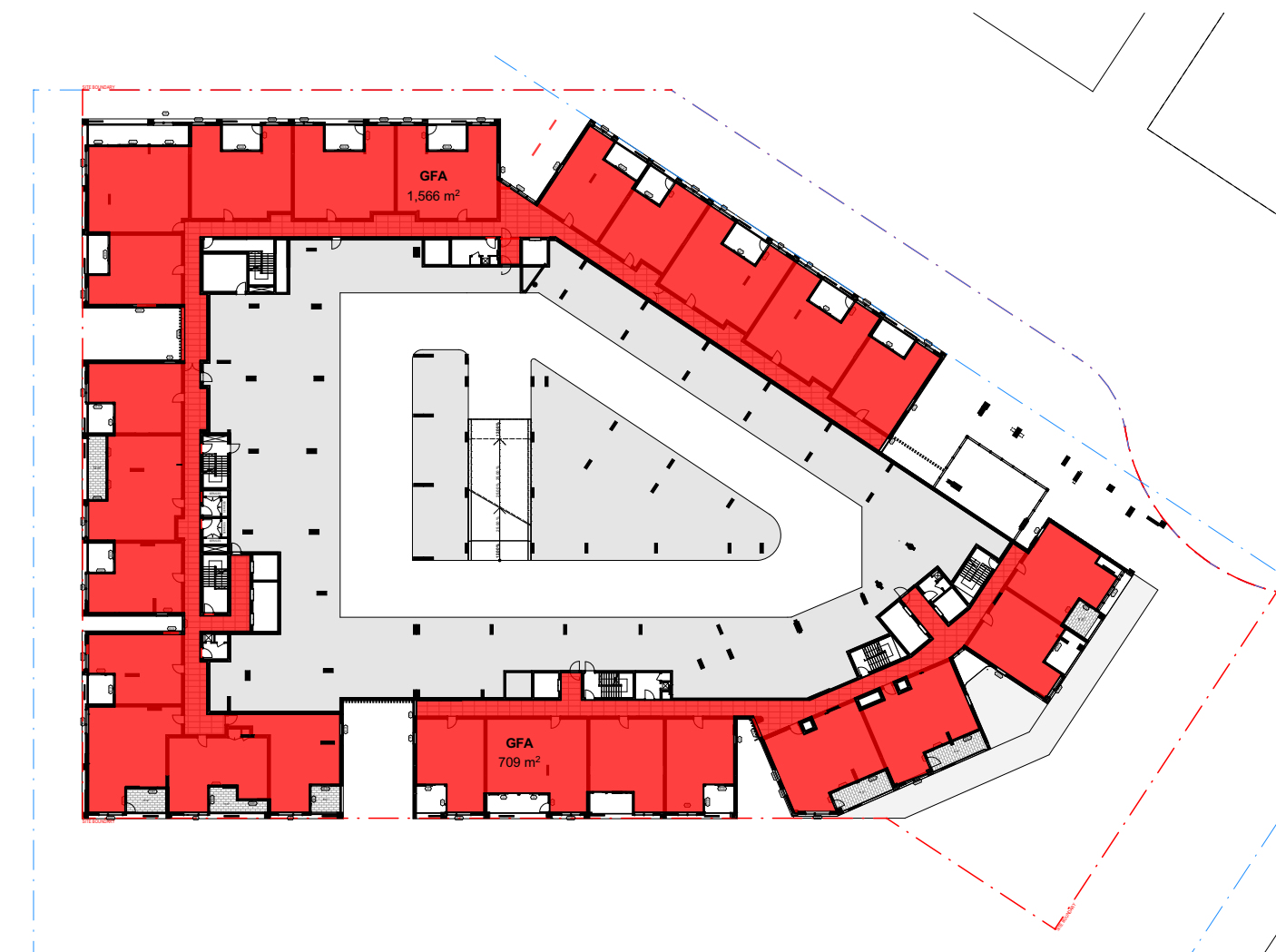




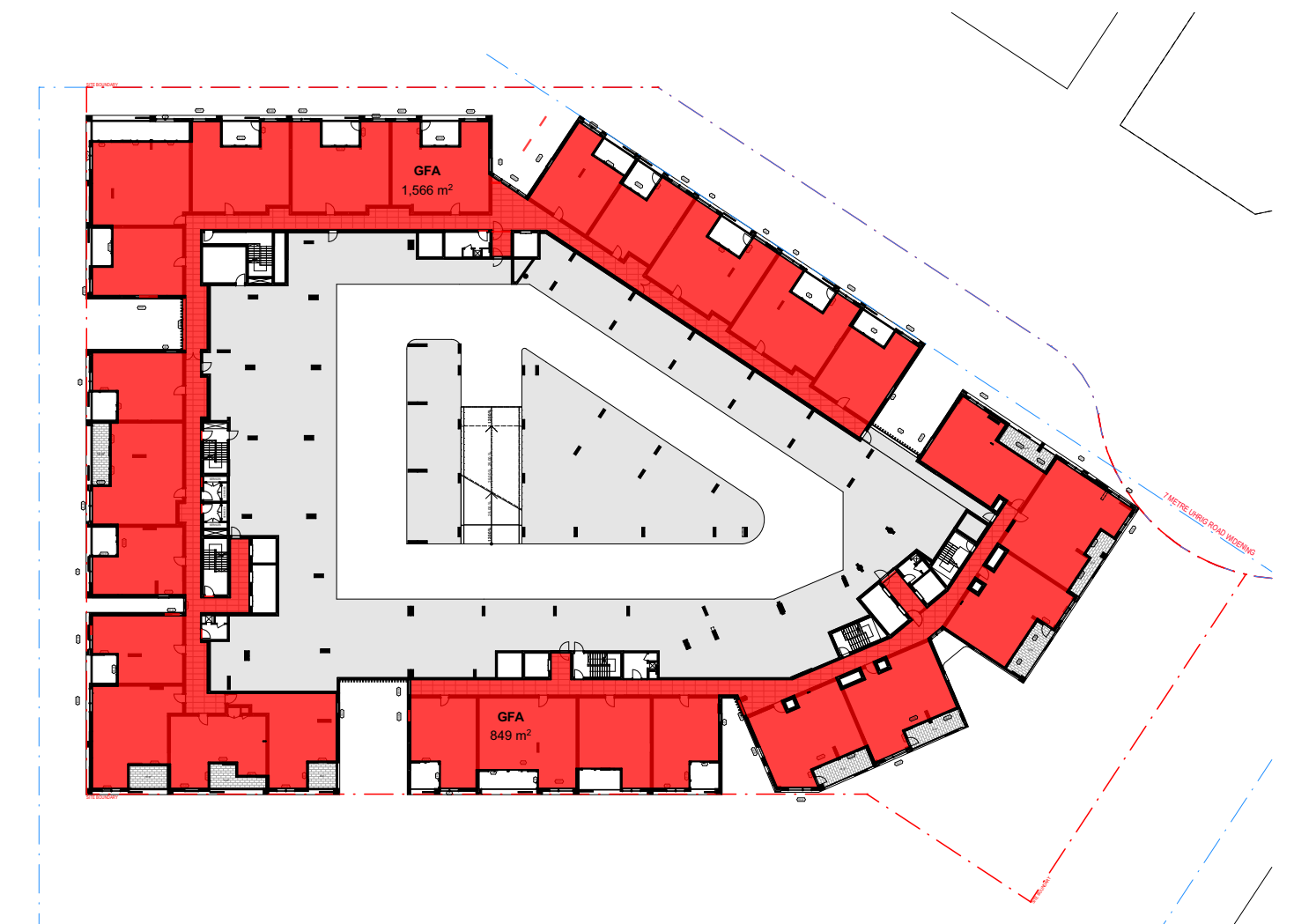
Current Scheme GFA: 2,404m²
DA Submission GFA: 1,569m²



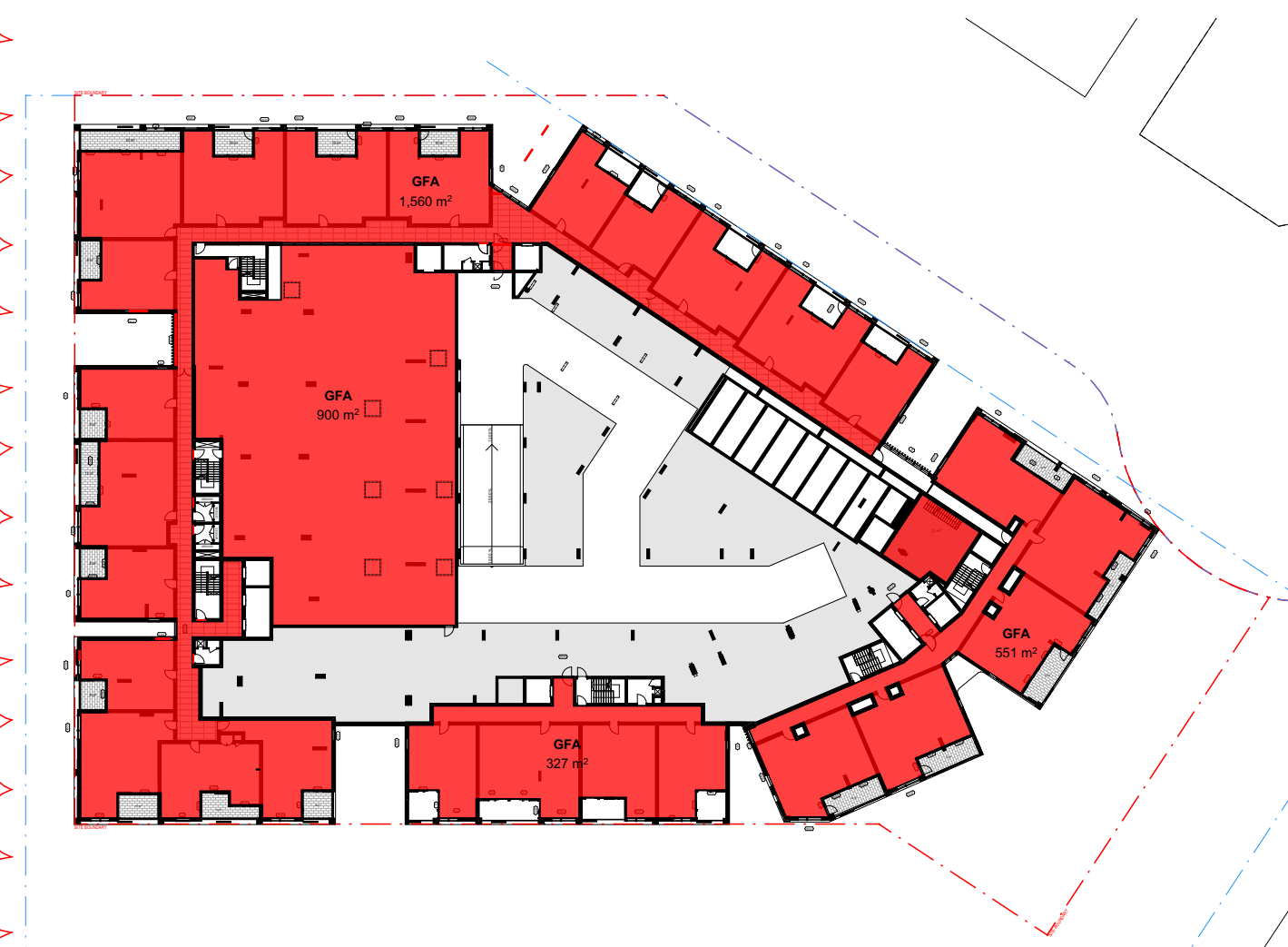
Current Scheme GFA: 2363m²
DA Submission GFA: 2,298m²



Current Scheme GFA: 2,265m²
DA Submission GFA: 2,285m²



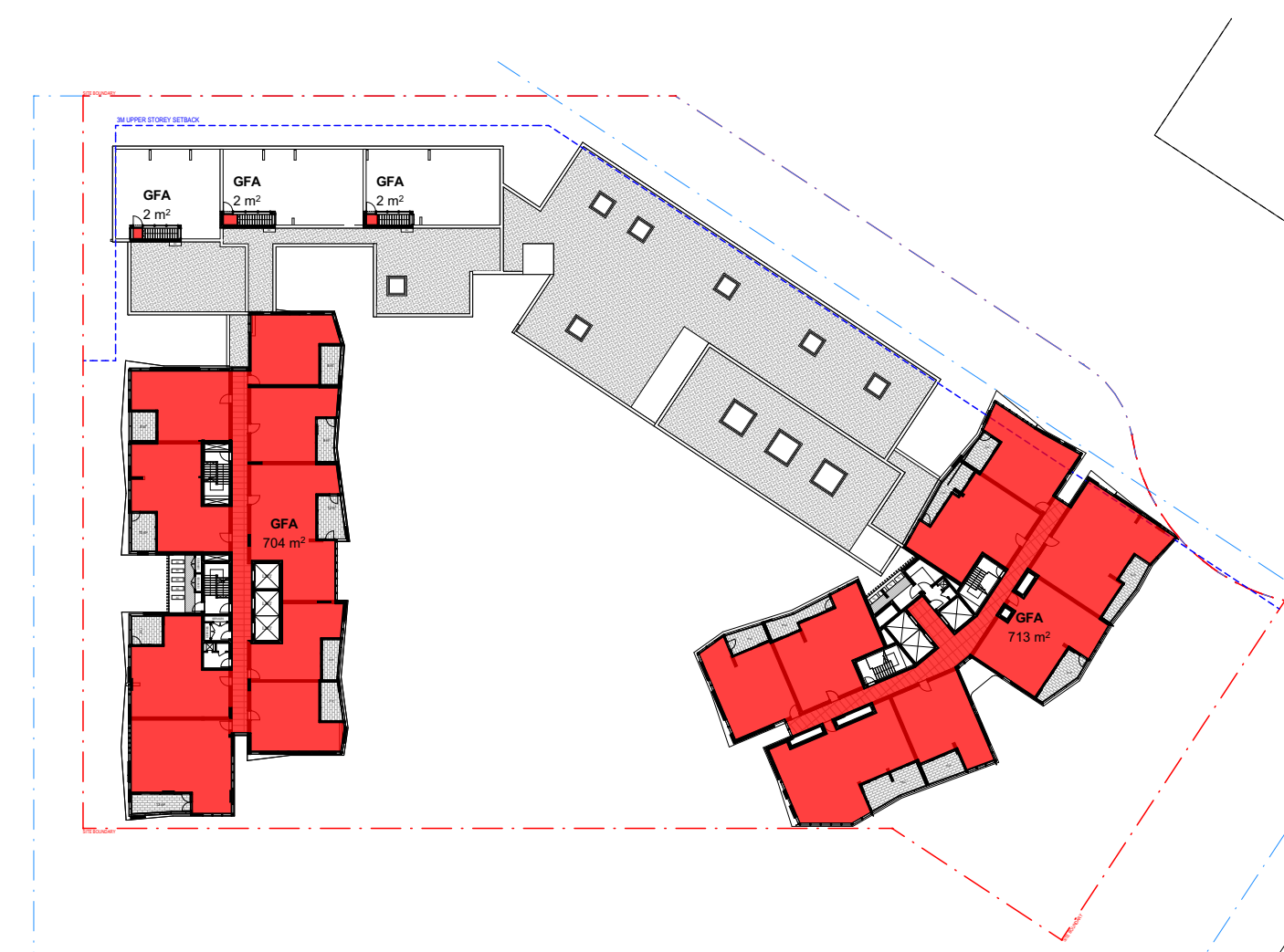
Current Scheme GFA: 2,415m²
DA Submission GFA: 2,478m²



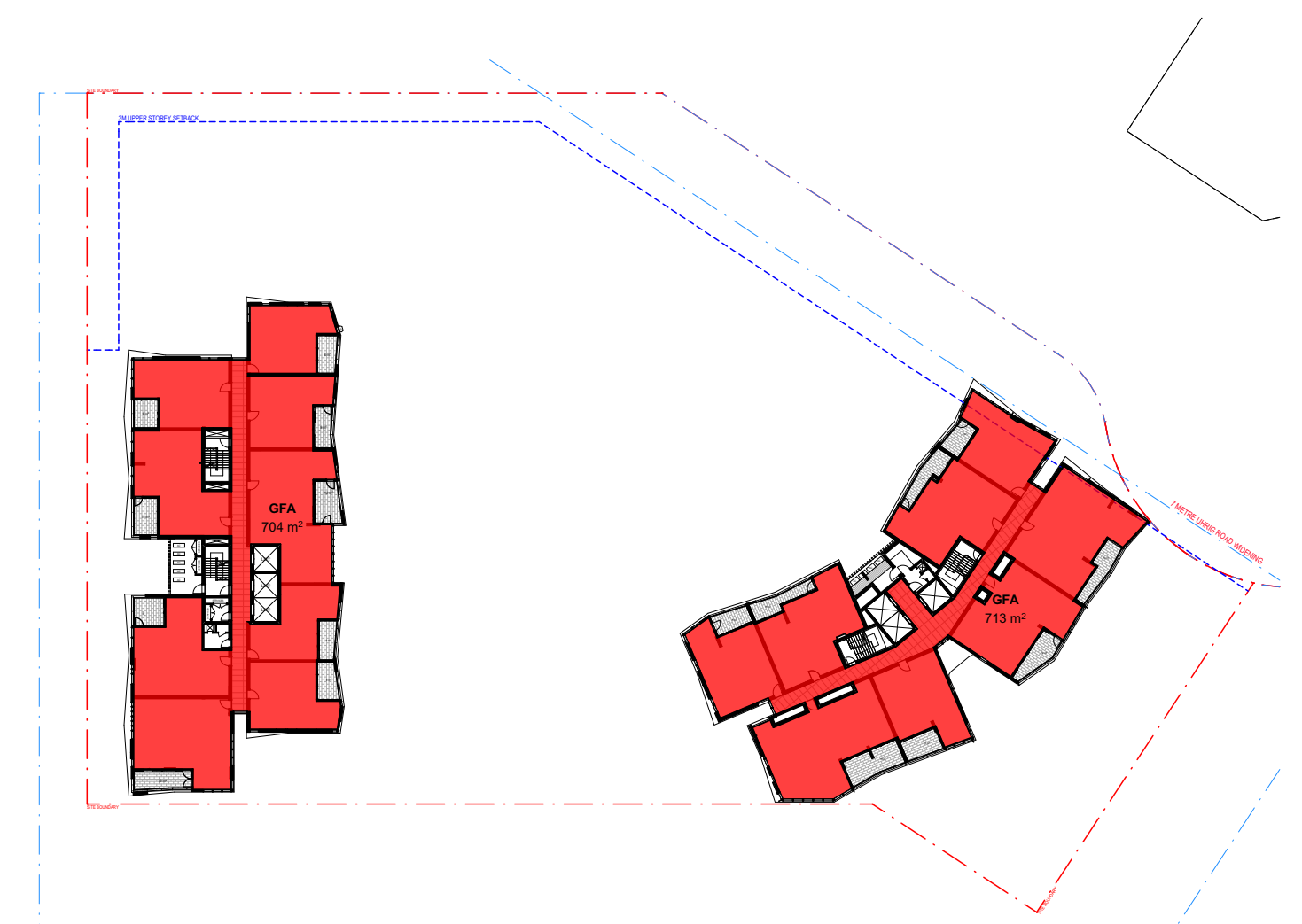
Current Scheme GFA: 3,338m²
DA Submission GFA: 2,873m²



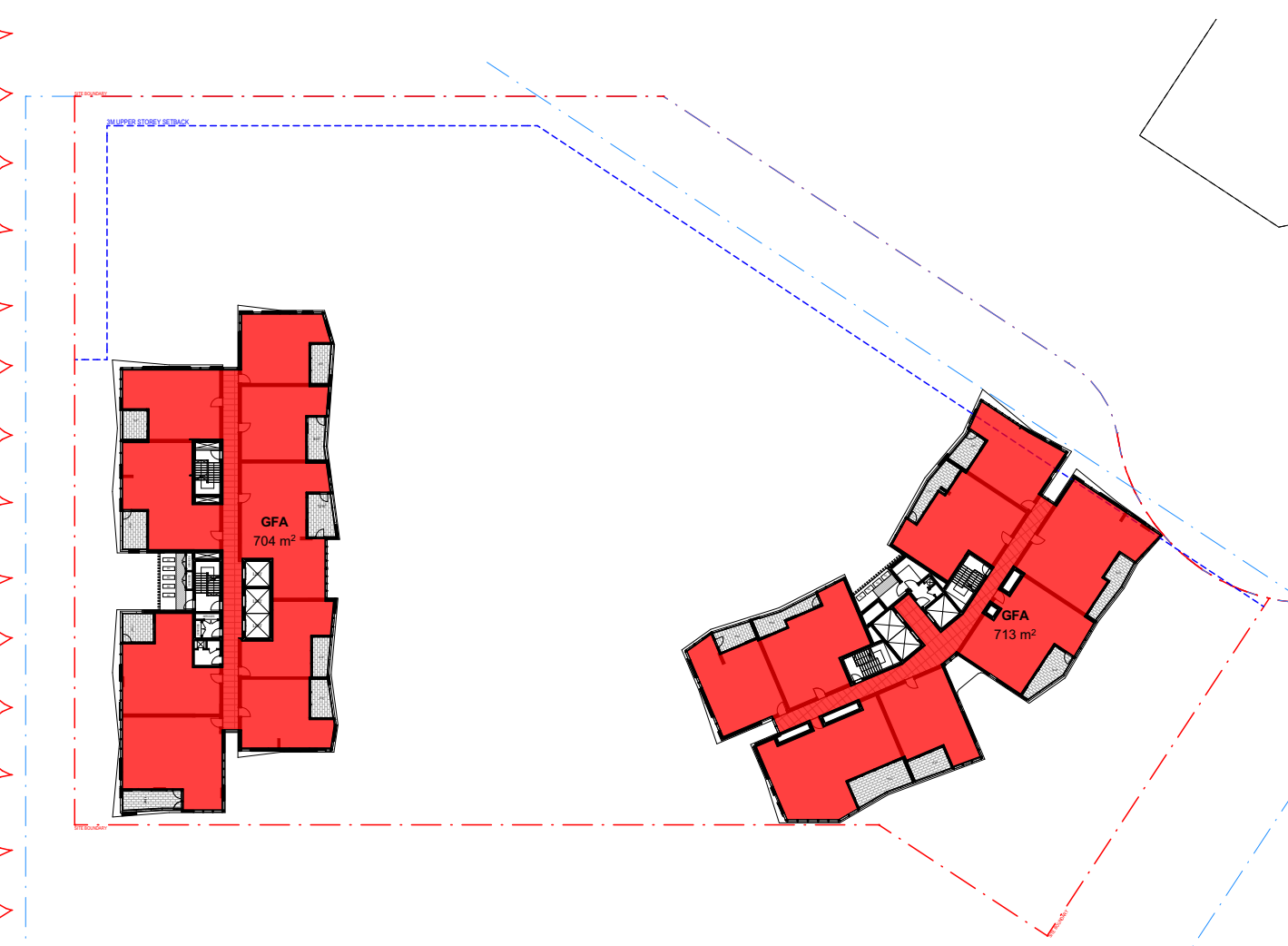
Current Scheme GFA: 2,777m²
DA Submission GFA: 2,831m²



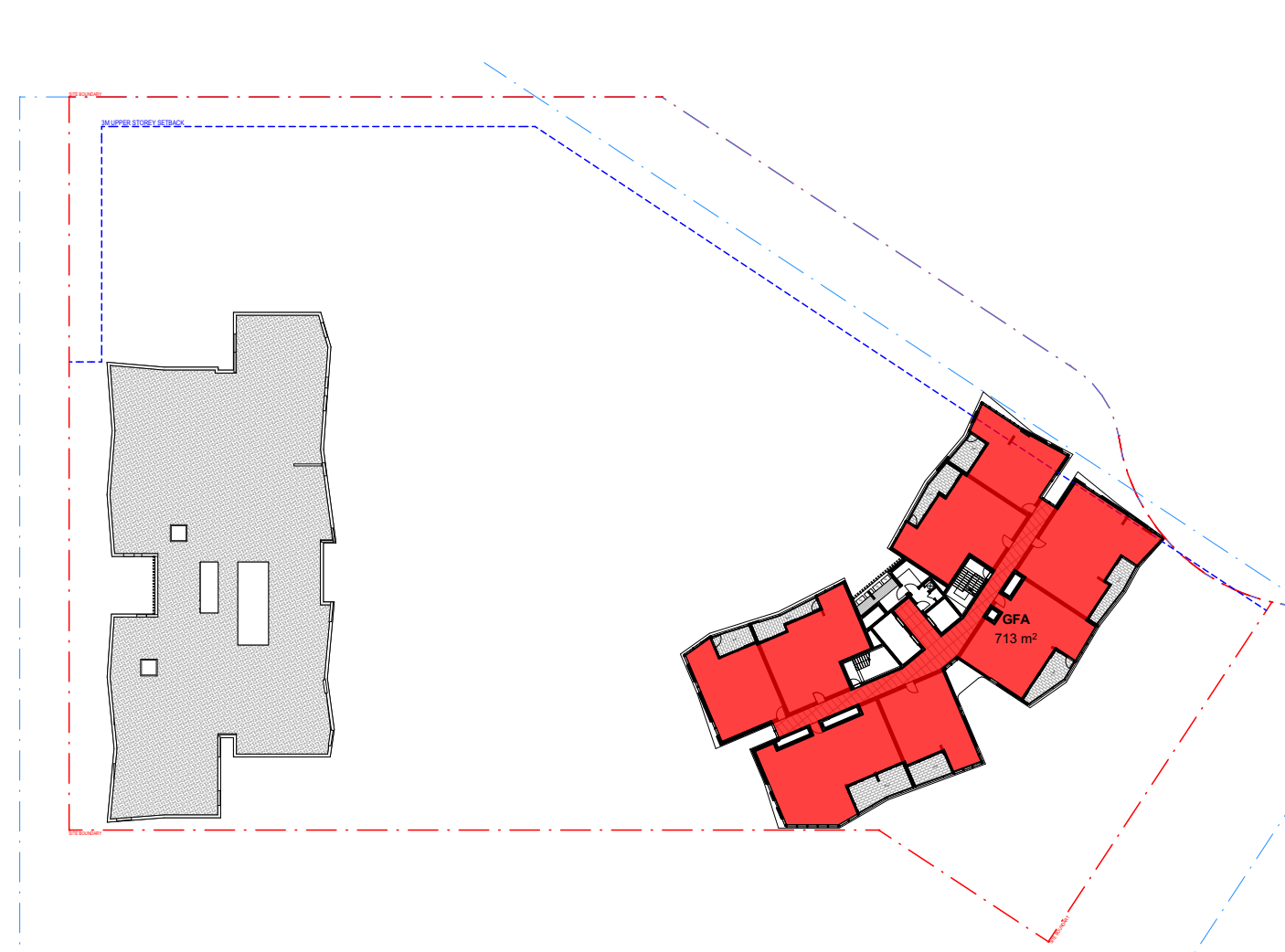
Current Scheme GFA: 1,423m²
DA Submission GFA: 1,421m²



Current Scheme GFA: 1,417m²
DA Submission GFA: 1,413m²



Current Scheme GFA: 1,417m²
DA Submission GFA: 1,436m²



Current Scheme GFA: 713m²
DA Submission GFA: 745m²

GFA CALCULATIONS

	Total Site Area (Net):	7,958m ²
	Total Site Area:	10,843m ²
	Total Proposed GFA:	38,941m ²
	Proposed FSR:	3.59:1
	Max GFA:*	38,950.5m ²
	Max FSR:	3.59:1
	*Max GFA inclusive of 1,000m ² Community Centre	
	(Includes)	
	Community Centre Area:	1,000m ²



Ground Floor

1 Bed: 10/19
2 Bed: 9/19
3 Bed: 0/19



Level 1

1 Bed: 14/25
2 Bed: 11/25
3 Bed: 0/25



Level 2

1 Bed: 12/26
2 Bed: 13/26
3 Bed: 1/26



Level 3

1 Bed: 12/26
2 Bed: 13/26
3 Bed: 1/26



Level 4

1 Bed: 10/27
2 Bed: 11/27
3 Bed: 6/27



Level 5

1 Bed: 8/17
2 Bed: 6/17
3 Bed: 3/17



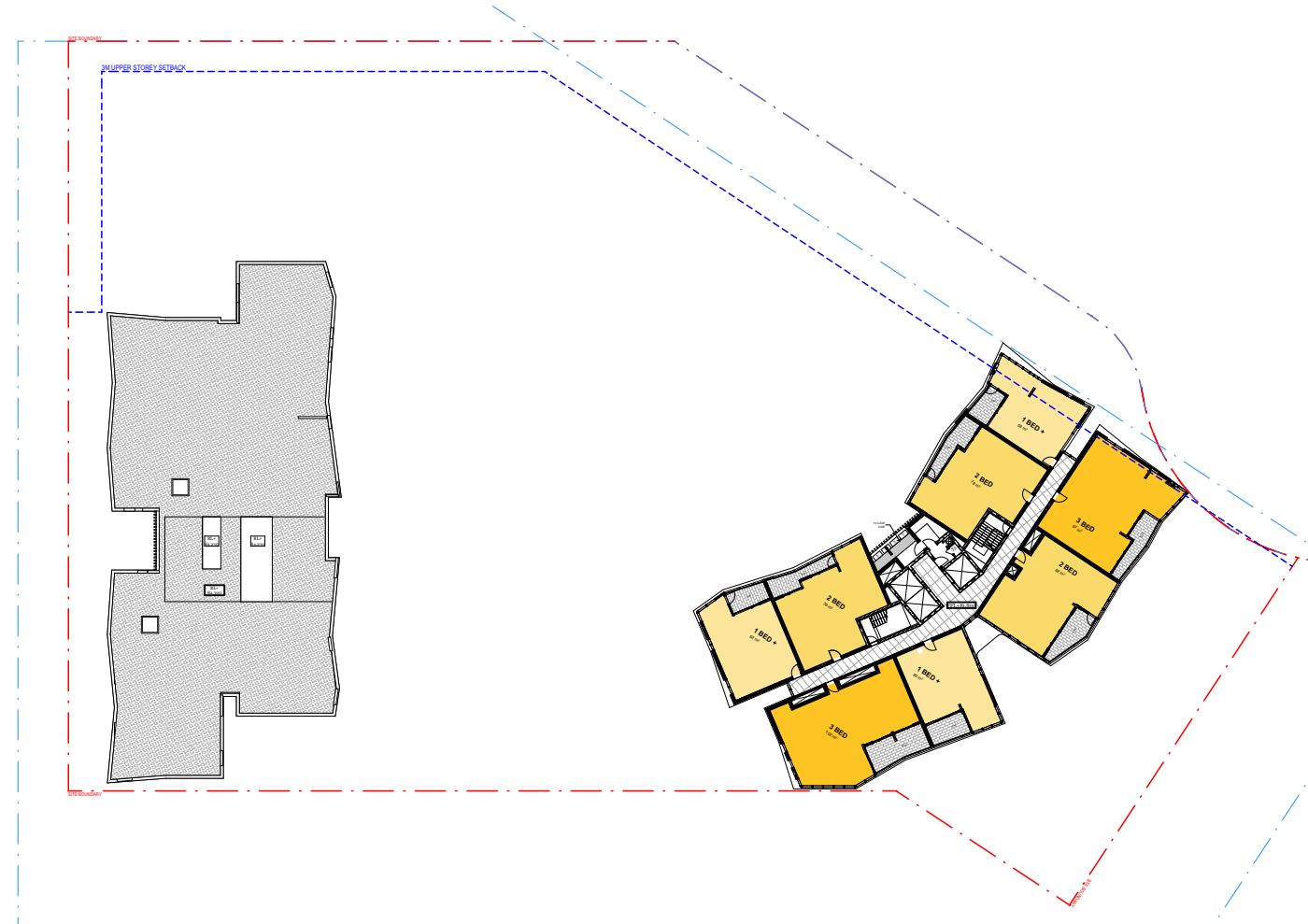
Level 6-11

1 Bed: 8/17
2 Bed: 6/17
3 Bed: 3/17



Level 12 - 20

1 Bed: 8/17
2 Bed: 6/17
3 Bed: 3/17



Level 21

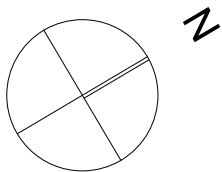
1 Bed: 3/8
2 Bed: 3/8
3 Bed: 2/8

APARTMENT MIX

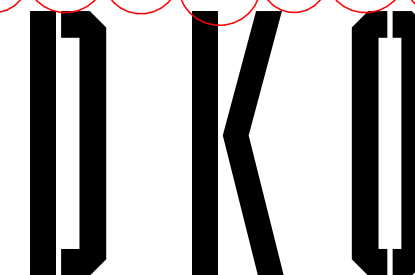
1 Bed	189/403	47%
2 Bed	156/403	39%
3 Bed	58/403	14%

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David Randerson 8542



Project Name
Project Address

Client

Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141

Meriton

Project Number
Drawing Name
Scale
Date

Drawing Number
Revision

12278
Apartment Mix
@A1
July 2019

DA406
D



Ground Floor

Adaptable Units: 7/19



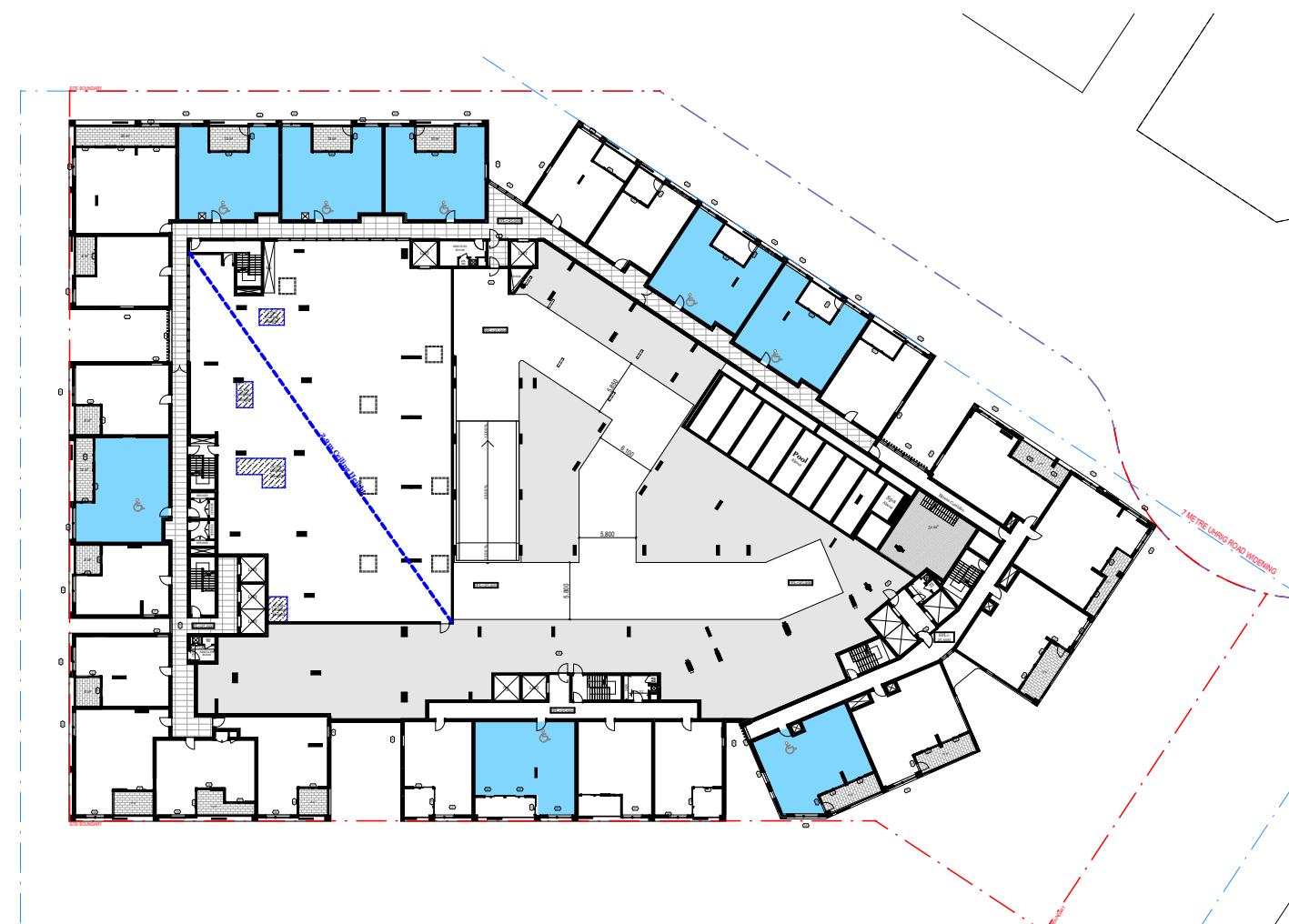
Level 1

Adaptable Units: 8/25



Level 2

Adaptable Units: 8/26



Level 3

Adaptable Units: 8/26



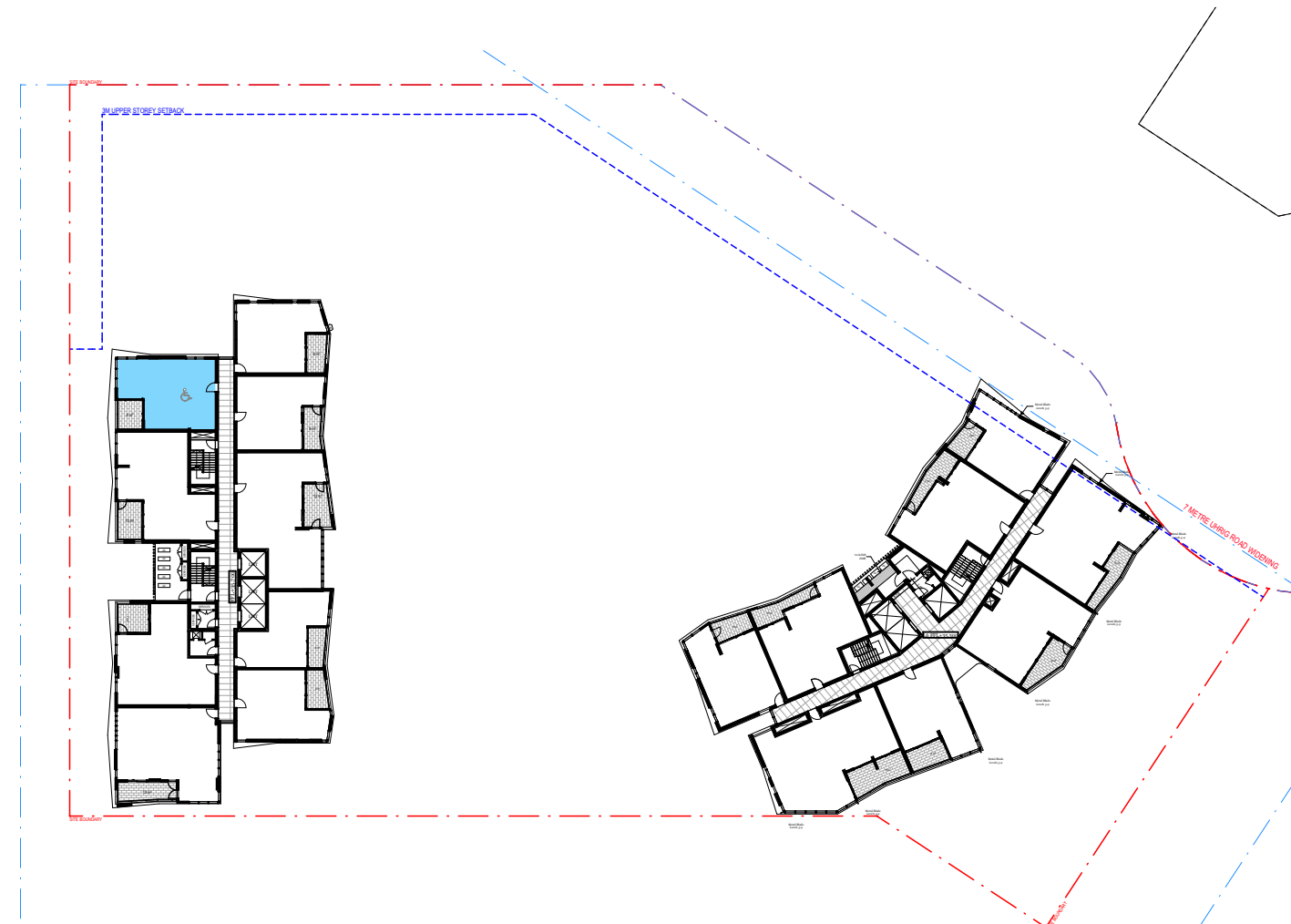
Level 4

Adaptable Units: 4/27



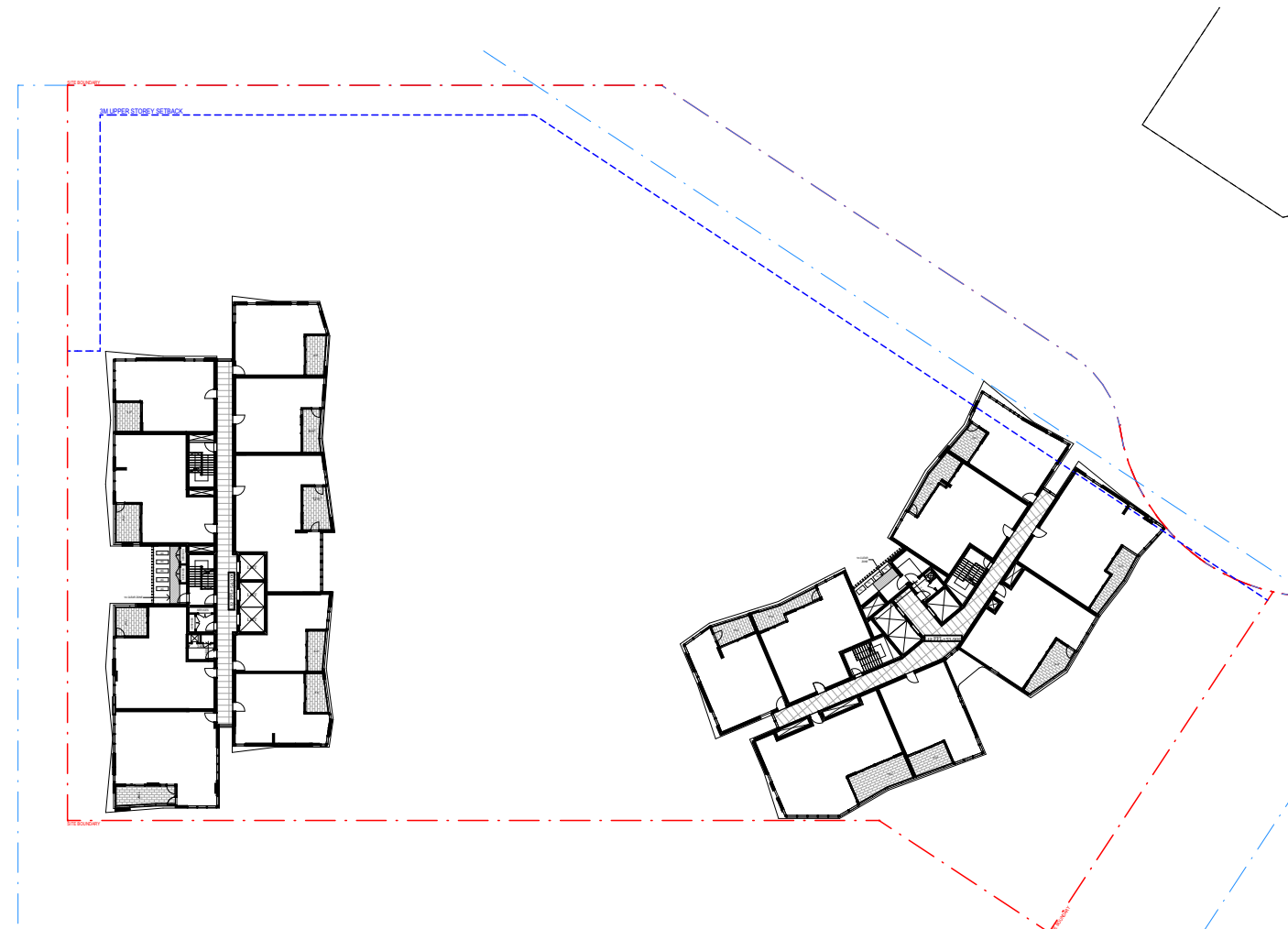
Level 5

Adaptable Units: 1/17



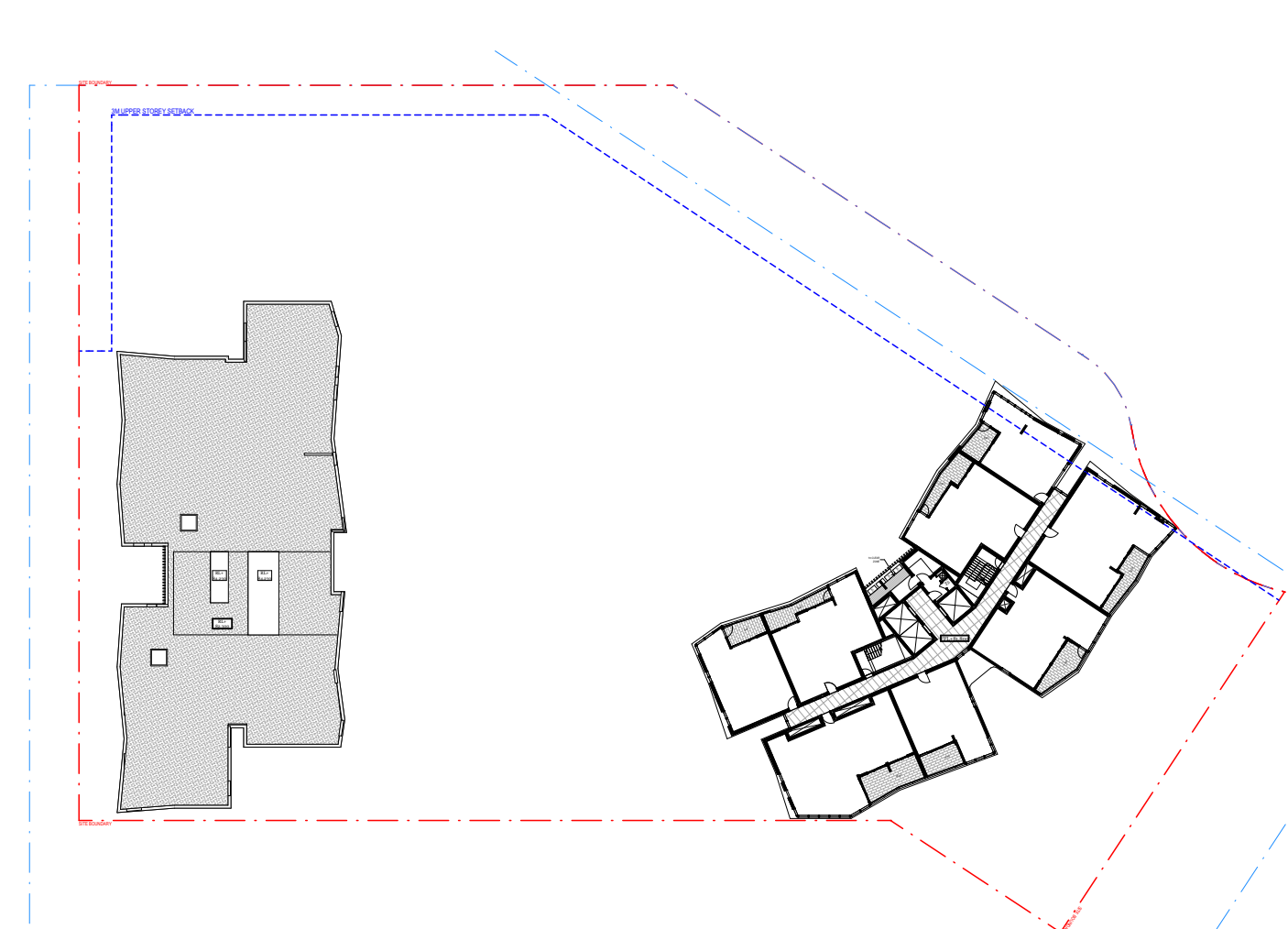
Level 6-11
(adaptable unit to Level 6-11 only)

Adaptable Units: 1/17 x 6
= 6/102



Level 12 - 20

Adaptable Units: 0/16 x 9
= 0/144



Level 21

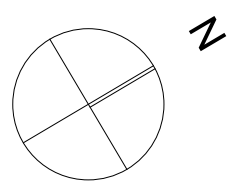
Adaptable Units: 0/8

ADAPTABLE UNITS

Adaptable Units: 41/403 **10%**

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Rev.	Date	By	Ckd	Description
A	6/08/2019	WL, PFS	IL	Issue For DA
B	6/08/2019			Issue For DA
C	18/02/2020	WL	AN	Revised Issue for DA
D	23/04/2020	WL	IL	Revised Issue for DA



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NSW: Nominated Architects
Kos de Keijzer 5767
David Randerson 8542



Project Name
Project Address

Carter Street Phase 3
4-6 Uhrig Street,
Lidcombe, NSW 2141

Project Number
Drawing Name
Scale
Date

12278
Adaptable Apartments
1:700@A1
July 2019

Client

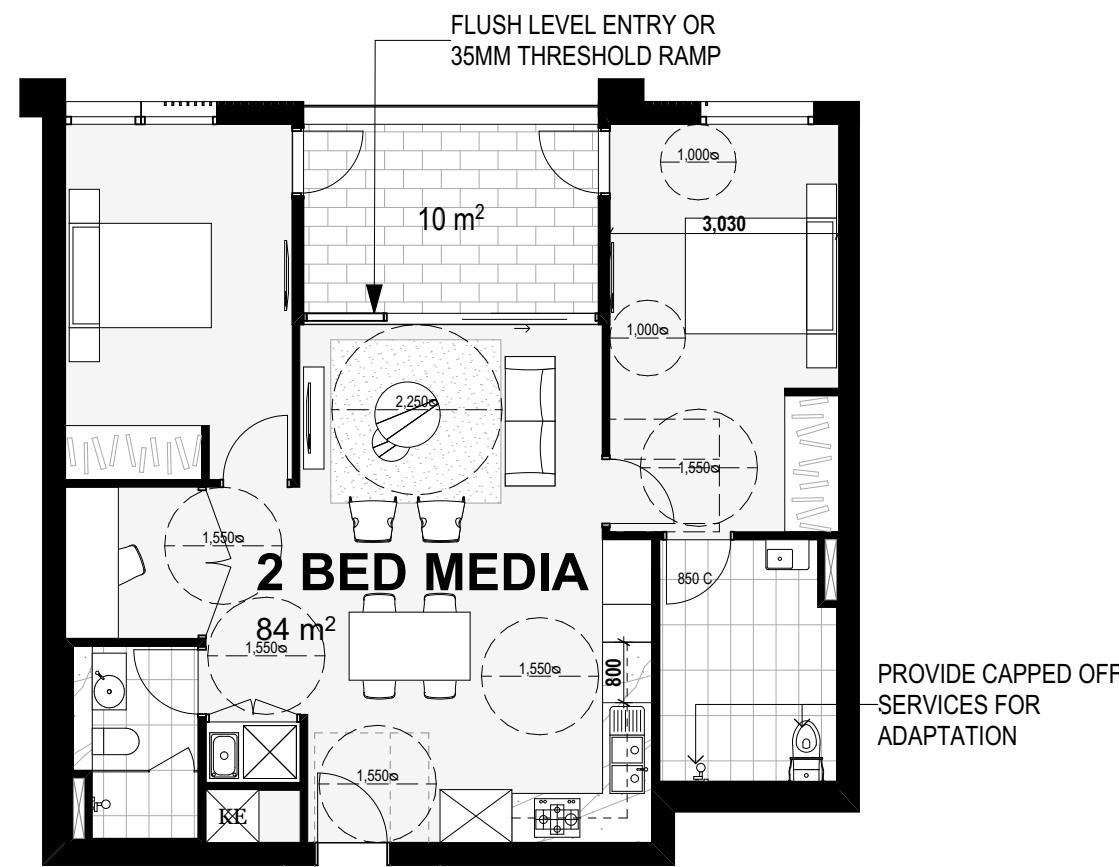
Meriton

Drawing Number
Revision

DA407
D



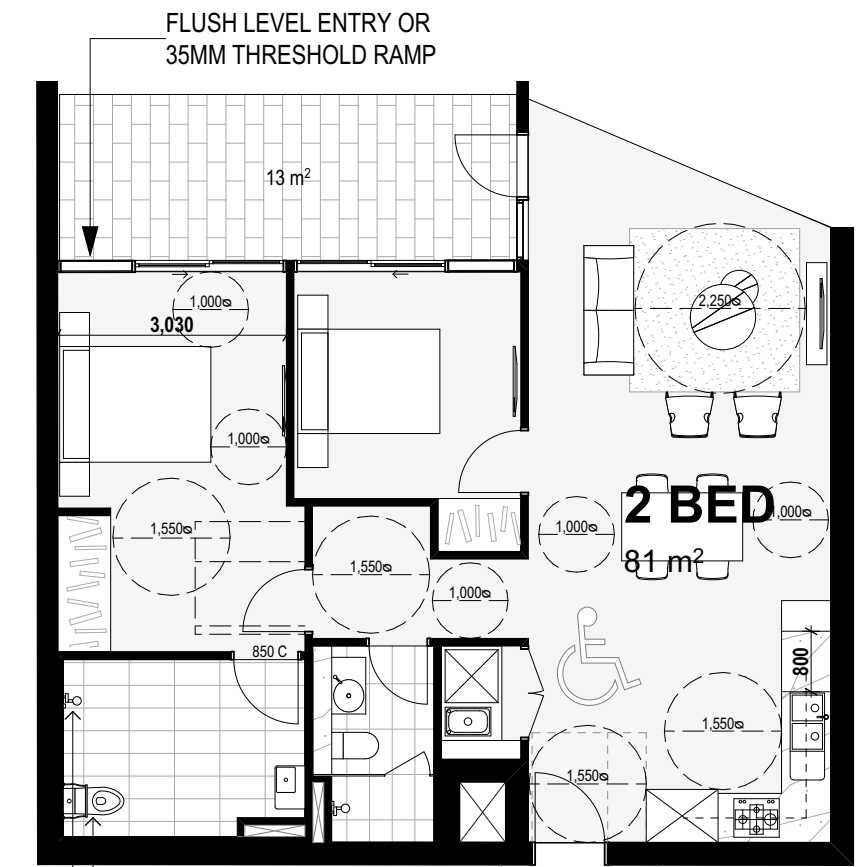
2 BEDROOM
PRE-ADAPTABLE
TYPE 1



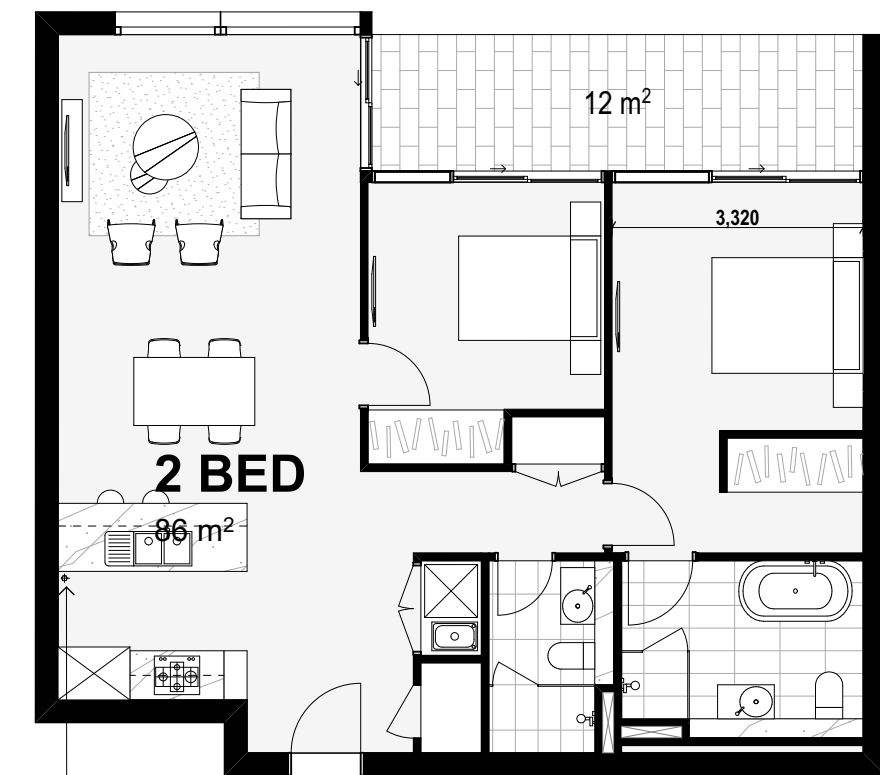
2 BEDROOM
POST-ADAPTABLE
TYPE 1



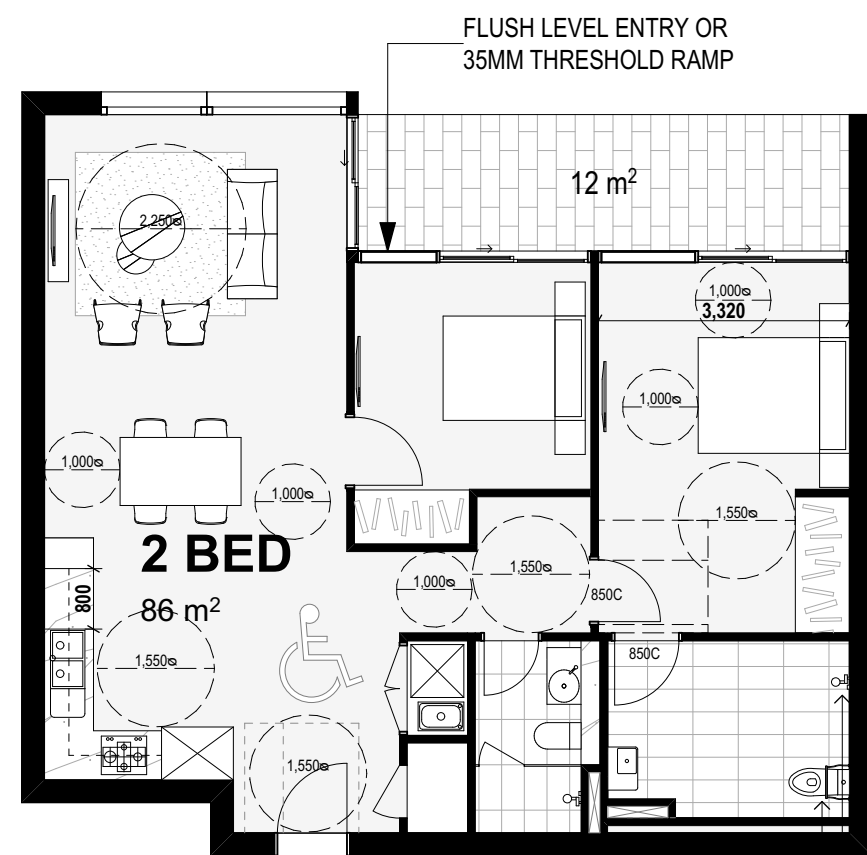
2 BEDROOM
PRE-ADAPTABLE
TYPE 2



2 BEDROOM
POST-ADAPTABLE
TYPE 2



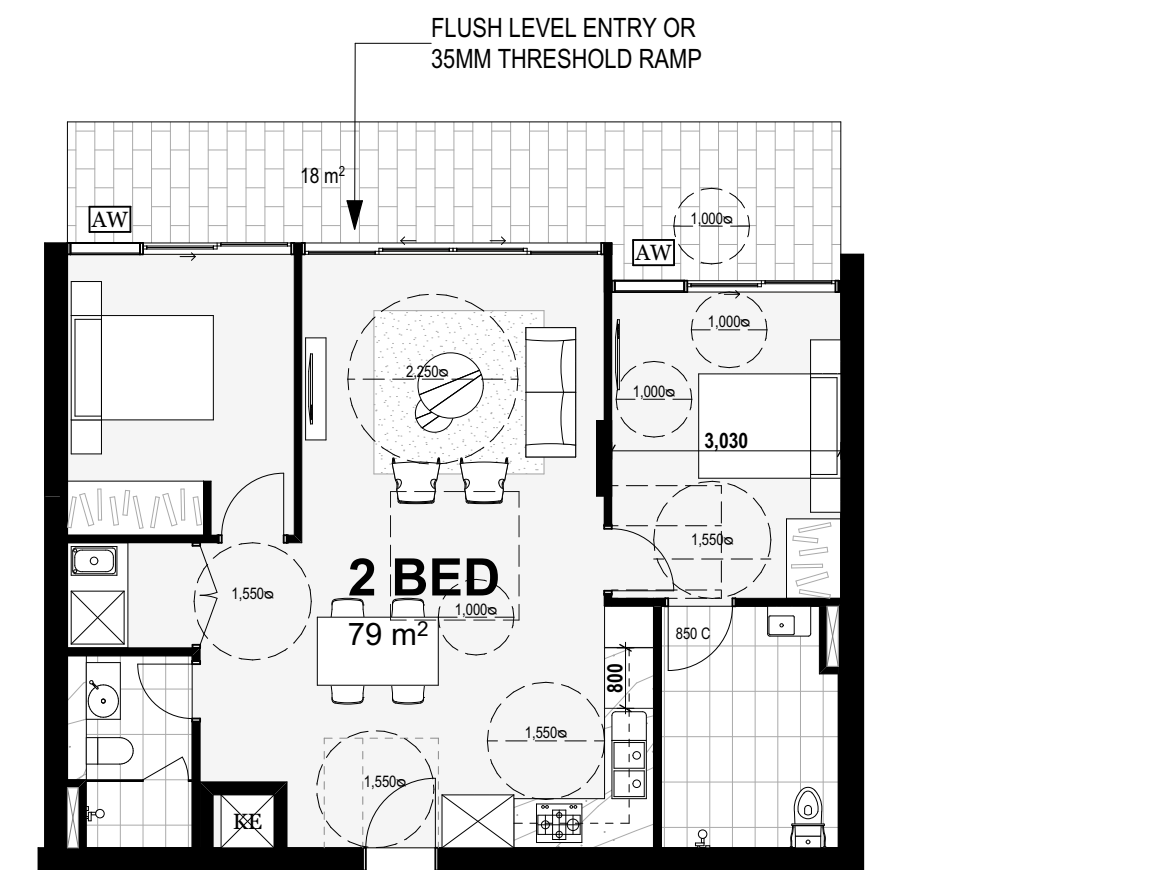
2 BEDROOM
PRE-ADAPTABLE
TYPE 3



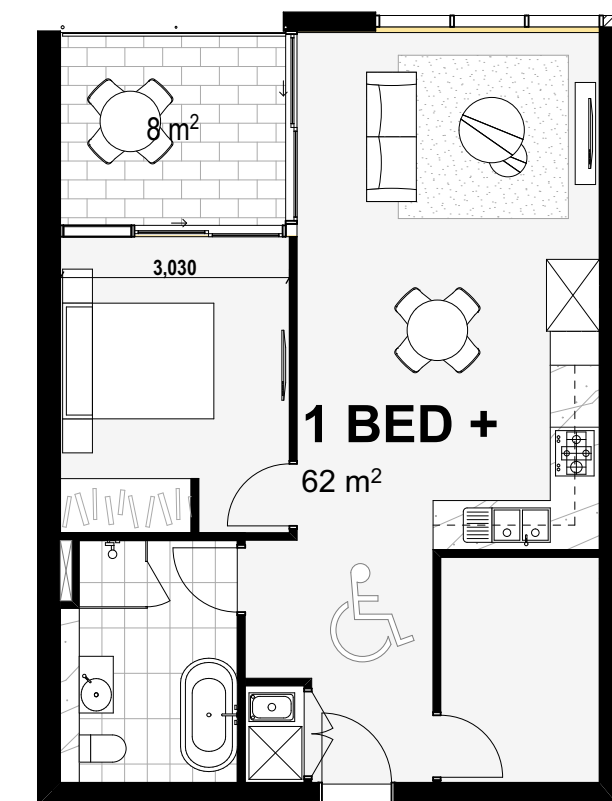
2 BEDROOM
POST-ADAPTABLE
TYPE 3



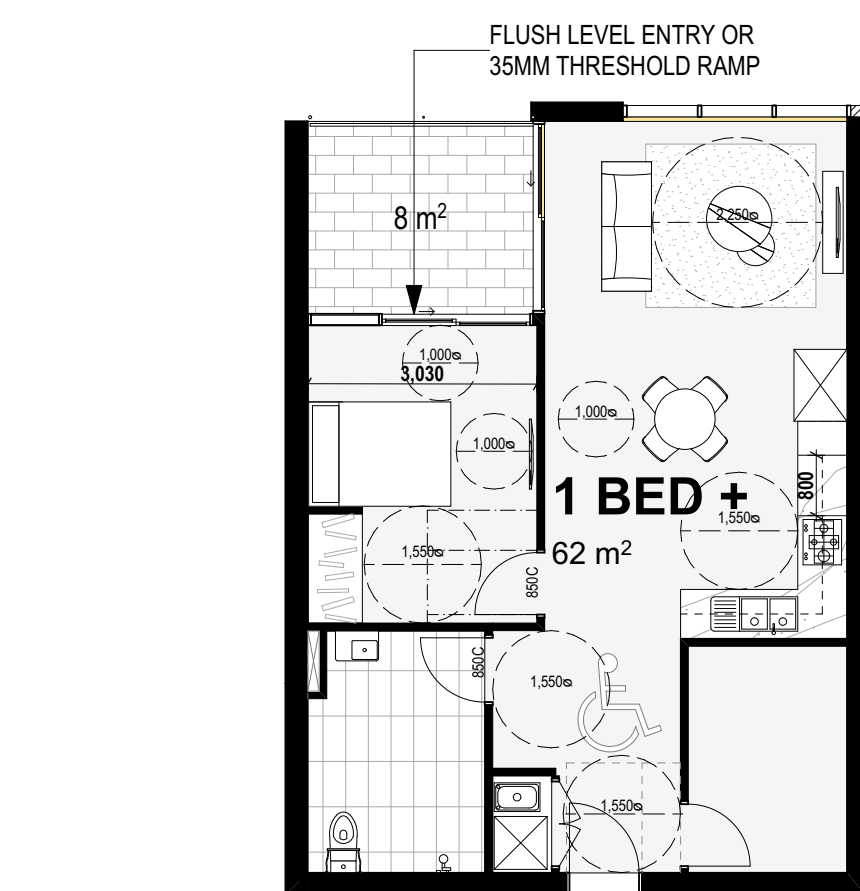
2 BEDROOM
PRE-ADAPTABLE
TYPE 4



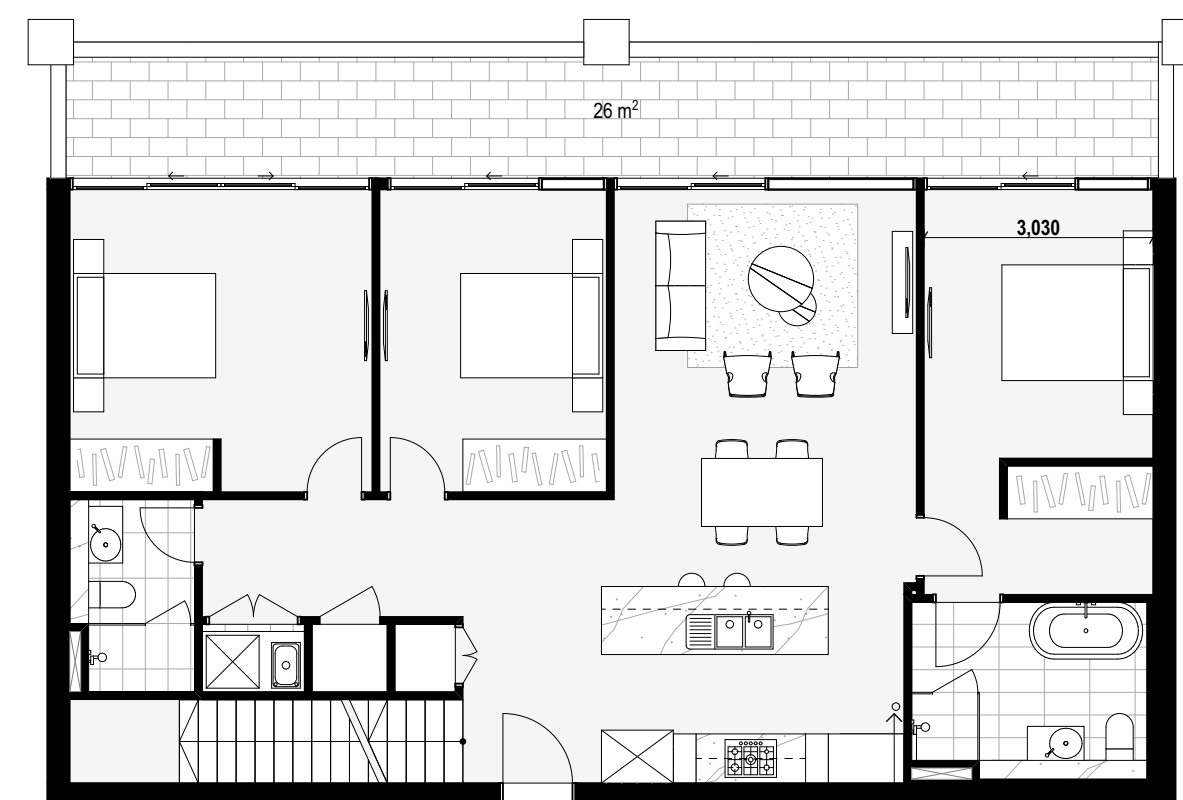
2 BEDROOM
POST-ADAPTABLE
TYPE 4



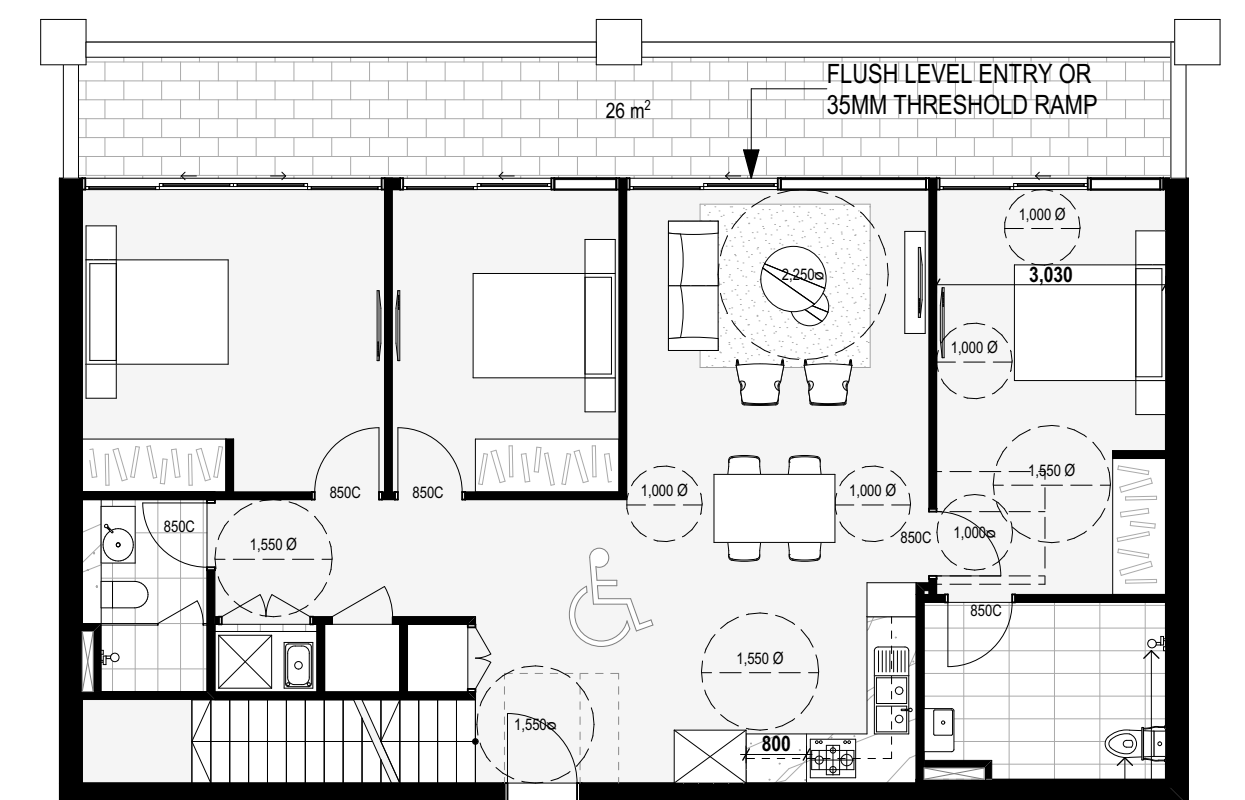
1 BEDROOM
PRE-ADAPTABLE
TYPE 1



1 BEDROOM
POST-ADAPTABLE
TYPE 1



3 BEDROOM
PRE-ADAPTABLE
TYPE 1



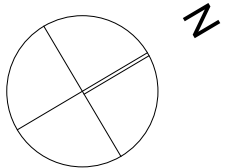
3 BEDROOM
POST-ADAPTABLE
TYPE 1

NOTE: REFER TO SHEET DA420
FOR THRESHOLD DETAIL



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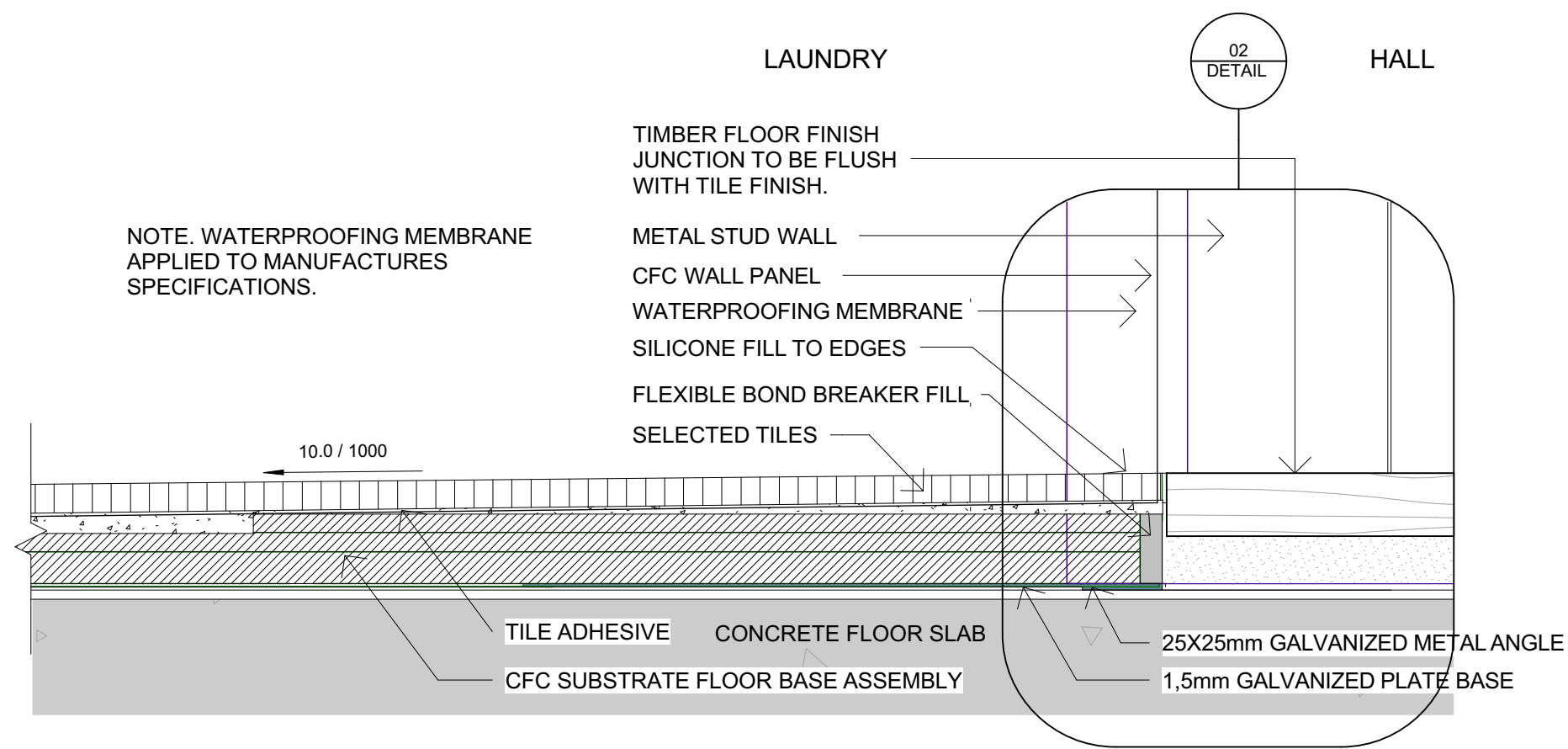
12278
Height Plane Axonometric
@A1
July 2019

Client

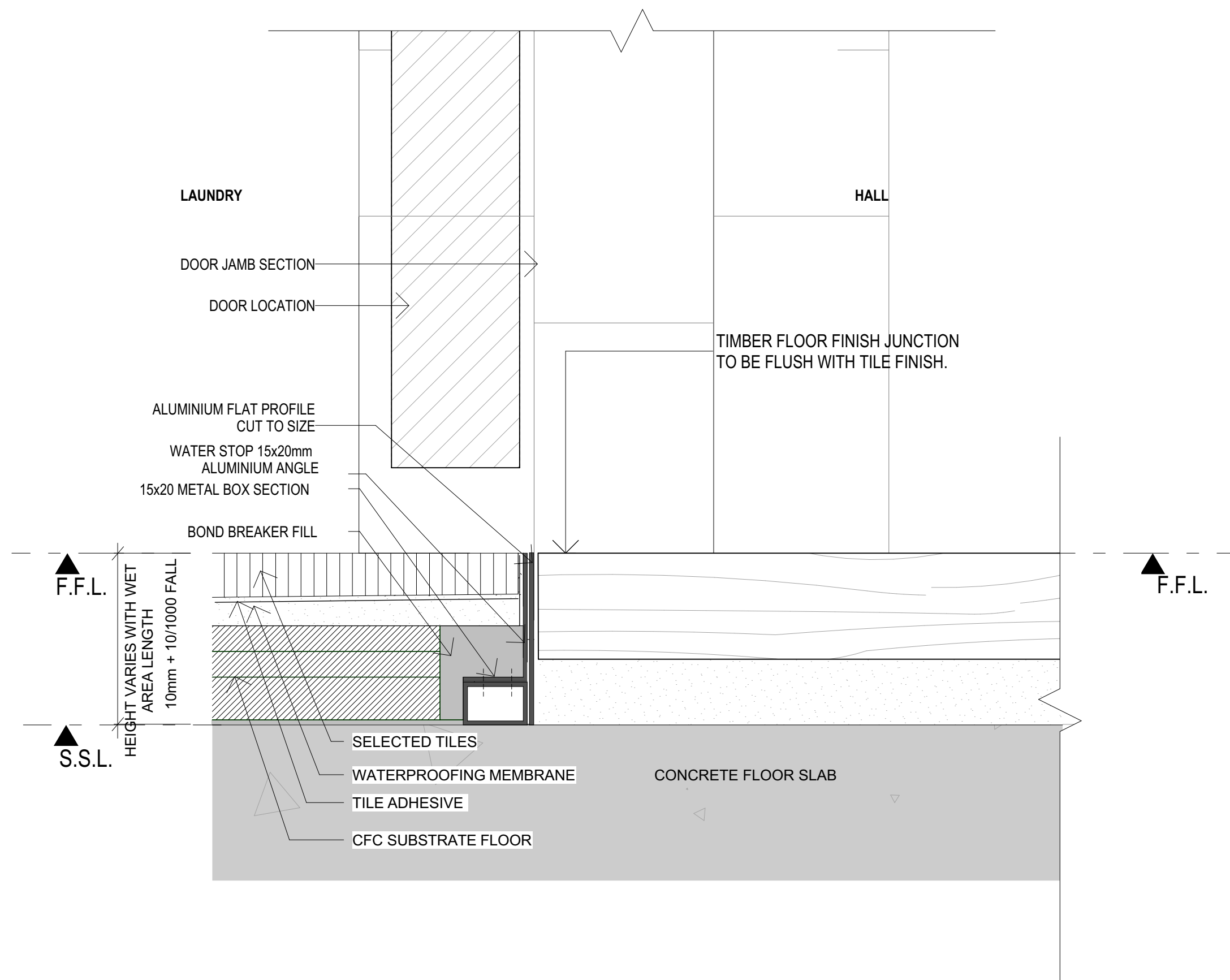
Meriton

Drawing Number
Revision

DA409
D



01 Laundry Threshold Detail 1:2



02 Threshold Detail 1:1