



**1 Proposed Precinct Site Plan**  
0501 1:500@A1

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

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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: 31,152m<sup>2</sup>
  - Site Area: 20,768m<sup>2</sup>
  - 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 KINGSGROVE 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

SJB Architects  
Level 2  
490 Crown Street  
Sydney NSW  
2010 Australia  
T 61 2 9380 9811  
F 61 2 9380 9822  
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Nominated Architects: Adam Haddow-7188 | John Priddle-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**

SHOP 7,  
231 KINGSGROVE RD,  
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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  
SC

CHK  
HG

Job No.  
5588

Drawing No.  
DA-0209

Revision  
/ 23

FOR INFORMATION

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Level 2  
490 Crown Street  
Sydney NSW  
2010 Australia  
T 61 2 9380 9811  
F 61 2 9380 9822  
www.sjb.com.au



Thermal Comfort Requirements (as per Cerdno 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
Other	Single glazing	As per BASIX report

Dwellings	Glazing	Total system performance requirements (Glees + Frame in accordance with AFRC and NCQ)
1	Roofing type: Insulated	U-value = 0.15 and R-value = 1.00 g/m²
2	Roofing type: Insulated	U-value = 0.15 and R-value = 1.00 g/m²
3	Roofing type: Insulated	U-value = 0.15 and R-value = 1.00 g/m²
4	Roofing type: Insulated	U-value = 0.15 and R-value = 1.00 g/m²

1  
LEVEL 05 - TOP OF PODIUM  
1 : 250

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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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Level 2  
490 Crown Street  
Sydney NSW  
2010 Australia  
T 61 2 9380 9811  
F 61 2 9380 9822  
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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	Closing	Total system performance requirements (Sleeve + Frame) in accordance with AFRC and NCQ
1. SITE BOUNDARY	High level window	U-value = 0.1 and SHGC = 0.45 g/m²
2. High level window	High level window	U-value = 0.1 and SHGC = 0.45 g/m²
3. High level window	High level window	U-value = 0.1 and SHGC = 0.45 g/m²
4. High level window	High level window	U-value = 0.1 and SHGC = 0.45 g/m²

1 : 250  
LEVEL 06 - 23 - TYPICAL

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Project

Project Name

12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name

LEVEL 26 - PENTHOUSE TOWER  
B



Date: 15.10.2020  
Scale: As indicated  
Sheet Size: A1

Drawn: CHL  
SC: HG

Job No.: 5588  
Drawing No.: DA-0212  
Revision: / 23

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SJB Architects  
Level 2  
490 Crown Street  
Sydney NSW  
2010 Australia  
T 61 2 9380 9811  
F 61 2 9380 9822  
www.sjb.com.au



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

Name	Material	Min. Requirements
External wall apartment building cladding	Concrete masonry Superior insulation Roofing Roofing See glazing performance requirements provided in table 5, and table 6 of the BASIX report for more information	As indicated in table 5 of the BASIX report No minimum insulation requirements No minimum insulation requirements No minimum insulation requirements See glazing performance requirements provided in table 5, and table 6 of the BASIX report for more information
Dwellings	Cladding	Total system performance requirements (Glees + Frame in accordance with AFRC and NCQ)
1	Cladding	Cladding system throughout U-value < 0.10 W/m²K (U-value < 0.10 W/m²K)
2	Cladding	Cladding system throughout U-value < 0.10 W/m²K (U-value < 0.10 W/m²K)
3	Cladding	Cladding system throughout U-value < 0.10 W/m²K (U-value < 0.10 W/m²K)
4	Cladding	Cladding system throughout U-value < 0.10 W/m²K (U-value < 0.10 W/m²K)

1  
LEVEL 26 - PENTHOUSE B  
1: 250

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

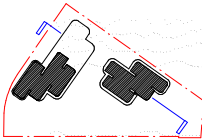
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  - 10) STORAGE HAS BEEN INCREASED ACROSS BOTH TOWERS WITHIN RESIDENTIAL UNITS (REFER TO SEPP 65 REPORT)



Client  
**SHANGHAI LIHUA AUSTRALIA**

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NSW  
2208

Project

Project Name

12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name

SECTION A

Date: 15.10.2020 Scale: 1:250 Sheet Size: A1

Drawn: CH

SC HG

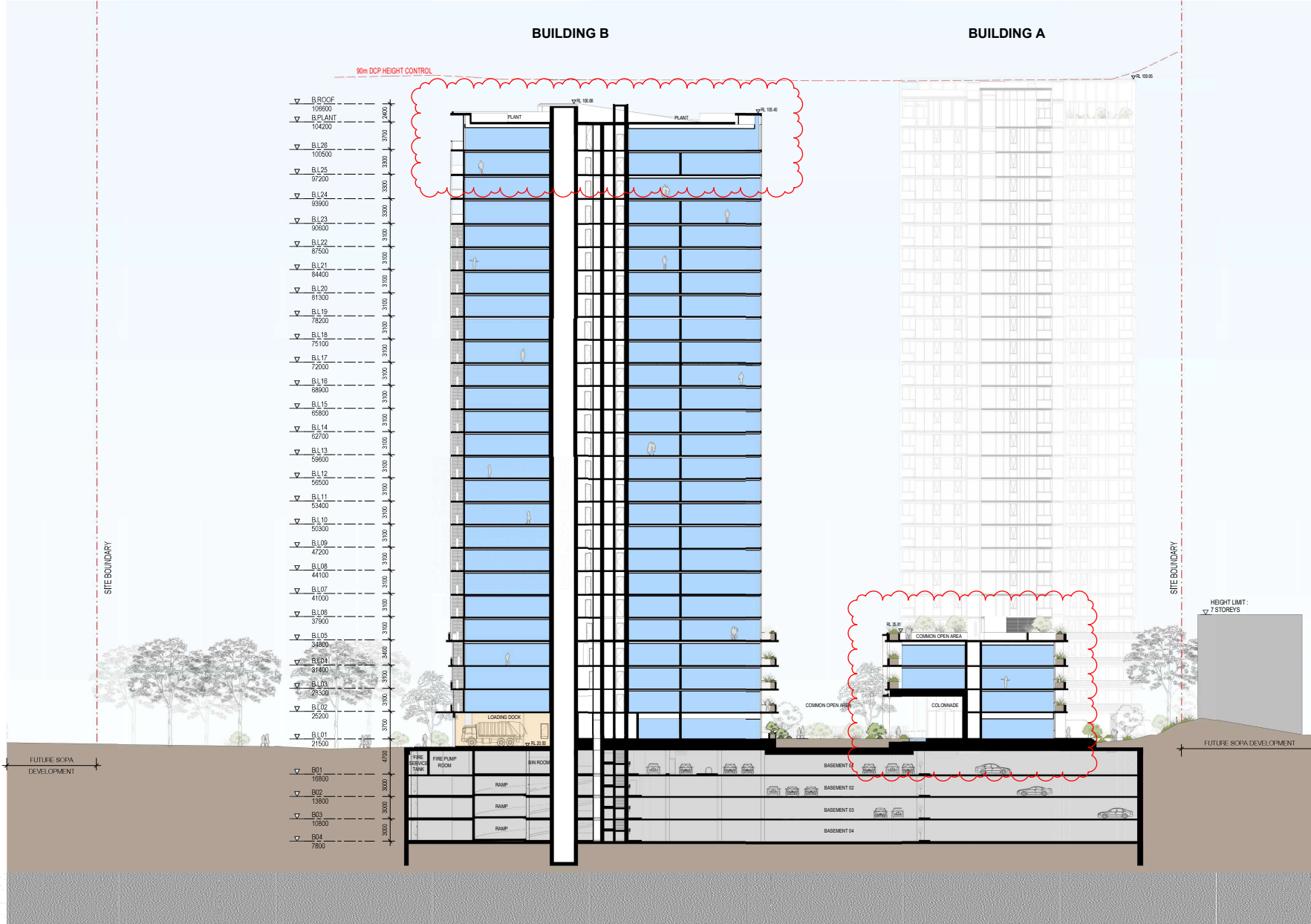
Job No. Drawing No. Revision

5588 DA-0601 / 20

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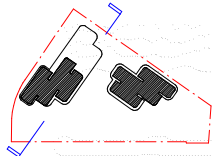
DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY  
WITH COUNCIL RFI'S / DEAP GUIDANCE (15.10.20)



1 SECTION - BUILDING B  
1:250

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

- REVISION SCHEDULE:
  - 1) BUILDING IS BEING REDUCED IN HEIGHT BY ONE STOREY (TO COMPLY WITH COUNCIL GFA REQUIREMENTS)
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  - 5) THE FACADE HAS BEEN REGULARISED, REDUCING THE NUMBER OF WINDOW TYPES
  - 6) THE SETBACK FROM THE EDWIN FLACK BOUNDARY TO THE EDWIN FLACK ROAD, MEASURING 5M TO THE PODIUM & 6.5M TO THE TOWER
  - 7) THE BASEMENT TOWER HAS BEEN INCREASED TO MEASURE 5M FROM THE EDWIN FLACK BOUNDARY
  - 7) LANDSCAPE DESIGN HAS BEEN UPDATED
  - 8) ROAD FRONTAGE OF BUILDING A TO COMPLY WITH COUNCIL REQUIREMENTS – TRAFFIC CALMING DEVICES (CHANGES IN PAVING MATERIAL & TEXTURE HAVE BEEN INTRODUCED)
  - 9) SPECIFIC SOLAR NON-PERFORMING TYPES HAVE HAD MATERIALS SELECTED BY INCREASING GFA
  - 10) STORAGE HAS BEEN INCREASED ACROSS BOTH TOWERS WITHIN RESIDENTIAL UNITS (REFER TO SEPP 65 REPORT)



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

**SECTION B**

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F 61 2 9380 9922  
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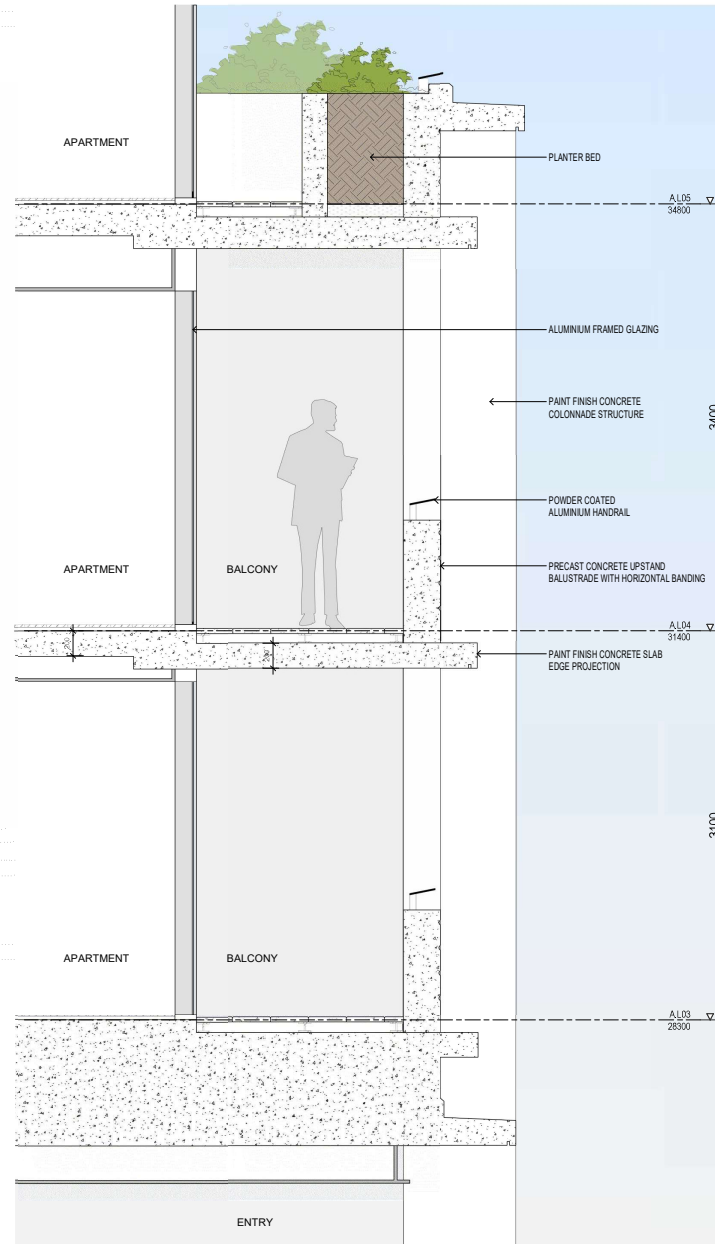
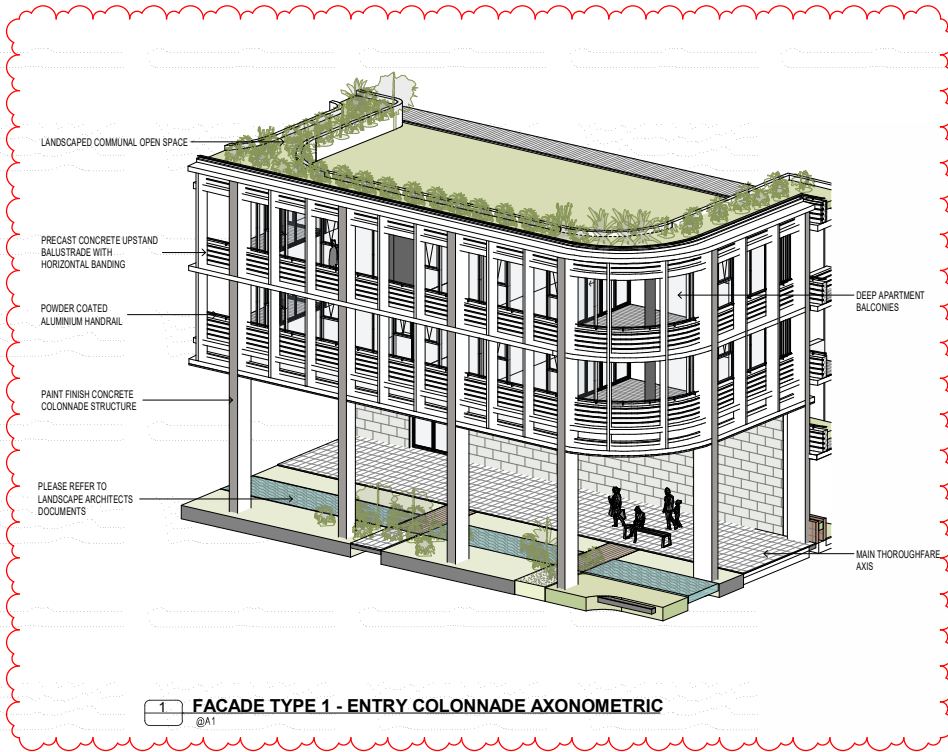
### 90m DCP HEIGHT CONTROL



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

**1** SECTION - BUILDING A  
1 : 250





DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY  
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Project

Project Name  
12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name

FACADE CONDITIONS SHEET 01

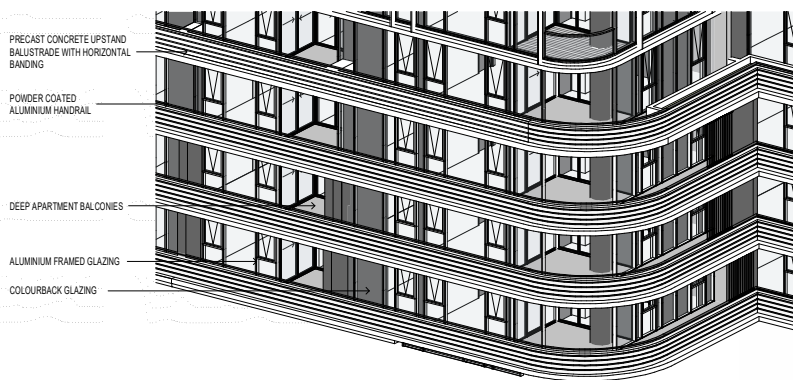
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Drawn Chk.  
JS HG

Job No. Drawing No. Revision  
5588 DA-3321 / 20

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Sydney NSW  
2010 Australia  
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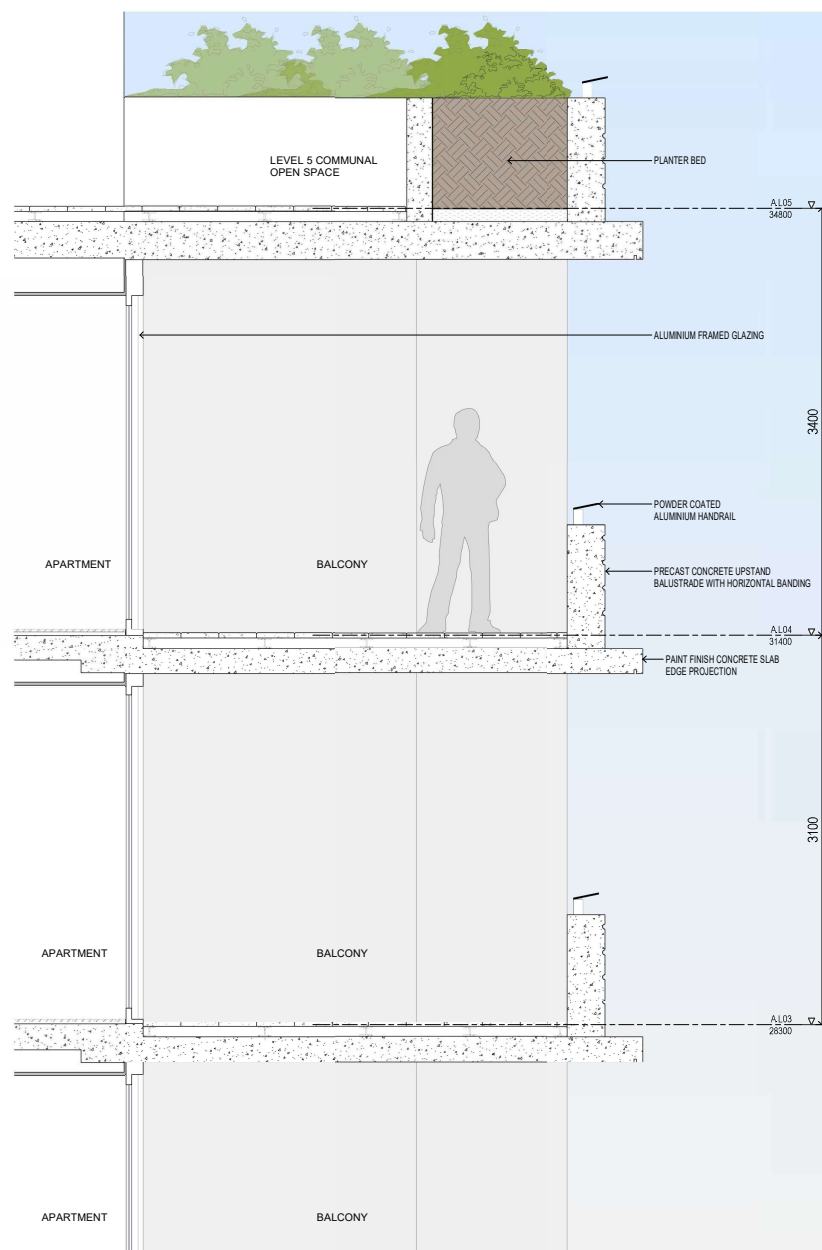




1 **FACADE TYPE 2 - TYPICAL PODIUM AXONOMETRIC**  
@A1



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



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

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  - 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**  
SHOP 7,  
231 KINGS GROVE RD,  
KINGS GROVE,  
NSW  
2208

Project  
Project Name  
12-14 BIRNIE AVENUE  
LIDCOMBE

Drawing Name  
FACADE CONDITIONS SHEET 02

Date	Scale	Sheet Size
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Drawn	CHK	
JS	JP	
Job No.	Drawing No.	Revision
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SJB Architects  
Level 2  
490 Crown Street  
Sydney NSW  
2010 Australia  
T 61 2 9380 9811  
F 61 2 9380 9822  
www.sjb.com.au







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19	14.02.2020	FOR INFORMATION	NR	
20	15.10.2020	DA RE-ISSUE	NR	JP

- REVISION SCHEDULE:
- (1) BUILDING B 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 BUILDINGS 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 SM TO THE PODIUM
- (7) THE BASEMENT SETBACK HAS BEEN INCREASED TO MEASURE SM FROM THE EDWIN FLACK BOUNDARY
- (7) LANDSCAPE DESIGN HAS BEEN UPDATED
- (8) ROAD LAYOUT HAS BEEN MODIFIED TO COMPLY WITH COUNCIL REQUIREMENTS FOR TRAFFIC CALMING DEVICES (CHANGES IN PAVING MATERIAL & TEXTURE HAVE BEEN INTRODUCED)
- (9) SPECIFIC SOLAR NON-PERFORMING TYPES HAVE HAD ELEMENT APPROVED BY INCREASING GFA
- (10) STORAGE HAS BEEN INCREASED ACROSS BOTH TOWERS (WITHIN RESIDENTIAL UNITS REFER TO SPECS 67 & 68)

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SHOP 7,  
231 KINGSGROVE RD,  
KINGSGROVE,  
NSW  
2208

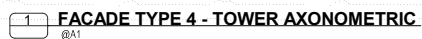
Project Name  
12-14 BIRNIE AVENUE  
LIDCOMBE

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

**FACADE CONDITIONS SHEET 04**

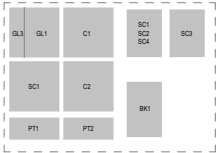
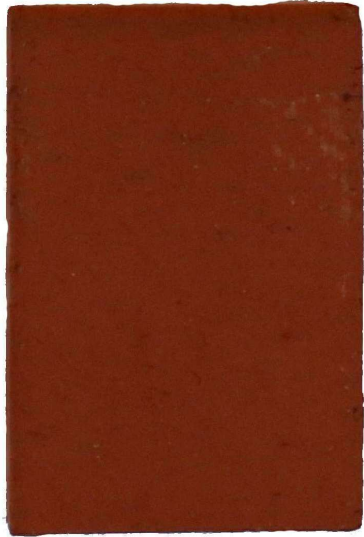
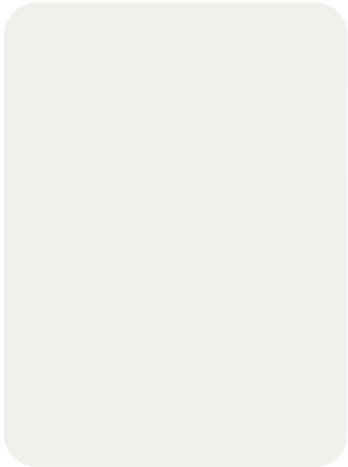
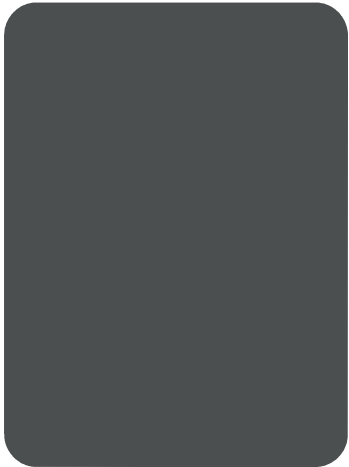
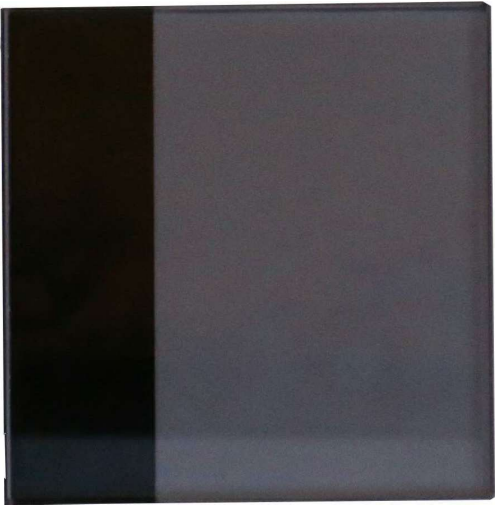
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Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
[www.sjb.com.au](http://www.sjb.com.au)



DA RE-ISSUE IMPLEMENTING ACTIONS TO COMPLY  
WITH COUNCIL RFI'S / 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

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NR	JP	

Client  
**SHANGHAI LIHUA AUSTRALIA**  
SHOP 7,  
231 KINGSGROVE RD,  
KINGSGROVE,  
NSW,  
2208

Project  
12-14 BIRNIE AVENUE  
LIDCOMBE  
Drawing Name  
MATERIALS & FINISHES BOARD

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CC  
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SJB Architects  
Level 2  
480 Crown Street  
Sydney Hills NSW  
2010 Australia  
P 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

